



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

ADOPTED

Meeting Date: January 18, 2022
Agenda Category: PUBLIC HEARINGS
Department(s): Land Use & Transportation
Presented by: Stephen Roberts, Director of Land Use & Transportation

CPO: All

Agenda Title: **Consider Proposed Ordinance No. 865 – An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Rural/Natural Resource Plan and Certain Community Plans to Reflect Urban Growth Boundary Expansion Areas**

REQUESTED ACTION:

Read Ordinance No. 865 by title only and conduct the fourth public hearing. At the conclusion of the hearing, adopt Ordinance No. 865 and associated findings.

SUMMARY:

Ordinance No. 865 would amend the Comprehensive Framework Plan (CFP) for the Urban Area, the Rural/Natural Resource Plan (RNRP) and Community Plans for Aloha–Reedville–Cooper Mountain, Bull Mountain, East Hillsboro, and West Union to address recent urban growth boundary (UGB) expansions in Washington County. The changes would transition the new UGB areas from the rural to the urban area. The proposed ordinance is posted on the County's land use ordinances webpage at the following link:

www.co.washington.or.us/landuseordinances

After the initial Planning Commission hearing on Ordinance No. 865 on Aug. 5, 2020, the Department of Land Conservation and Development (DLCD) requested the County defer final action on this ordinance until all appeals of the Land Conservation and Development Commission (LCDC) order approving Metro's 2018 UGB expansion are resolved. Following a second public hearing held on Aug. 19, 2020, the Planning Commission voted to recommend that the Board approve the ordinance once all appeals are resolved.

The Board held its initial public hearing on this ordinance Sept. 1, 2020 and voted to continue it to March 2, 2021, in anticipation the appeal of the UGB expansion order would be resolved by then. Since no action had been taken by the Court of Appeals by March 2, 2021, the Board voted on that date to continue the ordinance to Sept. 7, 2021.

In May 2021, the Court of Appeals affirmed LCDC's approval of the UGB expansion. Housing Land Advocates subsequently filed a petition appealing the decision to the Oregon Supreme Court. Since the

Oregon Supreme Court had not issued a decision by Sept. 7, 2021, the Board voted on that date to continue Ordinance No. 865 to Jan. 18, 2022.

In November 2021, the Oregon Supreme Court denied the petition for review and in December 2021, the Court of Appeals affirmed the denial. The appeal is deemed resolved.

A staff report will be provided to the Board prior to the Jan. 18, 2022 hearing, posted on the above land use ordinance webpage and hyperlinked below.

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

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

At the August 2020 Planning Commission hearings, and in subsequent communications, one property owner in a UGB expansion area raised concerns with potential property tax implications of changing the land use designation on her property, which is currently under farm and forest land deferral. Another individual submitted written testimony expressing concern regarding the ability to *continue* a farm use that is not allowed as a *new* use in the new district. Extensive public involvement was undertaken by Beaverton, Hillsboro, King City and Metro as part of the 2018 UGB expansion process, with both support and concern expressed by some affected property owners.

Legal History/Prior Board Action:

As required by Metro, the three cities in Washington County proposing UGB expansions each developed a concept plan for their proposed expansion area. On Jan. 20, 2015, the Board acknowledged Beaverton's South Cooper Mountain Concept Plan (Resolution & Order 15-4). On May 15, 2018, the Board acknowledged the Concept Plans by King City for King City West (R&O 18-51) and Hillsboro for Witch Hazel Village South (R&O 18-52).

In December 2018, Metro Council approved the UGB expansions that are the subject of this ordinance. In January 2019, Metro submitted its UGB expansion decision to DLCD for review. Objections were received from 1000 Friends of Oregon, Housing Land Advocates, the Marion County Board of Commissioners and four individuals. LCDC rejected the filed objections and approved Metro's UGB amendment on July 26, 2019. LCDC issued its final order (UGB-001910) on Jan. 22, 2020.

In addition to the Planning Commission and Board hearings described above, on July 28, 2020, the Board approved a Measure 56 notice that was mailed to all property owners within the subject UGB expansion areas notifying them of the proposed change to the land use designation of the subject properties, which could affect the uses allowed. A courtesy notice for the Jan. 18, 2022 Board hearing was sent by mail to all parties that received the original notices, including the Measure 56 notice.

Budget Impacts:

None

ATTACHMENTS:

[Ordinance 865 Staff Report](#)
[Ordinance 865 Presentation](#)
[Ordinance 865 - ADOPTED](#)

Approved by the
Washington County Board of Commissioners
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

January 18, 2022

Date Signed



WASHINGTON COUNTY OREGON

Jan. 11, 2022

To: Washington County Board of Commissioners

From: Andy Back, Manager 
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 865 – An Ordinance to Amend the Comprehensive Framework Plan for the Urban Area, Rural/Natural Resource Plan, and Community Plans for Aloha–Reedville–Cooper Mountain, Bull Mountain, East Hillsboro and West Union to Address Recent Urban Growth Boundary Expansions**

STAFF REPORT

For the Jan. 18, 2022 Board of Commissioners Hearing
(The public hearing will begin no sooner than 10 a.m.)

I. STAFF RECOMMENDATION

Conduct the fourth public hearing; at the conclusion of public testimony, close the hearing and adopt Ordinance No. 865 as filed and the associated findings.

II. PLANNING COMMISSION RECOMMENDATION

At the Aug. 19, 2020 hearing for Ordinance No. 865, the Planning Commission (PC) voted 5 to 2 to recommend adoption to the Board of Commissioners, contingent on resolution of any appeals of the Land Conservation and Development Commission (LCDC) order approving Metro's 2018 urban growth boundary (UGB) expansion.

III. OVERVIEW

Ordinance No. 865 would amend the Comprehensive Framework Plan for the Urban Area (CFP), the Rural/Natural Resource Plan (RNRP) and community plans for Aloha–Reedville–Cooper

Department of Land Use & Transportation
Planning and Development Services • Long Range Planning

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Mountain, Bull Mountain, East Hillsboro and West Union to address recent UGB expansion in the County. The changes would transition new UGB areas from the rural to the urban area. The ordinance, authorized in the Fiscal Year (FY) 2020-2021 and 2021-2022 Long Range Planning Work Programs, addresses UGB expansions for Cooper Mountain, Beef Bend South, Witch Hazel Village South and West Union Village Square.

IV. BACKGROUND

Metro's 2018 UGB Expansion Process

Beaverton, Hillsboro and King City submitted proposals for UGB expansion into Urban Reserve Areas (URAs) to accommodate projected future demand for needed housing. Concept planning for these areas of Cooper Mountain, Beef Bend South and Witch Hazel Village South were completed by the relevant cities and acknowledged by the Board prior to applying for UGB expansion. Metro Council held three public hearings in fall 2018 and approved the UGB expansions (Ordinance No. 18-1427) in December 2018.

LCDC approved Metro's amendment in July 2019. In January 2020, the Department of Land Conservation and Development (DLCD) issued LCDC Order 20-UGB-001910, implementing approval of the UGB expansions. Housing Land Advocates (HLA) subsequently filed an appeal of LCDC's order with the Oregon Court of Appeals.

County Process and Court Actions on Appeals

Once areas come into the UGB, the County makes changes to start the transition from rural to urban uses, as discussed below. Ordinance No. 865 is intended to make these changes. County staff started the ordinance process after the UGB expansions were acknowledged by DLCD.

After the initial PC hearing on Ordinance No. 865 on Aug. 5, 2020, DLCD requested the County defer final action until any appeals of LCDC's approval of the UGB expansions were resolved. Following a second public hearing on Aug. 19, 2020, the PC moved the ordinance forward to the Board with a recommendation for approval once all appeals are resolved.

The Board held its initial public hearing on this ordinance on Sept. 1, 2020, and voted to continue it to March 2, 2021, in anticipation the appeal of the UGB expansion order would be resolved by then. Since the appellate court had not issued a decision by March 2, 2021, the Board voted on that date to continue Ordinance No. 865 to Sept. 7, 2021.

In May 2021, the Oregon Court of Appeals affirmed LCDC's approval of the UGB expansion. HLA subsequently filed a petition appealing the decision to the Oregon Supreme Court. Since the Oregon Supreme Court had not issued a decision by Sept. 7, 2021, the Board voted on that date to continue Ordinance No. 865 to Jan. 18, 2022.

In November 2021, the Oregon Supreme Court denied the petition for review and in December 2021, the Oregon Court of Appeals affirmed the denial. The appeal is therefore deemed resolved and this ordinance can move forward.

Ordinance Notification

Notice 2020-02 was provided for the 2020 PC and Board hearings and, prior to the first PC hearing, a Measure 56 notice was mailed to all property owners within the UGB expansion areas notifying them of the proposed change to the land use designation of subject property, which could affect the uses allowed. Notices of the second and third Board hearings were mailed to those on the interested parties list and general ordinance list and sent electronically through Constant Contact. Given the time that has elapsed since initial hearings, a courtesy notice of the Jan. 18, 2022 Board hearing was mailed Jan. 4, 2022 to all parties that received the original notices, including the Measure 56 notice.

V. ANALYSIS

Transferring UGB Expansion Areas from the Rural Area to the Urban Area

When areas are added to the UGB, they move from the rural area to the urban area. To facilitate this transition, this ordinance amends the RNRP to remove rural land use designations, Goal 5 resources and urban reserves from the UGB expansion areas and transfer them to the relevant urban community plans. This is in accordance with RNRP Policy 1 (The Planning Process) and CFP Policy 41 (Urban Growth Boundary Expansions). It also amends CFP Policy 41, Map A (Future Development Areas) to reflect the UGB expansions.

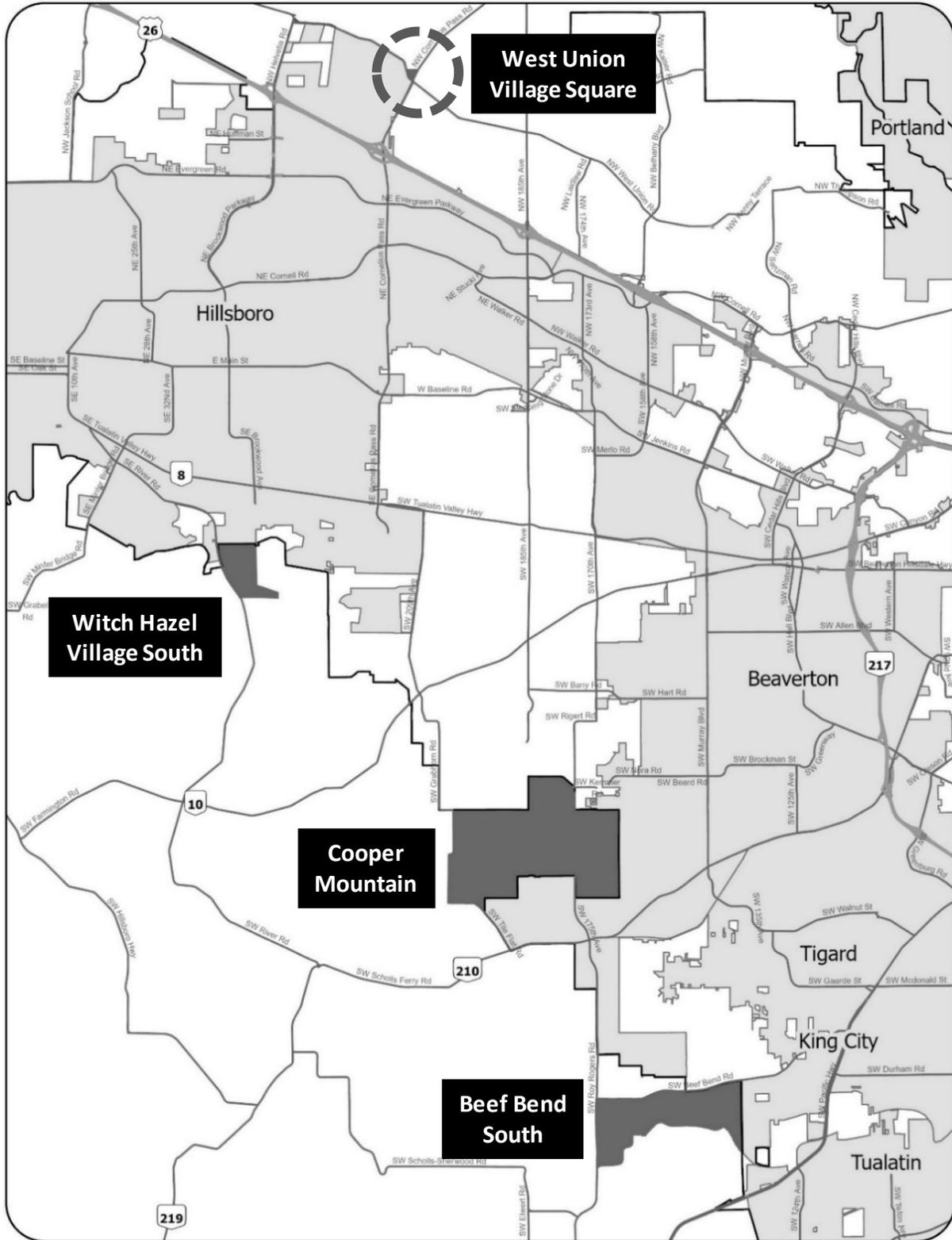
Land use designations for all properties added to the UGB through Metro's Ordinance No. 18-1427 will be changed to the Future Development 20-Acre District (FD-20) urban land use designation – except for West Union Village Square, which will maintain its Rural Commercial District (R-COM) designation. Implications of these changes are discussed below. RNRP Goal 5 resources in the UGB expansion areas will be transferred as Significant Natural and Cultural Resources, with no changes, to relevant community plans.

The cities that completed concept planning for the UGB expansion areas are now undertaking more detailed community planning to further identify land uses, resources to be protected, and utility and infrastructure plans. These new UGB areas will continue to be regulated by the County until planning is complete and future city annexations occur.

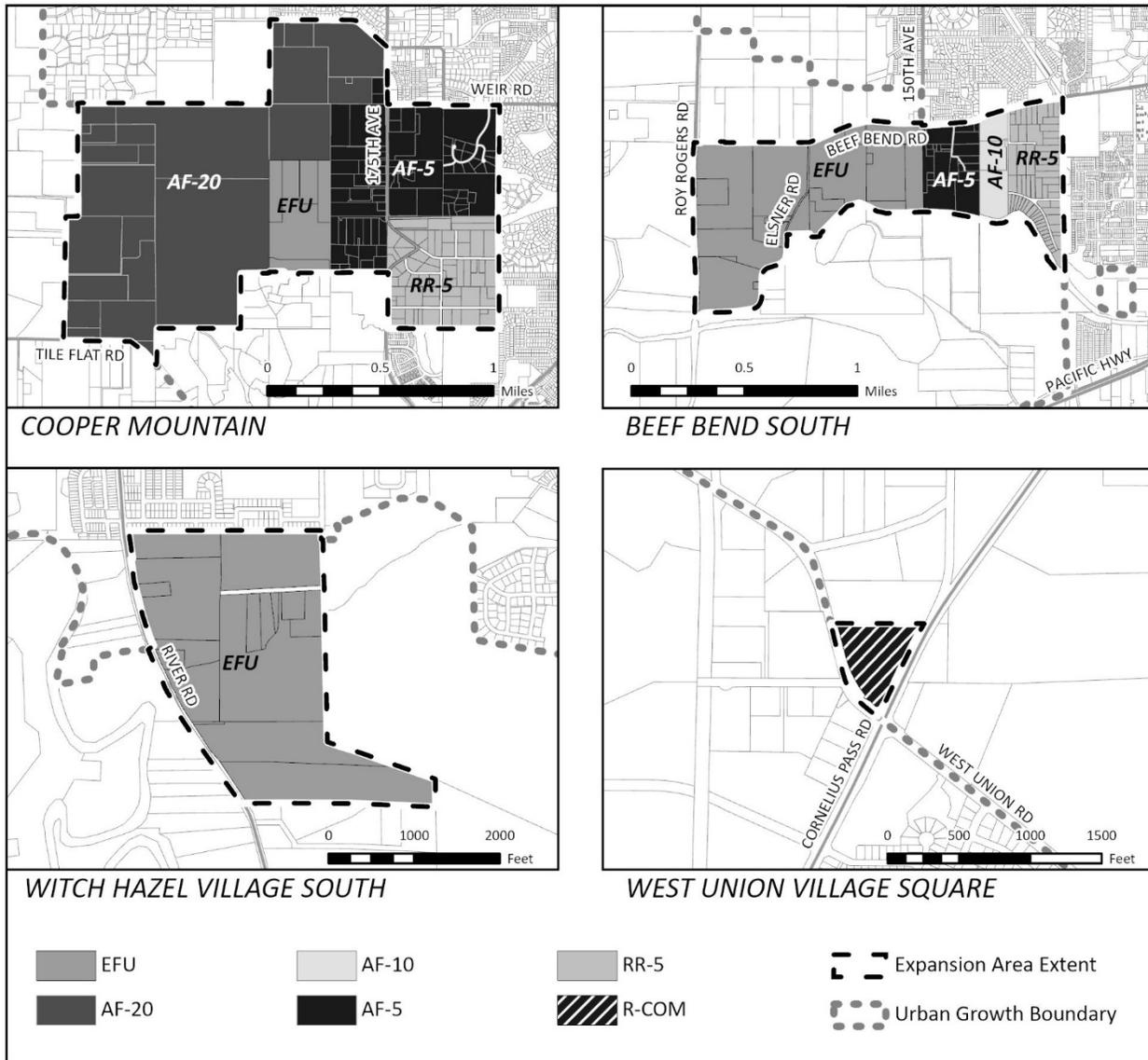
Affected Areas

The maps and tables on the following pages provide information about the four new UGB areas and considerations that informed how to incorporate them into relevant community plans.

2018 UGB Expansion Areas in Washington County



Existing Land Use Districts



Implications of Land Use District Changes

FD-20 is applied to unincorporated urban lands newly added to the UGB, recognizing the desirability of encouraging and retaining limited, interim uses until comprehensive planning for future urban development is complete. The FD-20 District implements requirements of Metro's Urban Growth Management Functional Plan.

Uses in FD-20 are listed in Community Development Code Section 308. All new permitted uses in the district must be constructed in a manner that does not interfere with future conversion of the land to planned urban densities or uses. Certain uses, such as a detached dwelling unit with or without accessory dwelling units, may be allowed through a Type I (the simplest) review procedure. Other uses, including day care facilities and certain home occupations, may be

allowed as a Type II Director's decision. And certain other uses, such as commercial greenhouses, commercial equestrian facilities, contractor's establishments, schools and religious institutions, may be allowed subject to a public hearing (Type III). Prohibited uses include auto wrecking yards, keeping of most fowl and swine, feedlots and recreational marijuana facilities. Farming is considered a limited, interim use in the FD-20 District and can continue.

Current rural land use designations in the UGB expansion areas include rural resource lands – EFU and AF-20 – with minimum lot sizes of 80 acres generally applying and limited allowable land uses. Smaller portions of the areas (see Page 5 for RNRP land uses maps) are designated AF-5, AF-10 and RR-5, which allow lot sizes of 5 or 10 acres. Existing lots smaller than the 20-acre minimum in the FD-20 District are considered legal nonconforming and could be built upon, but further partitioning is not allowed. Lawful nonconforming uses in the FD-20 District may be expanded or rebuilt to the limit of available services through a Type II procedure when in conformance with the Comprehensive Plan.

Properties brought into the UGB are expected to transition to urban uses within the appropriate city. The process of redesignating UGB expansion areas FD-20 and restricting expansion of rural and other uses that may conflict with development of future urban uses is required by Metro and County policy.

Public Input

Testimony received on Ordinance No. 865 and staff's response is included in the staff report for the Sept. 1, 2020 Board hearing. Topics included the timing of the ordinance and whether it could be delayed until nearer to when annexation by a city occurs; tax implications from the change from rural to urban land use districts; and the inability to commence new agricultural uses, including the keeping of fowl and swine, under the FD-20 District. Staff notes that existing farm uses can continue, and that the ordinance delay caused by the appeal of the Metro UGB decision has allowed property owners additional time to understand implications of these changes. Per the responses provided, staff concludes that this ordinance should move forward.

Summary of Proposed Changes

Ordinance No. 865 proposes to:

- Remove references to some concept plans from the RNRP.
- Remove designations for land use districts, Goal 5 resources and urban reserves in UGB expansion areas from the RNRP.
- Add the FD-20 land use designation to new UGB areas (and transfer one R-COM land use designation) from the RNRP to a relevant community plan.
- Add designations for Significant Natural and Cultural Resources and parking maximums in UGB expansion areas to relevant community plans and associated subareas.
- Make minor amendments to reflect the addition of UGB expansion areas to the urban area.

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Ordinance No. 865

URBAN GROWTH BOUNDARY (UGB) EXPANSION AREAS

Jan. 18, 2022

Land Use & Transportation

co.washington.or.us





History

- Ordinance No. 865 transfers areas added to the Urban Growth Boundary (UGB) from the rural to urban area
- Planning Commission recommended Board approval contingent on resolution of all appeals of the state's approval of the Metro UGB expansion
- The Board heard the ordinance three times, and each time voted to continue it until all appeals were resolved
- The final appeal of the expansion order was recently denied, and this ordinance can now move forward



2018 UGB expansions

- Beaverton, Hillsboro and King City submitted proposals for UGB expansion
- Each proposal included an adopted concept plan that supports Metro's six desired outcomes and allows and encourages different housing types
- The UGB expansion proposals were approved by Metro Council in 2018 and the Land Conservation and Development Commission (LCDC) in 2020



Areas

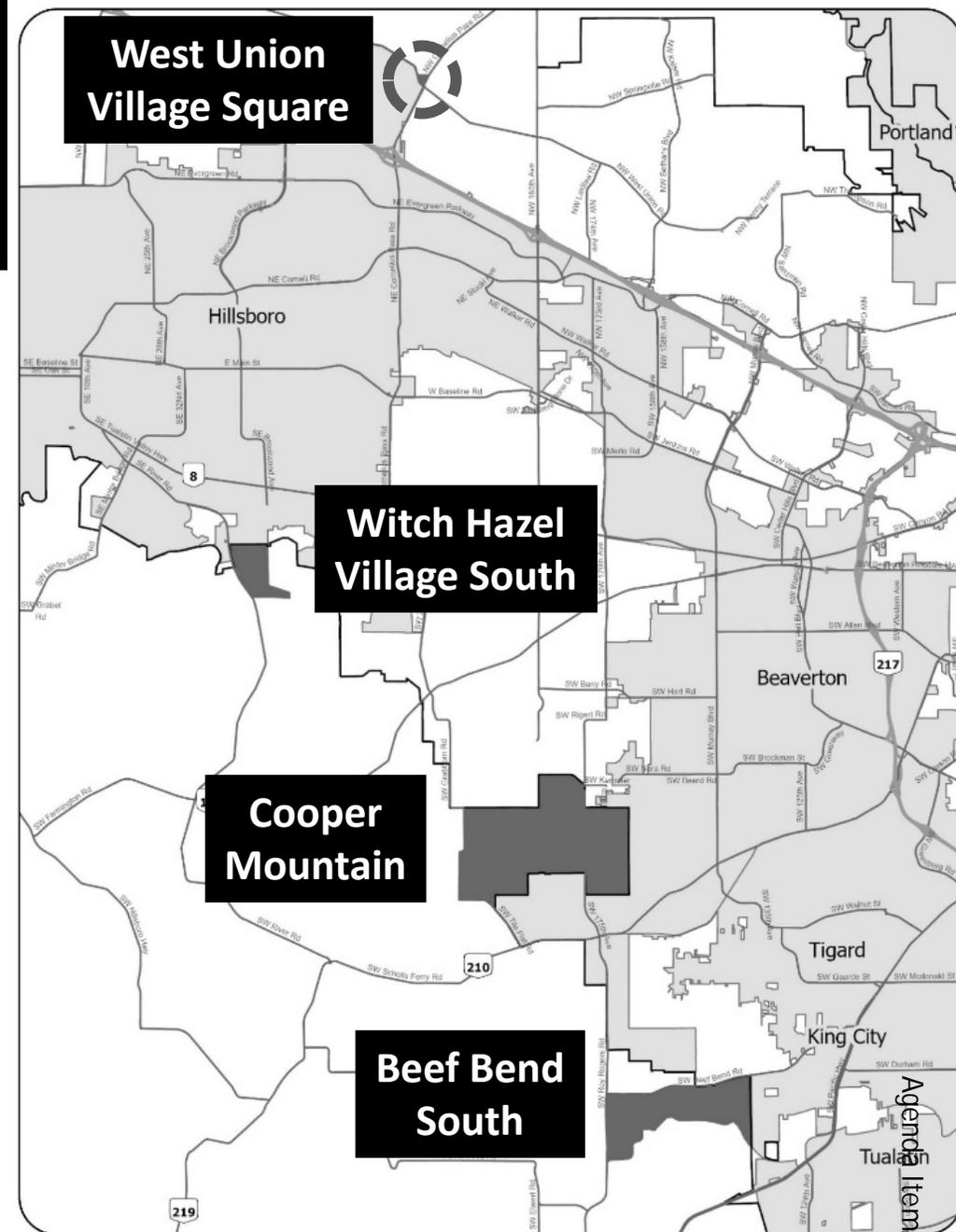
City	URA	Gross acres	Buildable acres	Homes planned
Beaverton	Cooper Mountain	1,232	600	3,760
King City	Beef Bend South	528	400	3,300
Hillsboro	Witch Hazel Village South	150	75	850
Hillsboro	West Union Village Square	5	NA	NA
Total (approximate)		1,915	1,075	7,910



2018 UGB expansion



City (incorporated)



Ordinance No. 865 - An Ordinance Amending...



Policy framework

- Oregon Statewide Planning Goals
- Metro *Urban Growth Management Functional Plan*
- *Comprehensive Framework Plan for the Urban Area* contemplates transfer of UGB expansion areas from the rural to urban area, and application of the Future Development 20-Acre (FD-20) District, an urban holding designation
- The *Community Development Code* defines land uses and development standards in FD-20



Ordinance overview

The Rural/Natural Resource Plan:

- Remove rural land use designations no longer applicable
- Transfer mapped significant natural and cultural (Goal 5) resources

Comprehensive Framework Plan: Minor updates

Relevant community plans:

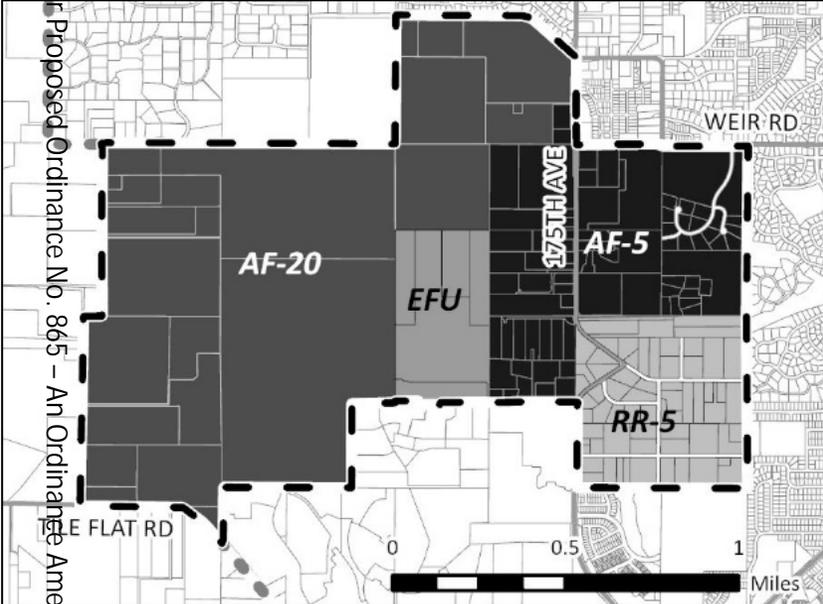
- Apply FD-20 designations to all new UGB parcels; transfer Goal 5 resources to relevant community plan map



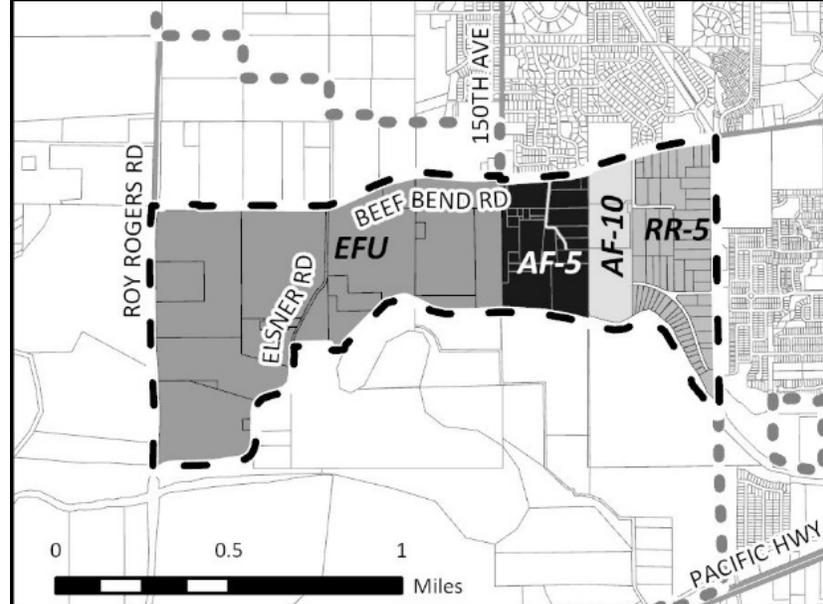
Current land use districts

Proposed Ordinance No. 865 - An Ordinance Amending...

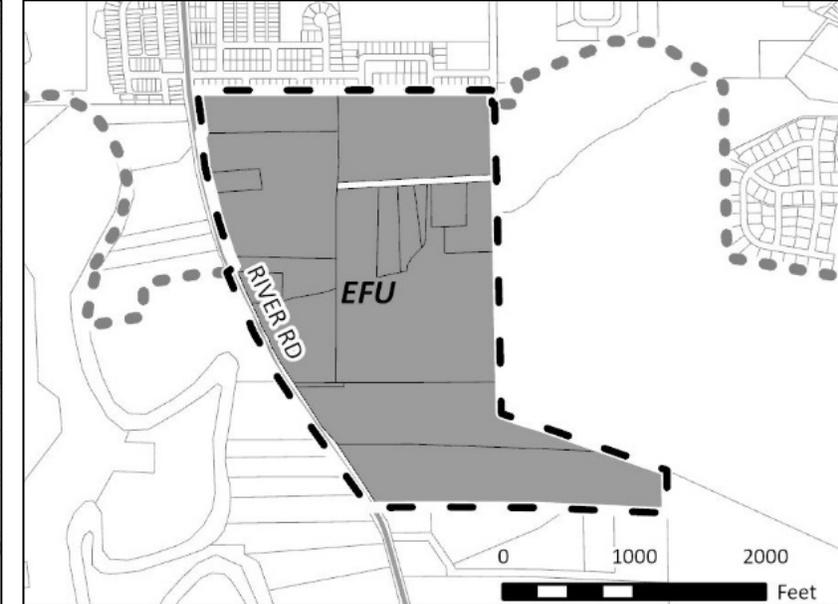
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Cooper Mountain



Beef Bend South



Witch Hazel Village South

-  Exclusive Farm Use District (EFU)
-  Agriculture and Forest District (AF-20)
-  Agriculture and Forest District (AF-10)
-  Agriculture and Forest District (AF-5)

-  Rural Residential District (RR-5)
-  Expansion area extent
-  Urban Growth Boundary (UGB)



Uses in FD-20 district

- Farming is a limited, interim use and can continue
- Certain uses, such as a detached dwelling unit, allowed through a Type I review
- Others, such as daycare facilities and certain home occupations, allowed as a Type II Director's decision
- More intensive uses may be allowed, subject to a public hearing (Type III)
- Some uses prohibited



Ordinance summary

- Meets state, regional and County policy requirements for 2018 UGB expansions approved by Metro and LCDC
- Transfers land, as required, from the rural area to the urban area
- Metro *Urban Growth Management Functional Plan*
- Applies an interim urban land use designation (FD-20) and maintains Goal 5 resource protections



Public process and input

Planning Commission (PC) hearings: Aug. 5 and 19, 2020

Property owner comments:

- Allow current land uses to continue
- Consider property tax implications
- Delay effective date of ordinance

Department of Land Conservation and Development (DLCD) request to continue until UGB appeals resolved



PC and Board actions

Planning Commission

- Voted 5 - 2 to recommend approval to the Board, contingent on resolution of all appeals of the LCDC order approving Metro's 2018 UGB expansion

Board of Commissioners

- Continued hearing three times in anticipation of resolution of all appeals



Findings summary

Amendments in Ordinance No. 865 comply with statewide Planning Goals, Metro Title 8 and 11, and policies of the Regional Transportation Plan and Comprehensive Plan:

- Notification and public hearings occurred as required by state and local regulations
- Amendments are consistent with state law and statewide Planning Goals, particularly Goals 3 and 4 (Agriculture and Forest Lands), Goal 10 (Housing), Goal 12 (Transportation) and Goal 14 (Urbanization)



Staff recommendation

- Conduct the fourth public hearing
- Adopt Ordinance No. 865 as filed
- As a separate action, adopt associated findings



Questions and comments

Thank you.

For more information, please contact:

Todd Borkowitz, Associate Planner

todd_borkowitz@co.washington.or.us

503-846-3593



WASHINGTON COUNTY

OREGON

PROPOSED LAND USE ORDINANCE NO. 865 *Individual and General Notice 2020-02* *July 10, 2020*

The Washington County Planning Commission and Board of Commissioners (Board) will soon consider proposed **Ordinance No. 865**. Listed below is a description of the ordinance, hearing dates and other relevant information. If you have any questions about the ordinance, or if you would like additional information, please contact Long Range Planning at 503-846-3519 or lutplan@co.washington.or.us.

ORDINANCE PURPOSE AND SUMMARY:

Ordinance No. 865 would amend the Comprehensive Framework Plan for the Urban Area (CFP), the Rural/Natural Resource Plan (RNRP), the Aloha–Reedville–Cooper Mountain Community Plan, the Bull Mountain Community Plan, the East Hillsboro Community Plan and the West Union Community Plan to address the approval by Metro Council and subsequent acknowledgement by the Oregon Land Conservation and Development Commission (LCDC) to expand the urban growth boundary (UGB) in four locations in Washington County.

Who is Affected

Residents, businesses and property owners in unincorporated Washington County.

What Land is Affected

Portions or entirety of the Cooper Mountain Urban Reserve Area (also known as Urban Reserve Area 6B), Beef Bend South Urban Reserve Area (also known as Urban Reserve Area 6D), Witch Hazel Village South Urban Reserve Area (also known as Urban Reserve Area 6A) and Bendemeer Urban Reserve Area (also known as Urban Reserve Area 8C).

PUBLIC HEARING INFORMATION/LOCATION:

Hearings are in the auditorium of the
Charles D. Cameron Public Services Building, 155 N. First Ave., Hillsboro

<u>Planning Commission</u>	<u>Board of Commissioners</u>
1:30 p.m.	10 a.m.
Aug. 5, 2020	Sept. 1, 2020

**Planning Commission and Board meetings may be conducted virtually on Zoom.
Check one week prior to the meeting date for meeting location details.**

At its Sept. 1 public hearing, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If adopted Sept. 1, it would become effective Oct. 1, 2020.

KEY PROVISIONS:

- Removes Special Concept Plan Area A from the Rural/Natural Resource Plan.
- Removes designations for land use districts, Goal 5 resources and Urban and Rural Reserves in UGB expansion areas from the Rural/Natural Resource Plan.

Department of Land Use & Transportation
Planning and Development Services • Long Range Planning
155 N. First Ave., Suite 350, MS14, Hillsboro, OR 97124-3072
phone: 503-846-3519 • fax: 503-846-4412

- Adds designations for land use districts, Significant Natural and Cultural Resources and parking maximums in UGB expansion areas to applicable Community Plans and associated subareas.
- Minor amendments to reflect the addition of UGB expansion areas to the urban area.

AFFECTED LAND USE PLANNING DOCUMENTS:

Comprehensive Framework Plan for the Urban Area

- Policy 41, Urban Growth Boundary Expansions

Rural/Natural Resource Plan

- Policy 29, Rural and Urban Reserves
- Appendix F, State and Regional Park Overlay Districts
- Land Use Districts Map
- Goal 5 Resources Map
- Urban and Rural Reserves Map

Community Plans

- Aloha-Reedville-Cooper Mountain
 - Bull Mountain
 - East Hillsboro
 - West Union
-

HOW TO SUBMIT COMMENTS:

Washington County remains committed to broad community engagement and transparency of government and during the COVID-19 pandemic will host virtual meetings on Zoom.

Advance registration is required to provide testimony on agenda items or additional communication at designated times

For Planning Commission registration and contact information, please visit the Planning Commission webpage: <https://www.co.washington.or.us/PlanComm>

For Board registration instructions and contact information, please visit the How to Testify webpage: <https://www.co.washington.or.us/BOC/Meetings/How-to-Testify.cfm>

- Submissions for oral or written testimony, including email must be received at least 24 hours prior to the meeting date.
- Include the author’s name and address with any public testimony.

Staff Contact

Todd Borkowitz, Associate Planner, todd_borkowitz@co.washington.or.us, 503-846-3593

During facility closures the ordinance is available for review on the Land Use Ordinances webpage: www.co.washington.or.us/landuseordinances

Once facilities are re-opened, the ordinance will be available for review at the following locations:

- Department of Land Use & Transportation
- Cedar Mill Community Library and Tigard Public Library
- Community Participation Organizations (CPOs), call 503-846-6288

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE 865

ADOPTED

An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Rural/Natural Resource Plan and Certain Community Plans to Reflect Urban Growth Boundary Expansion Areas

The Board of County Commissioners of Washington County, Oregon ("Board") ordains as follows:

SECTION 1

A. The Board recognizes that the Comprehensive Framework Plan for the Urban Area (Volume II) was readopted with amendments on September 9, 1986, and subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483, 516-517, 526, 551, 555, 561, 571-572, 588, 590, 598, 608-610, 612-615, 620, 624, 631-632, 637, 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, 730, 732-733, 739, 742, 744-745, 753, 758, 764, 769, 771, 775, 785, 788-790, 796, 799, 802, 805, 809, 813-814, 820, 822, 828, 838, 843, and 857.

B. The Board recognizes that the Rural/Natural Resource Plan Element of the Comprehensive Plan (Volume III) was readopted with amendments, by way of Ordinance No. 307, and subsequently amended by Ordinance Nos. 342, 383, 411-412, 458-459, 462, 480, 482, 499, 539, 547, 572, 574, 578, 588, 598, 606, 609, 615, 628-631, 637, 643, 648-649, 653, 662, 671, 686, 733, 740, 753, 764, 772, 776, 785, 796, 809, 813-814, 822, 824, 828, 840, and 854.

C. The Board recognizes that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance

1 Nos. 292, 294, 344, 367, 418, 420, 471, 480, 551, 588, 610, 615, 620, 649, 653, 674, 683,
 2 776, 783, 785, 799, and 857.

3 D. The Board recognizes that the Bull Mountain Community Plan was adopted
 4 by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 368, 420,
 5 480, 487, 547, 551, 552, 588, 610, 615, 659, 666, 783, 785, and 799.

6 E. The Board recognizes that the East Hillsboro Community Plan was adopted
 7 by Ordinance Nos. 278 and 280 and subsequently amended by Ordinance Nos. 349, 420,
 8 480, 532, 551, 588, 610, 615, 686, 783, 785, and 799.

9 F. The Board recognizes that the West Union Community Plan was adopted by
 10 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 420, 480, 551,
 11 588, 610, 671, 694, 783, and 799.

12 G. As part of its ongoing planning efforts Washington County staff identified the
 13 need to update the Comprehensive Framework Plan for the Urban Area, Rural/Natural
 14 Resource Plan and certain Community Plans to reflect recent decisions by Metro Council and
 15 the Department of Land Conservation and Development regarding expansion of the Urban
 16 Growth Boundary (UGB) in certain areas of Washington County. The Board recognizes that
 17 such changes are necessary from time to time for the benefit and welfare of the residents of
 18 Washington County, Oregon.

19 H. Under the provisions of Washington County Charter Chapter X, the
 20 Department of Land Use and Transportation has carried out its responsibilities, including
 21 preparation of notices, and the County Planning Commission has conducted one or more
 22 public hearings on the proposed amendments and has submitted its recommendations to the

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

3 I. The Board finds and takes public notice that it is in receipt of all matters and
 4 information necessary to consider this Ordinance in an adequate manner and finds that this
 5 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
 6 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
 7 County Charter, the Washington County Community Development Code, and the Washington
 8 County Comprehensive Plan.

9 SECTION 2

10 The following exhibits, attached hereto and incorporated herein by reference, are
 11 adopted as amendments to the designated documents as follows:

12 A. Exhibit 1 (2 pages), amends the following map of the Comprehensive
 13 Framework Plan for the Urban Area:

- 14 1. Policy 41, Urban Growth Boundary Expansions, Map A: Future
 15 Development Areas.

16 B. Exhibit 2 (2 pages), amends the Rural/Natural Resource Plan, Policy 29, Rural
 17 and Urban Reserves;

18 C. Exhibit 3 (14 pages), amends the following maps of the Rural/Natural
 19 Resource Plan:

- 20 1. 'Special Concept Plan Areas' Map;
- 21 2. 'Land Use Districts' Map;
- 22 3. 'Goal 5 Resources' Map;

- 1 4. 'Urban and Rural Reserves' Map;
- 2 5. Appendix F 'Cooper Mountain Natural Area' Map; and
- 3 6. Appendix F 'Master Plan Concept' Map for the Cooper Mountain Natural
- 4 Area.

5 D. Exhibit 4 (3 pages), amends the Aloha-Reedville-Cooper Mountain
 6 Community Plan;

7 E. Exhibit 5 (4 pages), amends the following maps of the Aloha-Reedville-
 8 Cooper Mountain Community Plan:

- 9 1. 'Subareas' Map;
- 10 2. 'Land Use Districts' Map;
- 11 3. 'Significant Natural and Cultural Resources' Map; and
- 12 4. 'Parking Maximum Designations' Map.

13 F. Exhibit 6 (3 pages), amends the Bull Mountain Community Plan;

14 G. Exhibit 7 (4 pages), amends the following maps of the Bull Mountain
 15 Community Plan:

- 16 1. 'Subareas' Map;
- 17 2. 'Land Use Districts' Map;
- 18 3. 'Significant Natural and Cultural Resources' Map; and
- 19 4. 'Parking Maximum Designations' Map.

20 H. Exhibit 8 (3 pages), amends the East Hillsboro Community Plan;

21 I. Exhibit 9 (4 pages), amends the following maps of the East Hillsboro
 22 Community Plan:

- 1 1. ‘Subareas’ Map;
- 2 2. ‘Land Use Districts’ Map;
- 3 3. ‘Significant Natural and Cultural Resources’ Map; and
- 4 4. ‘Parking Maximum Designations’ Map.

5 J. Exhibit 10 (2 pages), amends the West Union Community Plan; and

6 K. Exhibit 11 (3 pages), amends the following maps of the West Union
7 Community Plan:

- 8 1. ‘Subareas’ Map;
- 9 2. ‘Land Use Districts’ Map; and
- 10 3. ‘Parking Maximum Designations’ Map.

11 SECTION 3

12 All other Comprehensive Plan provisions that have been adopted by prior ordinance,
13 which are not expressly amended or repealed herein, shall remain in full force and effect.

14 SECTION 4

15 All applications received prior to the effective date shall be processed in accordance
16 with ORS 215.427.

17 SECTION 5

18 If any portion of this Ordinance, including the exhibits, shall for any reason be held
19 invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be
20 affected thereby and shall remain in full force and effect.

21 ///

22 ///

1 SECTION 6

2 The Office of County Counsel and Department of Land Use and Transportation are
3 authorized to prepare planning documents to reflect the changes adopted under Section 2 of
4 this Ordinance, including deleting and adding textual material and maps, renumbering pages
5 or sections, and making any technical changes not affecting the substance of these
6 amendments as necessary to conform to the Washington County Comprehensive Plan format.

7 SECTION 7

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

9 ENACTED this 18th day of January, 2022, being the 4th reading
10 and 4th public hearing before the Board of County Commissioners of Washington
11 County, Oregon.

12 BOARD OF COUNTY COMMISSIONERS
13 FOR WASHINGTON COUNTY, OREGON

14 Kathryn Harrington
CHAIR KATHRYN HARRINGTON

15 Kevin Mapp
RECORDING SECRETARY

16 READING

16 PUBLIC HEARING

17 First 9/1/20
18 Second 3/2/21
19 Third 9/7/21
20 Fourth 1/18/22
21 Fifth _____
22 Sixth _____

17 First 9/1/20
18 Second 3/2/21
19 Third 9/7/21
20 Fourth 1/18/22
21 Fifth _____
22 Sixth _____

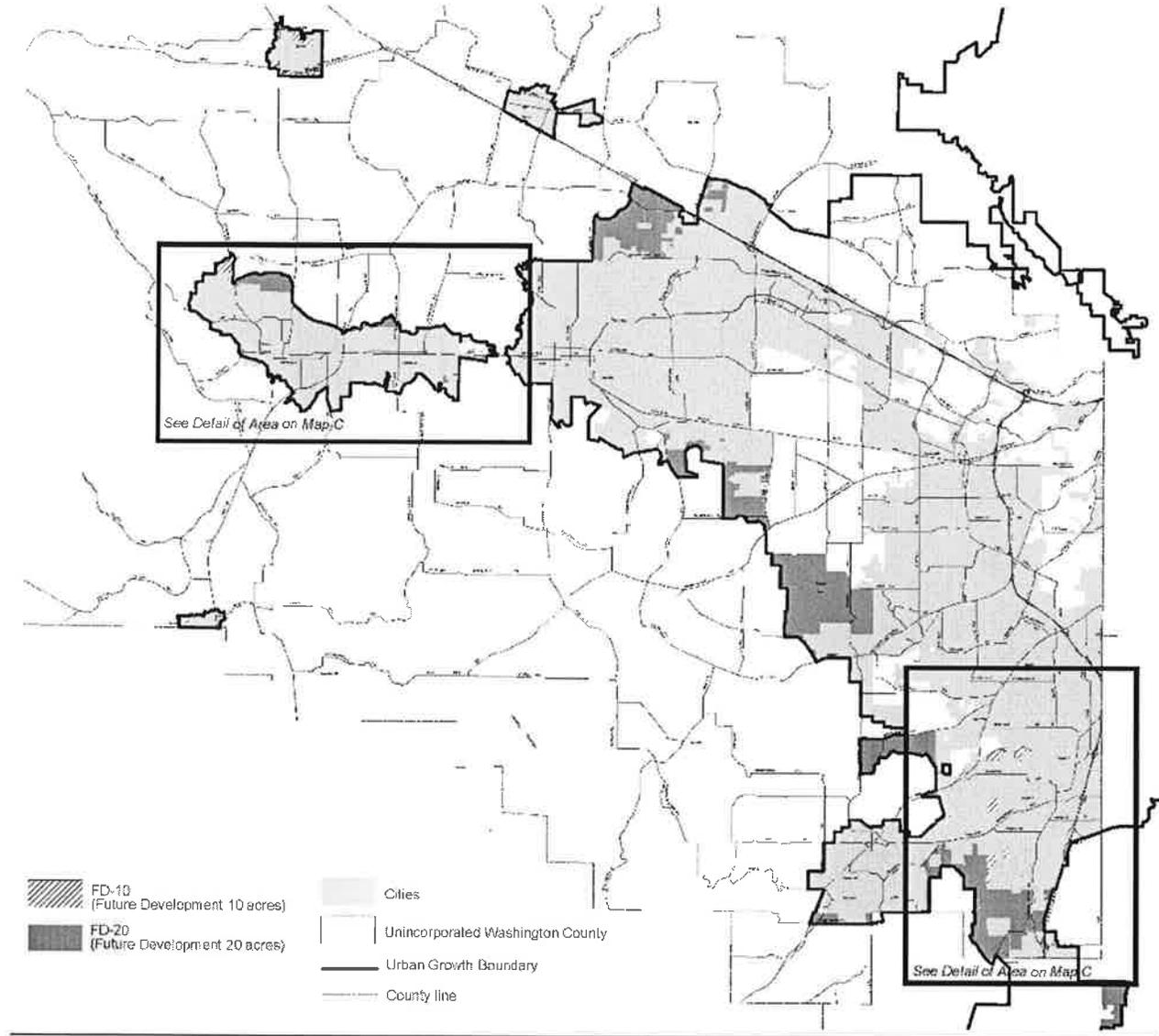
21 VOTE: Aye: Harrington, Willey,
Treece, Rogers

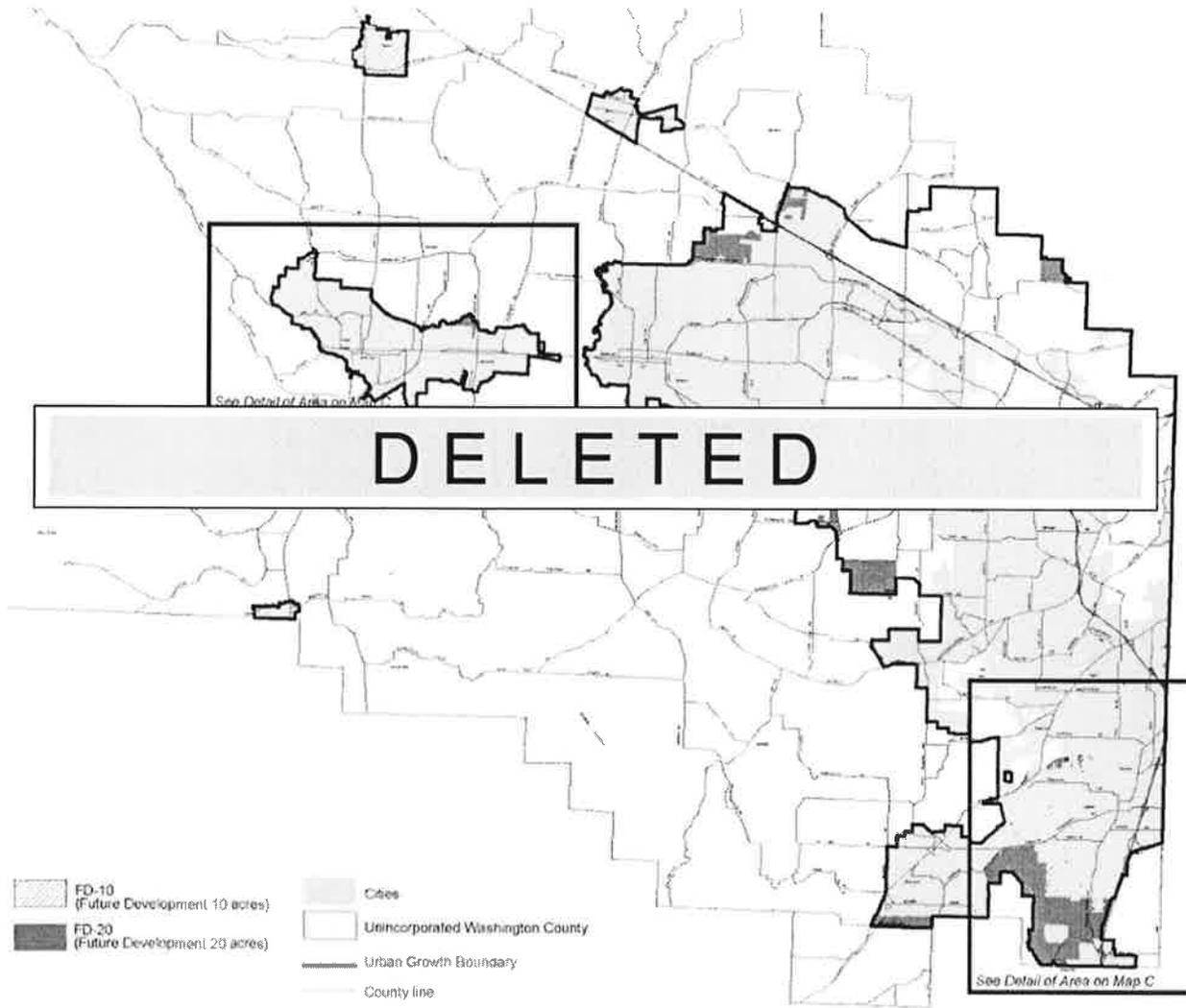
Nay: _____

Excused: Fai

22 Recording Secretary: Kevin Mapp Date: 1/18/22

The 'MAP A Future Development Areas' in Policy 41, URBAN GROWTH BOUNDARY EXPANSIONS of the COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA is amended to reflect UGB expansion areas as shown:





Path: S:\PLNG\WPSHARE\Comprehensive Plan Elements\Comprehensive Framework Plan for the Urban Area\Map10 (Draft, Future Dev., Area).d 11/18/2013

Sections of the RURAL/NATURAL RESOURCE PLAN are amended to reflect the following:

RURAL AND URBAN RESERVES

POLICY 29, RURAL AND URBAN RESERVES:

It is the policy of Washington County to designate Rural Reserves and adopt Urban Reserves in accordance with ORS 195.137 through 195.145 and OAR 660-027-0040 and 660-027-0080.

Implementing Strategies

The County will:

- e. Utilize these principles for the concept planning of the areas shown on the Special Concept Plan Areas map:

1. Special Concept Plan Area A

~~This area, also known as Urban Reserve Area 6B, is approximately 1,776 acres, of which approximately 892 acres are buildable and approximately 839 acres are constrained lands. Existing roads account for an additional 45 acres of non-buildable land. Constrained lands consist of Metro's and Washington County's Goal 5 inventories, slopes over 25%, floodplains, parks, and a city-owned parcel (approximately 10 acres) adjacent to SW Kemmer Road that contains a water tank. In order to account for the above constraints, concept planning should be undertaken as a whole in order to offer appropriate protection and enhancement to the public lands and natural features that are located throughout the area. Residential density targets will be an important consideration in future planning for the area and may need to be adjusted in order to protect and enhance the integrity of existing Title 13¹ and Goal 5 lands.~~

1.2. Special Concept Plan Area B

Undesignated lands surrounding the City of Banks and the City of North Plains provide the opportunity for Washington County and each city to coordinate urban reserve planning under OAR 660-021.

2.3. Special Concept Plan Area C

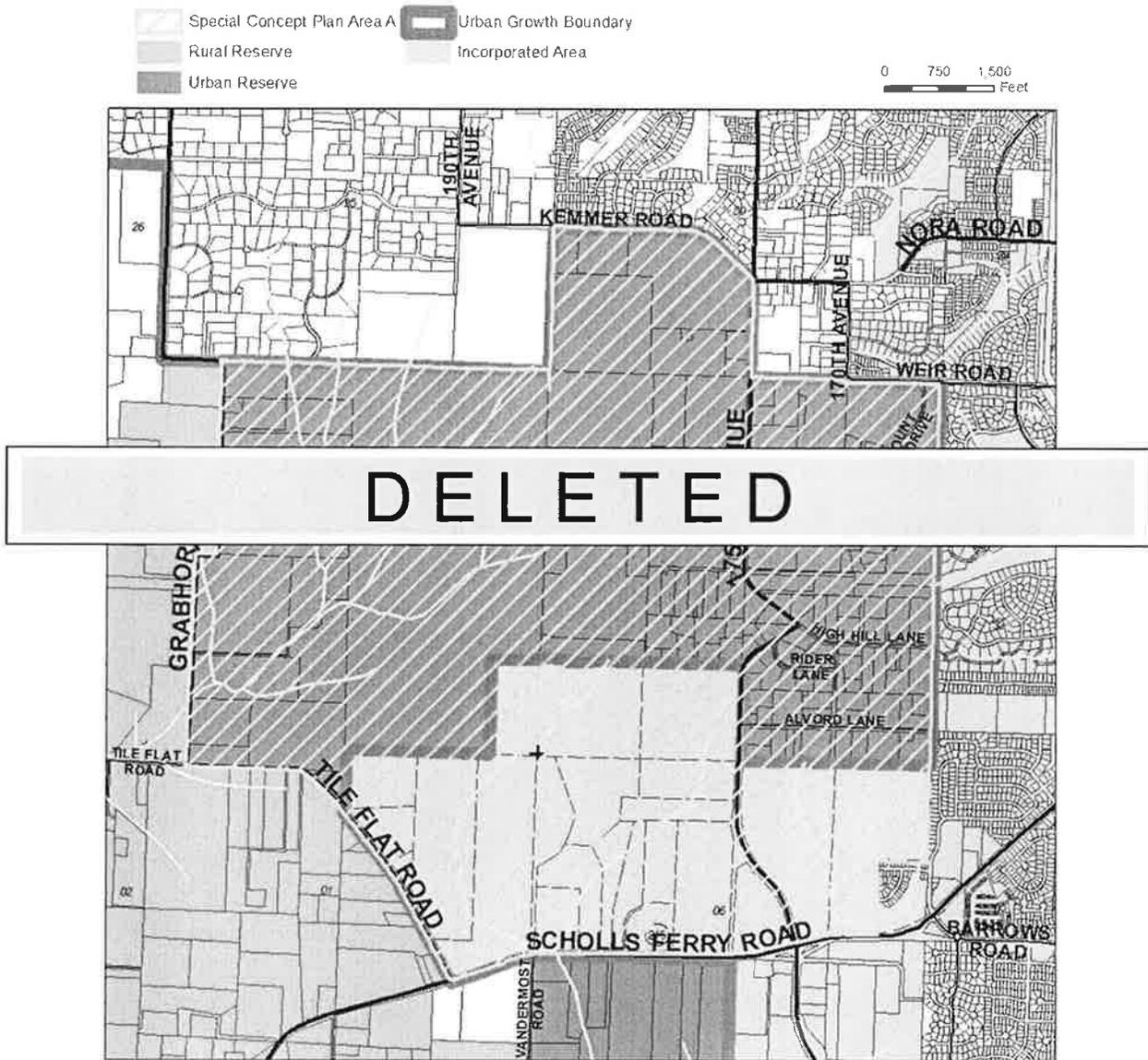
APPENDIX F

State and Regional Park Overlay Districts
Ordinance 574 - Stub Stewart State Park
Ordinance 653 - Cooper Mountain Regional Park

*Please contact the Metro-Regional Government, Parks and Open Spaces Program
to view the Cooper Mountain Natural Area Regional Park Master Plan at (503)797-1700
-or access the following:
<http://www.metro-region.org/article.cfm?articleid=16015>*

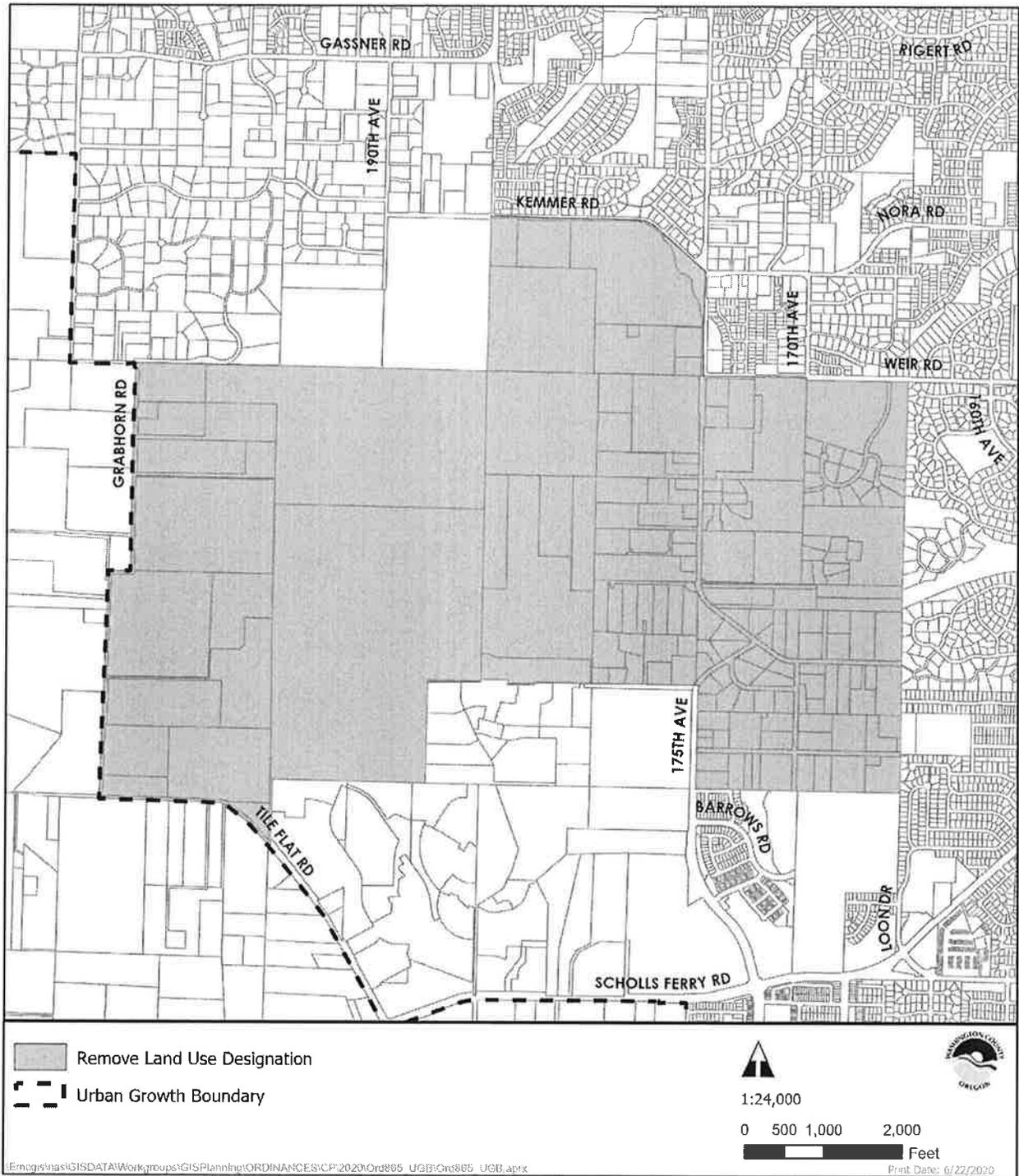
The 'Special Concept Plan Areas' Map (Area A) in POLICY 29, RURAL AND URBAN RESERVES of the RURAL/NATURAL RESOURCE PLAN is deleted:

Special Concept Plan Areas

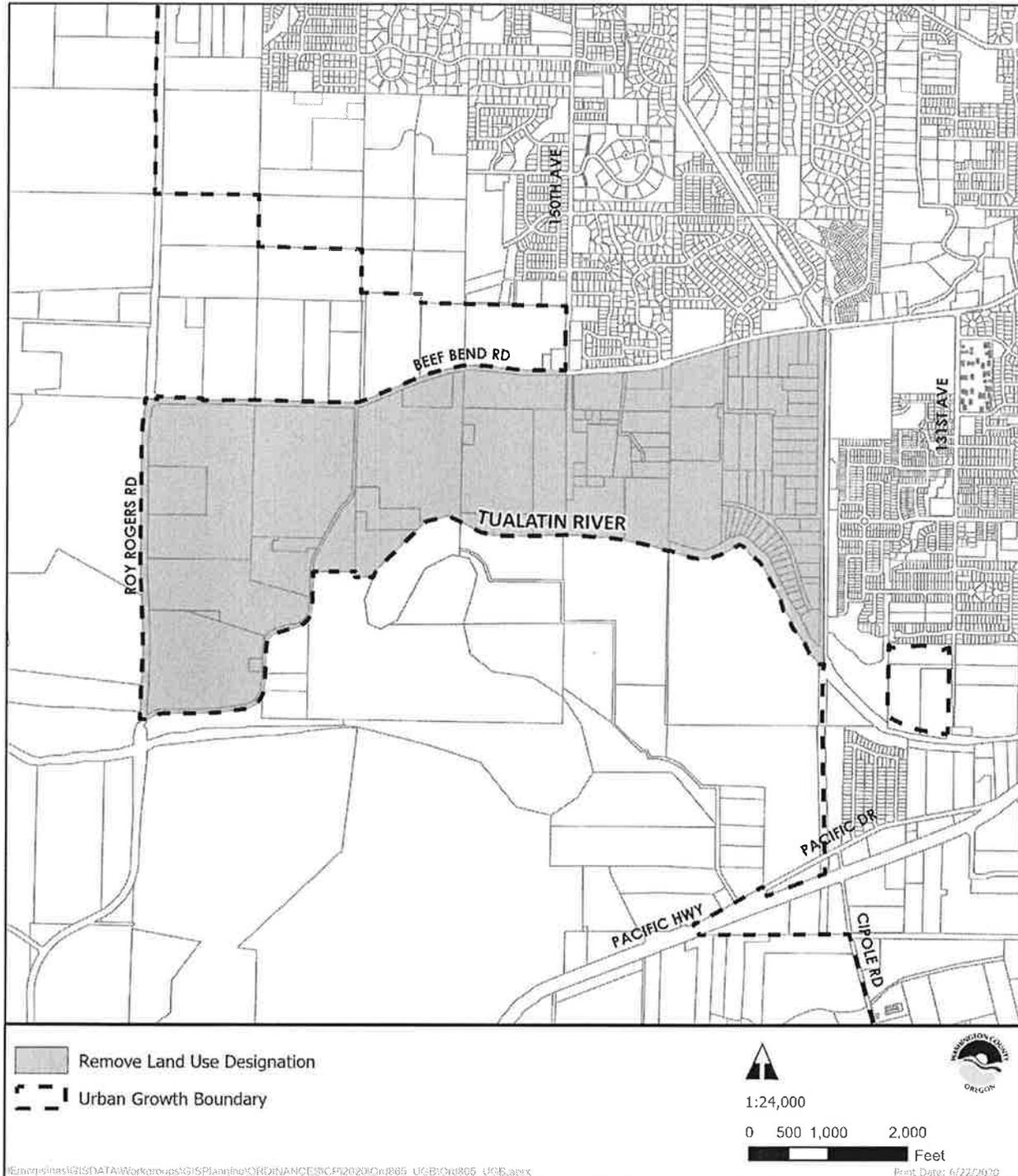


Special Concept Plan Areas
2/29/16

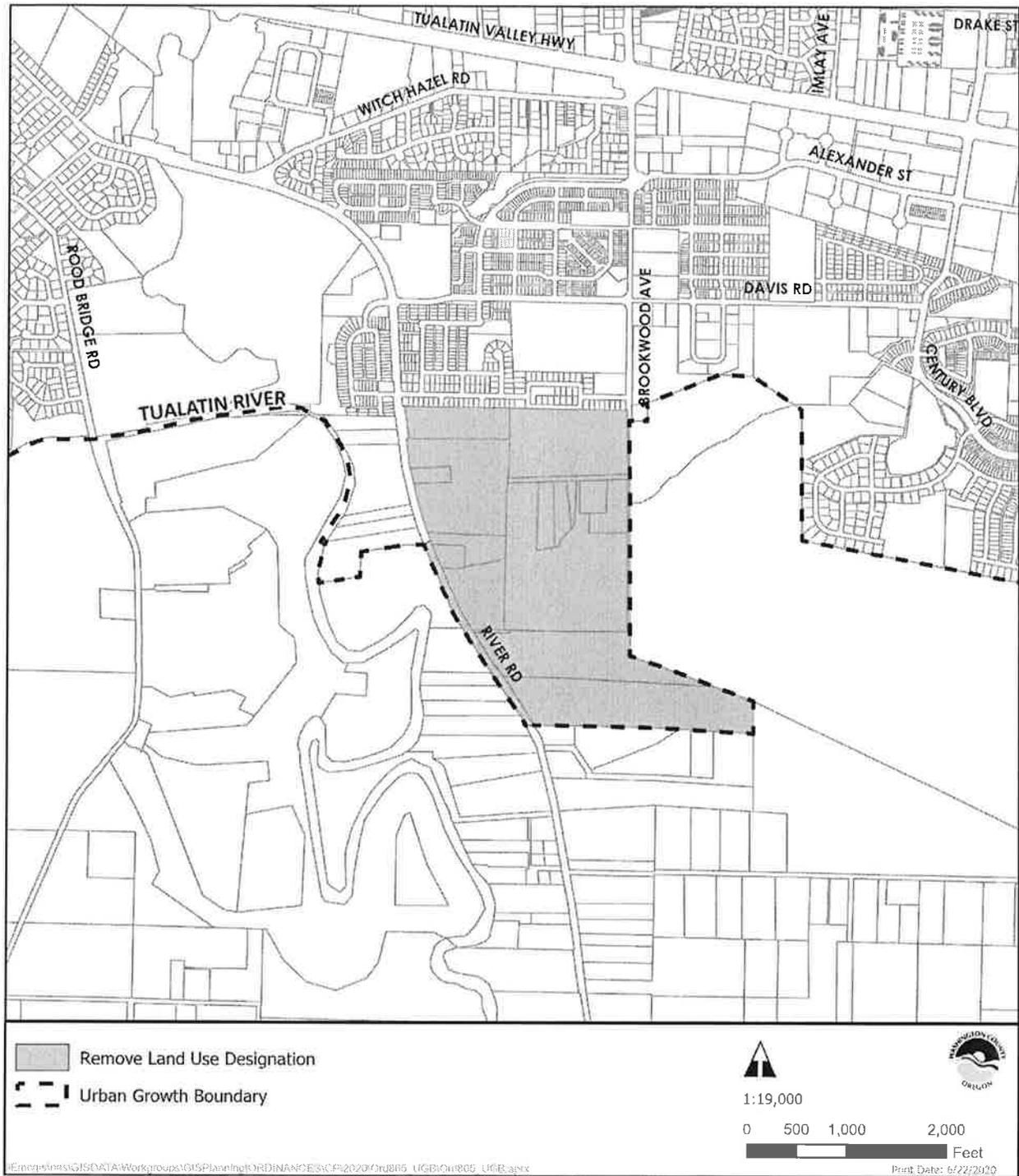
The 'Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



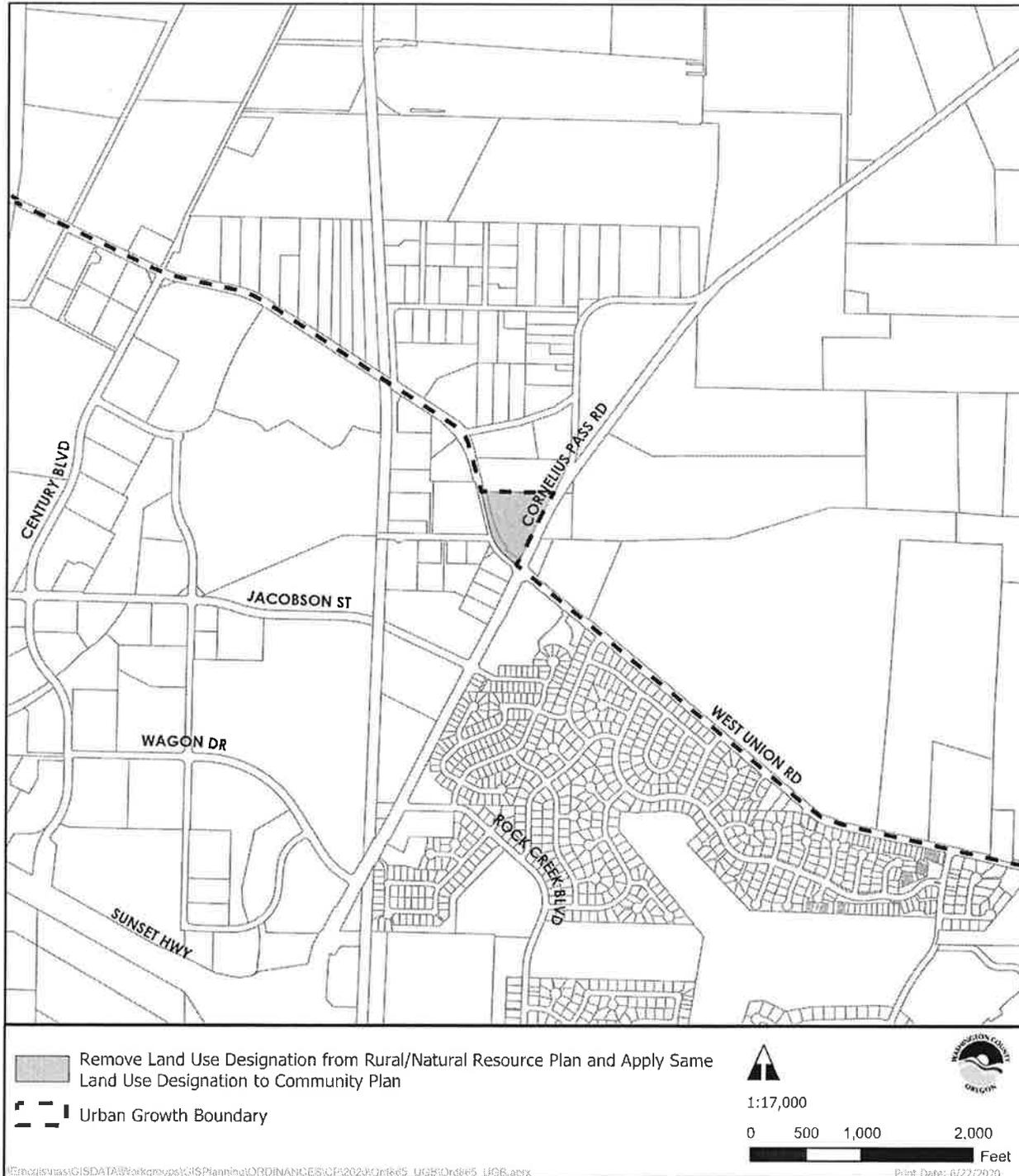
The 'Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



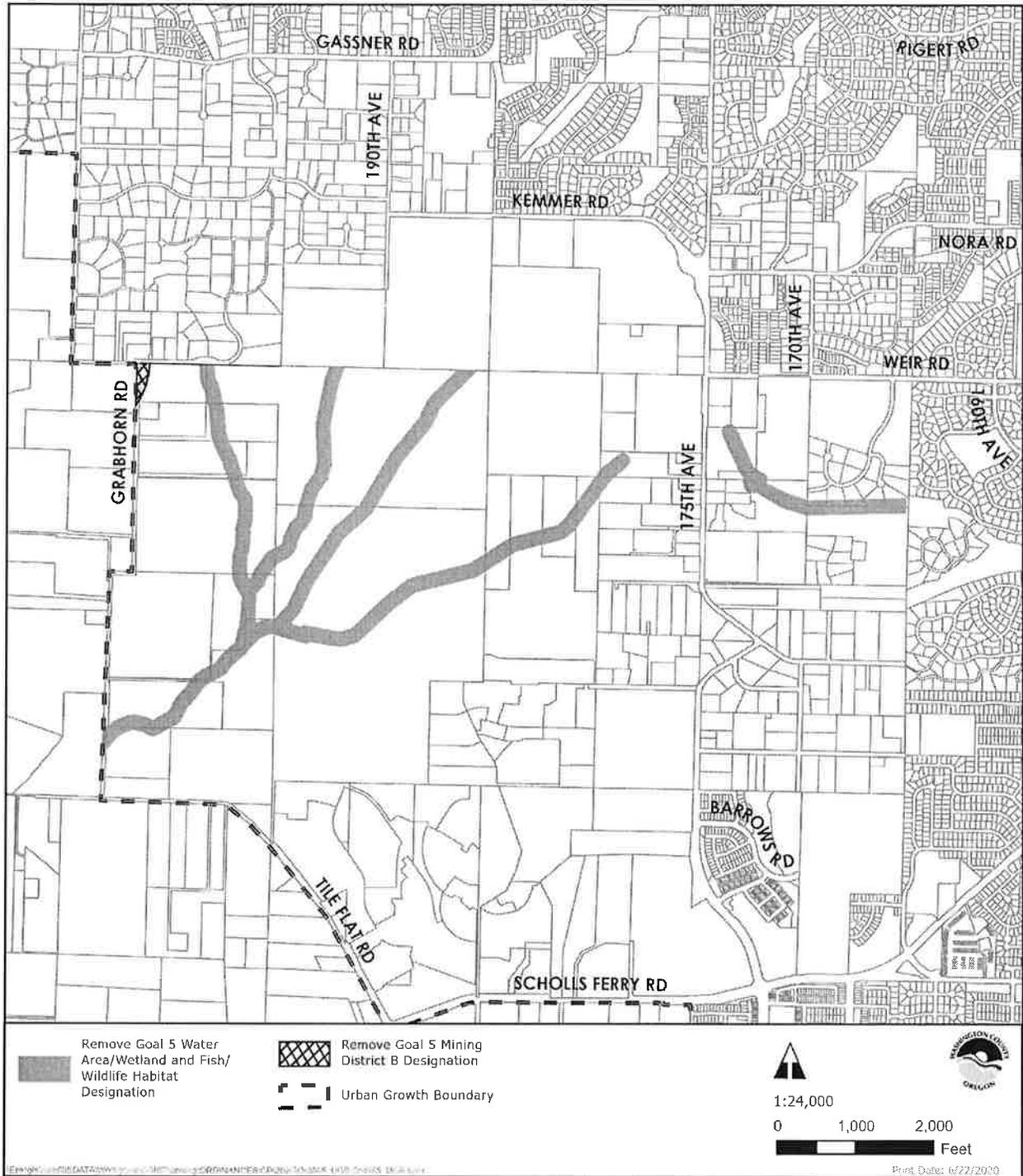
The 'Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



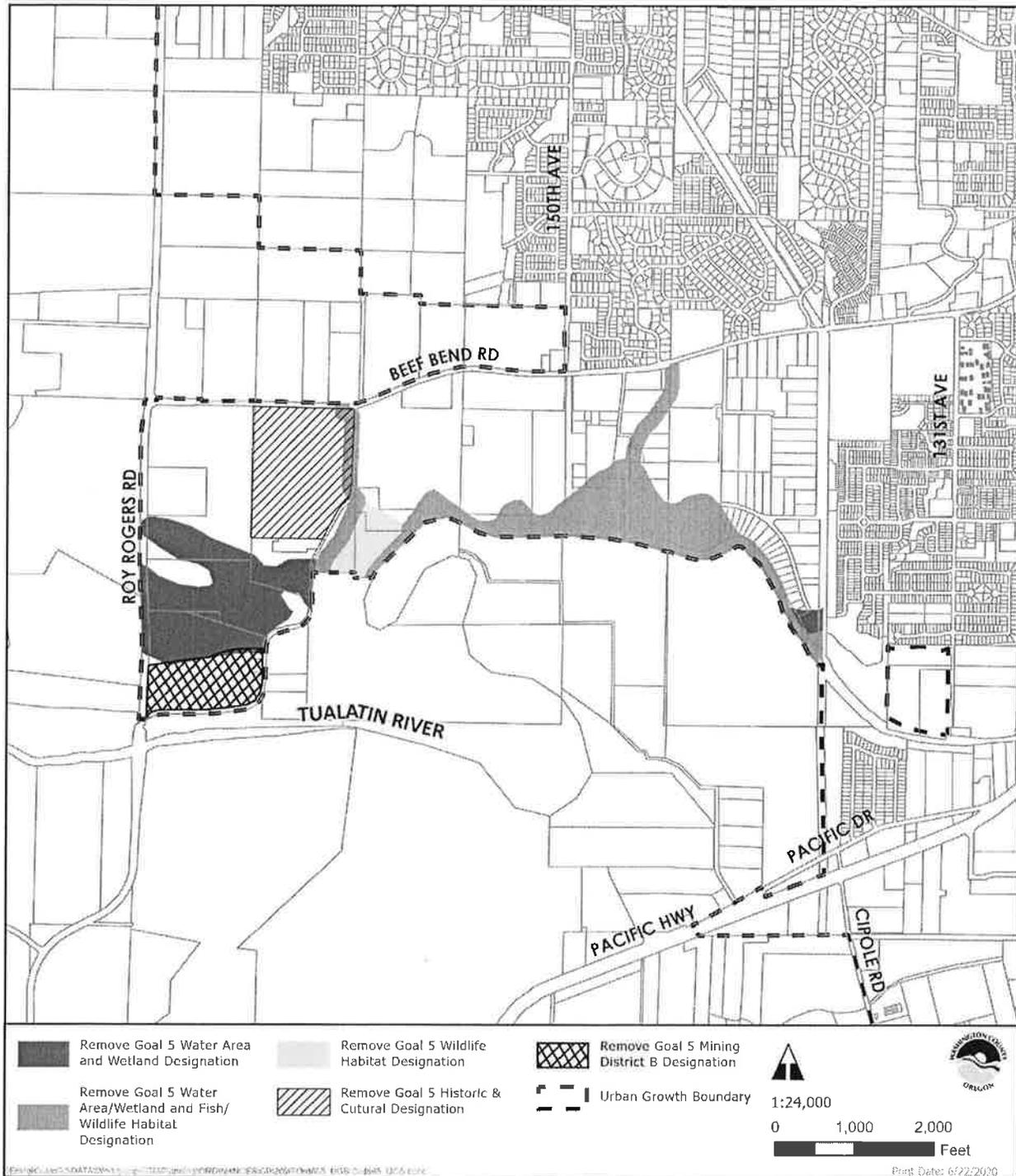
The 'Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect an administrative amendment for the West Union Village Square UGB expansion area as shown:



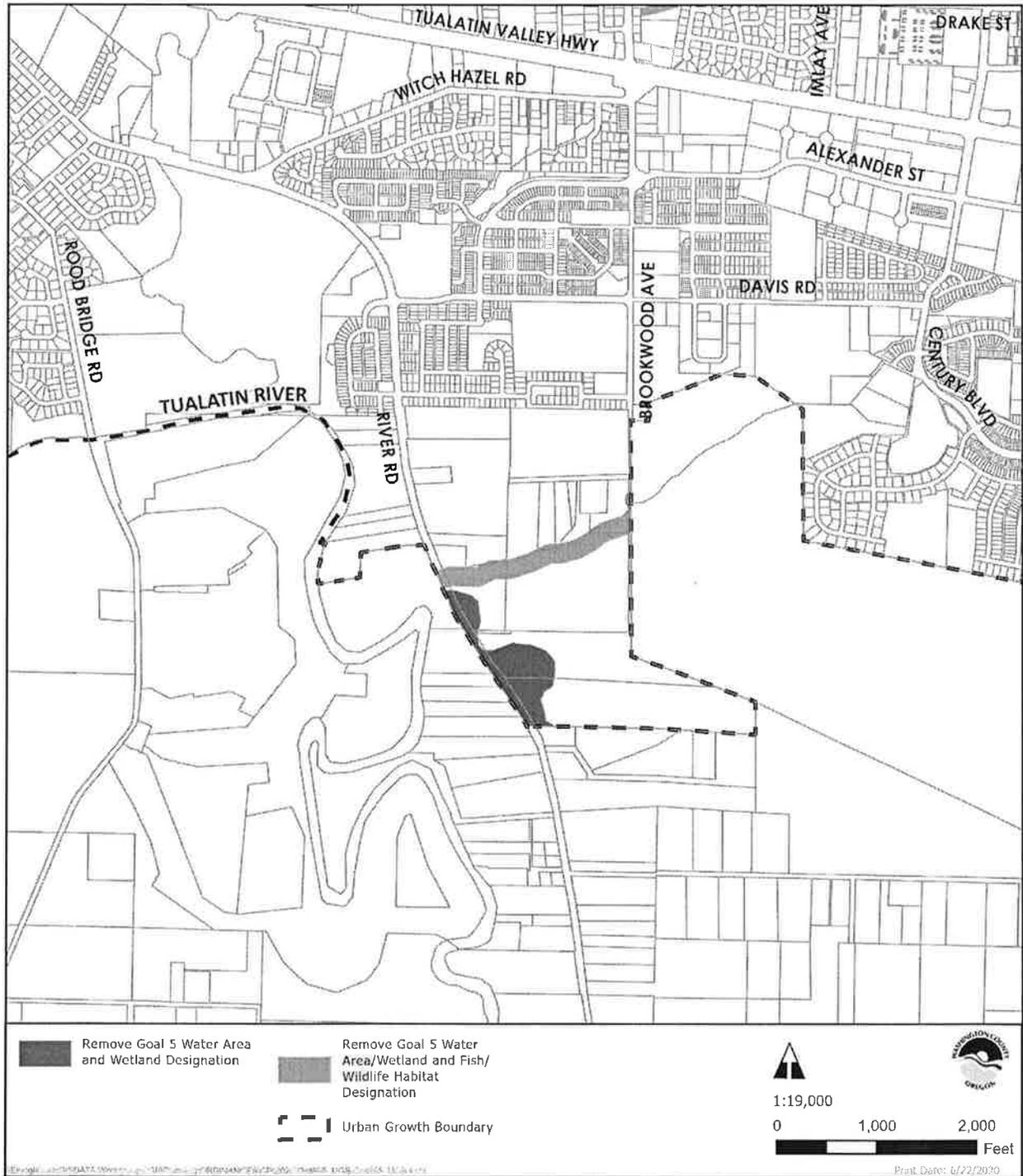
The 'Goal 5 Resources' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



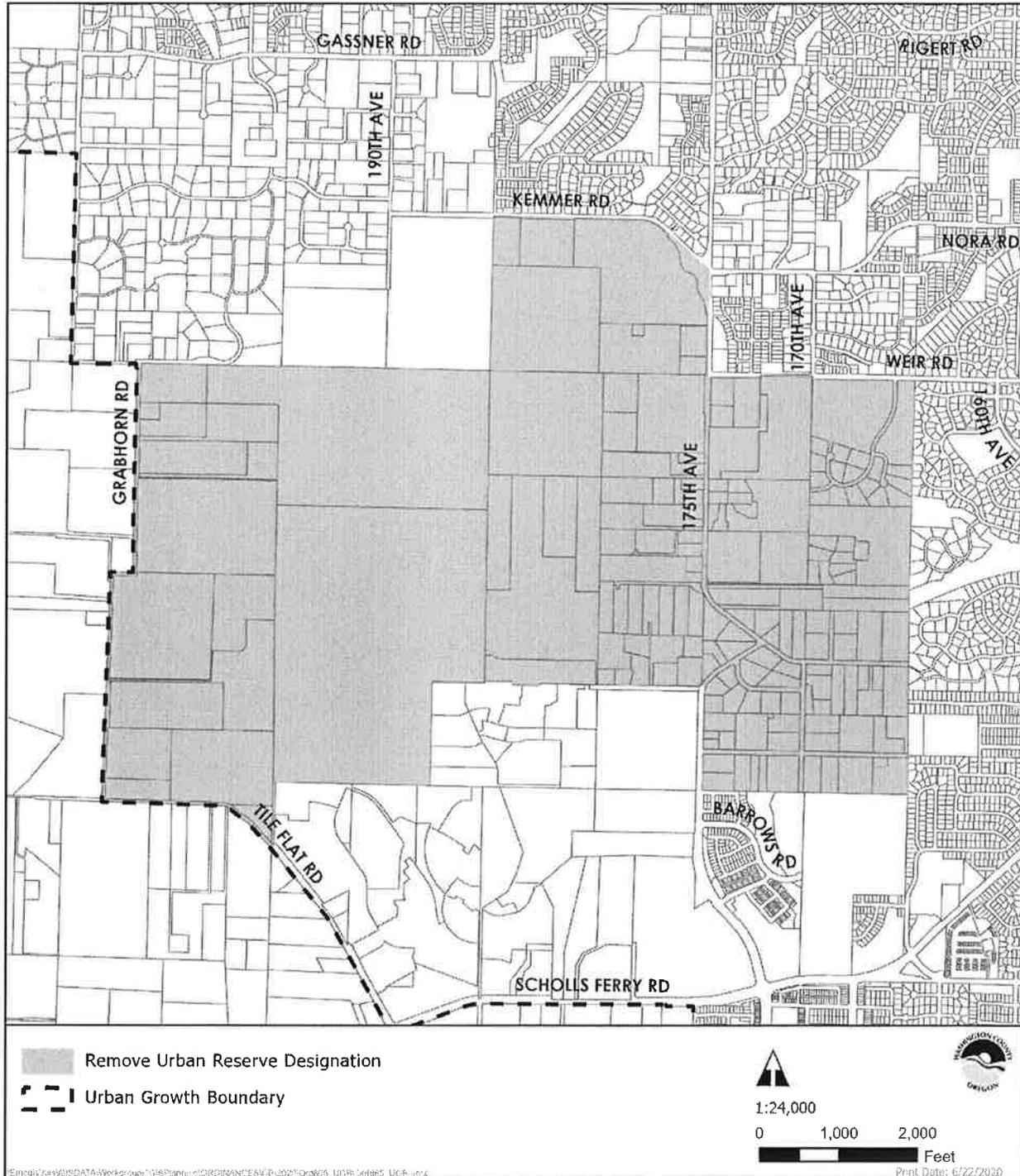
The 'Goal 5 Resources' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



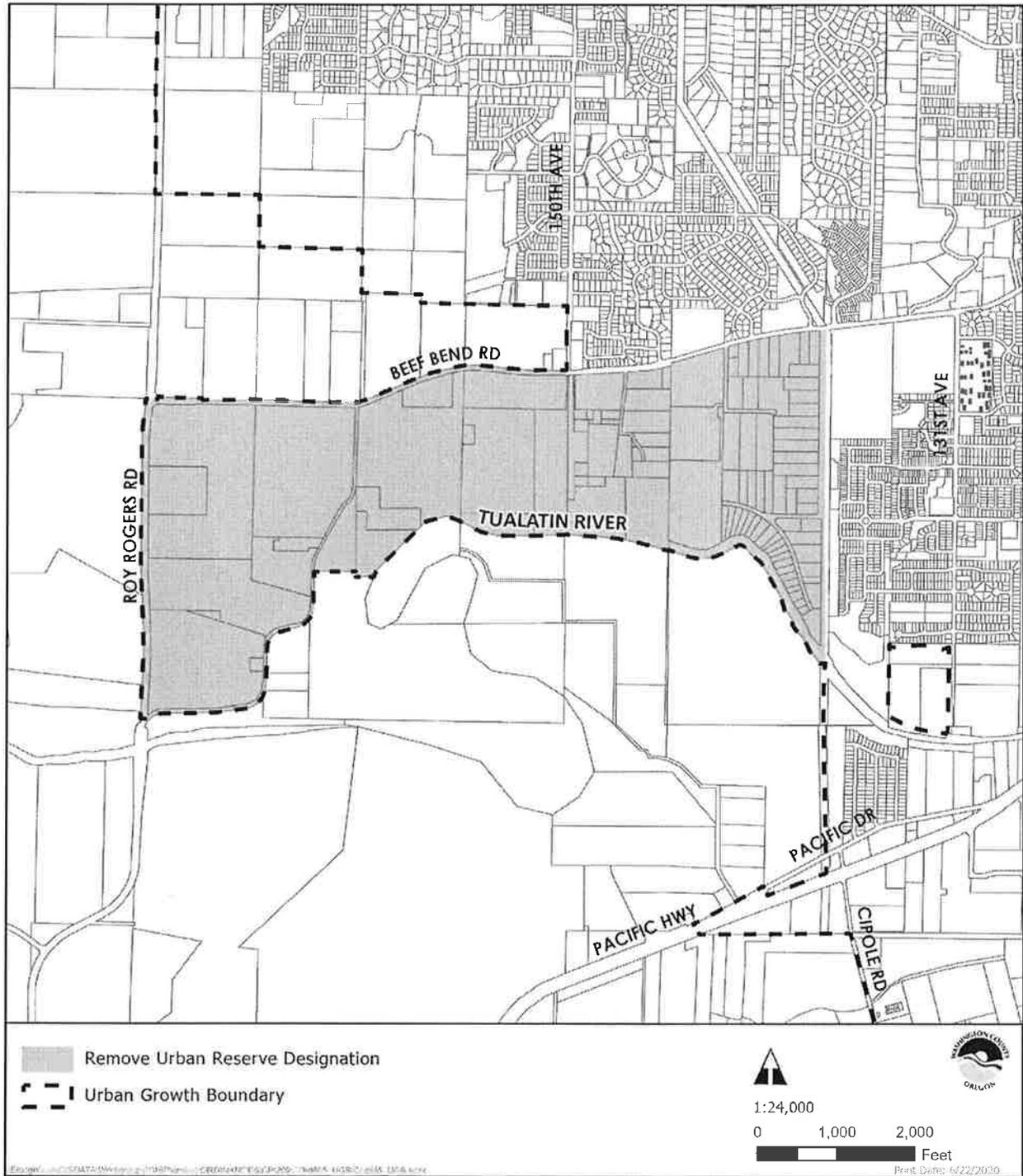
The 'Goal 5 Resources' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



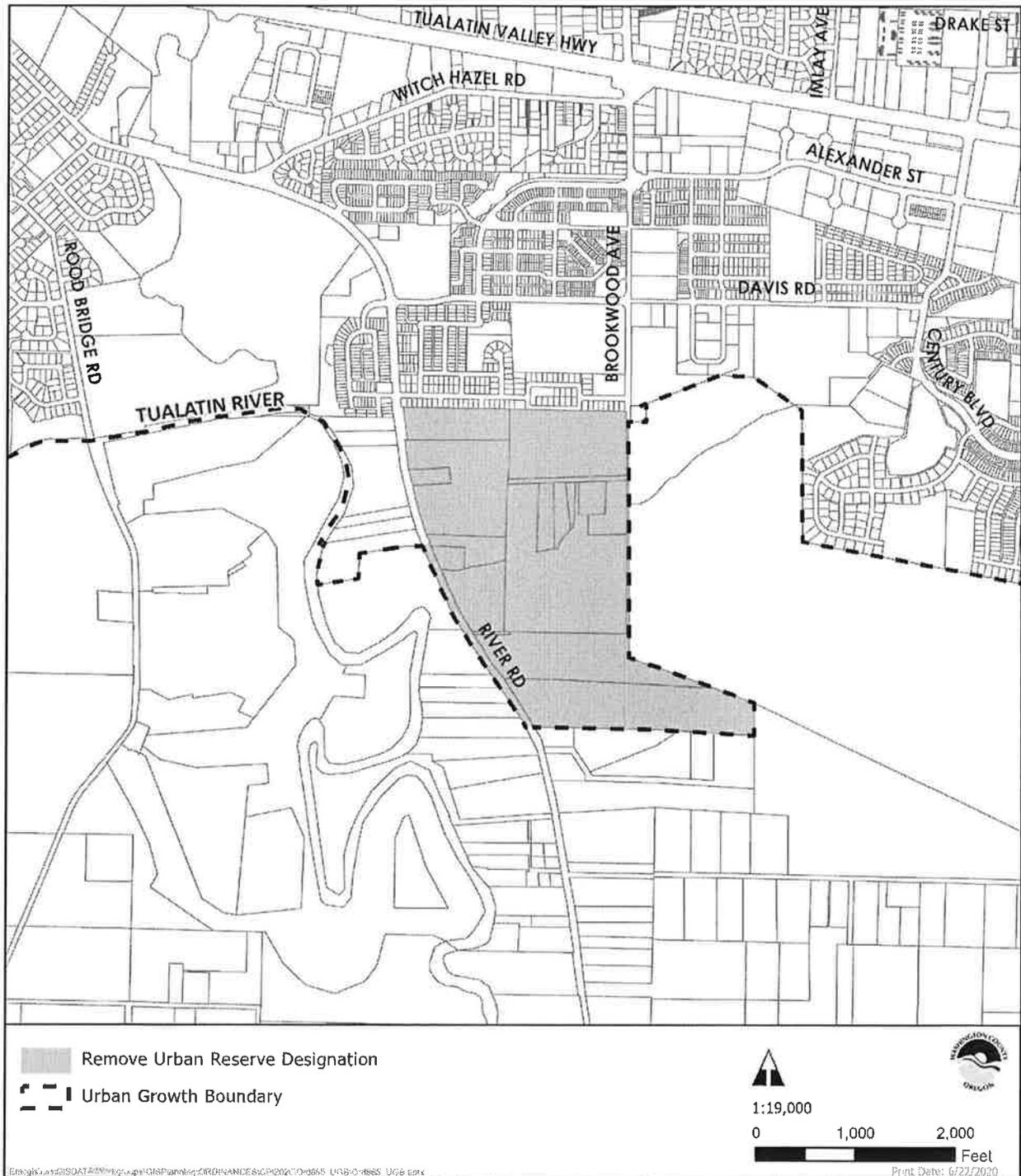
The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



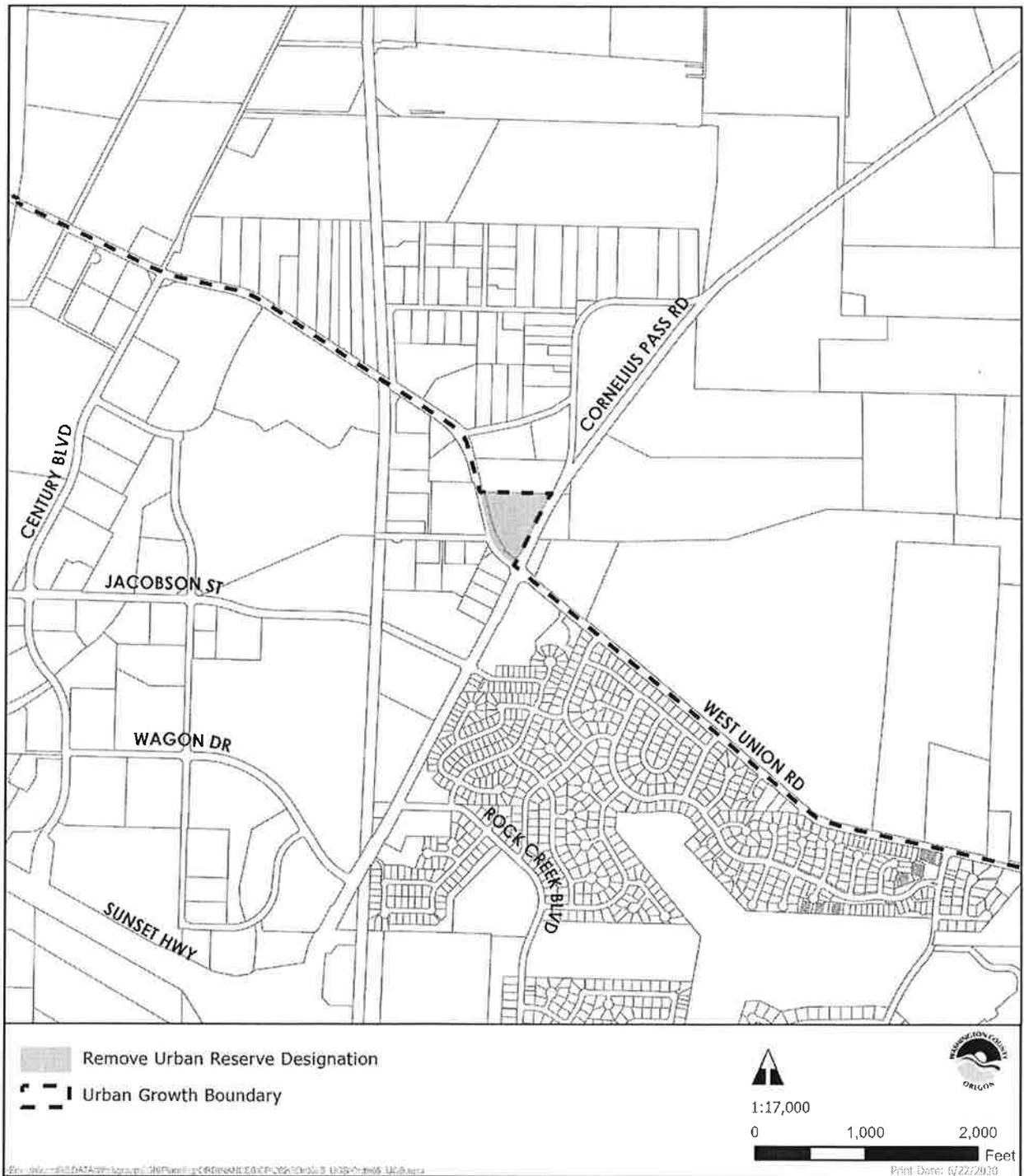
The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



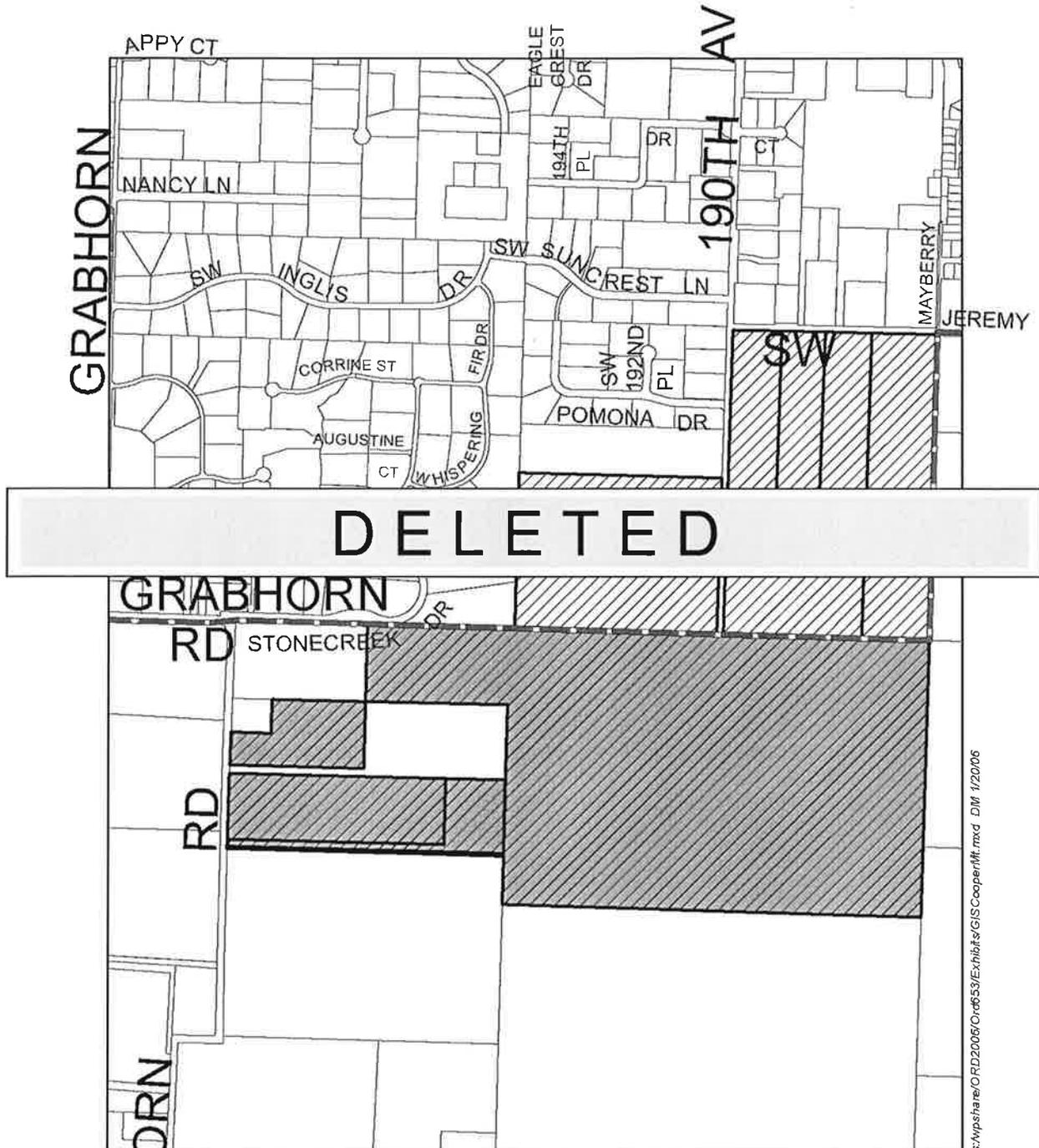
The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect an administrative amendment for the West Union Village Square UGB expansion area as shown:



The Appendix F 'Cooper Mountain Natural Area' Map of the RURAL/NATURAL RESOURCE PLAN is deleted:



Cooper Mountain Natural Area

-  State and Regional Park Overlay
-  Urban Growth Boundary
-  Cooper Mountain Natural Area

The Appendix F 'Master Plan Concept' Map for the Cooper Mountain Natural Area of the RURAL/NATURAL RESOURCE PLAN is deleted:



Sections of the ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN are amended to reflect the following:

Aloha-Reedville-Cooper Mountain Community Plan

Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of Community Planning Areas. The Aloha-Reedville-Cooper Mountain Community Planning Area is one such planning area. Community Planning Area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the Community Plan was originally adopted.

Background Summary

Planning Area

The Aloha-Reedville-Cooper Mountain Community Planning Area is located in eastern Washington County between the cities of Beaverton and Hillsboro. It is generally bounded on the east by the Beaverton city boundary, on the south by Scholls Ferry Road, on the west by the ~~Urban Growth Boundary~~ (UGB) and SW 219th Avenue, and on the north by SW Baseline Road, SW 185th Avenue and Beaverton Creek.

At the time the Community Plan was adopted in 1983, the The planning area encompasses approximately about 12.2 square miles, and had a 1980 population of 31,505. Most of the area lies in the relatively flat lowlands of the Tualatin Valley. The southern portion of the area includes part of Cooper Mountain, which rises to 797 feet at its highest point.

Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB to include the Cooper Mountain Urban Reserve area (also known as Urban Reserve Area 6B). This approximately 1.9-square-mile area has been added to the southern portion of the planning area.

Land Use

In 1983, the The total land area (excluding roads and unbuildable land) of the planning area was-is approximately 7,314 acres. Nearly fifty percent (50%) was-is developed with residential uses and approximately forty-one percent (41%) was-is vacant and buildable. Various UGB expansions and annexations have occurred since 1983. The 2018 UGB expansion was 1,232 acres, including approximately 632 acres of environmentally sensitive areas and about 600 developable acres.

abcdef Proposed additions

abedef Proposed deletions

At the time the Community Plan was originally developed, the~~The community planning area's~~ residential development consisteds predominantly (94%) of single-family neighborhoods. Multiple family residential development was is generally limited to a few complexes located along SW Tualatin Valley Highway and SW Farmington Road.

In 1983, c~~Commercial~~ uses in the planning area were are generally either located along SW Tualatin Valley Highway or in shopping centers (Farmington Mall, 185th and Baseline). Commercial land along Tualatin Valley Highway consisteds primarily of small parcels~~that are not conducive to large scale~~ development. This had has, in the past, resulted in the rezoning of parcels at 185th and Farmington and 198th and Tualatin Valley Highway for neighborhood commercial centers.

Several light industries were are located in the area, generally along the south side of Tualatin Valley Highway. The largest was is the Intel facility ~~Electronics Plant~~ at 198th and Tualatin Valley Highway.

Natural Features

In 1983, a~~Approximately 638 forested acres providing wildlife habitat were have been~~ identified in the area, most on Cooper Mountain but also on Madrona Terrace located southeast of SW 170th Avenue and SW Davis Road and along Beaverton Creek. ~~These areas provide wildlife habitat. In addition to this acreage, other natural resource areas were identified in the 2018 Cooper Mountain UGB expansion area. These included the McKernan Creek stream complex that contained high-quality riparian and upland habitats connecting to the Cooper Mountain Nature Park and the stream corridor that connects to Summer Creek. This area contained County-identified Goal 5 resources and mapped Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat. This UGB expansion area also included a small portion of Goal 5 resource designated "Mining District B" associated with the Farmington/Baker Rock Quarry.~~

Ground water found in the underlying Columbia River Basalt was withdrawn at an excessive rate from the Cooper and Bull Mountain areas during the 1960's, causing a decline in the water table of as much as 8-10 feet per year. State designation of the area as a "critical ground water area" in 1977 brought a moratorium on new wells and limitations on pumping from municipal wells.

Subareas

Cooper Mountain Area

This subarea is generally a lower density residential area south of the Farmington Road corridor. It includes Cooper Mountain and areas around its base, as well as the majority of Jenkins Estate, a facility operated by Tualatin Hills Park and Recreation District (THPRD). This subarea ~~It is~~ bounded on the south and east by Beaverton. and on the west south by the ~~Regional Urban Growth Boundary (UGB)~~. Several major streets traverse the area, including 155th, 170th, 175th, and 185th Avenues, and Hart, Bany, ~~175th Ave. (Reusser Rd.)~~ and Rigert Roads. Other roads on the east flank of the mountain, including Nora/Beard, Satterberg and Weir Road, were are planned in 1983 for improvement, realignment or extension.

abcdef Proposed additions

~~abedef~~ Proposed deletions

The Cooper Mountain Natural Area Master Plan was developed ~~and adopted~~ by Metro ~~and adopted by the Metro Council in December 2005. The master plan was and~~ subsequently adopted by the Washington County Board of Commissioners in 2006. The ~~regional park and~~ natural area, which is a regional park, is located on the southwestern slope of Cooper Mountain, south of Kemmer Road and east of Grabhorn Road. The natural area offers views of the Tualatin Valley and Chehalem Mountains, interpretive facilities, ADA-accessible trail loops, hiking trails, and trails available for equestrian use. ~~The~~ Approximately 89 acres of the park is inside the UGB urban growth boundary and is designated Future Development 20-Acre District (FD-20). The remaining 144 acres is rural land designated Agriculture and Forestry 20 Acre District (AF-20) and is outside the boundary of the Aloha-Reedville-Cooper Mountain Community Plan. The Rural/Natural Resource Plan was amended to apply the State and Regional Park Overlay District only to the rural portion of the natural area.

The 2018 UGB expansion, approved by the Land Conservation and Development Commission in 2019, included approximately 1,232 acres of the Cooper Mountain Urban Reserve area (6B) on the west side of Beaverton, north of SW Scholls Ferry Road. The entire area was concept planned by the city of Beaverton in coordination with Washington County. The area's topographical features and environmental assets present unique challenges for development, resulting in less than half of the area being buildable. The concept plan for the Urban Reserve area included six neighborhood parks and a community park, connected to one another and neighborhoods by trails, including a proposed regional trail along McKernan Creek. Additional trails are planned to connect Winkelman Park and Cooper Mountain Nature Park, as well as Mountainside High School in South Cooper Mountain and neighborhoods to the east.

In 1983, the Community Plan map designated most much of the Cooper Mountain subarea within this Community Plan in 1983 for low density residential development (R-5 or R-6 designations). This was done because the area is some distance from Arterials and employment centers and has steep slopes in some locations which make access and development somewhat difficult. In 2020, the County designated the UGB expansion area lands as FD-20, which allows limited land uses and is considered an urban holding district until properties are annexed to the city. Beaverton's Comprehensive Plan anticipates this area to develop as a mix of standard-, medium-, and high-density residential.

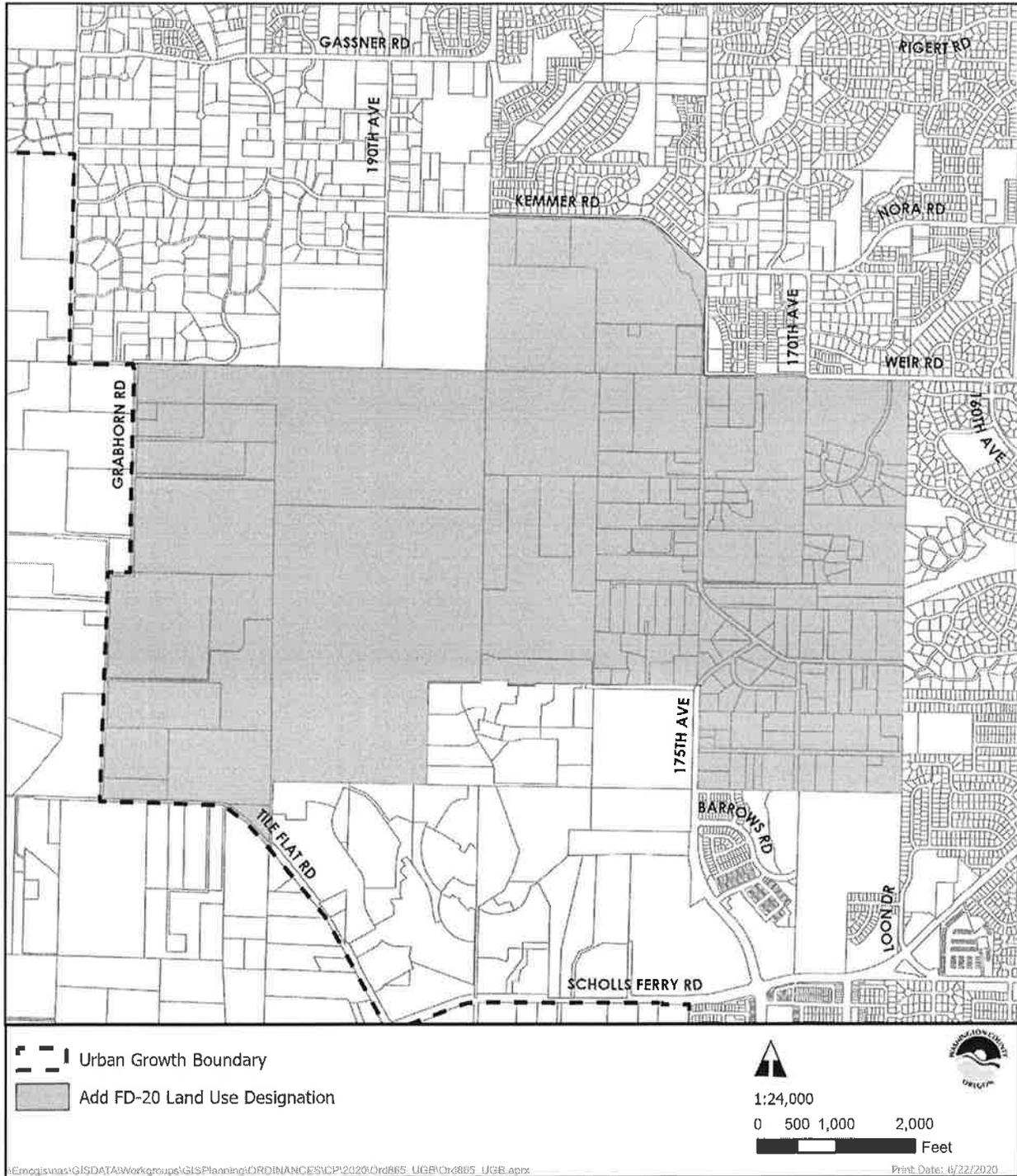
Two Neighborhood Commercial sites ~~were~~ are located in this subarea to serve as focal points for neighborhood activity and to provide close and convenience shopping opportunities. One ~~was~~ is located at the southeastern corner of 165th Avenue and Hart Road, near the intersection of Hart/Bany and 170th. This site was previously sanctioned for Neighborhood Commercial use when the Summercrest Planned Unit Development was approved. Another Neighborhood Commercial site ~~was~~ is planned at the intersection of Nora/Beard Road and 155th Avenue. Both sites ~~were~~ are over a mile from each other and from similar commercial areas.

Large uncommitted properties near these neighborhood commercial sites are designated for residential development at up to 9, 15 or 24 units per acre to allow for greater housing choice in the area. Future residents will be close to convenience shopping facilities and major roads. Therefore, they will have less need of using their autos for shopping. When residents choose to drive, they will not need to travel on local streets through existing neighborhoods.

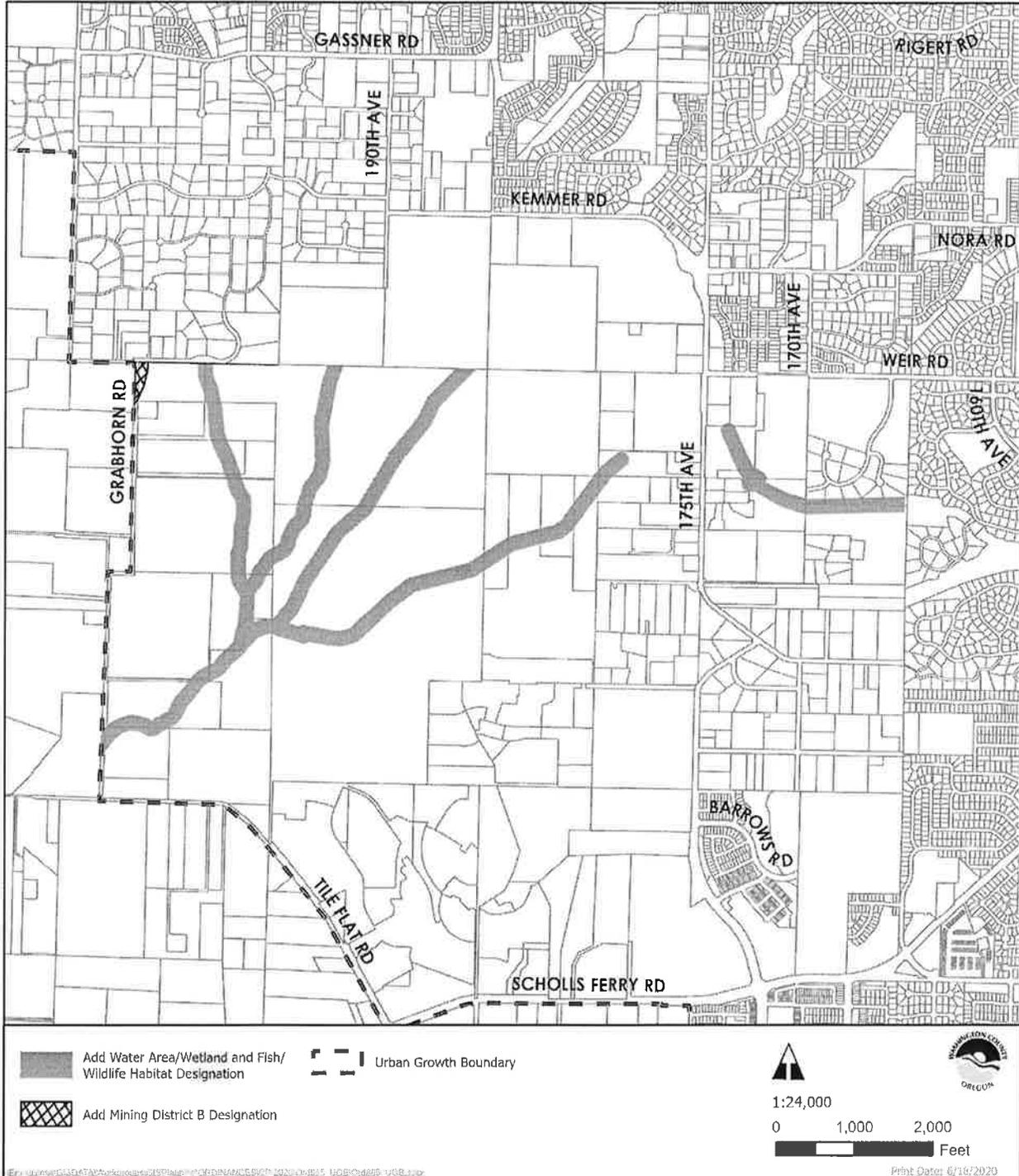
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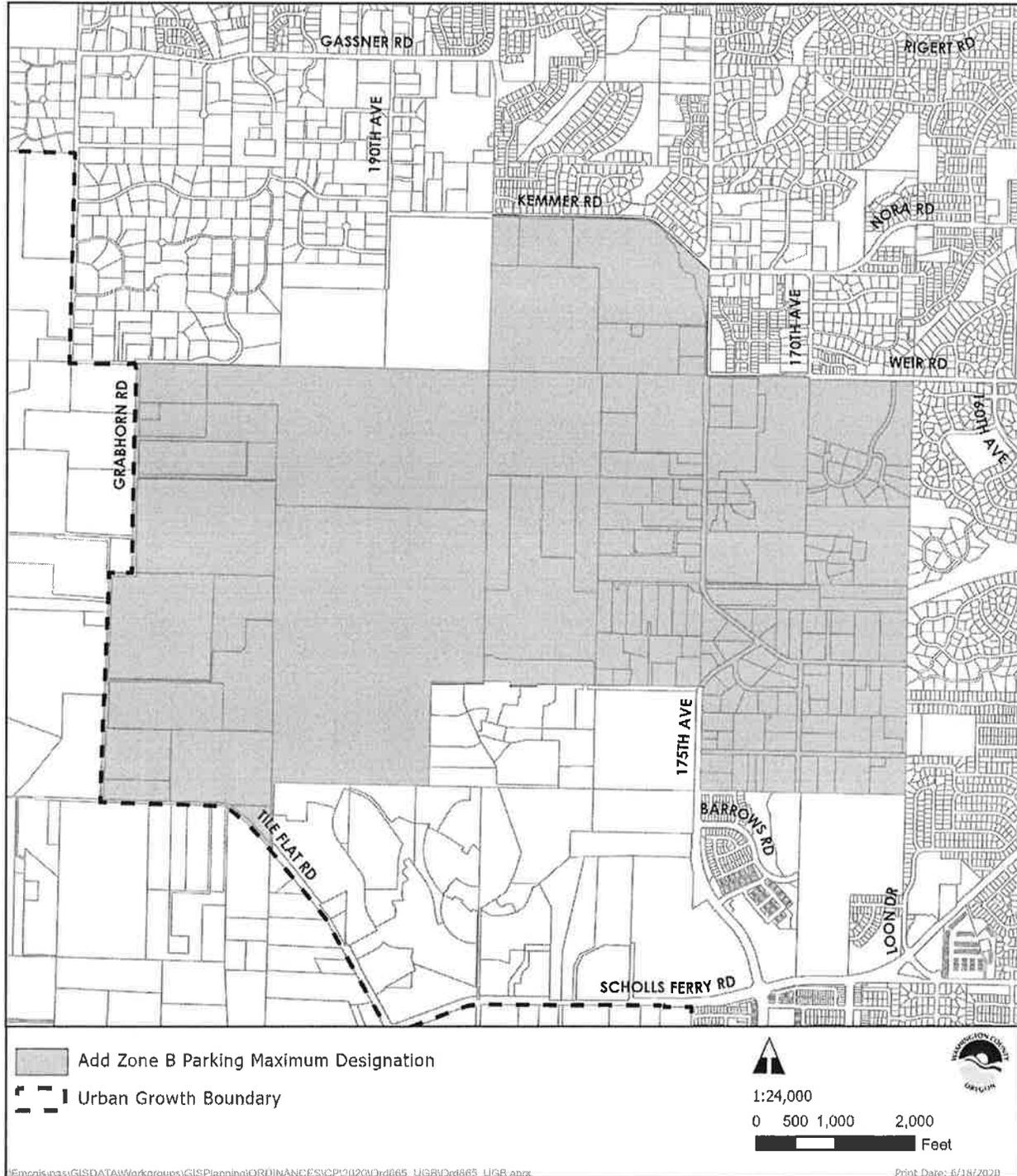
The 'Land Use Districts' Map of the ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



The 'Significant Natural and Cultural Resources' Map of the ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



The 'Parking Maximum Designations' Map of the ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN is amended to reflect the Cooper Mountain UGB expansion area as shown:



Sections of the BULL MOUNTAIN COMMUNITY PLAN are amended to reflect the following:

Bull Mountain Community Plan

Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of Community Planning areas. The Bull Mountain Community Planning Area is one such planning area. Community Planning Area boundaries reflect the original boundaries from 1982. As such, the boundaries sometimes extend into areas that have been annexed by cities since the Community Plan was originally adopted.

The policies and plan designations of the Comprehensive Framework Plan are applied in a site-specific manner to the Community Planning Area. The result of this application is a Community Plan, composed of a Community Plan map and Community Plan text.

Background Summary

Planning Area

The Bull Mountain Community Planning Area is located in southeastern Washington County approximately ten miles southwest of Portland's central business district. It includes the unincorporated area south of SW Scholls Ferry Road, west of the Tigard Urban Planning Area, west and south of King City, north of the Tualatin River, and east of the UGBRegional Urban Growth Boundary.

At the time the Community Plan was adopted in 1982, the planning This area encompassed approximately 3.4 square miles and had contains a 1980 population of an estimated 2,158 residents. Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB to include the Beef Bend South Urban Reserve area (also known as Urban Reserve Area 6D). This approximately 0.82 square mile area has been added to the western portion of the planning area.

An earlier Plan of Development for the planning area was is more than 20 years old, having been adopted in 1961. That plan designated all of the area for low density residential uses except for a small amount of highway commercial next to Pacific Highway near the Tualatin River. In 1977, two different sets of interim development policies and land use designations were proposed for most of the area by the Community Planning Organization and the Washington County Planning Department, but neither was adopted. This Bull Mountain Community Plan replaces and supersedes those plans and all other previous plans.

abcdef Proposed additions
abedef Proposed deletions

Land Use

In 1982, tThe Bull Mountain Community Planning Area was is-largely undeveloped. Some large lot residential subdivisions were are-scattered along the crest of the mountain off of Bull Mountain Road; a few more existed along SW 150th Avenue and at the foot of the north slope around Fern Street. Mobile homes and multi-family dwellings were are-located south of Fischer Road. The only commercial activity in the Planning Area was is-located along Pacific Highway southeast of King City. There was is no industrial activity. Most of the area -almost 90 percent of the buildable land- consistedds of farms, forests, vacant land, and rural homes.

In 1982, A total of 1,290 acres of land was are-vacant and buildable, i.e., undeveloped, excluding powerline easements, and not in floodplain or steep slope. Various UGB expansions and annexations have occurred since 1982. The 2018 UGB expansion was 528 acres, including environmentally sensitive areas and about 400 developable acres.

Natural Features

Within the planning area in the 1980s, there were are-more than a dozen wooded areas of at least 5 acres in size. Large portions of the north side of the mountain contained continuous forest. Some large old growth trees were are-found there. These wooded areas, especially riparian zones along waterways, are important wildlife habitats. The Tualatin River is an important wildlife habitat too, as well as a resource for a moderate amount of fishing and other recreation.

The 2018 UGB expansion included County identified Goal 5 resources near the Tualatin River, and mapped Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat. The UGB expansion area also included a small portion of Goal 5 resource designated "Mining District B" off the Pacific Highway near the Tualatin River National Wildlife Refuge.

Groundwater found in the underlying Columbia River Basalt was withdrawn at an excessive rate during the 1960's, causing a decline in the water table of as much as 8-10 feet per year. State designation of the area as a "critical groundwater area" in 1974 brought a moratorium on new wells and limitations on pumping from municipal wells.

Subareas

Southern Lowlands

The Southern Lowlands subarea is south of SW Beef Bend Road and King City, west of Pacific Highway and King City, north of the Tualatin River and east of the UGB Urban Growth Boundary. This subarea is characterized by gently rolling lowlands and several existing medium density developments including a mobile home park south of Fisher Road and condominiums just north of the Tualatin River. Adjacent King City has an average housing density of approximately 9.6 units per acre.

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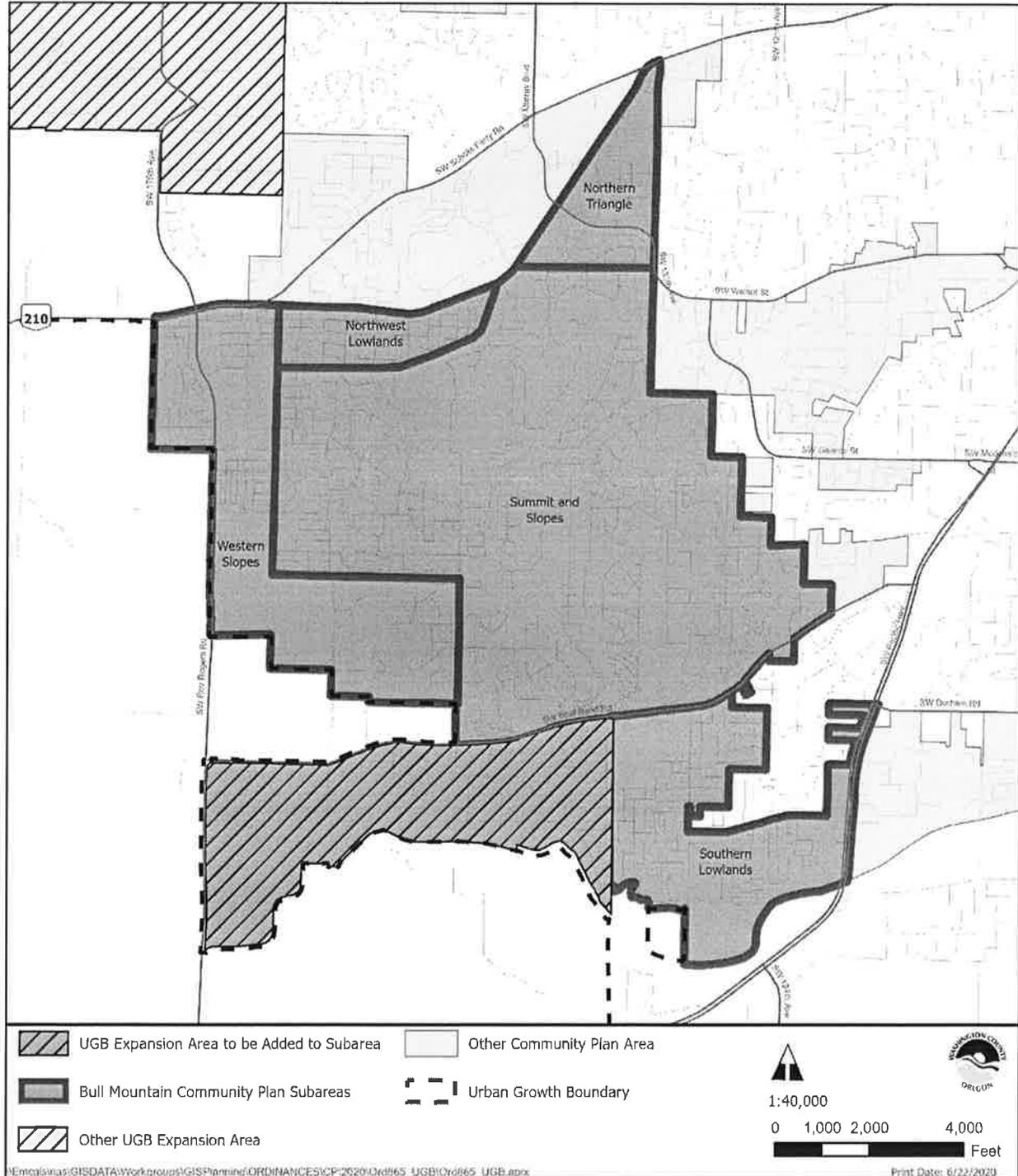
The Community Business District designated along Pacific Highway east of King City is the same as planned for the adjacent area by King City. Other land use designations contiguous to King City's borders are designed to be compatible with the adjacent densities within the city limits.

South of Beef Bend Road, between SW 131st Avenue and the BPA powerline right-of-way, is an area of approximately 89 acres ~~that is designated FD-10. This area, formerly known as Urban Reserve Area 47, was brought inside the UGB by Metro in December 1998 and was subsequently annexed by King City. The FD-10 designation reflects provisions of the Washington County-King City Urban Planning Area Agreement (UPAA), which assigns responsibility for comprehensive planning and ultimate urban development of this area to King City.~~

West of this area to NW Roy Rogers Road, and bordered by SW Beef Bend Road to the north and the Tualatin River to the south, is the area formerly known as the Beef Bend South Urban Reserve Area (6D). This area was brought into the UGB by Metro in 2018 and approved by the Land Conservation and Development Commission in 2019. The County subsequently applied the Future Development 20-Acre District (FD-20), which allows limited land uses and is considered an urban holding district until properties are annexed to the city. The area contains extensive Significant Natural Resources. The 2018 King City Urban Reserve Concept Plan anticipates a range of housing types for the areas, including attached and detached single-family dwellings, duplexes, row houses, cottage clusters, and apartments.

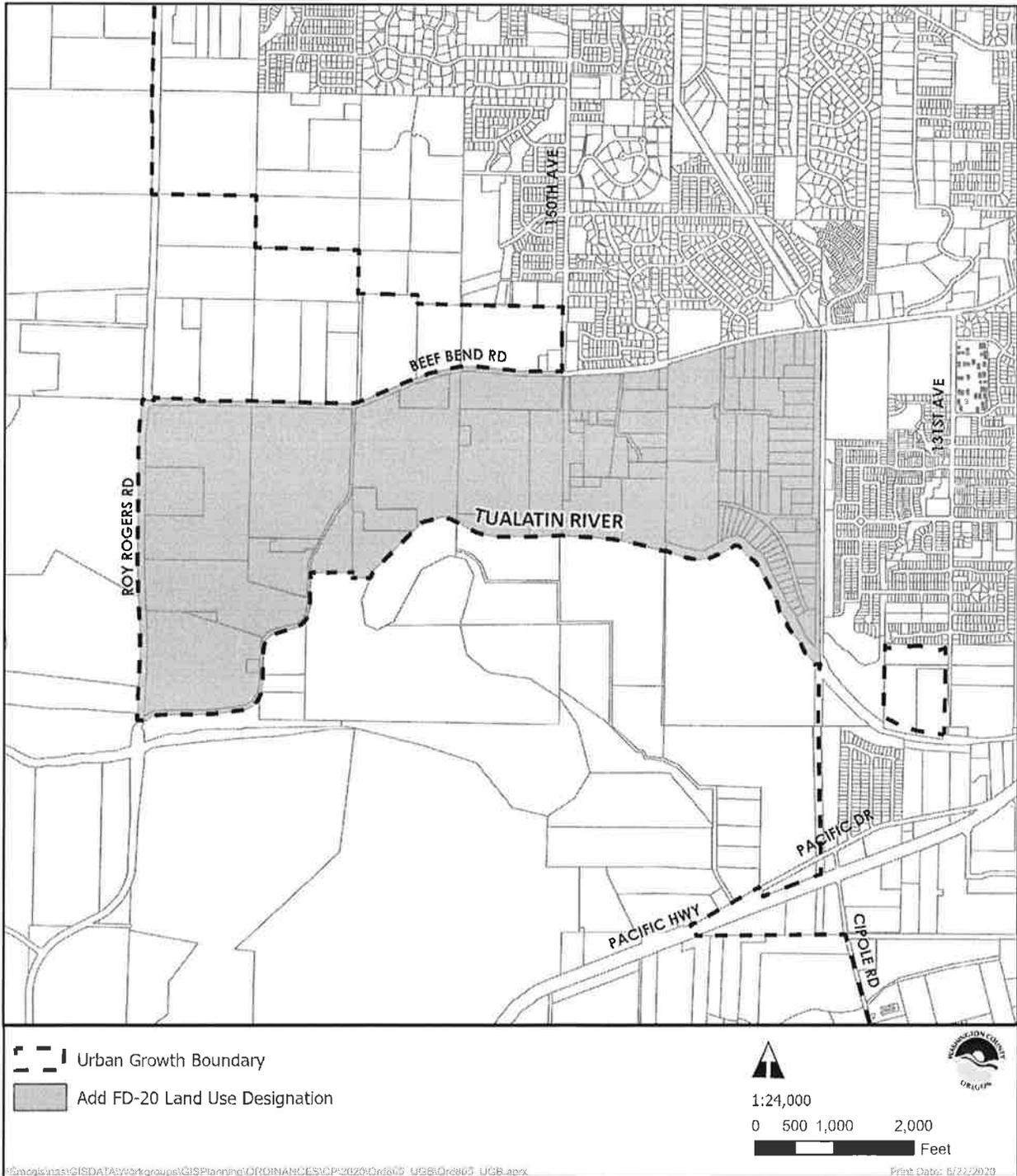
The 'Subareas' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:

Map 4-2



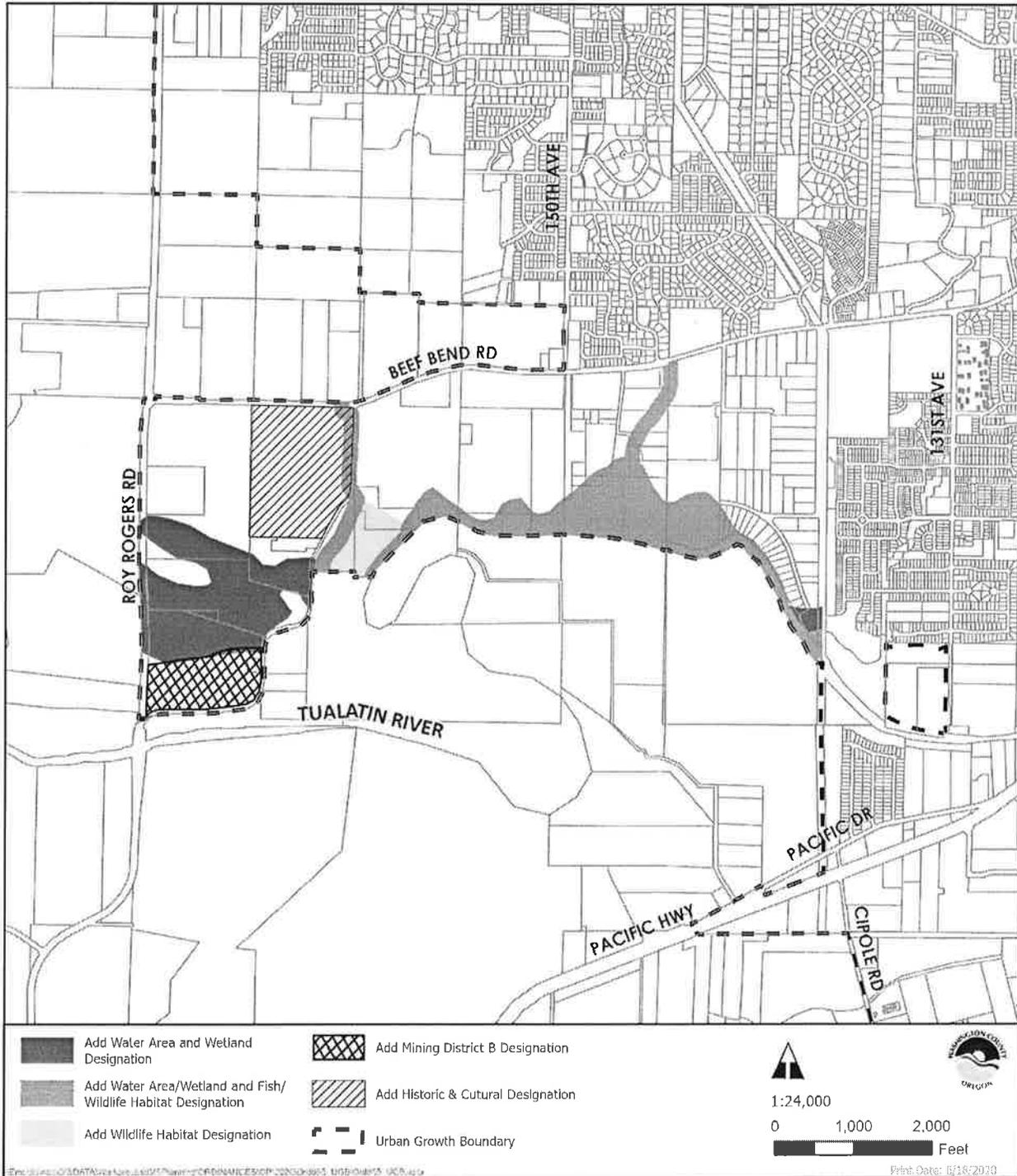
abcdef Proposed additions
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The 'Land Use Districts' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



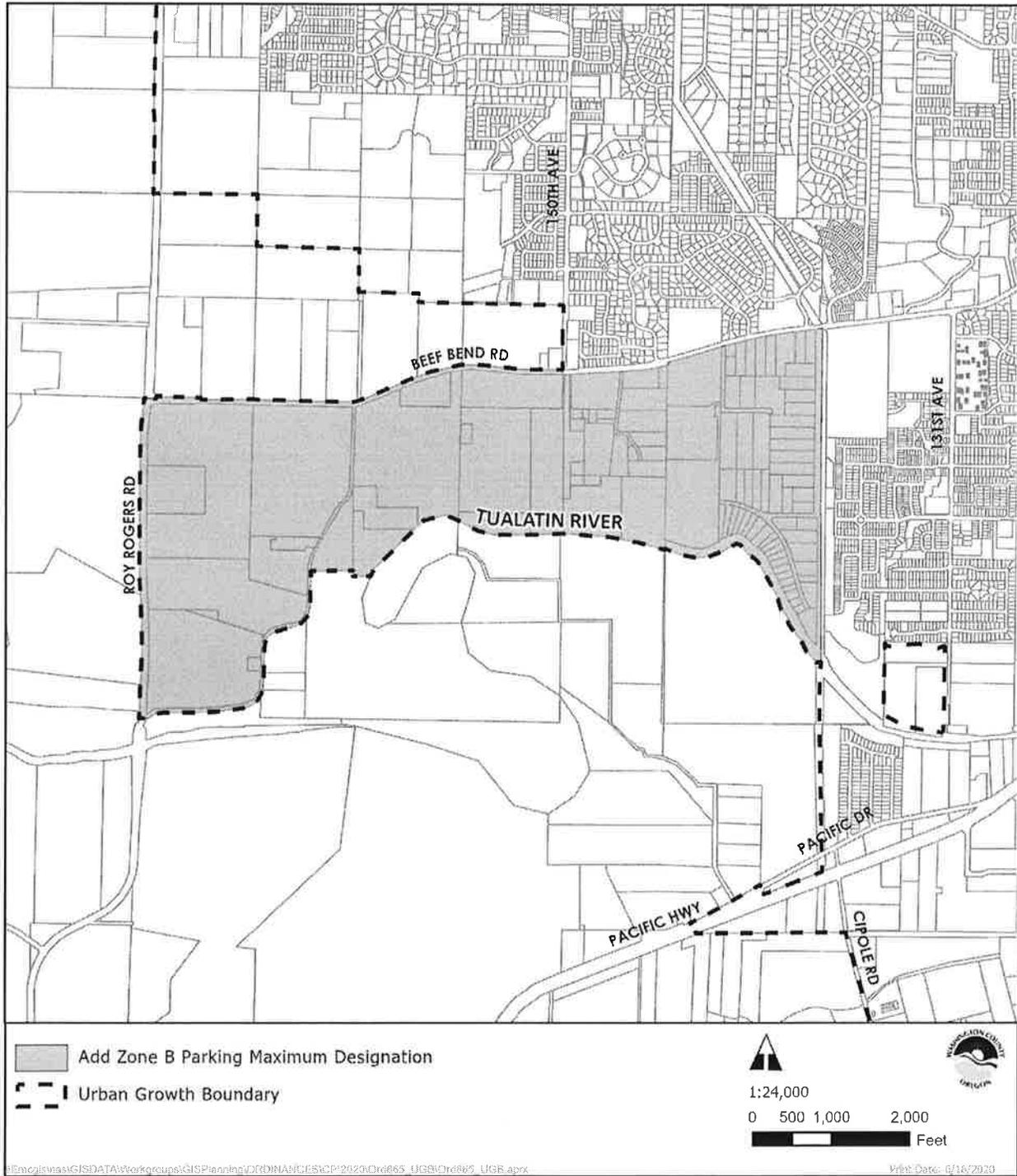
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The 'Significant Natural and Cultural Resources' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



abcdef Proposed additions
~~abcdef~~ Proposed deletions

The 'Parking Maximum Designations' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the Beef Bend South UGB expansion area as shown:



abcdef Proposed additions
abedef Proposed deletions

Sections of the EAST HILLSBORO COMMUNITY PLAN are amended to reflect the following:

East Hillsboro Community Plan

Community or Area Plans

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided for planning purposes into a number of planning areas. The East Hillsboro Planning Area is one such planning area, unique in that it also lies within a city planning area. Community Planning Area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the Community Plan was originally adopted.

The policies and plan designations of the Comprehensive Framework Plan are applied in a site-specific manner to each planning area. The result of this application is a unique plan document, composed of a plan map and plan text.

Background Summary

Planning Area

The planning area is bordered by the Sunset Highway, Tualatin Valley Highway, NW Cornelius Pass Road, and NW 216th/219th Avenues, and the east city limits of Hillsboro. At the time the Community Plan was adopted in 1983, the planning area ~~it contains~~ encompassed approximately 3,166 acres and 930 residences, including the Orenco neighborhood and a portion of the Reedville neighborhood. Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB to include the Witch Hazel Village South Urban Reserve area (also known as Urban Reserve Area 6A), which was approved by the Land Conservation and Development Commission in 2019. This approximately 150-acre area has been added to the southern portion of the planning area. The planning area is primarily flat, with the exception of the Dawson Creek, Gordon Creek, Rock Creek and Beaverton Creek drainage channels which flow through the area.

Land Use

In As of June-1983, approximately 26% of the planning area was classed as "developed" or "unbuildable" in the Hillsboro Land Use Inventory, including street and railroad rights-of-way, and 100-year floodplains. Various UGB expansions and annexations have occurred since 1983. The 2018 UGB expansion was 150 acres, including environmentally sensitive areas and about 75 developable acres.

At the time the Community Plan was originally developed, tThe majority of land in the planning area was is-in either agricultural, rural residential, or large-lot residential use. Low-density residential uses were are

abcdef Proposed additions
abedef Proposed deletions

concentrated in the Orenco and Reedville neighborhoods. Commercial and industrial uses were are located on the north side of Tualatin Valley Highway between 219th and 224th Avenue, on the west side of 231st Avenue south of the Burlington Northern Railroad track, and along 216th Avenue north of Rock Creek. Some multi-family residential structures were are located in Orenco and Reedville.

Natural Resources

Flooding problems occur in the planning area primarily along Rock Creek and secondarily along its tributaries. These floodplain areas contain riparian vegetation which provides wildlife habitat. Many of the area's soils are characterized by a high water table, which lies within a few feet of the surface during winter months. Other area soils have low bearing strength and/or potential for shrinking and swelling. These conditions may limit development potential in some areas.

The 2018 UGB expansion included County identified Goal 5 resources near the Tualatin River and along Gordon Creek. The UGB expansion area also included Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat.

There are no known mineral/aggregate or energy resources in the planning area.

Community Plan Overview

The East Hillsboro Community Plan has the following features:

8. The County and City Plan designations correspond in the following manner:

County Designation	City Designation
***	***
R-24	Rh
<u>FD-20</u>	<u>N/A</u>
NC CBD GC OC	COMM

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Subareas

The planning area is divided into subareas that are distinguished by the similar types of land uses planned within each area. Presented below are (1) a characterization of plan intent for each of ~~seven~~ ~~general~~-subareas of the East Hillsboro Planning Area, and (2) following each subarea characterization, a set of design elements applicable to development on properties in these subareas. Included within the design elements are prescriptions for Areas of Special Concern identified on the plan map.

The Airport Area

Witch Hazel Village South

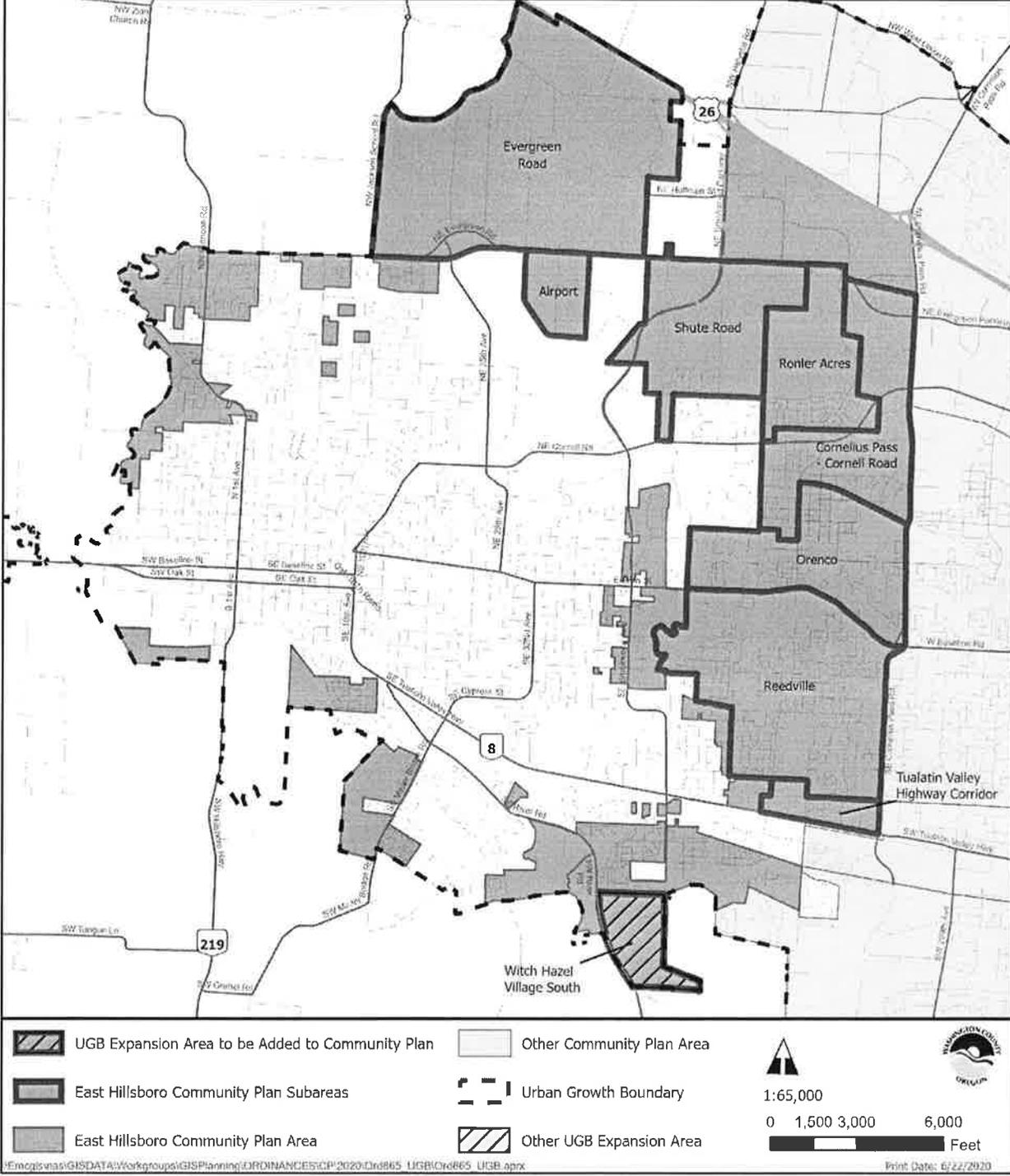
The Witch Hazel Village South subarea is bounded on the north by Oakhurst Street, on the west by River Road and on the east by Brookwood Road, and is approximately 1,400 feet north of Rosa Road. It is a portion of the larger South Urban Reserve area (6A) and was added to the UGB in 2018. In 2020, the County designated these UGB expansion area lands as Future Development 20-Acre District (FD-20), which allows limited land uses and is considered an urban holding district until properties are annexed to the city.

Design Elements

1. This area is identified in the Urban Planning Area Agreement (UPAA) as requiring annexation to Hillsboro to receive services for urban-level development.

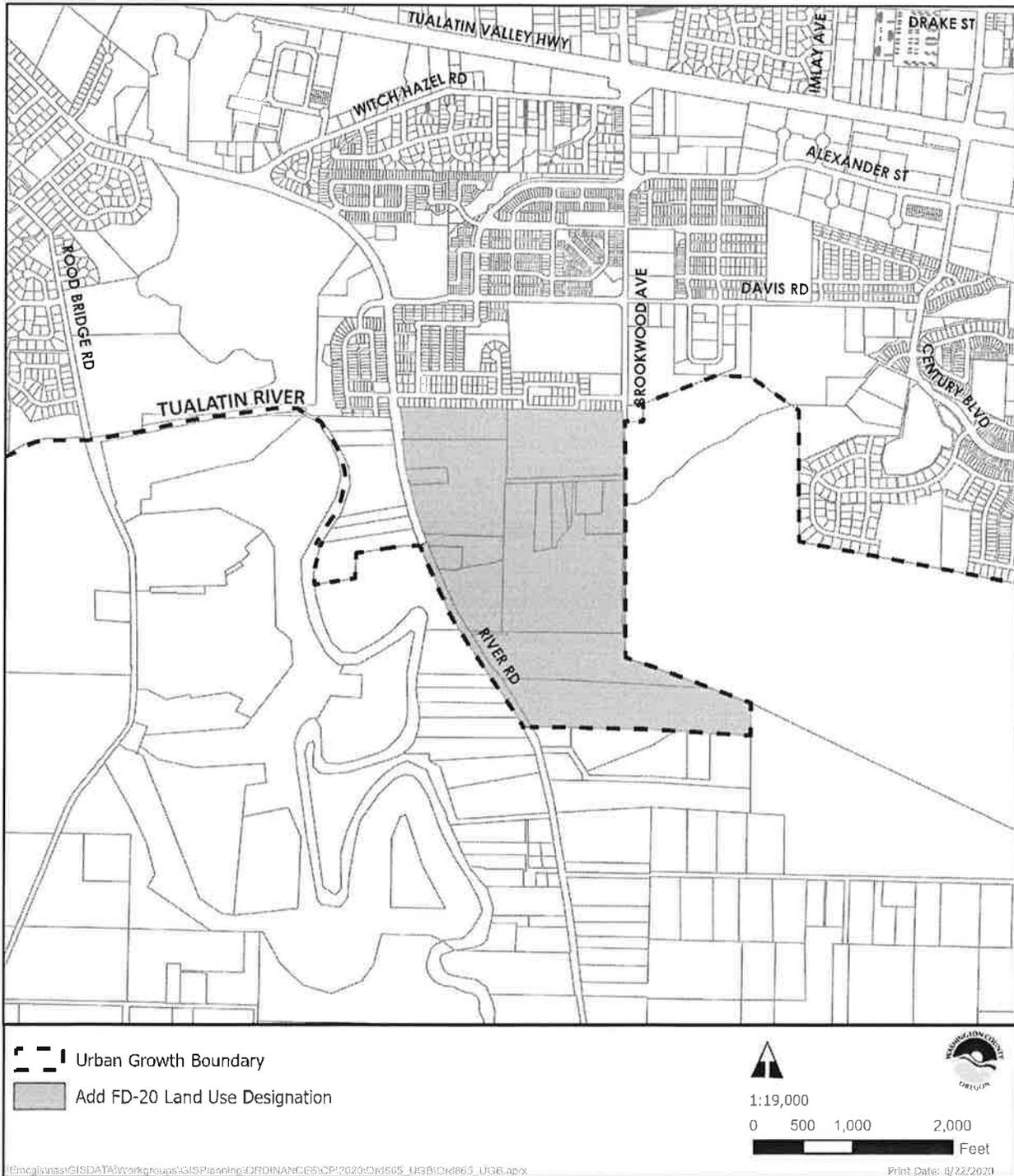
The 'Subareas' Map of the EAST HILLSBORO COMMUNITY PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:

Map 12



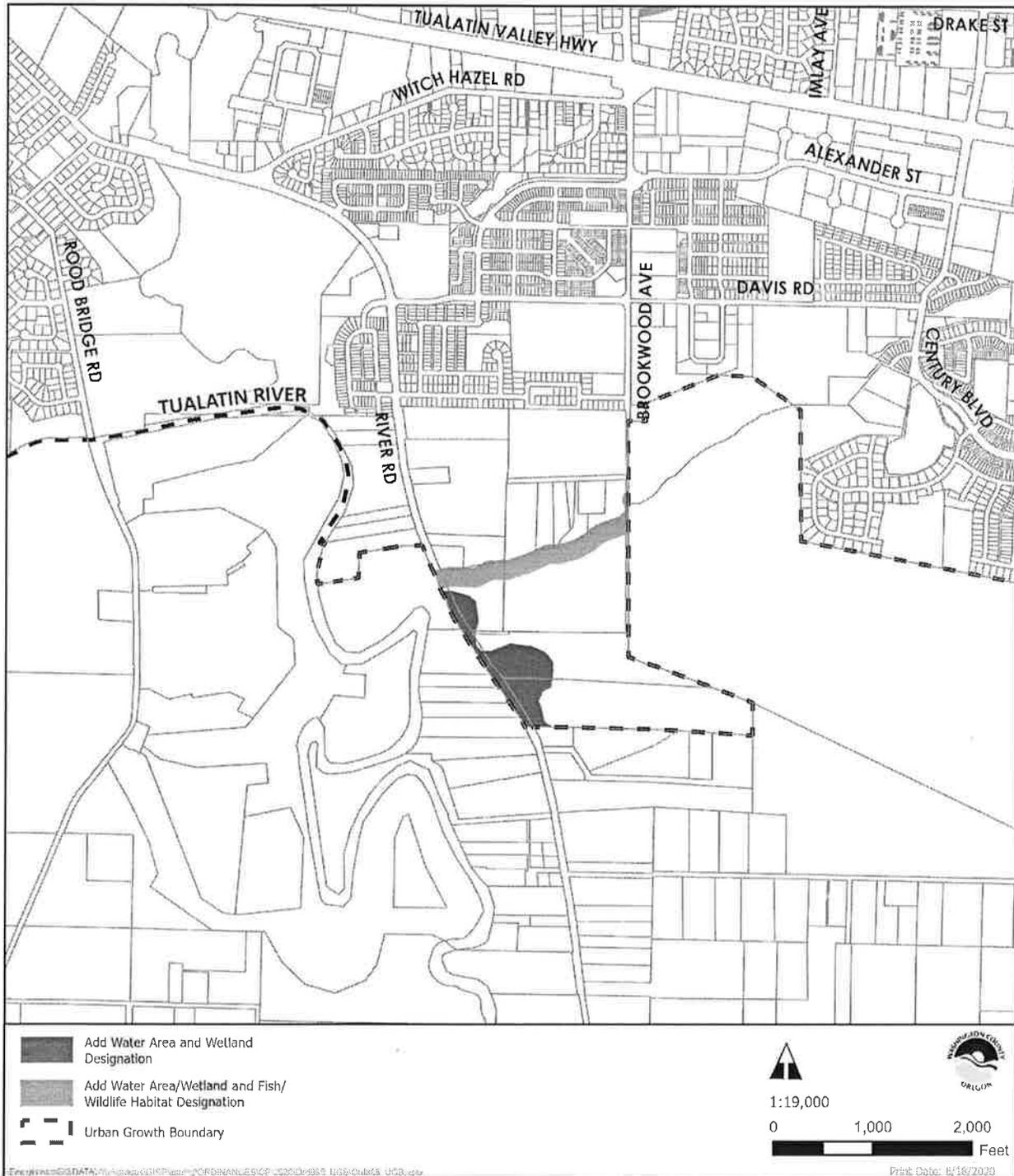
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The 'Land Use Districts' Map of the EAST HILLSBORO COMMUNITY PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



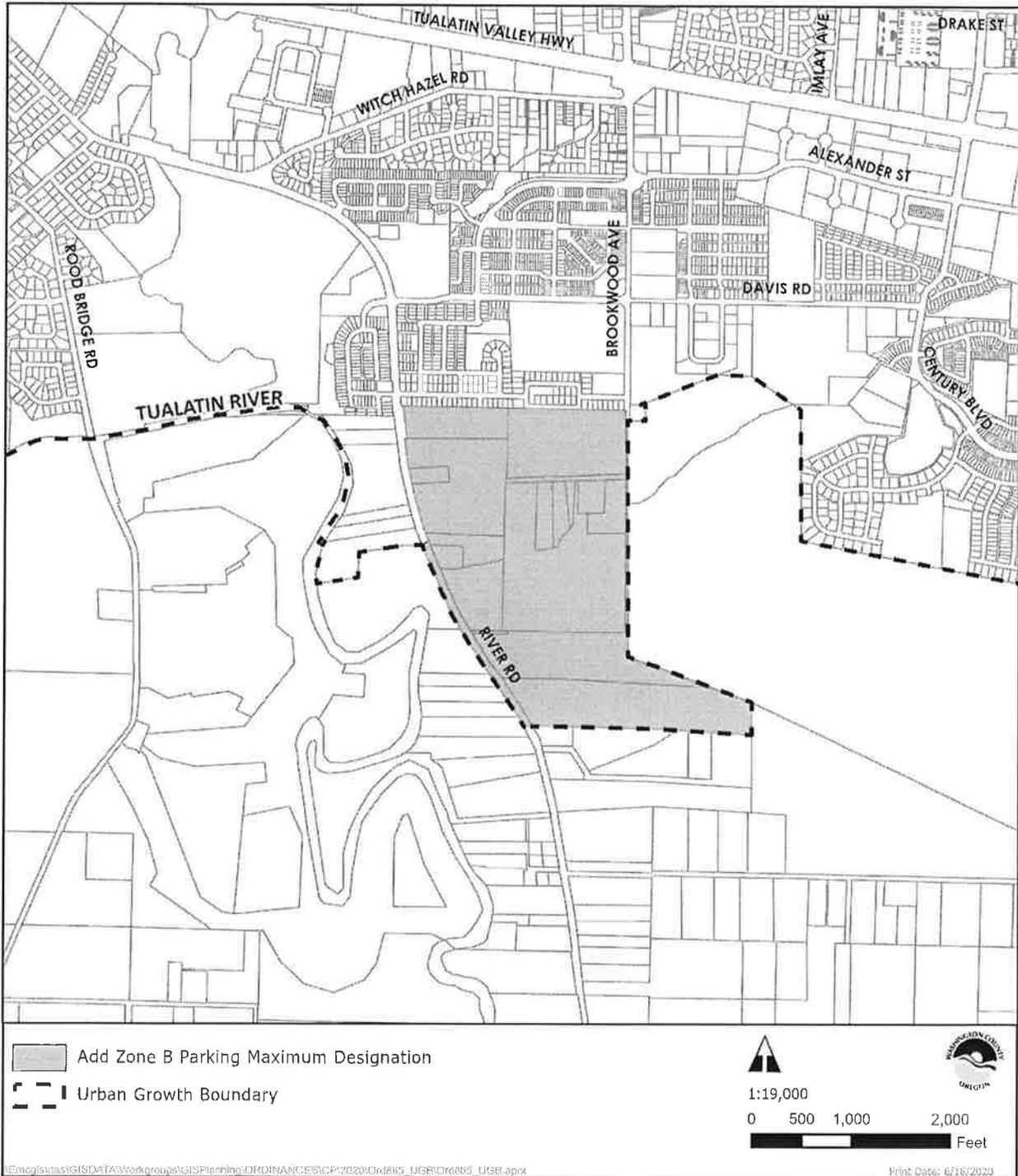
abcdef Proposed additions
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The 'Significant Natural and Cultural Resources' Map of the EAST HILLSBORO COMMUNITY PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



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The 'Parking Maximum Designations' Map of the EAST HILLSBORO COMMUNITY PLAN is amended to reflect the Witch Hazel Village South UGB expansion area as shown:



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Sections of the WEST UNION COMMUNITY PLAN are amended to reflect the following:

West Union Community Plan

Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of Community Planning Areas. The result of this application is a Community Plan, composed of a Community Plan map and Community Plan text.

The Community Plan map portrays a land use designation for each parcel of land in the planning area. Community Planning Area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the Community Plan was originally adopted.

Background Summary

Planning Area

The West Union Planning Area, located north of U.S. Highway 26 (Sunset Highway) directly west of NW Cornelius Pass Road. At the time the Community Plan was adopted in 1983, the planning area encompassed is approximately one square mile in size. It was is-bounded primarily on the north by NW West Union Road, on the south by the Sunset Highway, on the east by NW Cornelius Pass Road and on the west by the urban-growth boundary (UGB). Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB through an administrative amendment to include one parcel known as West Union Square in the Bendemeer Urban Reserve area (also known as Urban Reserve Area 8C). This approximately five-acre parcel was added to the northeastern portion of the planning area.

West Union represents the only urbanizable portion of a larger Community Planning Organization - CPO #8, North Plains. The Rural/Natural Resource Plan, adopted by Washington County on December 27, 1983, guides land use decisions for land located outside the UGB. This plan addresses only land use decisions within the West Union Planning Area. In 1980, the West Union Planning Area had a population of 35 residents.

Land Use

At the time the Community Plan was developed in 1983, Existing-land use in West Union reflected a combination of industrial, residential and agricultural uses. In 1983, tThe West Union Planning Area

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~~enccompassed~~ consists of 530.8 acres, of which approximately 478 acres ~~were~~ are considered vacant and buildable (undeveloped and not constrained by flood plains or steep slopes).

~~In 1983, Current~~ industrial uses comprised 6% of the total land area, with the Riviera Motors office and warehouse facilities being the largest ~~existing-use~~. Residential and commercial uses represented less than 1% of existing land uses. Over 90% of the West Union Planning Area ~~was is~~-held under three ownerships. ~~In all three instances, the three separate land holdings are~~ in excess of 100 acres; one holding ~~was is~~-in excess of 200 acres.

The West Union Planning Area has been zoned ~~primarily~~ for industrial purposes ~~for the past ten years~~. Service availability, however, has limited substantial industrial expansion. The West Union Community Plan reflects a continuation of the industrial status of the West Union area. The plan, however, continues to require urban service availability prior to additional industrial development.

Natural Features

~~In 1983, t~~Topography rangeds from nearly level to gently sloping landforms. Vegetation ~~was is~~-sparse and scattered. Waible Gulch, a tributary of McKay Creek, flows through the ~~former~~ center of West Union on its course to the Tualatin River. This stream is subject to periodic flooding north of the existing industrial use. Dawson Creek, a tributary of Rock Creek, and an unnamed tributary of Waible Gulch also flows through the planning area. The 2018 UGB expansion included Metro Title 13 Type I Riparian Wildlife Habitat.

A variety of soil types (Woodburn-Willamette-Verboort association) are present in the planning area. Building constraints are associated with Verboort and Woodburn soils due to poor drainage.

Subareas

Development in West Union ~~subareas~~ has been considered as a whole to comply with Washington County's Industrial land use district and the Special Industrial District Overlay. Further direction is provided in this section for the three subareas within West Union. The design elements listed for each ~~subarea in West Union~~ are intended to augment the development standards and procedures found in the Community Development Code (CDC). Future development actions in West Union ~~subareas~~ will be expected to respond to both the development standards in the ~~CDC Community Development Code~~ and the design elements ~~for subareas~~ listed in the West Union Community Plan.

Northeast of these subareas, south of NE Old Pass Road and bordered by NW West Union Road on the southwest and NE Cornelius Pass Road on the southeast, is the area known as West Union Square in the Bendemeer Urban Reserve Area (8C). This area was brought into the UGB by Metro in 2018 and approved by the Land Conservation and Development Commission in 2019. The Rural Commercial District (R-COM) was retained until the property is annexed to the city. This property is not part of a subarea or subject to subarea development standards or design elements.

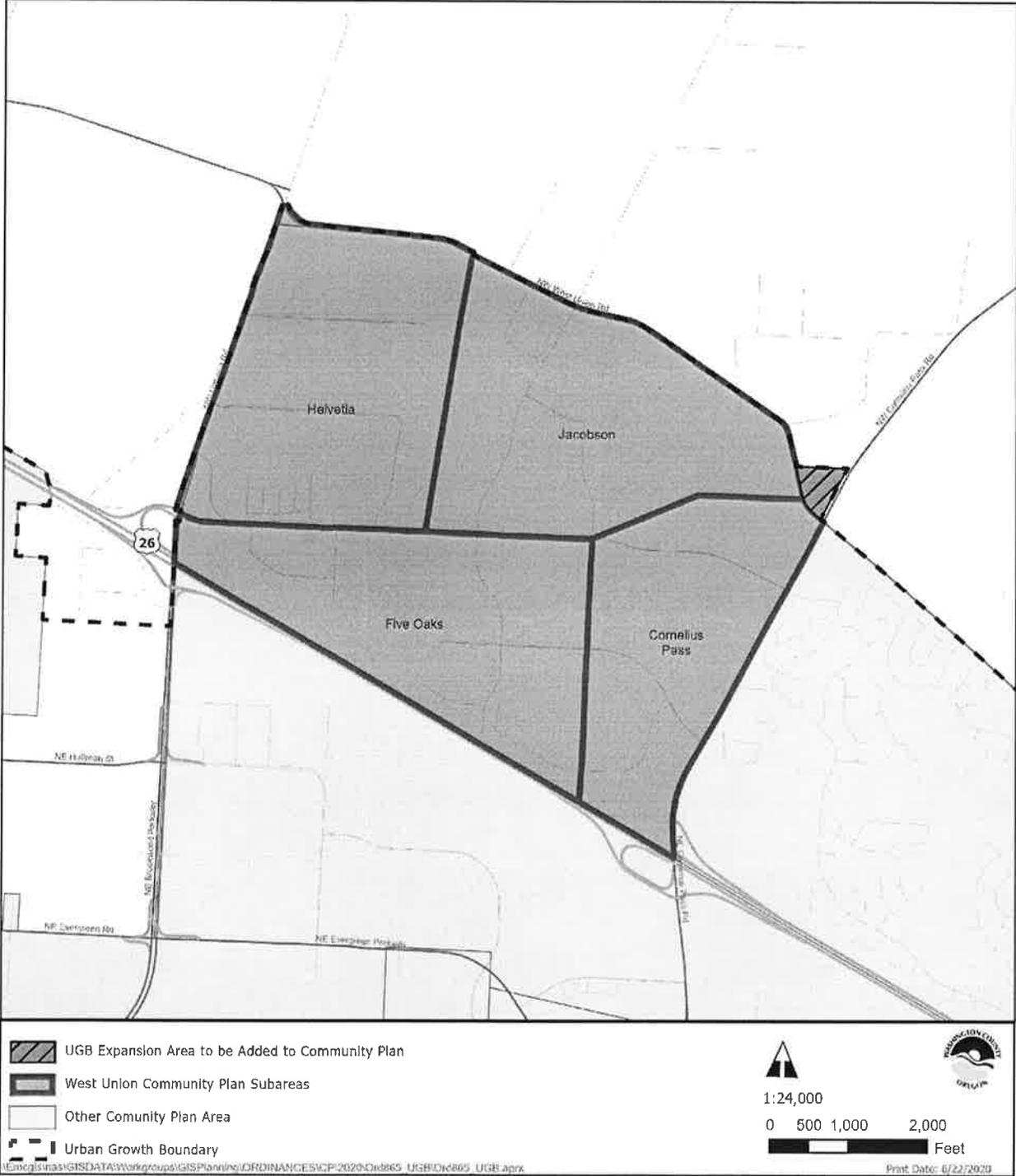
Cornelius Pass

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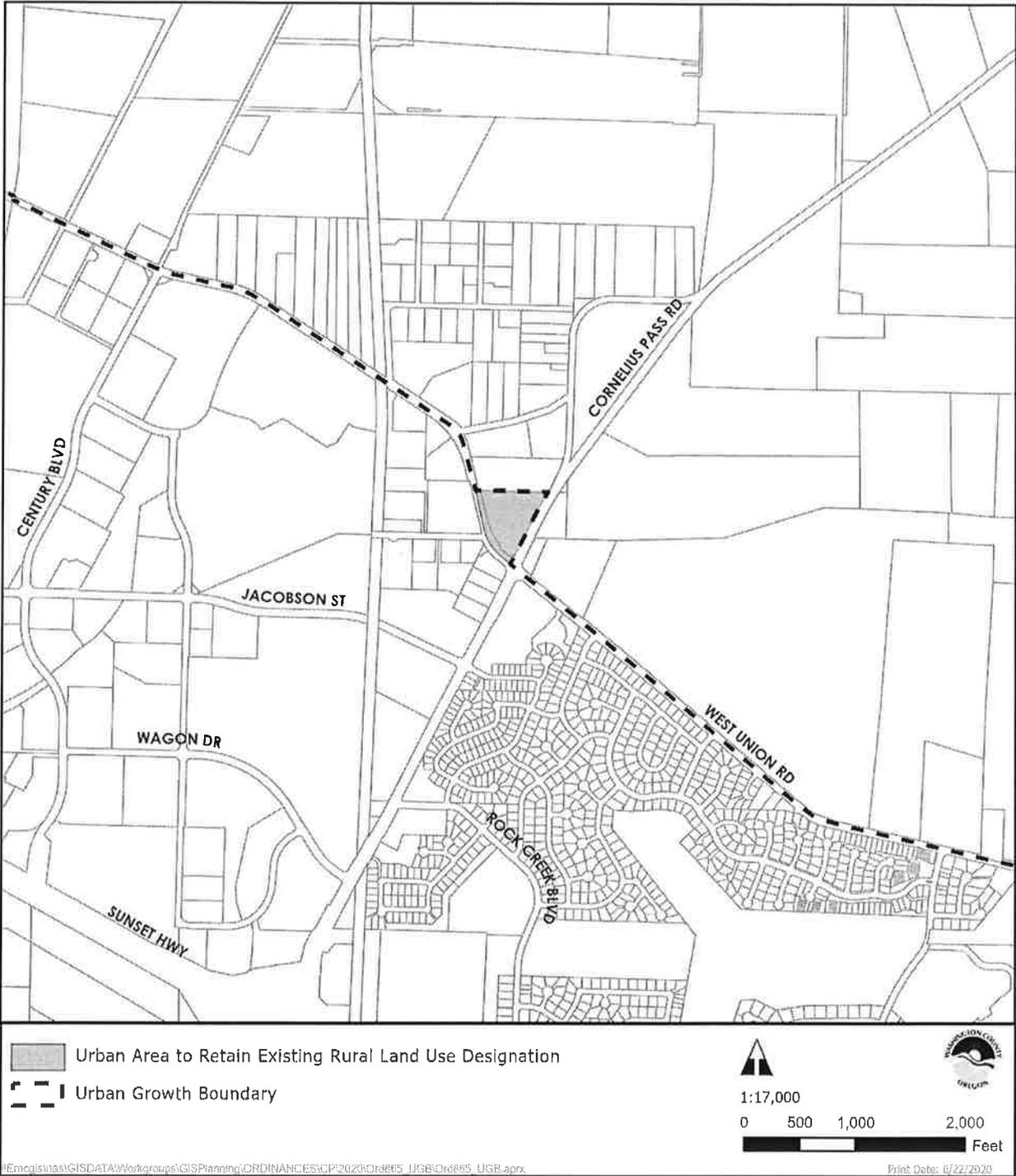
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The 'Subareas' Map of the WEST UNION COMMUNITY PLAN is amended to reflect the West Union Village Square UGB expansion area as shown:

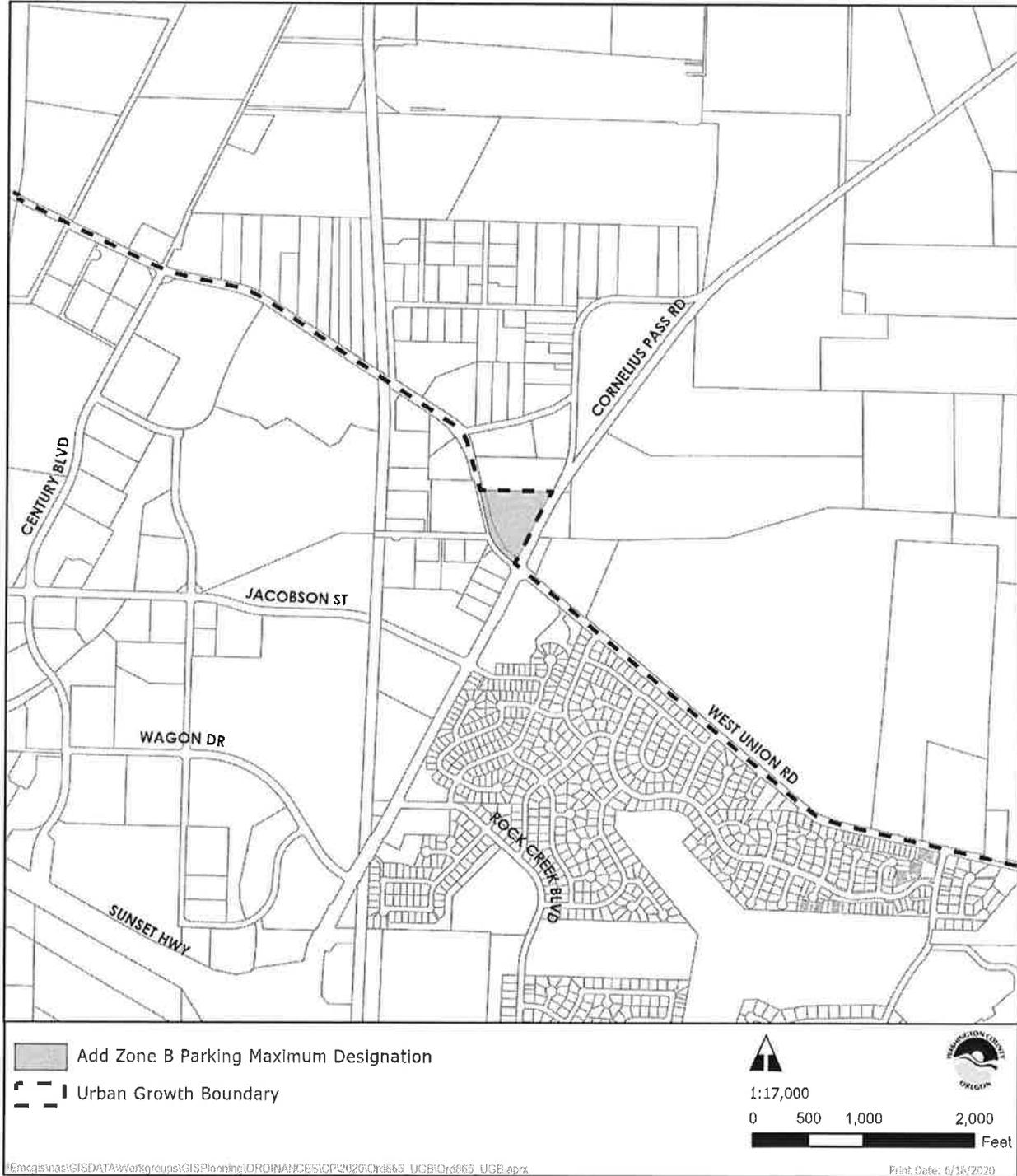
Map 2



The 'Land Use Districts' Map of the WEST UNION COMMUNITY PLAN is amended to reflect the West Union Village Square UGB expansion area as shown:



The 'Parking Maximum Designations' Map of the WEST UNION COMMUNITY PLAN is amended to reflect the West Union Village Square UGB expansion area as shown:





AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

RO 22-12

Meeting Date: January 18, 2022
Agenda Category: ACTION
Department(s): Land Use & Transportation
Presented by: Stephen Roberts, Director of Land Use & Transportation

CPO: All

Agenda Title: Adopt Findings for Ordinance No. 865

REQUESTED ACTION:

Adopt the findings for Ordinance No. 865 and authorize the Chair to sign the Resolution and Order memorializing the action.

SUMMARY:

Ordinance No. 865 would amend the Comprehensive Framework Plan (CFP) for the Urban Area, the Rural/Natural Resource Plan (RNRP) and Community Plans for Aloha-Reedville-Cooper Mountain, Bull Mountain, East Hillsboro and West Union to address recent urban growth boundary (UGB) expansions in Washington County. The changes would transition the new UGB areas from the rural to the urban area. The proposed ordinance is posted on the County's land use ordinances webpage at the following link:

www.co.washington.or.us/landuseordinances

Post-acknowledgment comprehensive plan amendments are amendments made to the County's Comprehensive Plan after it was acknowledged by the State Department of Land Conservation and Development as complying with the Statewide Planning Goals. ORS 197.615 requires that such amendments be accompanied by findings setting forth the facts and analysis showing that the amendments are consistent with the applicable Statewide Planning Goals, Oregon Revised Statutes, State Administrative Rules and the applicable provisions of WashingtonCounty's Comprehensive Plan.

Additionally, as required by Title 8 of Metro's Urban Growth Management Functional Plan (UGMFP), any amendment to a comprehensive plan or implementing ordinance shall be consistent with the requirements of the UGMFP.

Attached is the Resolution and Order to adopt the findings for Ordinance No. 865. Prior to the Jan. 18, 2022 meeting, the proposed findings will be provided to the Board, posted on the above land use ordinance webpage and hyperlinked below.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

Refer to related Public Hearing agenda item for Ordinance No. 865.

Legal History/Prior Board Action:

Refer to related Public Hearing agenda item for Ordinance No. 865.

Budget Impacts:

None

ATTACHMENTS:

[Resolution and Order 22-12 - Ord. 865 Findings](#)

[Exhibit A - Ordinance 865 Findings](#)

Approved by the
Washington County Board of Commissioners
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

January 18, 2022

Date Signed

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Adopting)	RESOLUTION AND ORDER
Legislative Findings in Support)	No. <u>22-12</u>
of Ordinance No. 865)	
)	

This matter having come before the Washington County Board of Commissioners (Board) at its meeting of January 18, 2022; and

It appearing to the Board that the findings contained in (Exhibit A) summarize relevant facts and rationales with regard to compliance with the Statewide Planning Goals, Oregon Revised Statutes and Administrative Rules, Washington County’s Comprehensive Plan, and titles of Metro’s Urban Growth Management Functional Plan relating to Ordinance No. 865; and

It appearing to the Board that the findings attached and herein incorporated as Exhibit A constitute appropriate legislative findings with respect to the adopted ordinance; and

It appearing to the Board that the Planning Commission, at the conclusion of its public hearing on August 19, 2020, made a recommendation to the Board, which is in the record and has been reviewed by the Board; and

It appearing to the Board that, in the course of its deliberations, the Board has considered the record which consists of all notices, testimony, staff reports, and correspondence from interested parties, together with a record of the Planning Commission’s proceedings, and other items submitted to the Planning Commission and Board regarding this ordinance; it is therefore,

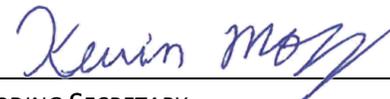
///

1 RESOLVED AND ORDERED that the attached findings in Exhibit A in support of Ordinance
2 No. 865 are hereby adopted.

3 DATED this 18th day of January 2022.

4
5 BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

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7 _____
CHAIR KATHRYN HARRINGTON

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RECORDING SECRETARY

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EXHIBIT A**FINDINGS FOR ORDINANCE NO. 865****AN ORDINANCE AMENDING THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, RURAL/NATURAL RESOURCE PLAN, AND COMMUNITY PLANS FOR ALOHA–REEDVILLE–COOPER MOUNTAIN, BULL MOUNTAIN, EAST HILLSBORO AND WEST UNION TO ADDRESS RECENT URBAN GROWTH BOUNDARY EXPANSIONS****Jan. 18, 2022**

Part 1 – General Findings

Part 2 – Statewide Planning Goal Findings

Part 3 – Metro Urban Growth Management Functional Plan Findings

Part 4 – Metro Regional Transportation Plan Findings

Part 1:**GENERAL FINDINGS**

Ordinance No. 865 amends the Comprehensive Framework Plan for the Urban Area (CFP), the Rural/Natural Resource Plan (RNRP) and Community Plans for Aloha–Reedville–Cooper Mountain, Bull Mountain, East Hillsboro and West Union to address recent Urban Growth Boundary (UGB) expansion in the County. The changes would transition new UGB areas from the rural to the urban area.

Key Ordinance Provisions

- Remove references to some concept plans from the RNRP.
- Remove designations for land use districts, Goal 5 resources and urban reserves in UGB expansion areas from the RNRP.
- Add the Future Development 20-Acre District (FD-20) land use designation to new UGB areas and transfer one Rural Commercial District, or R-COM, land use designation from the RNRP to a relevant Community Plan.
- Add designations for Significant Natural and Cultural Resources and parking maximums in UGB expansion areas to relevant community plans and associated subareas.
- Make minor amendments to reflect the addition of UGB expansion areas to the urban area.

Because the ordinance would make changes that do not affect compliance with Oregon’s Statewide Planning Goals (Goals), it is not necessary for these findings to address the Goals with respect to each amendment. The County Board of Commissioners finds that the Goals apply to amendments covered by these findings only to the extent noted in specific responses to individual applicable Goals, and that each amendment complies with the Goals. Goals 15

(Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), 19 (Ocean Resources) and related Oregon Administrative Rules (OARs) are not addressed because these resources are not located within Washington County.

The County is also required to make findings that the amendments are consistent with the requirements of Metro's Urban Growth Management Functional Plan (UGMFP) and Regional Transportation Plan (RTP). These findings are addressed in this document.

Part 2:

STATEWIDE PLANNING GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that Ordinance No. 865 is consistent with the Goals, Oregon Revised Statutes (ORS), OAR requirements, Metro's UGMFP and Washington County's Comprehensive Plan (Plan). The County's Plan was adopted to implement the aforementioned planning documents and was acknowledged by the State of Oregon. The County follows the post-acknowledgement plan amendment (PAPA) process to update the Plan with new state and regional regulations as necessary and relies in part upon these prior state review processes to demonstrate compliance with all necessary requirements. No goal compliance issues were raised in the hearing proceedings described below. In addition, none of the proposed changes to the map and text of the Plan implicate a goal compliance issue. The following precautionary findings are provided to demonstrate ongoing compliance.

Goal 1 – Citizen Involvement

Goal 1 addresses Citizen Involvement by requiring the implementation of a comprehensive program to stimulate community participation in the planning process. Washington County has an acknowledged citizen involvement program that provides a range of opportunities for community members and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the County's Charter sets forth specific requirements for community involvement during review and adoption of land use ordinances, including public hearings. The County has followed these requirements for the adoption of Ordinance No. 865.

Goal 2 – Land Use Planning

Goal 2 addresses Land Use Planning by requiring an adequate factual base to support a decision as well as coordination with affected governmental entities. Washington County has an acknowledged land use planning process that provides for the review and update of the various elements of the Plan, which includes documents such as the RNRP, CFP, Community Plans, Community Development Code (CDC) and Transportation System Plan (TSP). The County utilized this process to adopt Ordinance No. 865.

Notice was coordinated with all affected governmental entities and comments received regarding Ordinance No. 865 were addressed either as part of the proceedings or with subsequent staff coordination.

Goal 3 – Agricultural Land

Goal 3 seeks to preserve and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products, forest and open space, and with the state's agricultural land use policies. Policy 15, Implementing Strategies (a) and (f), of the RNRP include provisions for the preservation of agricultural lands.

Metro Council Ordinance No. 18-1427 added approximately 1,910 acres of primarily agricultural land from three Urban Reserve Areas south of Hillsboro, west of Beaverton, and west of King City to the regional UGB. Metro, in making the decision to add these lands to the UGB determined that these lands were needed for urban uses. That decision is final and acknowledged. As such, Metro has determined that agricultural uses protected under Goal 3 are subordinate to the proposed urban uses. The imposition of FD-20 through Ordinance No. 865 will help preserve agricultural uses until the transition to urban uses.

Goal 4 – Forest Lands

Goal 4 addresses the conservation of forest lands by maintaining the forest land base and protecting the state's forest economy by making possible economically efficient forest practices. Policy 16, Implementing Strategies (a) and (c) of the RNRP include provisions for the conservation and maintenance of forest lands.

Metro's 2018 UGB expansion included rural lands that allow forest uses. Metro, in making the decision to add these lands to the UGB determined that these lands were needed for urban uses. That decision is final and acknowledged. As such, Metro has determined that forest uses protected under Goal 4 are subordinate to the proposed urban uses. The imposition of FD-20 through Ordinance No. 865 will help preserve forest uses until the transition to urban uses.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 addresses the protection of natural resources and the conservation of scenic, cultural, and historic areas and open spaces by requiring local programs to protect these resources in order to promote a healthy environment and natural landscape that contributes to Oregon's livability for present and future generations.

In addition, OAR 660-023-0250 requires application of current Goal 5 provisions to PAPAs when the PAPA: 1) creates or amends a resource list or a portion of an acknowledged plan or land use regulation that protects a significant Goal 5 resource, or 2) allows new uses that could be conflicting uses with a particular Goal 5 site on an acknowledged resource list.

Policies 10, 11 and 12 of the CFP, Policies 7, 9, 10, 11, 12 and 13 of the RNRP, and various sections of the Community Plans and the CDC include provisions for the protection of Goal 5 resources.

The County's Plan compliance with Goal 5 is maintained with amendments made by Ordinance No. 865, which removes Significant Natural Resource areas from the RNRP and adds the same areas to the CFP and the applicable Community Plan map of Significant Natural and Cultural Resources. Regulatory protection of the County's existing Goal 5 resources will not change because of this ordinance and will remain until annexation by an adjacent city occurs.

Goal 9 – Economic Development

Goal 9 requires the provision of adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of citizens. CFP Policy 20 and Policies 15, 16, 20 and 21 of the RNRP set out the County's policies to strengthen the local economy. The CDC contributes to a sound economy by providing standards that facilitate development in an orderly and efficient fashion.

Ordinance No. 865 designates most lands brought into the UGB through Metro's 2018 UGB expansion as FD-20. Only the 5-acre West Union Village Square UGB expansion area near Hillsboro, which amended the UGB in this area to alleviate a health hazard from a failing septic system on one property, will not receive the urban FD-20 land use designation but will maintain its current R-COM rural land use designation until annexed by a city. The intent was to allow current uses to continue, but not add new uses that might be more intensive.

The amendments within Ordinance No. 865 are consistent with the County's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

Goal 10 – Housing

Goal 10 requires the provision of housing, including adequate numbers of units within a range of prices, types and densities that provide realistic options to meet citizen needs. Policies 21, 22, 23 and 24 of the CFP address the provision of housing in the urban areas of the county. The CDC contributes to the provision of adequate housing by establishing standards that facilitate development in an orderly and efficient fashion.

Metro's 2018 Growth Management Decision identified an expectation that cities proposing UGB expansions increase housing choices and reduce housing costs throughout the expansion areas. The three cities in Washington County that proposed UGB expansions are planning for over 7,900 new homes.

Ordinance No. 865 applies the FD-20 land use designation to encourage and retain limited interim uses until the urban comprehensive planning for future urban development of these areas is completed and annexed by a city. The ordinance does not plan for the building of new homes.

The amendments within Ordinance No. 865 are consistent with the County's acknowledged policies and strategies for housing as required by Goal 10.

Goal 11 – Public Facilities and Services

Goal 11 requires a plan for the orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Policies 15, 25, 26, 27, 28, 29, 30 and 31 of the CFP, and RNRP Policy 22 address the provision of public facilities and services in the urban and rural areas of unincorporated Washington County. The CDC requires that adequate public facilities and services be available for new development.

As highlighted earlier, Ordinance No. 865 designates most lands brought into the UGB through Metro's 2018 UGB expansion as FD-20, an urban land use district recognizing the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas, including public facilities and services, is complete. Ordinance No. 865 applies FD-20 through text and map amendments to CFP Policy 41 and in text and map amendments to applicable Community Plans.

The amendments within Ordinance No. 865 are consistent with the County's acknowledged policies and strategies for public facilities and services as required by Goal 11.

Goal 12 – Transportation

Goal 12 requires the provision and encouragement of a safe, convenient, multimodal and economic transportation system. CFP Policy 32, RNRP Policy 23 and the TSP describe the transportation system necessary to accommodate the transportation needs of Washington County. Implementing measures are contained in the TSP, Community Plans, and the CDC.

Ordinance No. 865 does not amend the TSP, nor does it include any transportation-related amendments to Community Plans or the CDC. The amendments adjust the CFP, the RNRP and several Community Plans. These amendments apply FD-20 designations and update County Plan maps to reflect Metro's 2018 UGB expansion. FD-20 allows limited land uses and are considered an urban holding district until properties are annexed to cities and zoned for urban development. The overall traffic and impacts on the transportation system remain similar to the prior rural designations.

The amendments in Ordinance No. 865 do not significantly affect the transportation system as described by the criteria in OAR 660-012-0060. Ordinance No. 865 amendments do not change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; result in types or levels of travel or access that are inconsistent with the adopted functional classification system designated by the acknowledged TSP for any existing or planned transportation facility; or degrade the performance of any existing or planned transportation facility. Therefore, Ordinance No. 865 amendments are consistent with the County's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12 (the Transportation Planning Rule or TPR, implemented via OAR Chapter 660, Division 12).

Goal 14 – Urbanization

Goal 14 requires provisions for the orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. Policies 13, 14, 16, 17, 18, 19, 41 and 42 of the CFP address urbanization within the UGB. The CDC implements the urbanization policies by establishing standards to promote appropriate urban development. Community Plans implement the urbanization policies by designating sufficient land for appropriate development.

In accordance with the Implementing Strategies of CFP Policy 41, Ordinance No. 865 designates most land brought into the UGB through Metro's 2018 UGB expansion decision as FD-20. The FD-20 District implements requirements of Metro's UGMFP and is applied to unincorporated urban lands newly added to the UGB, recognizing the desirability of encouraging and retaining limited, interim uses until comprehensive planning for future urban development is complete. While properties brought into the UGB are expected to transition to urban uses, the process of redesignating UGB expansion areas as FD-20 and restricting the expansion of rural and other uses that may conflict with development of future urban uses is required by Metro and County policy.

The amendments are consistent with the County's acknowledged policies and strategies for urbanization as required by Goal 14.

Part 3:**URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS**

Section 3.07.810 of Title 8 of Metro's UGMFP requires that County Plan changes be consistent with the UGMFP. Because Ordinance No. 865 makes changes that do not affect compliance with the UGMFP, it is not necessary for these findings to address each Title in the UGMFP. The Board finds that UGMFP requirements apply to amendments covered by these findings to the extent noted in specific responses below.

Title 8 – Compliance Procedures

Title 8 sets forth Metro's procedures for determining compliance with the UGMFP. Included in this title are steps local jurisdictions must take to ensure that Metro has the opportunity to review amendments to comprehensive plans. Title 8 requires jurisdictions to submit notice to Metro at least 35 days prior to the first evidentiary hearing for a proposed amendment to a comprehensive plan.

RESPONSE

Consistent with Title 8, a copy of proposed Ordinance No. 865 was sent to Metro on July 1, 2020, 35 days prior to the first evidentiary hearing. Metro provided no comments.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with Metro's UGMFP.

Title 11 – Planning For New Urban Areas

Title 11 guides planning of urban reserves and areas added to the UGB for conversion from rural to urban use. Title 11 includes requirements that the development of areas added to the UGB implement the Regional Framework Plan and the 2040 Growth Concept.

RESPONSE

As required by Metro, the three cities in Washington County proposing UGB expansions each developed a concept plan for their proposed expansion area. The Board acknowledged Beaverton's South Cooper Mountain Concept Plan and the Concept Plans by King City for King City West and Hillsboro for Witch Hazel Village South.

Ordinance No. 865 designates most land brought into the UGB through Metro's 2018 UGB expansion decision as FD-20. As highlighted earlier, the FD-20 District implements requirements of Metro's UGMFP. FD-20 is applied to unincorporated urban lands newly added to the UGB, recognizing the desirability of encouraging and retaining limited, interim uses until comprehensive planning for future urban development is complete. Urban levels of development will not occur until comprehensive planning is completed by the appropriate city and annexation occurs.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with Metro's UGMFP.

Part 4:

REGIONAL TRANSPORTATION PLAN FINDINGS

This section addresses the consistency of Ordinance No 865 with the applicable policies of Metro's RTP. The Board finds that the RTP applies to the amendments covered by these findings only to the extent noted in specific responses to the applicable elements of this plan, and that the amendments comply with the applicable goals and policies of the RTP.

Ordinance No. 865 applies FD-20 designations and update the maps to reflect the Metro 2018 UGB amendments. The FD-20 designations applied allow limited land uses and are considered an urban holding district until properties are annexed to municipalities and zoned for urban development. The overall traffic and impacts on the transportation system associated with the FD-20 designation is similar to the prior rural designations. This land use designation is consistent with the assumptions of the 2018 RTP and therefore consistent with the requirements of the Regional Transportation Functional Plan.

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