



August 17, 2004

To: Citizen Participation Organizations and Interested Parties

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

Subject: **PROPOSED ORDINANCE NO. 630**

Enclosed for your information is a copy of proposed Ordinance No. 630. 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 Linda Schroeder in the Planning Division at 503-846-3962.

Ordinance Purpose and Summary

Ordinance No. 630 proposes to amend the Rural/Natural Resource Plan Element of the *Washington County Comprehensive* Plan to change the boundary (Mineral and Aggregate Overlay District A) of Hayden Quarry, located south of Forest Grove. The amendment proposes to shift future excavation from the south part of the quarry to the north. The proposed quarry boundary change will also change the impact boundary (Mineral and Aggregate Overlay District B), which includes all areas within 1,000 feet from the quarry boundary.

Who Is Affected

Property owners of tax lots located within the existing and proposed boundary of Hayden Quarry and its existing and proposed impact boundary.

What Land is Affected

Tax lots located within the existing and proposed boundary of Hayden Quarry and its existing and proposed impact boundary.

Key Provisions

- Remove the Overlay District A from 17.4 acres of Hayden Quarry (portion of Tax Lot 200, Tax Map No. 1S3 20).
- Apply the Overlay District A to approximately 31.7 acres (Tax Lot 405 and a portion of Tax Lot 700, Tax Map No. 1S3 20) for the purpose of extracting aggregate resources and associated activities, including the quarry's access, scales and offices.
- Modify the Overlay District B to include all areas within 1,000 feet of amended District A.

Initial Public Hearings

Time and Place

Planning Commission
7:30 pm
September 15, 2004

Board of County Commissioners
10:00 am
October 5, 2004

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

On October 5, 2004, the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on November 4, 2004.

**Rural/Natural
Resource Plan Policies
Amended**

- Significant Natural Resources Mineral and Aggregate Overlay

**Community
Development Code
Standards Amended**

- N/A

**How to Submit
Comments**

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

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

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

Staff Contact

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

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

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

1 D. The Board finds and takes public notice that it is in receipt of all matters and
2 information necessary to consider this Ordinance in an adequate manner, and that this Ordinance
3 complies with the Statewide Planning Goals and other relevant standards and criteria set forth in
4 Chapters 197 and 215 of the Oregon Revised Statutes, the Washington County Charter, and the
5 Washington County Community Development Code.

6 SECTION 2

7 The following exhibits, attached hereto and incorporated herein by reference, are hereby
8 adopted as amendments to the Rural/Natural Resource Plan:

- 9 (A) Exhibit 1 (1 page) amending the Significant Natural Resources map to show changes
10 to the District A boundary of the Mineral and Aggregate Overlay District; and
11 (B) Exhibit 2 (1 page) amending the Significant Natural Resources map to show changes
12 to the District B boundary of the Mineral and Aggregate Overlay District.

13 SECTION 3

14 All other planning documents pertaining to the rural area that have been adopted by prior
15 ordinance and provisions of such prior land use ordinances, which are not expressly amended or
16 repealed herein, shall remain in full force and effect.

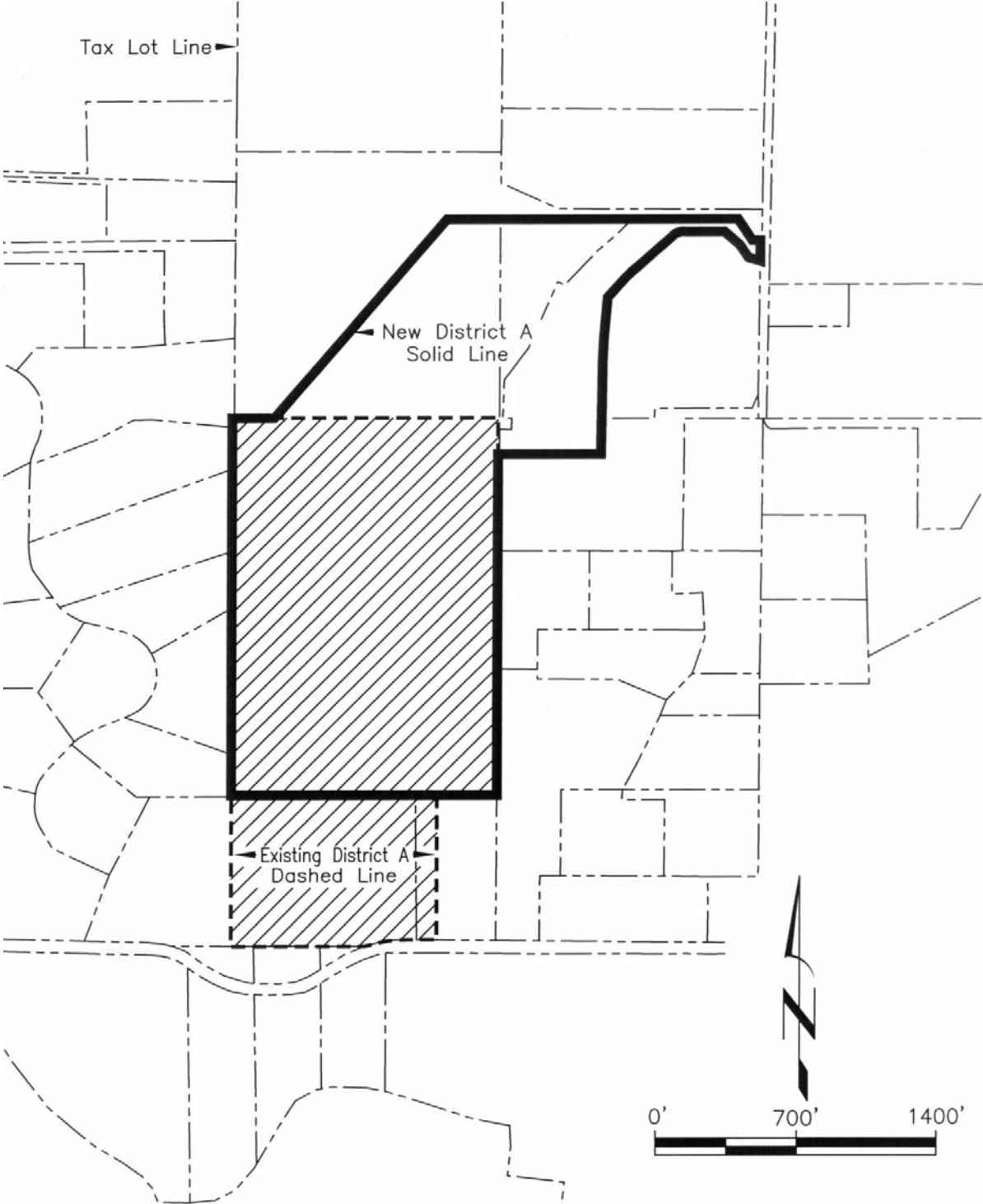
17 SECTION 4

18 All applications received prior to the effective date shall be processed in accordance with
19 ORS 215.427 (2003 Edition).

20 SECTION 5

21 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or
22 unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and

The Significant Natural Resources Map of the Rural/Natural Resource Plan Element is amended to show changes to the District A boundary of the Mineral and Aggregate Overlay District for Hayden Quarry as shown on the map below. The subject site is located on Tax Map 1S3 20, Tax Lots 200, 405 and 700. 17.4 acres are removed from District A at the southern boundary of the site. 19.7 acres are added to District A at the northern boundary of the site.



The Significant Natural Resources Map of the Rural/Natural Resource Plan Element is amended to show changes to the District B boundary of the Mineral and Aggregate Overlay District for Hayden Quarry as shown on the map below. The affected properties are located on Tax Maps 1S3 20 and 1S3 29.

