



September 8, 2006

To: Citizen Participation Organizations and Interested Parties

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

Subject: **PROPOSED ORDINANCE NO. 674**

Enclosed for your information is a copy of proposed Ordinance No. 674. 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 the Planning Division.

Ordinance Purpose and Summary

Ordinance No. 674 amends various elements of the Comprehensive Plan to make housekeeping changes. Changes include updating the Lane Numbers map in the 2020 Transportation Plan; adding clarifying text to the Aloha-Reedville-Cooper Mountain Community Plan; clarifying definitions and standards related to lot lines, procedures for Type I and II development actions, and dwelling units in the R-5 and R-6 Districts. Text corrections and clarifications are made to various land use districts, and standards for circulation analysis, forest dwellings, and service line extensions.

Who Is Affected

Residents in the rural and urban unincorporated areas of Washington County are potentially affected.

What Land is Affected

Urban unincorporated land (outside city limits) and land outside the Urban Growth Boundary (UGB).

Key Provisions

- Updates the Lane Numbers map in Policy 10 (Functional Classification) of the *2020 Transportation Plan* to correct lane numbers for SW 72nd Avenue and SW Upper Boones Ferry Road near Tigard.
- Adds clarifying text to the *Aloha-Reedville-Cooper Mountain Community Plan* relating to pedestrian and bicycle pathways.
- Amends the *Community Development Code (CDC)* to clarify definitions for lot lines
- Clarifies the CDC sections related to procedures for Type I and II development actions
- Amends the CDC to clarify the standards for dwelling units in the R-5 and R-6 Districts.
- Corrects references to CDC sections within the text for several land use districts.
- Amends CDC Section 408 (Neighborhood Circulation) to clarify standards for circulation analysis.
- Amends CDC Section 428 (Forest Structure Siting and Fire Safety Standards) to reference the Oregon Revised Statute used to guide tree stocking standards for forest dwellings.
- Amends CDC Section 430-105 (Special Use Standards, Public Utility) to reference the Oregon Administrative Rules relating to water and sewerline extensions to the rural area.

**Initial Public Hearings
Time and Place**

**Planning Commission
7:30 pm
October 18, 2006**

**Board of County Commissioners
6:30 pm
October 24, 2006**

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

On October 24, 2006, 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 23, 2006.

**2020 Transportation
Plan Policies Amended**

- Policy 10, Functional Classification

**Community Plan
Amended**

- Aloha-Reedville-Cooper Mountain Community Plan

**Community
Development Code
Standards Amended**

- Section 106, Definitions
- Section 203, Processing Type I, II and III Development Applications
- Section 205, Public Hearings
- Section 302, R-5 District
- Section 303, R-6 District
- Section 304, R-9 District
- Section 305, R-15 District
- Section 306, R-24 District
- Section 307, R-25+ District
- Section 308, Future Development 20 Acre District
- Section 309, Future Development 10 Acre District
- Section 344, Agriculture and Forest District
- Section 346, Agriculture and Forest District
- Section 348, Agriculture and Forest District
- Section 350, Rural Residential 5 Acre District
- Section 352, Rural Commercial District
- Section 356, Land Extensive Industrious District
- Section 408, Neighborhood Circulation
- Section 428, Forest Structure Siting and Fire Safety Standards
- Section 430-76, Manufactured Home, in the R-5, R-6, R-9, R-15, R-24, R-25+ and FD-10 Districts
- Section 430-77, Manufactured Dwelling Park
- Section 430-105, Public Utility
- Section 710, Alterations to Significant Natural Resources

**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

Aisha Willits, Senior Planner
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3961 Fax: 503-846-4412
e-mail: aisha_willits@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.

/wpshare/2006ord/Ord674/Notices & Affidavits/674 CPO Notice.doc

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3
4 ORDINANCE NO. 674

An Ordinance Amending the 2020
Transportation Plan, the Aloha-
Reedville-Cooper Mountain Community
Plan, and the Community Development
Code Element of the Comprehensive
Plan Relating to Housekeeping
Amendments

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

8 SECTION 1

9 A. The Board of County Commissioners of Washington County, Oregon, recognizes
10 that the Transportation Plan Element of the Comprehensive Plan (Volume XV) was adopted on
11 October 25, 1988, by way of Ordinance Nos. 332 and 333, with portions subsequently amended by
12 Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470, 471, 473, 474, 480, 483-485, 493, 494,
13 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611, 626, 627, 631, 642, and 649.

14 B. The Board of County Commissioners of Washington County, Oregon, recognizes
15 that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by Ordinance Nos. 263
16 and 265 and amended by Ordinance Nos. 292, 294, 344, 367, 418, 420, 471, 480, 551, 588, 610,
17 615, 620, 649, and 653.

18 C. The Board of County Commissioners of Washington County, Oregon, recognizes
19 that the Community Development Code Element of the Comprehensive Plan (Volume IV) was
20 readopted with amendments on September 9, 1986, by way of Ordinance No. 308, with portions
21 subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-
22 386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443,

1 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525-
2 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-595, 603-
3 605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645, 648, 649, 654,
4 660, and 661.

5 D. Subsequent ongoing planning efforts of the County indicate a need for changes to
6 the 2020 Transportation Plan, the Aloha-Reedville-Cooper Mountain Community Plan, and the
7 Community Development Code element of the Comprehensive Plan relating to a general update
8 and housekeeping changes. The Board takes note that such changes are necessary for the benefit
9 of the health, safety, and general welfare of the residents of Washington County, Oregon.

10 E. Under the provisions of Washington County Charter Chapter X, the Land Use
11 Ordinance Advisory Commission has carried out its responsibilities, including preparation of
12 notices, and the County Planning Commission has conducted one or more public hearings on the
13 proposed amendments and has submitted its recommendations to the Board. The Board finds
14 that this Ordinance is based on that recommendation and any modifications made by the Board,
15 as a result of the public hearings process.

16 F. The Board finds and takes public notice that it is in receipt of all matters and
17 information necessary to consider this Ordinance in an adequate manner, and finds that this
18 Ordinance complies with the Statewide Planning Goals, and the standards for legislative plan
19 adoption, as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
20 County Charter, and the Washington County Community Development Code.

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1 SECTION 2

2 The following exhibits, attached hereto and incorporated herein by reference, are hereby
3 adopted as amendments to the documents designated below:

4 (A) Exhibit 1 (1 page) amending the 2020 Transportation Plan, Lane Numbers Map;

5 (B) Exhibit 2 (1 page) amending the General Design Element 8 of the Aloha-Reedville-
6 Cooper Mountain Community Plan;

7 (C) Exhibit 3 (1 page) amending Community Development Code Article I:
8 INTRODUCTION AND GENERAL PROVISIONS;

9 (D) Exhibit 4 (5 pages) amending Community Development Code Article II:
10 PROCEDURES;

11 (E) Exhibit 5 (14 pages) amending Community Development Code Article III: LAND
12 USE DISTRICTS;

13 (F) Exhibit 6 (5 pages) amending Community Development Code Article IV:
14 DEVELOPMENT STANDARDS; and

15 (G) Exhibit 7 (1 page) amending Community Development Code Section 710,
16 ALTERATIONS TO SIGNIFICANT NATURAL RESOURCES.

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1 SECTION 3

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

4 SECTION 4

5 All applications received prior to the effective date shall be processed in accordance with
6 ORS 215.427 (2005 Edition).

7 SECTION 5

8 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid
9 or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby
10 and shall remain in full force and effect, and any provision of a prior land use ordinance amended
11 or repealed by the stricken portion of this Ordinance shall be revived and again be considered in
12 full force and effect.

13 SECTION 6

14 The Office of County Counsel and Department of Land Use and Transportation are
15 authorized to prepare planning documents to reflect the changes adopted under Section 2 of this
16 Ordinance, including deleting and adding textual material and maps, renumbering pages or sections,

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1 and making any technical changes not affecting the substance of these amendments as necessary
2 to conform to the Washington County Comprehensive Plan format.

3 SECTION 7

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

5 ENACTED this 24th day of October, 2006, being the 1st reading and
6 1st public hearing before the Board of County Commissioners of Washington County,
7 Oregon.

8 BOARD OF COUNTY COMMISSIONERS
9 FOR WASHINGTON COUNTY, OREGON

10 **ADOPTED**

11 John P. Leeper for
CHAIRMAN

12 Barbara Hejtmanek
RECORDING SECRETARY

13 READING

13 PUBLIC HEARING

14 First October 24, 2006

14 October 24, 2006

15 Second _____

15 _____

16 Third _____

16 _____

17 Fourth _____

17 _____

18 Fifth _____

18 _____

19 Sixth _____

19 _____

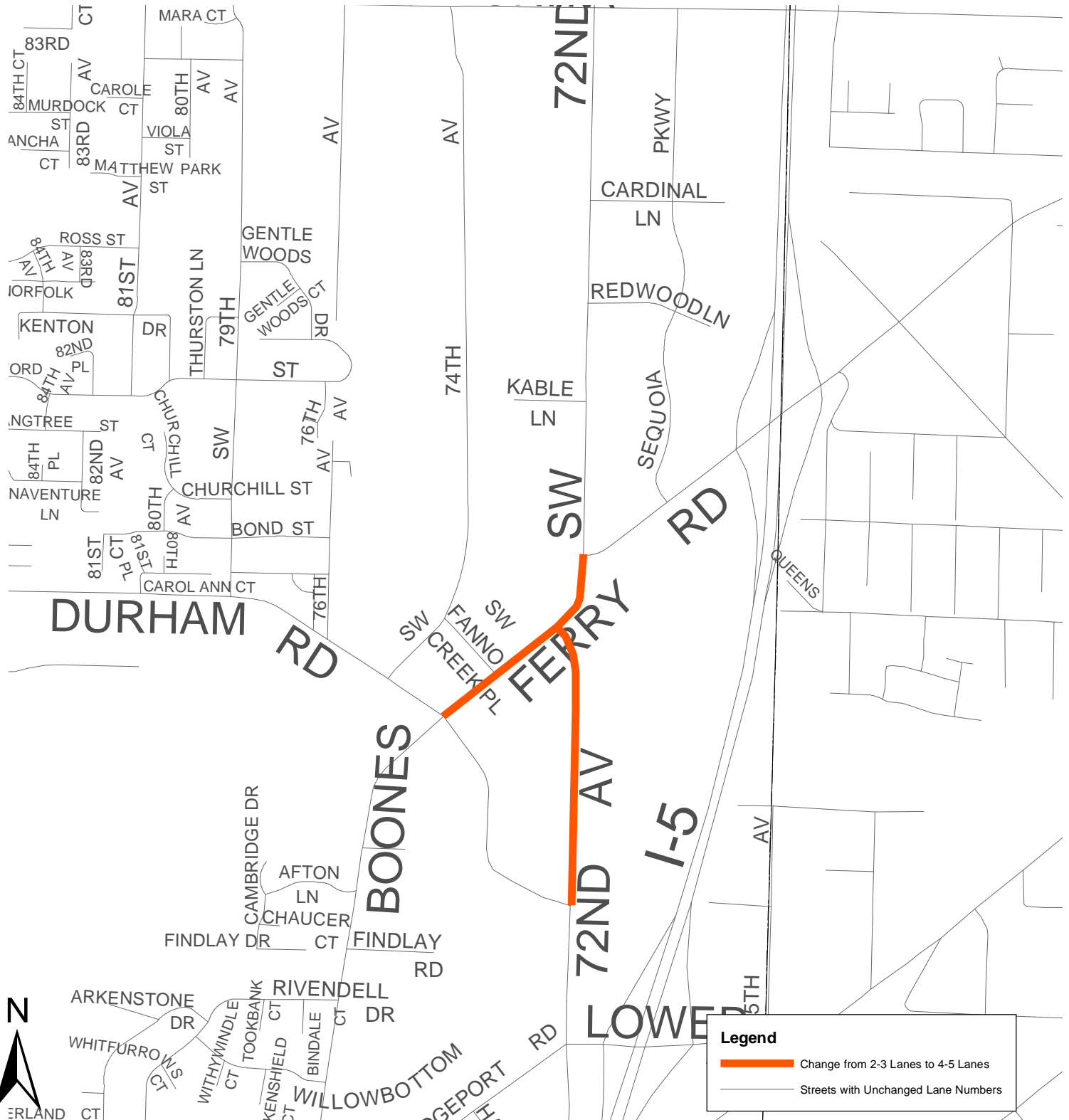
20 VOTE: Aye: Brian, Leeper, Schouten

20 Nay: _____

21
22 Recording Secretary: Barbara Hejtmanek Date: October 24, 2006

Washington County 2020 Transportation Plan Lane Numbers Map

Revise the lane numbers of the roads shown below on the Washington County Lane Numbers map (Figure 5).



General Design Element 8 of the Aloha-Reedville-Cooper Mountain Community Plan is amended to reflect the following:

8. Pedestrian/bicycle pathways identified in the County's Transportation Plan and this community plan shall be included in the design of road improvements that are required of new developments to meet the County's growth management policies. ~~pedestrian/bicycle pathways identified in the County's Transportation Plan shall be included.~~

CDC Article I: INTRODUCTION AND GENERAL PROVISIONS is amended to reflect the following:

1. Amend Section 106, DEFINITIONS, as follows:

106-113.2 Rear Lot Line The line which divides one lot from another opposite from the front lot line. For irregular or triangular lots, the rear lot line shall be a line ten (10) feet in length, within the lot, parallel to and at the maximum distance from the front lot line. A four-sided irregular lot is one in which a side lot line and the rear lot line form an interior angle of at least 135 degrees.

CDC Article II: PROCEDURES is amended to reflect the following:

1. Amend Section 203, PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS, as follows:

203-1 Initiation and Withdrawal of Action

203-1.1 Type I, II and III development actions may be initiated only by:

- A. Application by all the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owners or contract purchasers. For development allowed within a recorded easement, the signature of the other party to the easement is not required. In case of an application for a plan designation which requires that an exception be taken to Statewide Goals 3 and 4 pursuant to Goal 2, only one owner/applicant's signature is required. Contract purchasers shall indicate in writing that the contract vendor(s) has been notified of the application. If a lot or parcel has been divided without the approval of the County and such approval was required at the time the division occurred, a development action for approval of the improper division may be initiated by the owners of a portion of the existing lot or parcel, notwithstanding that less than all of the owners of the existing legal lot or parcel have applied for the approval;
- B. The Board of County Commissioners;
- C. The Planning Commission;
- D. The Director; or
- E. Public agencies or private entities that have statutory rights of eminent domain for projects they have the authority to construct.

203-1.2 The Director may withdraw any application, petition for review or motion for reconsideration at the request of the applicant or petitioner except when an application is deemed complete. Once accepted as complete, ~~however~~, the ~~application-applicant or petitioners shall be entitled to~~ may be withdrawn ~~by right~~ only if the Director determines that:

- A. Written consent to withdraw an application has been obtained from a majority of the owners or contract purchasers or the majority interest holders in the property, or all signers of the petition for review; and
- B. No existing violation of this Code or the Comprehensive Plan, which might best be cured by further processing the application, have been identified on the subject property.

- 203-1.3 If an application, petition for review or motion for reconsideration is withdrawn after public notice has been provided and the Review Authority has not rendered a decision, the Director shall provide written notification to all persons that were entitled to be mailed a public notice of pending review of the Type II or Type III action and all parties of record stating the application has been withdrawn.
- 203-1.4 Fees for applications and petitions for review withdrawn at the request of the applicant shall be refunded, less the actual costs incurred by the County.

2. Amend Section 203-3.3, Neighborhood Meeting Requirements, as follows:

203-3.3 Neighborhood Meeting Requirements

Neighborhood meetings shall be held at a location within the boundaries of the applicable CPO. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Mailed notice of the meeting shall be provided by the applicant to the surrounding neighborhood and applicable CPO. The applicant shall also post notice of the neighborhood meeting by posting a sign on the subject site in advance of the meeting. The applicant shall prepare meeting notes of major points about the development proposal that were discussed at the meeting. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site, but may hold more if desired. The Board of County Commissioners shall establish by Resolution and Order specific requirements for notice of posting and conducting of neighborhood meetings for the categories of applications described in Section 203. The Board shall describe the requirements and procedures for each category of application. These requirements may be amended by Resolution and Order of the Board.

If the applicant fails to hold a neighborhood meeting and the application is deemed complete, failure to hold a neighborhood meeting in accordance with these provisions and the Resolution and Order prior to submittal of a complete application shall result in denial of the application. If the applicant adds one or more tax lots to the development application after the neighborhood meeting, the applicant shall hold an additional neighborhood meeting with a new notice.

3. Amend Section 203-4, Application as follows:

- 203-4.1 Applications for development actions shall be submitted in accordance with the format and upon such forms as may be established by the Director.
- 203-4.2 A complete application is one which contains the information required to address the relevant standards of this Code and the applicable standards and requirements of the Comprehensive Plan as specified by this Code. It shall consist of the following:
- A. A completed original application form, signed by all persons required for initiating an application under Section 203-1.1. No application shall be deemed complete

if it is determined that all necessary authorization to file has not been obtained. Failure to provide such authorization shall result in denial of the application;

- B. A current Washington County tax map(s) showing the subject property(ies);
- C. Current county tax maps showing all properties in an adjoining county that are:
 - (1) Within five hundred (500) feet of the subject property(ies) in the Urban area;
or
 - (2) Within one thousand (1,000) feet of the subject property(ies) in the Rural area.

The tax maps shall be obtained from the adjoining county;

- D. Documentation of the names and addresses of the owners of record of the properties described in C above recorded with the Department of Assessment and Taxation of the adjoining county;
- E. A site plan of the property illustrating the property boundaries, proposed and existing: structures and improvements, easements, driveways, water and sewer lines, septic tanks and drainfields, and all drainage courses and structures within 250 feet of a drainage course. Site plans of the entire property must be drawn at an even scale (1:100 preferred) with detailed site plans drawn at an even scale (1:20 preferred) on 11x17 paper, or as approved by the Director.
- ~~E~~F. Documentation of whether a railroad-highway crossing provides or will provide the only access to the subject property.
- ~~F~~G. Information required pursuant to Article V, Public Facilities Requirements;
- ~~G~~H. Additional information required by other provisions of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code;
- ~~H~~I. Additional information directly related to the applicable standards of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code as deemed essential by the Director to evaluate adequately the specific application for compliance with those criteria and standards;
- ~~I~~J. A written statement that explains the criteria and standards considered relevant to the application, states the facts relied upon in determining that the application meets the applicable criteria, standards, and explains the justification for approving the application based on the criteria and standards and facts set forth in the application. The findings must be substantive, not just recitations of the criteria and standards, and shall be supported by evidence in the application;

~~JK~~. Evidence of compliance with the Neighborhood Meeting requirements required by Section 203-3, if required;

~~KL~~. The applicable fees adopted by the Board of County Commissioners are hereby incorporated by reference as the fees herein. These fees may be amended by Resolution and Order by the Board; and

~~LM~~. For lands within the Clean Water Services boundary, documentation from the Clean Water Services which specifies the conditions and requirements necessary for the applicant to comply with the Agency's stormwater connection permit, water quality, erosion control, and sanitary sewer standards.

3. Amend Section 205, PUBLIC HEARINGS, as follows:

205-5 Procedural Rights

Subject to the specific standards and limitations set forth in this Code, the following procedural entitlements shall be provided at the public hearing:

205-5.1 A reasonable opportunity for those persons entitled to notice or who may be adversely affected or aggrieved by the decision to present evidence;

205-5.2 A reasonable opportunity to cross-examine witnesses, including staff, provided that right is asserted at the first reasonable opportunity. Staff similarly shall be entitled to reasonable cross-examination of witnesses; The decision to allow cross-examination shall be at the discretion of the Hearings Officer;

205-5.3 A reasonable opportunity for rebuttal of new material;

205-5.4 An impartial review authority as free from potential conflicts of interest and pre-hearing ex-parte contacts as reasonably possible. It is recognized, however, that the public has a countervailing right of free access to public officials:

A. Review Authority members shall disclose the substance of any significant pre-hearing ex-parte contacts with regard to the matter at the commencement of the public hearing on the matter. The member shall state whether the contact has impaired the impartiality or ability of the member to vote on the matter and shall participate or abstain accordingly.

B. A member of the Review Authority shall not participate in any proceeding or action in which any of the following has a direct or substantial financial interest: The member or the member's spouse, brother, sister, child, parent, father-in-law, mother-in-law, partner, any business in which the member is then serving or has served within the previous two (2) years, or any business with which the member is negotiating for or has an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interests shall be disclosed at the meeting of the Review Authority where the action is being taken.

- C. Disqualification of a Review Authority member due to contacts or conflict may be ordered by a majority of the members present and voting. The person who is the subject of the motion may not vote.
- D. If all members abstain or are disqualified, the administrative rule of necessity shall apply. All members present who declare their reasons for abstention or disqualification shall thereby be requalified to act.
- E. Staff may confer with the Hearings Officer after the close of the record on technical review or procedural matters, but may not engage in argument or present additional evidence.

205-6 Presentations

- 205-6.1 The Review Authority may set reasonable time limits for oral presentations. The Review Authority may determine not to receive cumulative, repetitious, immaterial, derogatory or abusive testimony. Persons may be required to submit written testimony in lieu of oral if the Review Authority determines that a reasonable opportunity for oral presentations has been provided.
- 205-6.2 No testimony shall be accepted after the close of the public hearing unless the Review Authority sets a deadline for such testimony and provides an opportunity for review and rebuttal prior to making a decision.
- 205-6.3 Counsel for the Review Authority may be consulted solely on legal issues without reopening the public hearing. Objections alleging that counsel is discussing or testifying as to factual matters shall be heard at the discretion of the Review Authority.
- 205-6.4 The presiding officer shall preserve order at all public hearings and shall decide questions of order subject to a majority vote of the Review Authority. Persons who become disruptive or abusive may be ejected from the hearing.

CDC Article III: LAND USE DISTRICTS, is amended to reflect the following:

1. Amend Section 302, R-5 DISTRICT (RESIDENTIAL 5 UNITS PER ACRE) as follows:

302-3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the district, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 302-3.1 Ambulance Service - Section 430-9.1.
- 302-3.2 Flag lot - Section 430-45.
- 302-3.3 Home Occupation - Section 430-63.2.
- 302-3.4 Infill - Section 430-72.
- 302-3.5 Parks - Section 430-97.
- 302-3.6 Construction of a local street not in conjunction with a development application or within existing right-of-way.
- 302-3.7 Temporary Use - Section 430-135.2 A.
- 302-3.8 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- 302-3.9 Uses Accessory and Incidental to a Residential Development Provided for the Service and Convenience of the Residents:
 - A. Clubhouse.
 - B. Meeting hall.
 - C. Day care center - Section 430-53.2.
 - D. Recreation center.
 - E. Gymnasium.
 - F. Indoor swimming pool.

302-3.10 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

302-3.11 Detached Dwelling Unit on an existing lot or parcel with a buildable area greater than sixteen-thousand five-hundred (16,500) square feet (buildable area is exclusive of unbuildable land categories listed in Section 300-3.1) - Section 430-37.1 B. Does not apply to additions or replacement of lawfully established dwellings.

302-3.12 Manufactured Home on an existing lot or parcel with a buildable area greater than sixteen-thousand five-hundred (16,500) square feet (buildable area is exclusive of unbuildable land categories listed in Section 300-3.1) - Section 430-76 and Section 430-37.1 B.(1-3).

302-3.13 Guest House - Section 430-55.

302-5 Prohibited Uses

302-5.1 Structures or uses not specifically authorized by Section 302.

302-5.2 The use of a manufactured dwelling or recreational vehicle as a residence except where specifically authorized as a temporary use in Section 302-2.89, 302-2.940, 302-3.7, or 302-3.1243.

302-5.3 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.

302-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.

302-5.5 Keeping of fowl for sale, keeping swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.

302-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing June, 1983 airport year 2000 LDN fifty-five (55) contour.

302-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.

302-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

302-5.9 Auto wrecking yards.

2. Amend Section 303, R-6 DISTRICT (RESIDENTIAL 6 UNITS PER ACRE), as follows:

303-3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

303-3.1 Ambulance Service - Section 430-9.1.

303-3.2 Attached Dwelling Unit - Section 430-13.

303-3.3 Flag lot - Section 430-45.

303-3.4 Home Occupation - Section 430-63.2.

303-3.5 Infill - Section 430-72.

303-3.6 Manufactured Dwelling Park - Section 430-77.

303-3.7 Manufactured Dwelling Subdivision - Section 430-79.

303-3.8 Parks - Section 430-97.

303-3.9 Construction of a local street not in conjunction with a development application or within existing right-of-way.

303-3.10 Single-Family Accessory Dwelling Unit - Section 430-117.1.

303-3.11 Temporary Use - Section 430-135.2 A.

303-3.12 Zero Lot Line Development - Section 430-147.

303-3.13 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.

303-3.14 Uses Accessory and Incidental to a Residential Development Provided for the Service and Convenience of the Residents:

A. Clubhouse.

B. Meeting hall.

C. Day care center - Section 430-53.2.

D. Recreation center.

E. Gymnasium.

F. Indoor swimming pool.

303-3.15 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

303-3.16 Detached Dwelling Unit on an existing lot or parcel with a buildable area greater than thirteen-thousand one-hundred (13,100) square feet (buildable area is exclusive of unbuildable land categories listed in Section 300-3.1) - 430-37.1 B. Does not apply to additions or replacement of lawfully established dwellings.

303-3.17 Manufactured Home on an existing lot or parcel with a buildable area greater than thirteen-thousand one-hundred (13,100) square feet (buildable area is exclusive of unbuildable land categories listed in Section 300-3.1) - 430-76 and Section 430-37. B.(1-3)

303-3.18 Guest House - Section 430-55.

303-5 Prohibited Uses

303-5.1 Structures or uses not specifically authorized by Section 303.

303-5.2 The use of a manufactured dwelling or recreation al vehicle as a residence except where specifically authorized under Section 303-2.~~109~~, 303-2.~~44~~10, 303-3.6, 303-3.7, 303-3.11, or 303-3.~~48~~17.

303-5.3 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.

303-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.

303-5.5 Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.

303-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach

zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

- 303-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 303-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 303-5.9 Auto wrecking yards.

3. Amend Section 304, R-9 DISTRICT (RESIDENTIAL 9 UNITS PER ACRE), as follows:

304-5 Prohibited Uses

- 304-5.1 Structures or uses not specifically authorized by Section 304.
- 304-5.2 The use of a manufactured dwelling or recreation~~a~~ vehicle as a residence except where specifically authorized under Section 304-2.~~87~~, 304-2.~~4211~~, 304-3.~~56~~, 304-3.~~910~~, 304-3.16 or 304-3.17.
- 304-5.3 Any parking or storage of tractor trailers, semi-trucks or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.
- 304-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot for more than forty-eight (48) hours, except as approved in conjunction with a development.
- 304-5.5 Keeping of fowl for sale, keeping of swine (except for up to three purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.
- 304-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.
- 304-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 304-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 304-5.9 Auto wrecking yards.

4. Amend Section 305, R-15 DISTRICT (RESIDENTIAL 15 UNITS PER ACRE), as follows:

305-5 Prohibited Uses

305-5.1 Structures or uses of land not specifically authorized by Section 305.

305-5.2 The use of a manufactured dwelling or recreation~~al~~ vehicle as a residence except where specifically authorized in Section 305-2.9, 305-2.11, 305-3.7, 305-3.8, 305-3.11, or 305-3.~~17~~16.

305-5.3 Any parking or storage of tractor trailers, semi-trucks or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.

305-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot for more than forty-eight (48) hours except as approved in conjunction with a development.

305-5.5 Keeping of fowl for sale, keeping of swine (except for up to three purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.

305-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

305-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.

305-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

305-5.9 Auto wrecking yards.

5. Amend Section 306, R-24 DISTRICT (RESIDENTIAL 24 UNITS PER ACRE), as follows:

306-5 Prohibited Uses

306-5.1 Structures or uses not specifically authorized by Section 306.

306-5.2 The use of a manufactured dwelling or recreation~~al~~ vehicle as a residence except where specifically authorized in Sections 306-2.9, 306-2.11, 306-3.9, or 306-3.~~15~~14.

- 306-5.3 Any parking or storage of tractor trailers, semi-trucks or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.
- 306-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot for more than forty-eight (48) hours except as approved in conjunction with a development.
- 306-5.5 Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.
- 306-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.
- 306-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 306-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 306-5.9 Auto wrecking yards.

6. Amend Section 307, R-25+ DISTRICT (RESIDENTIAL 25 UNITS OR MORE PER ACRE)

307-5 Prohibited Uses

- 307-5.1 Structures or uses not specifically authorized by Section 307.
- 307-5.2 The use of a manufactured dwelling or recreation~~al~~ vehicle as a residence except where specifically authorized in Sections 307-2.8, 307-2.10, 307-3.9, or 307-3.4413.
- 307-5.3 Any parking or storage of tractor trailers, semi-trucks or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.
- 307-5.4 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot for more than forty-eight (48) hours except as approved in conjunction with a development.
- 307-5.5 Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.

- 307-5.6 The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.
- 307-5.7 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 307-5.8 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 307-5.9 Auto wrecking yards.

7. Amend Section 308, FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20), as follows:

308-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan. These uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 308-4.1 Cemetery - Section 430-27.
- 308-4.2 Church - Section 430-29.
- 308-4.3 Commercial Chicken or Rabbit Raising.
- 308-4.4 Commercial Greenhouse.
- 308-4.5 Commercial Equestrian Uses, including Training Tracks, Riding Arenas and ~~or~~ Stables (See Boarding of Horses - Section 430-21).
- 308-4.6 Contractor's Establishment.
- 308-4.7 Day Care Center - Section 430-53.2.
- 308-4.8 Public Building - Section 430-103.
- 308-4.9 Public Utility - Section 430-105.

- 308-4.10 Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109.
- 308-4.11 Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109.
- 308-4.12 School - Section 430-121.

- 308-5 Prohibited Uses
 - 308-5.1 Structures or uses not specifically authorized in Section 308.
 - 308-5.2 Structures or uses prohibited by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area.
 - 308-5.3 The use of a recreation~~al~~ vehicle as a residence except where specifically authorized as a temporary use in Sections 308-2.8 and 308-3.4.
 - 308-5.4 The outdoor parking or storage of any five (5) or more vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.
 - 308-5.5 Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot, except as provided in Section 308-4.3.
 - 308-5.6 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
 - 308-5.7 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
 - 308-5.8 Auto wrecking yards.
 - 308-5.9 Any parking or storage of tractor-trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

- 8. Amend Section 309, FUTURE DEVELOPMENT 10 ACRE DISTRICT (FD-10), as follows:

309-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all

other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 309-4.1 Cemetery - Section 430-27.
- 309-4.2 Church - Section 430-29.
- 309-4.3 Commercial Chicken or Rabbit Raising.
- 309-4.4 Commercial Greenhouse.
- 309-4.5 Commercial Equestrian Uses, including Training Tracks, Riding Arenas and ~~or~~ Stables (See Boarding of Horses - Section 430-21).
- 309-4.6 Contractor's Establishment.
- 309-4.7 Day Care Center - Section 430-53.2.
- 309-4.8 Public Building - Section 430-103.
- 309-4.9 Public Utility - Section 430-105.
- 309-4.10 Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109.
- 309-4.11 Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109.
- 309-5 Prohibited Uses
 - 309-5.1 Structures or uses not specifically authorized in Section 309.
 - 309-5.2 The use of a recreationa vehicle as a residence except where specifically authorized as a temporary use in Sections 309-2.8 and 309-3.4.
 - 309-5.3 The outdoor parking or storage of any five (5) or more vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.
 - 309-5.4 Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot, except as provided in Section 309-4.3.
 - 309-5.5 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
 - 309-5.6 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

309-5.7 Auto wrecking yards.

309-5.8 Any parking or storage of tractor-trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

9. Amend Section 344, AGRICULTURE AND FOREST DISTRICT (AF-20), as follows:

344-6 Prohibited Uses

344-6.1 Structures or uses of land not specifically authorized by Section 344.

344-6.2 The use of a recreation~~al~~ vehicle for a residence, except as provided for under Section 430-135.2 A.

344-6.3 Outdoor advertising displays and structures except as provided in Section 414.

344-6.4 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. These facilities shall be avoided within any existing, June, 1983 airport year 2000 LDN fifty-five (55) contour.

344-6.5 Auto wrecking yards.

344-6.6 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except in conjunction with an approved development or with a farm use.

344-6.7 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

10. Amend Section 346, AGRICULTURE AND FOREST DISTRICT (AF-10), as follows:

346-5 Prohibited Uses

346-5.1 Structures or uses of land not specifically authorized by Section 346.

346-5.2 The use of a recreation~~al~~ vehicle for a residence, except as provided for under Section 430-135.2 A.

346-5.3 Outdoor advertising displays, advertising signs or structures except as provided in Section 414.

- 346-5.4 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. These facilities shall be avoided within any existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.
- 346-5.5 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 346-5.6 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 346-5.7 Auto wrecking yards.
- 346-5.8 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except in conjunction with an approved development or with a farm use.
- 346-5.9 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

11. Amend Section 348, AGRICULTURE AND FOREST DISTRICT (AF-5), as follows:

348-5 Prohibited Uses

- 348-5.1 Structures or uses of land not specifically authorized by Section 348.
- 348-5.2 The use of a recreation~~a~~ vehicle for a residence, except as provided for under Section 430-135.2 A.
- 348-5.3 Outdoor advertising displays, advertising signs or structures except as provided in Section 414.
- 348-5.4 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. These facilities shall be avoided within any existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.
- 348-5.5 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 348-5.6 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 348-5.7 Auto wrecking yards.
- 348-5.8 The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except in conjunction with an approved development or with a farm use.

348-5.9 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.

12. Amend Section 350, RURAL RESIDENTIAL FIVE ACRE MINIMUM DISTRICT (RR-5), as follows:

350-5 Prohibited Uses

350-5.1 Structures or uses of land not specifically authorized by Section 350.

350-5.2 The use of a recreation~~a~~ vehicle as a residence.

350-5.3 Outdoor advertising displays, advertising signs of structures except as provided in Section 414.

350-5.4 The outdoor storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.

350-5.5 The location of service facilities such as schools, hospitals, nursing homes and public assembly in airport approach zones. These facilities shall be avoided within any existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.

350-5.6 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.

350-5.7 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.

350-5.8 Auto wrecking yards.

350-5.9 Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, not including farm equipment used in conjunction with a farm or forest use.

13. Amend Section 352, RURAL COMMERCIAL DISTRICT (R-COM), as follows:

352-5 Prohibited Uses

352-5.1 Structures or uses of land not specifically authorized by Section 352.

352-5.2 The use of a recreation~~a~~ vehicle for a residence.

352-5.3 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. Such facilities shall be avoided within any existing June, 1983 Airport Year 2000 LDN fifty-five (55) contour.

352-5.4 Auto wrecking yards.

14. Amend Section 356 (LAND EXTENSIVE INDUSTRIAL DISTRICT (MAE)), as follows:

356-5 Prohibited Uses

356-5.1 Structures or uses of land not specifically authorized by Section 356.

356-5.2 The use of a recreation~~al~~ vehicle as a residence.

356-5.3 The location of service facilities which house groups of people and public assembly facilities in airport approach zones. Such facilities shall be avoided in existing June, 1983 airport year 2000 LDN fifty-five (55) contour.

CDC Article IV: DEVELOPMENT STANDARDS, is amended to reflect the following:

1. Amend Section 408, NEIGHBORHOOD CIRCULATION, as follows:

408-4 Circulation Analysis

408-4.1 For all development on a site of two (2) acres or less the applicant shall submit a circulation analysis which at a minimum meets the Off-Site analysis requirements of Section 404-1.4. A larger analysis area may be required in order for the applicant to demonstrate compliance with the requirements of 408-5 or 408-6.

408-4.2 For all development on a site which exceeds two (2) acres, the applicant shall submit a circulation analysis which at a minimum includes the subject site and the entirety of all property within 300 feet of the proposed development site. A larger analysis area may be required in order for the applicant to demonstrate compliance with the requirements of 408-5 or 408-6. This plan shall incorporate the following features both onsite and offsite:

- A. The neighborhood circulation plan shall be produced on paper that is 18" x 24" in size, or a size approved by the Director;
- B. Scale of Drawing - 1" to 100' is suggested, however, the scale may be increased or decreased at a scale approved by the Director;
- C. Existing and proposed topography for slopes of ten (10) percent or greater, with contour intervals not more than ten (10) feet;
- D. Drainage hazard areas, flood plains, and significant natural resources areas;
- E. The name, location, right-of-way, pattern and grades of all existing and approved streets, bikeways, and pedestrian ways;
- F. Proposed streets and off-street bike or pedestrian ways identified in the Transportation Plan or Community Plans;
- G. All permanent structures;
- H. Property lines;
- I. Pedestrian oriented uses within 1,000 feet of the site;
- J. Transit streets and facilities; and
- K. All streets and accessways proposed by the applicant.

2. Amend Section 428, FOREST STRUCTURE SITING AND FIRE SAFETY STANDARDS, as follows:

428-3 Standards for Dwellings and Structures, Including Replacement Dwellings, Reviewed Through a Type I Procedure

428-3.3 Stocking Requirements For Dwellings

All dwellings, including replacement dwellings, shall comply with the following stocking standards:

- A. Pursuant to ORS 215-730, approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet the Oregon Department of Forestry stocking requirements at the time specified in the Oregon Department of Forestry administrative rules. ~~For replacement dwellings, the portion(s) of the tract that is in farm use shall not be required to meet the stocking requirements.~~

~~The applicant shall submit a letter from a professional forestry consultant describing whether or not the stocking requirements have been met, and if necessary, what is required to meet the stocking requirements. When there are no trees on a tract or portion of a tract due to farming or logging activities or open space areas, the applicant may submit other evidence (as approved by the Director) to demonstrate the number of trees that must be planted in that area to meet the stocking requirements. Acceptable alternative evidence may include a letter from the Oregon Department of Forestry specifying the minimum number of trees per acre that are needed to comply with the stocking requirements. If trees must be planted, they shall be planted prior to the issuance of a building permit for the dwelling. Prior to the issuance of the building permit, the applicant shall submit a letter from a professional forestry consultant verifying that sufficient trees have been planted.~~

- ~~B. The Director shall notify the county assessor of the above condition at the time the dwelling is approved.~~

- ~~C. The property owner shall submit a stocking survey report to the county assessor and the assessor shall verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met. The minimum stocking requirement cannot be waived by the Department of Forestry.~~

~~D. Upon notification by the assessor, the Oregon Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, the department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.~~

428-4 Standards for Dwellings and Structures Reviewed Through a Type II Procedure

428-4.3 Stocking Requirements For Dwellings

All dwellings, including replacement dwellings, shall comply with the following stocking standards:

A. Pursuant to ORS 215.730, aApproval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract (except for required firebreaks) to demonstrate that the tract is reasonably expected to meet the Oregon Department of Forestry stocking requirements at the time specified in the Oregon Department of Forestry administrative rules. ~~For replacement dwellings, the portion(s) of the tract that is in farm use shall not be required to meet the stocking requirements.~~

~~The applicant shall submit a letter from a professional forestry consultant describing whether or not the stocking requirements have been met, and if necessary, what is required to meet the stocking requirements. If it is necessary to plant trees, they shall be planted prior to the issuance of the building permit for the dwelling. Prior to the issuance of the building permit, the applicant shall submit a letter from a professional forestry consultant verifying that sufficient trees have been planted. For replacement dwellings, the portion(s) of the tract that is in farm use shall not be required to meet the stocking requirements.~~

~~B. The Director shall notify the county assessor of the above condition at the time the dwelling is approved.~~

~~C. The property owner shall submit a stocking survey report to the county assessor and the assessor shall verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met. The minimum stocking requirement cannot be waived by the Department of Forestry.~~

~~D. Upon notification by the assessor, the Oregon Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest~~

~~Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, the department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.~~

3. Amend Section 430-76, Manufactured Home, in the R-5, R-6, R-9, R-15, R-24, R-25+ and FD-10 Districts, as follows:

430-76 Manufactured Home, in the R-5, R-6, R-9, R-15, R-24, R-25+, FD-20 and FD-10 Districts

A manufactured home, as defined by Section 106-131.3, may be placed on a lawfully created lot or parcel, that is not within a manufactured dwelling subdivision, in the R-5, R-6, R-9, R-15, R-24, R-25+, FD-20 and FD-10 Districts subject to compliance with the following standards. Manufactured homes subject to the requirements of this Section are not subject to the standards of Section 430-75. Section 430-76 is not applicable to manufactured homes in a manufactured dwelling subdivision.

4. Amend Section 430-77, Manufactured Dwelling Park, as follows:

430-77.15 Obtain a Manufactured Dwelling ~~Mobile Home Park Construction~~ Permit from Washington County;

5. Amend Section 430-105, Public Utility, as follows:

430-105 Public Utility

Any corporation, including municipal or semi-municipal corporation, service district, company, individual, or association that owns or operates any plant or equipment for the conveyance of telegraph or telephone messages, with or without wires; for the transportation of water, gas, or petroleum products by pipeline; for the production, transmission, delivery or furnishing of heat, light, water, or electricity; for the transmission and delivery of television pictures and sound by cables; for the transportation of persons or property by street, railroads or other street transportation or common carriers; for the disposal of sewage; or for the disposal of storm water runoff.

430-105.7 Underground pipes and conduits which introduce an urban service outside the Urban Growth Boundary.

Prior to commencing any extension of underground pipes or conduits for urban services into any area outside the Urban Growth Boundary, an applicant shall

provide a sworn affidavit that no hookups to the extended line will be allowed outside the UGB except:

- A. Waterlines (Must also comply with OAR 660-011-0065)
 - (1) Within the boundaries of a lawfully created community, private or public water system or district, as allowed by Policy 22 of the Rural/Natural Resource Plan; or
 - (2) To replace water from an existing water supply that has been documented to be unsafe for human consumption or insufficient to support domestic uses, in the manner described by the Rural/Natural Resource Plan.

- B. Sewerlines (Must also comply with OAR 660-011-0060)
 - (1) To relieve an identified health hazard; or
 - (2) Once the line is established, to provide for disposal of sewage in connection with:
 - (i) A farm labor camp; or
 - (ii) A food processing operation.
 - (3) Notwithstanding (1) and (2) above, a connection to an existing sewerline may be approved for a residential use pursuant to OAR 660-011-0060(8) and (9).

CDC Section 710, ALTERATIONS TO SIGNIFICANT NATURAL RESOURCES, is amended to reflect the following:

- 710-2 Category B alterations of an area designated as a Significant Natural Resource shall comply with the following standards:
- 710-2.1 The design elements of the applicable Community Plan; or the applicable implementing strategies of the Rural/Natural Resource Plan Element, Policy 10, Implementing Strategy E which states:
- “Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations.”
- 710-2.2 Any proposed project in a Significant Natural Area, as identified by the applicable Community Plan or the Rural/Natural Resource Area Plan Element, shall reduce its impact, to the maximum extent feasible, on the unique or fragile character or features of the Significant Natural Area.
- 710-2.3 Any proposed project in a Significant Natural Resource Area shall not seriously interfere with the preservation of fish and wildlife areas and habitat identified in the Washington County Comprehensive Plan, or shall identify how the interference can be mitigated.