

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – First Reading and First Public Hearing
Land Use & Transportation; County Counsel (ALL CPOs)

Agenda Title: **CONSIDER PROPOSED ORDINANCE NO. 840 – AN
ORDINANCE AMENDING THE RURAL/NATURAL RESOURCE
PLAN AND THE COMMUNITY DEVELOPMENT CODE
RELATING TO HOUSEKEEPING AND GENERAL UPDATES**

Presented by: Andrew Singelakis, Director of Land Use & Transportation
Alan Rappleyea, County Counsel

SUMMARY:

Ordinance No. 840 proposes to amend the Rural/Natural Resource Plan and the Community Development Code relating to housekeeping and general updates. The proposed ordinance is posted on the County's land use ordinance webpage at the following link:

www.co.washington.or.us/landuseordinances

At its Aug. 15, 2018 public hearing for this ordinance, the PC voted 6 - 0 to recommend the Board adopt Ordinance No. 840 as filed. A staff report will be provided to the Board prior to the Sept. 18 hearing and posted on the above land use ordinance webpage. Copies of the report will be available electronically and at the Clerk's desk prior to the hearing.

Consistent with Board policy, testimony about the ordinance is limited to three minutes for individuals and 12 minutes for a representative of a group.

Clerk's Desk Item: Staff Report (*click to access electronic copy*)

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 840 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 840 and associated findings.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

ADOPTED

Agenda Item No.	5.d.
Date:	09/18/18

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

ORDINANCE 840

An Ordinance Amending the Rural/Natural
Resource Plan and the Community
Development Code Relating to Housekeeping
Changes and General Updates

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

SECTION 1

A. 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, 630, 631, 637, 643, 648, 649, 653, 662, 671, 686, 733, 740, 753, 764, 772, 776, 796, 809, 813-814, 822, 824, and 828.

B. The Board recognizes that the Community Development Code Element of the Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way of Ordinance No. 308, and subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698, 703, 704, 708, 709, 711, 712, 718-720, 722, 725, 730, 732, 735, 739,

1 742-745, 754- 758, 760, 762, 763, 765, 766, 769-776, 782-788, 791, 792, 797-802, 804, 809-
2 811, 813-815, 820, 822-824, 826-828, 831-835, and 838.

3 C. As part of its ongoing planning efforts Washington County staff has identified
4 the need for minor limited non-policy changes and general updates to improve the efficiency
5 and effectiveness of the Comprehensive Plan. The Board recognizes that such changes are
6 necessary from time to time for the benefit and welfare of the residents of Washington
7 County, Oregon.

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

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

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21 ///

1 SECTION 2

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

4 A. Exhibit 1 (1page), amends the ‘Urban and Rural Reserves’ Map of the
5 Rural/Natural Resource Plan.

6 B. Exhibit 2 (2 pages), amends the following Sections of the Community
7 Development Code:

- 8 1. Section 421 - Flood Plain and Drainage Hazard Area Development;
- 9 2. Section 429 – Bicycle Parking; and
- 10 3. Section 709 – Alterations to Flood Plain and Drainage Hazard Areas.

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 exhibit, 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.

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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 30 days after adoption.

9 ENACTED this 18 day of September, 2018, being the first reading
10 and first public hearing before the Board of County Commissioners of Washington
11 County, Oregon.

12 BOARD OF COUNTY COMMISSIONERS
13 FOR WASHINGTON COUNTY, OREGON

14 **ADOPTED**

15 Andy Dard
CHAIRMAN

16 Barbara Hejtmanek
RECORDING SECRETARY

17 READING

PUBLIC HEARING

18 First September 18, 2018
19 Second _____
20 Third _____
21 Fourth _____
22 Fifth _____
Sixth _____

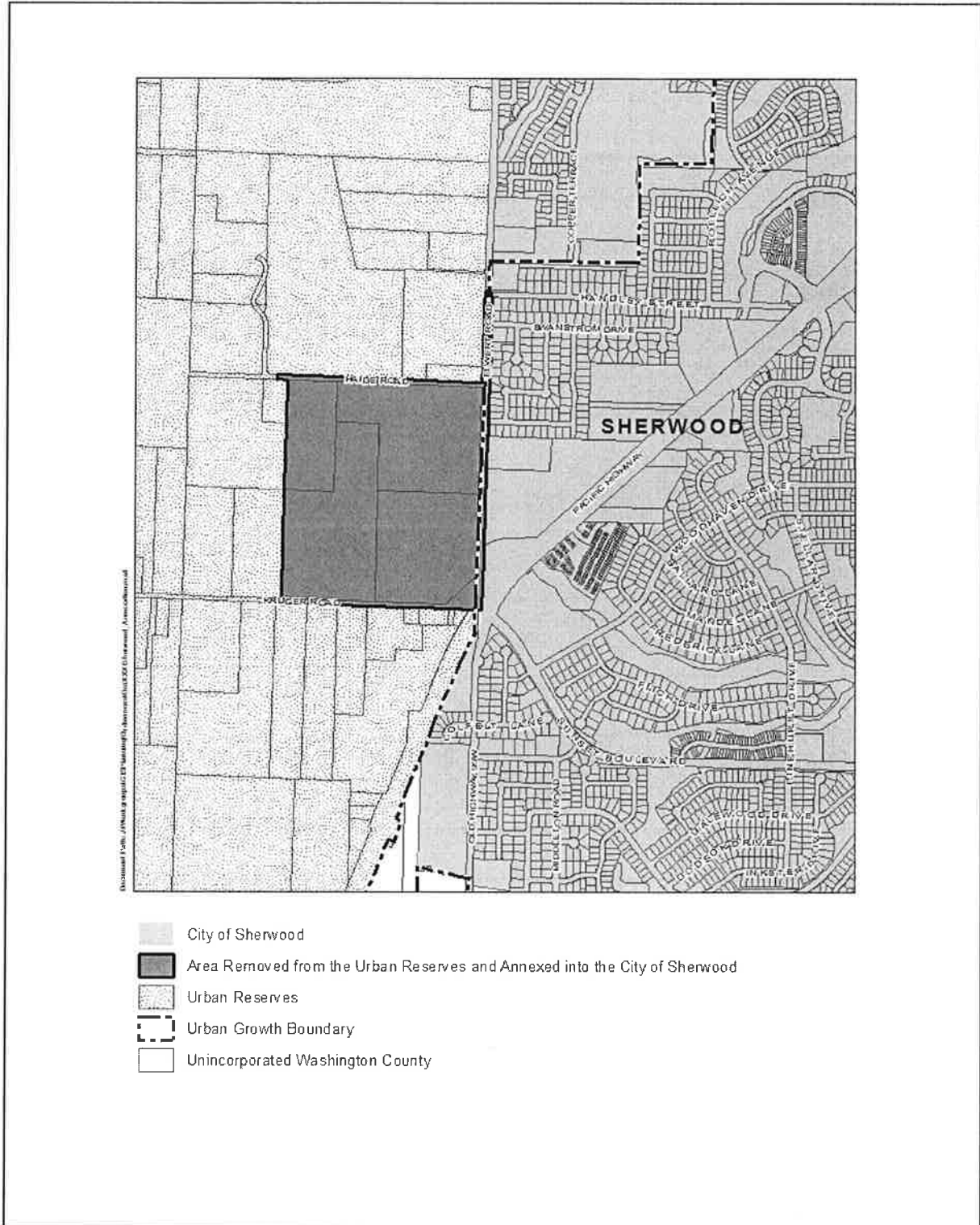
First September 18, 2018
Second _____
Third _____
Fourth _____
Fifth _____
Sixth _____

VOTE: Aye: Terry Schouten,
Malinowski

Nay: _____

Recording Secretary: Barbara Hejtmanek Date: September 18, 2018

The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended as shown:



Sections of the COMMUNITY DEVELOPMENT CODE are amended to reflect the following:

1. SECTION 421 - FLOOD PLAIN AND DRAINAGE HAZARD AREA DEVELOPMENT

The County administers and enforces the State of Oregon Specialty Codes pursuant to the requirement established in ORS 455. The Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in Special Flood Hazard Areas. Therefore, this Section is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

421-1 Lands Subject to Flood Plain and Drainage Hazard Area Standards

421-1.1 The following maps are adopted by reference as setting forth the flood plain, floodway and drainage hazard areas of Washington County:

- "Flood Plain Series, Washington County, Oregon, revision 5/01/1974, 1/03/1978, 1/1981, 5/25/1983 and 12/12/1983" based upon data from the U.S. Army Corps of Engineers;
- "Flood Insurance Rate Map, Washington County, Oregon," effective dates ~~February 18, 2005~~ and November 4, 2016 and October 19, 2018;
- ~~the~~ "Flood Insurance Study for Washington County, Oregon and Incorporated Areas," dated November 4, 2016 and October 19, 2018" with amendments; and
- ~~the~~ "Flood Boundary and Floodway Maps," as provided for in the regulations of the Federal Emergency Management Agency (FEMA) (44 CFR part 59-60).

The Flood Boundary and Floodway Maps, as provided for in the regulations of the Federal Emergency Management Agency (FEMA) (44 CFR part 59-60), are adopted by reference as setting forth the flood plain, floodway and drainage hazard areas of Washington County. Where the maps are not available, or where the Director determines more accurate information is available, the Director may use any Base Flood Elevation and floodway data available from a federal or state source, or from a licensed professional engineer, to determine the boundaries of the flood plain, floodway and drainage hazard areas of Washington County.

2. SECTION 429 - BICYCLE PARKING

429-6 Number of Bicycle Parking Spaces Required

The minimum number of bicycle parking spaces required for long-term use is specified by land use category and shall be in accordance with Table A. The minimum number of bicycle parking spaces required for short-term use is specified by land use category and shall be in accordance with Table B.

Table A

		USE	MINIMUM NUMBER OF BICYCLE PARKING SPACES PER UNIT OF MEASURE (WHICHEVER IS GREATER)
		Business and Commercial	
*** 429-6.3 ***	A.	All business and commercial uses specified in Section 413- 6 7.3 A. - F. and J. - N.	Two spaces

3. SECTION 709 - ALTERATIONS TO FLOOD PLAIN AND DRAINAGE HAZARD AREAS

Category B alterations of a flood plain or drainage hazard area shall comply with following standards:

709-1 The maps entitled, "Flood Insurance Rate Map, Washington County, Oregon" effective dates ~~February 18, 2005 and November 4, 2016~~ and October 19, 2018, ~~and together with~~ the "Flood Insurance Study for Washington County, Oregon and Incorporated Areas," dated November 4, 2016" and October 19, 2018 with amendments.

The Flood Boundary and Floodway Maps, as provided for in the regulations of the Federal Emergency Management Agency (FEMA) (44 CFR part 59-60), are adopted by reference as setting forth the flood plain, floodway and drainage hazard areas of Washington County. Where the maps are not available, or where the Director determines more accurate information is available, the Director may use any Base Flood Elevation and floodway data available from a federal or state source, or from a licensed professional engineer, to determine the boundaries of the flood plain, floodway and drainage hazard areas of Washington County.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Action – Land Use & Transportation (ALL CPOs)

Agenda Title: ADOPT FINDINGS FOR ORDINANCE NO. 840

Presented by: Andrew Singelakis, Director of Land Use & Transportation

SUMMARY:

Ordinance No. 840 amends the Rural/Natural Resource Plan and the Community Development Code relating to housekeeping and general updates. Ordinance No. 840 is posted on the County's land use ordinance 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 such amendments be accompanied by findings setting forth the facts and analysis showing the amendments are consistent with the applicable Statewide Planning Goals, Oregon Revised Statutes, State Administrative Rules and the applicable provisions of Washington County'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. 840. Prior to the Sept. 18, 2018 meeting, the proposed findings will be provided to the Board, posted on the above land use ordinance webpage and available at the Clerk's desk.

Attachment: Resolution and Order

RO Exhibit A (Ordinance Findings) is linked online.

DEPARTMENT'S REQUESTED ACTION:

Adopt the findings for Ordinance No. 840 and authorize the Chair to sign the Resolution and Order memorializing the action.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 18-87

Agenda Item No.	<u>6.b.</u>
Date:	09/18/18

1 IN THE BOARD OF COMMISSIONERS
2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
4 Legislative Findings in Support)
of Ordinance No. 840) No. 18-87

5 This matter having come before the Washington County Board of Commissioners (Board) at
6 its meeting of September 18, 2018; and

7 It appearing to the Board that the findings contained in "Exhibit A" summarize relevant facts
8 and rationales with regard to compliance with the Statewide Planning Goals, Oregon Revised
9 Statutes and Administrative Rules, Washington County's Comprehensive Plan, and titles of Metro's
10 Urban Growth Management Functional Plan relating to Ordinance No. 840; and

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

13 It appearing to the Board that the Planning Commission, at the conclusion of its public hearing
14 on August 15, 2018, made a recommendation to the Board, which is in the record and has been
15 reviewed by the Board; and


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

20 RESOLVED AND ORDERED that the attached findings in "Exhibit A" in support of Ordinance
21 No. 840 are hereby adopted.

22 DATED this 18th day of September, 2018.

	AYE	NAY	ABSENT
23 DUYCK	—	—	✓
24 SCHOUTEN	✓	—	—
25 MALINOWSKI	✓	—	—
26 ROGERS	—	—	✓
27 TERRY	✓	—	—

APPROVED AS TO FORM:

28 
County Counsel
For Washington County, Oregon

BOARD OF COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON


Chairman


Recording Secretary

EXHIBIT A

FINDINGS FOR ORDINANCE NO. 840

AN ORDINANCE AMENDING THE RURAL/NATURAL RESOURCE PLAN AND THE COMMUNITY DEVELOPMENT CODE RELATING TO HOUSEKEEPING CHANGES AND GENERAL UPDATES

Sept. 18, 2018

Part 1 – General Findings

Part 2 – Statewide Planning Goal Findings

Part 3 – Metro Urban Growth Management Functional Plan Findings

Part 1:

GENERAL FINDINGS

Ordinance No. 840 is a general housekeeping ordinance that proposes minor updates, corrections and revisions to Washington County's Rural/Natural Resource Plan and Community Development Code.

Key Ordinance Provisions

- Amends the 'Urban and Rural Reserves' map of the Rural/Natural Resource Plan to reflect a recently approved Urban Growth Boundary (UGB) expansion and subsequent annexation of land into the city of Sherwood.
- Amends CDC Sections 421 and 709 to adopt and incorporate, by reference, the updated Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS), with an effective date of Oct. 19, 2018.
- Corrects a cross-reference in CDC Section 429.

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 (Board) 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), and 19 (Ocean Resources) and related Oregon Administrative Rules (OAR) 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). 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. 840 is consistent with Statewide Planning Goals (Goals), Oregon Revised Statutes (ORS), Oregon Administrative Rule (OAR) requirements, Metro's Urban Growth Management Functional Plan (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 citizen participation in the planning process. Washington County has an acknowledged citizen involvement program that provides a range of opportunities for citizens 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 citizen involvement during review and adoption of land use ordinances.

Washington County has followed these requirements for the adoption of Ordinance No. 840.

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 Rural/Natural Resource Plan, Comprehensive Framework Plan for the Urban Area (CFP), Community Plans, Community Development Code (CDC), and Transportation System Plan (TSP).

Washington County utilized this process to adopt Ordinance No. 840. Notice was coordinated with all affected governmental entities and no comments were received regarding the ordinance.

Goal 3 - Agricultural Lands

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 Rural/Natural Resource Plan include provisions for the preservation of agricultural lands.

Ordinance No. 840 updates the 'Urban and Rural Reserves' map of the Rural/Natural Resource Plan (RNRP) to reflect a recently approved UGB expansion and city annexation of land now under the jurisdiction of the city of Sherwood. The four parcels (totaling about 85 acres), once used for small-scale agriculture, had a County land use designation of Agriculture and Forest -

20 acres (AF-20), however, the land had been identified by Metro as “Urban and Rural Reserves.” In August 2017, Metro approved a UGB expansion request that was petitioned by Sherwood School District under a major urban growth boundary amendment process. Subsequently, in December 2017, the city of Sherwood’s City Council approved the annexation and accompanying right-of-way into the city and applied its Comprehensive Plan and zoning (Institutional and Public) to the property, which will be developed as a future high school. Ordinance No. 840 does not affect compliance with Goal 3 as the land is now completely within the Regional Urban Growth Boundary.

Goal 7 - Areas Subject to Natural Hazards

Goal 7 requires the implementation of local land use programs that reduce the risk to people and property from natural hazards such as floods, landslides and earthquakes. Policy 8 of the CFP and Policy 8 of the Rural/Natural Resource Plan set out the County’s policy to protect life and property from natural disasters and hazards.

Ordinance No. 840 adopts, by reference, newly modified Federal Emergency Management Agency (FEMA) flood hazard determinations that affect the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for all of Washington County. Amendments are made to two sections of the Community Development Code relating to Floodplain and Drainage Hazard Areas to incorporate the updated FIRMS and Flood Insurance Study panels with an effective date of Oct. 19, 2018. This reference, included by Ordinance No. 840, maintains Plan compliance with Goal 7, and consistency with the County’s acknowledged policies and standards for regulating development exposed to potential natural disasters and hazards in floodplain and drainage hazard areas.

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 Policy 22 of the Rural/Natural Resource Plan 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.

Ordinance No. 840 updates the ‘Urban and Rural Reserves’ map of the Rural/Natural Resource Plan to reflect the Metro approved UGB expansion and subsequent annexation of land into the jurisdiction of the city of Sherwood where it will be developed for a future high school. This ordinance maintains compliance with Goal 11.

Ordinance No. 840 adopts, by reference, newly modified Federal Emergency Management Agency (FEMA) flood hazard determinations that affect the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for all of Washington County. Amendments are made to two sections of the Community Development Code relating to Floodplain and Drainage Hazard Areas to incorporate the updated FIRMS and Flood Insurance Study panels with an effective date of Oct. 19, 2018. This reference, included by Ordinance No. 840, maintains Plan compliance with Goal 11, and consistency with the County’s acknowledged policies and standards for

regulating development exposed to potential natural disasters and hazards in floodplain and drainage hazard areas.

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 Regional Urban Growth Boundary. The CDC implements the urbanization policies by establishing standards to promote appropriate urban development. The Community Plans implement the urbanization policies by designating sufficient land for appropriate development.

Ordinance No. 840 updates the 'Urban and Rural Reserves' map of the Rural/Natural Resource Plan to reflect the Metro approved UGB expansion and subsequent annexation of land into the jurisdiction of the city of Sherwood where it will be developed for a future high school. This ordinance maintains compliance with Goal 14.

The ordinance also adopts, by reference, newly modified Federal Emergency Management Agency (FEMA) flood hazard determinations that affect the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for all of Washington County. Amendments are made to two sections of the Community Development Code relating to Floodplain and Drainage Hazard Areas to incorporate the updated FIRMS and Flood Insurance Study panels with an effective date of Oct. 19, 2018. The amendments made through Ordinance No. 840 maintain Plan compliance with Goal 14, and consistency with the County's acknowledged policies and standards for regulation of development exposed to potential natural disasters and hazards in floodplain and drainage hazard areas.

Part 3:

URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS

Section 3.07.810 of Title 8 of Metro's Urban Growth Management Functional Plan (UGMFP) requires that county comprehensive plan changes be consistent with the UGMFP. The following Ordinance No. 840 findings have been prepared to address Title(s) 3, 8 and 14 of the UGMFP.

Title 3 - Water Quality and Flood Management

Title 3 protects beneficial water uses and functions and values of resources within Water Quality and Flood Management Areas by limiting or mitigating impacts from development activities and protecting life and property from dangers associated with flooding.

Ordinance No. 840 adopts, by reference, newly modified Federal Emergency Management Agency (FEMA) flood hazard determinations that affect the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) for all of Washington County. Amendments are made to two sections of the Community Development Code relating to Floodplain and Drainage Hazard

Areas to incorporate the updated FIRMS and Flood Insurance Study panels with an effective date of Oct. 19, 2018. This reference, included by Ordinance No. 840, maintains Plan compliance with Title 3, and consistency with the County's acknowledged policies and standards for regulating development exposed to potential natural disasters and hazards in floodplain and drainage hazard areas.

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.

Consistent with Title 8, a copy of proposed Ordinance No. 840 was sent July 11, 2018 to Metro, 35 days prior to the first evidentiary hearing.

Title 14 – Urban Growth Boundary

Title 14 prescribes criteria and procedures for amendments to the urban growth boundary to provide a clear transition from rural to urban development, an adequate supply of urban land to accommodate long-term population and employment, and a compact urban form.

Ordinance No. 840 updates the 'Urban and Rural Reserves' map of the Rural/Natural Resource Plan to reflect the Metro approved UGB expansion and subsequent annexation of land into the jurisdiction of the city of Sherwood where it will be developed for a high future school. Ordinance No. 840 does not affect compliance with Title 14.