



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Reference No: **ADOPTED**

Meeting Date: January 28, 2025

Status: **APPROVED**

Agenda Category: PUBLIC HEARINGS

CPO: All

Department(s): Land Use & Transportation

Presented by: Stephen Roberts, Director of Land Use & Transportation
Cortney Duke-Driessen, Interim County Counsel

Agenda Title:

Consider Proposed A-Engrossed Ordinance No. 897 – An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, Rural/Natural Resource Plan and Bull Mountain Community Plan to Reflect the River Terrace 2.0 Urban Growth Boundary Expansion Area

REQUESTED ACTION:

Read A-Engrossed Ordinance No. 897 by title only and conduct the sixth public hearing. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 897. By separate action, adopt associated findings.

SUMMARY:

A-Engrossed Ordinance No. 897 proposes to amend the Comprehensive Framework Plan for the Urban Area, Rural/ Natural Resource Plan and Bull Mountain Community Plan to reflect the River Terrace 2.0 Urban Growth Boundary (UGB) expansion area. A-Engrossed Ordinance No. 897 is posted on the County's land use ordinance webpage at the following link:

www.washingtoncountyor.gov/lut/land-use-ordinances-progress

At its Jan. 7, 2025 public hearing for A-Engrossed Ordinance No. 897, the Board held the first engrossment hearing on the ordinance, took testimony and continued the hearing to Jan. 28, 2025.

A staff report is attached and posted on the above land use ordinance webpage.

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

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

A concern about potential impacts due to the level of significant natural resource protection for the subject area was raised at the first hearing on this ordinance, as originally filed. This concern was addressed in the Nov. 19, 2024 staff report.

Legal History/Prior Board Action:

As noted, the Board considered this ordinance on Oct. 3, 2023, Nov. 7, 2023, Jan. 23, 2024, Nov. 19, 2024 and Jan. 7, 2025.

Budget Impacts:

None

ATTACHMENTS:

[A-Engrossed Ord. No. 897 - Staff Report](#)

[ADOPTED A-Engrossed Ord. No. 897 - Notice _ Filed Ordinance](#)

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



Kevin Moss, Board Clerk

January 28, 2025

Date Signed

ADOPTED



Jan. 21, 2025

To: Washington County Board of Commissioners

From: Carol Johnson, Manager
Planning and Development Services

Subject: **PROPOSED A-ENGROSSED LAND USE ORDINANCE NO. 897 – An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, Rural/Natural Resource Plan and Bull Mountain Community Plan to Reflect the River Terrace 2.0 Urban Growth Boundary Expansion Area**

STAFF REPORT

For the Jan. 28, 2025 Board of Commissioners Hearing
(The public hearing will begin no sooner than 6:30 p.m.)

I. STAFF RECOMMENDATION

Conduct the second of two required public hearings on the engrossed ordinance. At the conclusion of public testimony, close the hearing and adopt A-Engrossed Ordinance No. 897. By separate action, adopt the associated findings.

II. BACKGROUND

The Board of Commissioners conducted an initial public hearing on Oct. 3, 2023. The Board continued the hearing to Nov. 7, 2023, and again to January 2024, to allow time to address comments made by a community member regarding impacts to natural resources. On Jan. 23, 2024, the Board again continued the hearing to Nov. 19, 2024, to allow for consideration of natural resource protection in this area as part of the overall update of the County's Significant Natural Resources mapping and regulations. This update was completed with Board adoption of A-Engrossed Ordinance Nos. 901 and 902 on Nov. 5, 2024.

After its Nov. 19, 2024, public hearing for proposed Ordinance No. 897, the Board directed engrossment of the ordinance to reflect changes made through A-Engrossed Ordinance Nos. 901 and 902 and Ordinance No. 903 and continued the hearing to Jan. 7 and Jan. 28, 2025. The Board further directed staff to provide notice of the changes and engrossment hearings schedule as required by Chapter X of the County Charter.

The Board held the first of two required public hearings on the engrossed ordinance on Jan. 7 and is scheduled to hold the second required public hearing at the Jan. 28 meeting. Staff will provide any updated information to the Board at the Jan. 28 meeting as appropriate.

A separate action agenda item recommending adoption of the findings for A-Engrossed Ordinance No. 897 by Resolution and Order is provided in the meeting materials for the Board's Jan. 28 meeting.

III. SUMMARY OF ENGROSSMENT

The Board directed staff to make several changes to Ordinance No. 897. The changes to Ordinance No. 897 are generally described below:

- Deletes originally filed Bull Mountain Community Plan Significant Natural and Cultural Resources Map and Parking Maximum Designations Map.
- Makes additional minor amendment to the Bull Mountain Community Plan.



PROPOSED A-ENGROSSED LAND USE ORDINANCE NO. 897

Individual and General Notice 2024-05

Dec. 13, 2024

Initial notice was provided to interested parties July 21, 2023 regarding proposed Ordinance No. **897**. After a public hearing for this ordinance, the Board of Commissioners ordered substantive amendments. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 897**. As required by Chapter X of the County Charter, the Board has directed staff to prepare and provide you with notice of these amendments.

ORDINANCE PURPOSE AND SUMMARY:

Ordinance No. 897 would amend the Comprehensive Framework Plan for the Urban Area (CFP), Rural/Natural Resource Plan (RNRP), and Bull Mountain Community Plan to reflect a recent Metro Urban Growth Boundary (UGB) land exchange resulting in a UGB expansion in Washington County to add land known as River Terrace 2.0. The provisions of the filed ordinance and the proposed changes are summarized on the following page.

Who is Affected

Residents, businesses and property owners in unincorporated Washington County within the River Terrace West and South Urban Reserve Area (also known as Urban Reserve Area 6C or River Terrace 2.0).

What Land is Affected

Land within the River Terrace West and South Urban Reserve Area (also known as Urban Reserve Area 6C or River Terrace 2.0).

PUBLIC HEARING INFORMATION:

Hearings are scheduled for the dates and times below. For information about the meetings and how to testify, please see the following webpage: <https://washingtoncounty.civicweb.net/Portal>

Board of Commissioners

10:00 a.m.

Jan. 7, 2025

6:30 p.m.

Jan. 28, 2025

Board meetings are hybrid (in person and virtually on Zoom).

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

The engrossed ordinances are available for review on the Land Use Ordinances webpage: [Land Use Ordinances in Progress | Washington County, OR \(washingtoncountyor.gov\)](#) Staff Reports will be available a week in advance of each hearing and will be posted on the ordinances in progress webpage.

At its Jan. 28, 2025, public hearing, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If adopted Jan. 28, it would become effective Feb. 27, 2025.

Department of Land Use & Transportation

Planning and Development Services • Long Range Planning

155 N First Ave, Suite 350, MS14, Hillsboro, OR 97124-3072

phone: 503-846-3519 | www.washingtoncountyor.gov/lut | lutplan@washingtoncountyor.gov

SUMMARY OF ORDINANCE NO. 897 AS ORIGINALLY FILED:

- Removes designations for land use districts, Goal 5 resources and urban reserves in the UGB expansion areas from the RNRP.
- Adds designation for land use district, significant natural and cultural resources and parking maximum in the UGB expansion areas to the Bull Mountain Community Plan and associated subarea.
- Makes minor amendments to the CFP to reflect the addition of the UGB expansion areas to the urban area.

SUMMARY OF CHANGES TO ORDINANCE NO. 897:

- Deletes originally filed Bull Mountain Community Plan Significant Natural and Cultural Resources Map and Parking Maximum Designations Map to respond to changes made through other County ordinances.
- Makes a minor text change to the Community Plan language.

AFFECTED LAND USE PLANNING DOCUMENTS:

Comprehensive Framework Plan for the Urban Area

- Policy 41– Urban Growth Boundary Expansions

Rural/Natural Resource Plan

- Rural Land Use Districts Map
- Goal 5 Resources Map
- Urban and Rural Reserves Map

The following Community Plan(s):

- Bull Mountain
-

HOW TO SUBMIT COMMENTS:

Washington County is committed to broad community engagement and transparency of government. **Advance registration is recommended when providing testimony in person or via Zoom on agenda items or additional communication at designated times.**

For Board registration instructions and contact information, please visit the How to Testify webpage: [Board of County Commissioners \(BCC\) | Washington County, OR \(washingtoncountyor.gov\)](https://www.washingtoncountyor.gov/Board-of-County-Commissioners-BCC)

Staff Contact

Todd Borkowitz, Senior Planner, todd_borkowitz@washingtoncountyor.gov, 503-846-8101

If you have general questions or would like more information, you can also contact Community Planning at 503-846-3519, select option 3, then option 2, or at lutplan@washingtoncountyor.gov.

The ordinance is available for review on the Land Use Ordinances webpage: [Land Use Ordinances in Progress | Washington County, OR \(washingtoncountyor.gov\)](https://www.washingtoncountyor.gov/Land-Use-Ordinances-in-Progress). Staff Reports will be available a week in advance of each hearing and will be posted on the ordinances in progress webpage.

The ordinance will be available for review at the following locations:

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 897

ADOPTED

An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Rural/Natural Resource Plan and Bull Mountain Community Plan to Reflect the River Terrace 2.0 Urban Growth Boundary Expansion Area.

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

SECTION 1

A. The Board recognizes that the Comprehensive Framework Plan for the Urban Area (Volume II) was readopted with amendments on September 9, 1986, and subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483, 516-517, 526, 551, 555, 561, 571-572, 588, 590, 598, 608-610, 612-615, 620, 624, 631-632, 637, 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, 730, 732-733, 739, 742, 744-745, 753, 758, 764, 769, 771, 775, 785, 788-790, 796, 799, 802, 805, 809, 813-814, 820, 822, 828, 838, 843, 857, 865, 866, 886, 889, 901 and 903.

B. The Board recognizes that the Rural/Natural Resource Plan Element of the Comprehensive Plan (Volume III) was readopted with amendments, by way of Ordinance No. 307, and subsequently amended by Ordinance Nos. 342, 383, 411-412, 458-459, 462, 480, 482, 499, 539, 547, 572, 574, 578, 588, 598, 606, 609, 615, 628-631, 637, 643, 648-649, 653, 662, 671, 686, 733, 740, 753, 764, 772, 776, 785, 796, 809, 813-814, 822, 824, 828, 840, 854, and 865.

///

1 C. The Board recognizes that the Bull Mountain Community Plan was adopted
2 by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 368, 420,
3 480, 487, 547, 551, 552, 588, 610, 615, 659, 666, 783, 785, 799, 865, 901 and 903.

4 D. As part of its ongoing planning efforts Washington County staff identified the
5 need to update the Comprehensive Framework Plan for the Urban Area, Rural/Natural
6 Resource Plan and Bull Mountain Community Plan to reflect recent decisions by Metro
7 Council (Ordinance 23-1488) and the Department of Land Conservation and Development
8 (Order #001934) regarding expansion of the Urban Growth Boundary (UGB) in the River
9 Terrace 2.0 area in Washington County. The Board recognizes that such changes are
10 necessary from time to time for the benefit and welfare of the residents of Washington
11 County, Oregon.

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

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

22 ///

1 County Charter, the Washington County Community Development Code, and the Washington
2 County Comprehensive Plan.

3 SECTION 2

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

6 A. Exhibit 1 (1 page), amends the Comprehensive Framework Plan for the
7 Urban Area, Policy 41, Urban Growth Boundary Expansions, Map A: Future Development
8 Areas.

9 B. Exhibit 2 (3 pages), amends the following maps of the Rural/Natural Resource Plan:

- 10 1. 'Rural Land Use Districts' Map;
11 2. 'Goal 5 Resources' Map; and
12 3. 'Urban and Rural Reserves' Map.

13 C. Exhibit 3 (4 pages), amends portions of the Bull Mountain Community Plan:

- 14 1. 'Background Summary' and 'Subareas' text;
15 2. 'Subareas' Map; and
16 3. 'Land Use Districts' Map.

17 SECTION 3

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

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1 SECTION 4

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

4 SECTION 5

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

8 SECTION 6

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

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15 ///

1 SECTION 7

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

3 ENACTED this 28th day of January, 2025, being the 6th reading
4 and 6th public hearing before the Board of County Commissioners of Washington
5 County, Oregon.

6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 
CHAIR KATHRYN HARRINGTON

9 
10 RECORDING SECRETARY

11 READING

PUBLIC HEARING


12 First 10/3/23
13 Second 11/7/23
14 Third 1/16/24
15 Fourth 11/19/24
16 Fifth 1/7/25
17 Sixth 1/25/28

12 First 10/3/23
13 Second 11/7/23
14 Third 1/16/24
15 Fourth 11/19/24
16 Fifth 1/7/25
17 Sixth 1/28/25

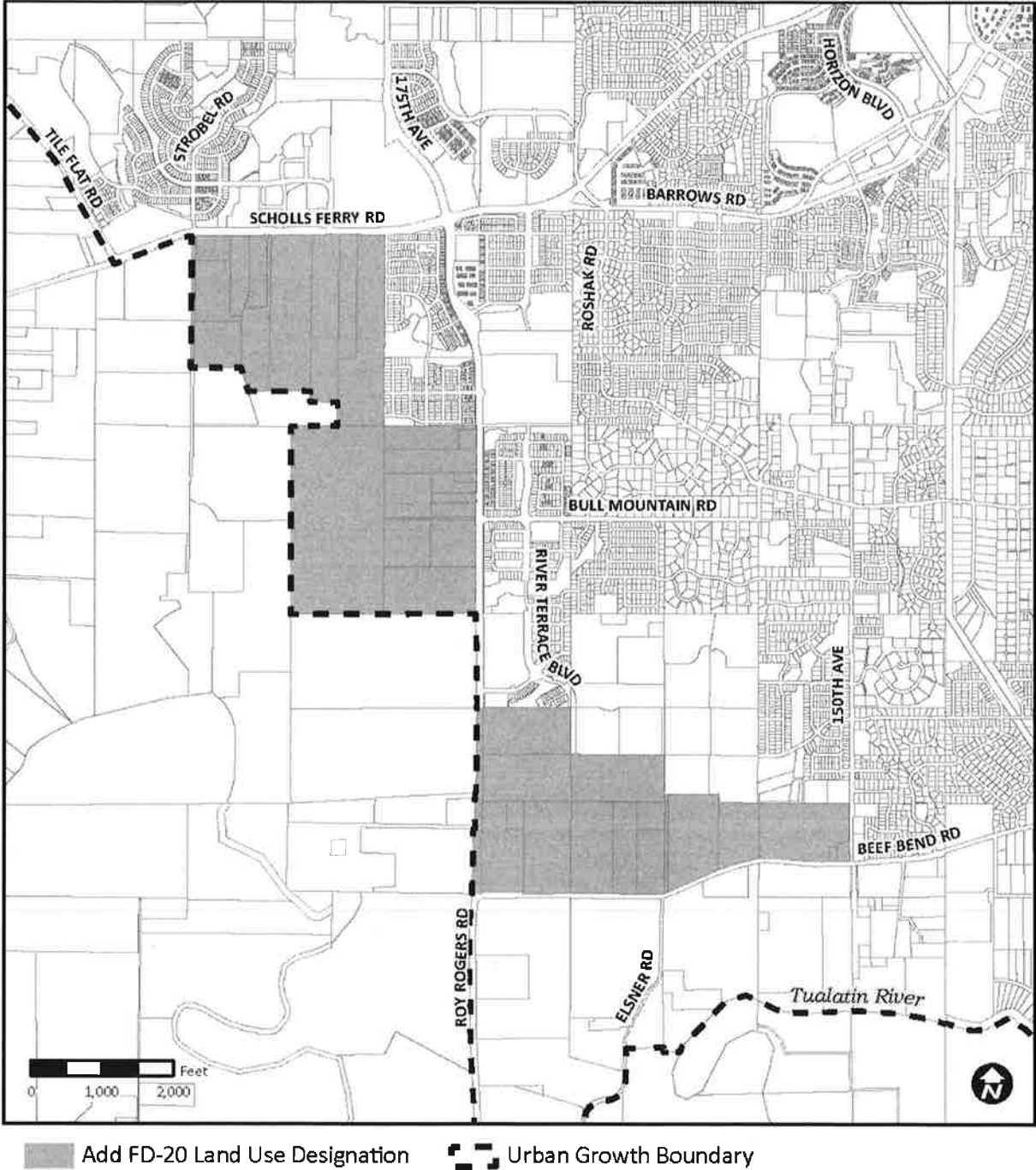
Harrington, Fai, Treece,

18 VOTE: Aye: Willey, Snider

Nay: _____

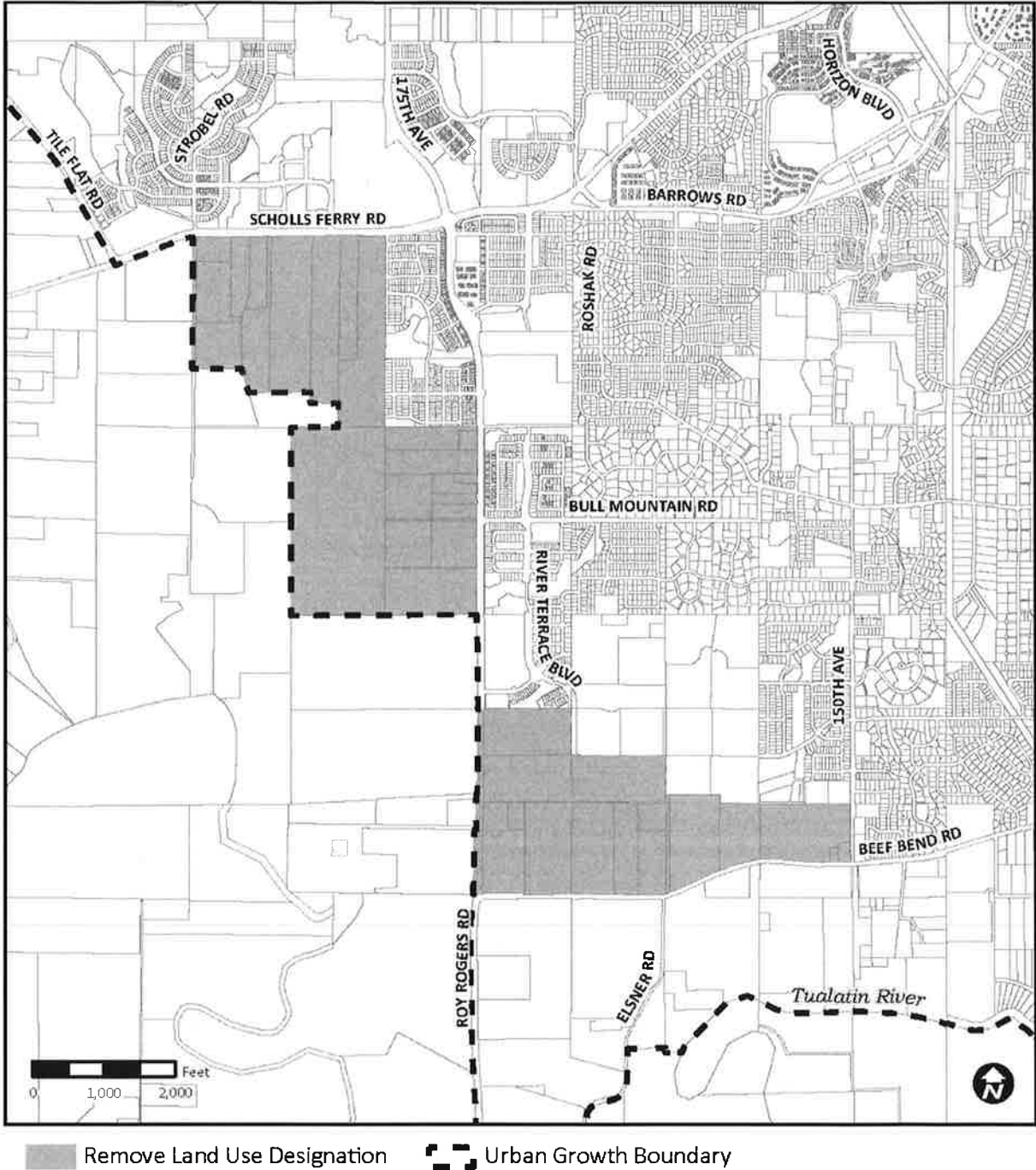
19 Recording Secretary:  Date: 1/28/25

The 'MAP A Future Development Areas' in Policy 41, Urban Growth Boundary Expansions, of the WASHINGTON COUNTY COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



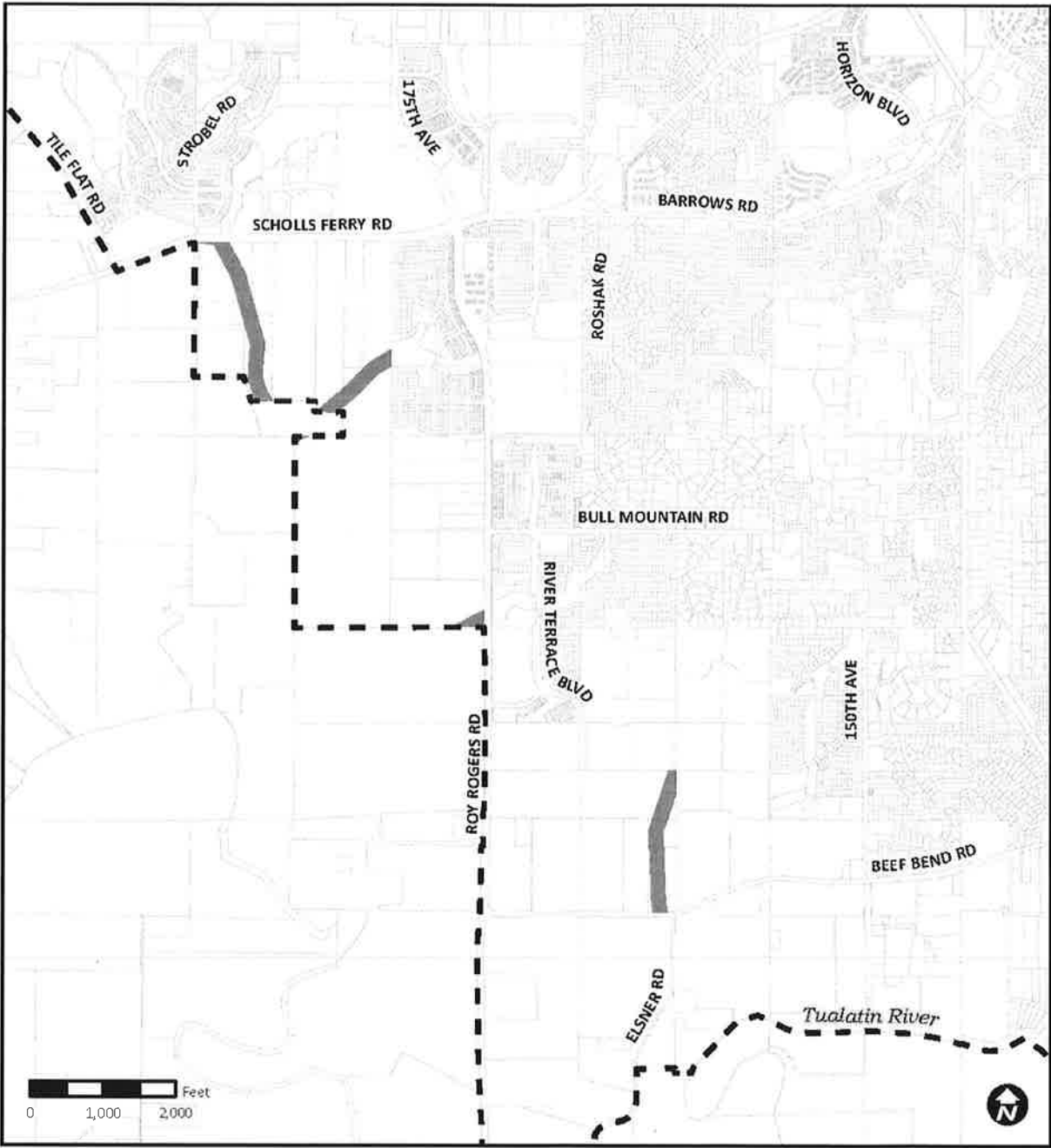
abcdef Proposed additions
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The 'Rural Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



abcdef Proposed additions
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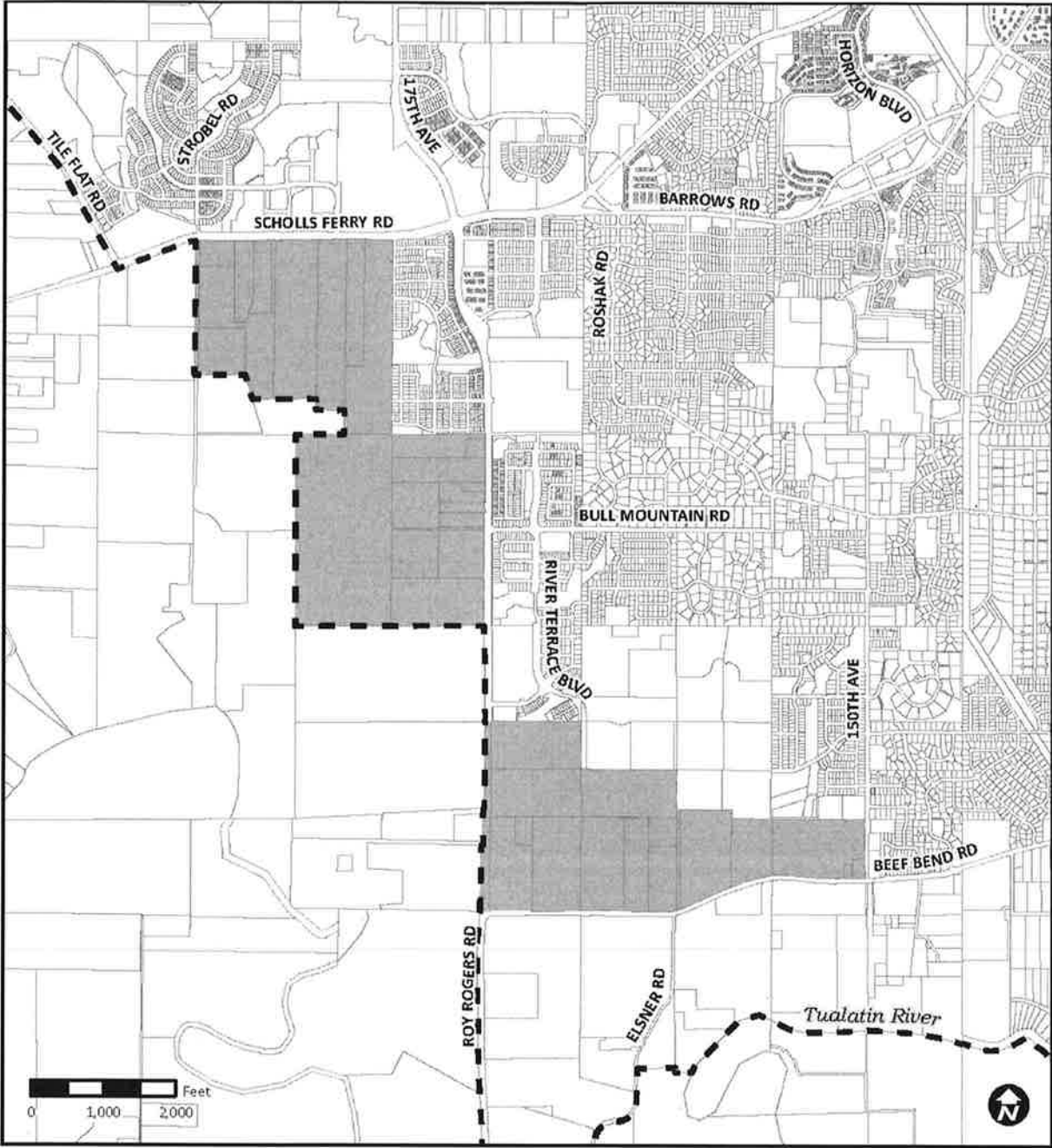
The 'Goal 5 Resources' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



- Remove Water Areas and Wetlands and Fish and Wildlife Habitat Designation
- Urban Growth Boundary

abcdef Proposed additions
~~abcdef~~ Proposed deletions

The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



Remove Urban Reserve Designation Urban Growth Boundary

abcdef Proposed additions
abedef Proposed deletions

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

Background Summary

Planning Area

At the time the Community Plan was adopted in 1982, the planning area encompassed approximately 3.4 square miles and had a 1980 population of 2,158. Between 1983 and 2023~~18~~, the planning area was reduced by city annexations and increased by UGB expansions. ~~In 2018, Metro expanded the UGB in 2018 to include the Beef Bend South Urban Reserve area (also known as Urban Reserve Area 6D) and in 2023 to include River Terrace 2.0 (also known as Urban Reserve Area 6C). This~~ These areas, approximately ~~1.60-82~~ square miles, ~~area has been~~were added to the western portion of the planning area.

Land Use

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

In 1982, 1,290 acres of land was vacant and buildable, i.e., undeveloped, excluding powerline easements, and not in floodplain or steep slope. Various UGB expansions and annexations have occurred since 1982. The 2018 UGB expansion was 528 acres, including environmentally sensitive areas and about 400 developable acres. The 2023 UGB expansion was 508 acres, including environmentally sensitive areas and about 350 developable acres.

Natural Features

~~The 2018 and 2023~~ UGB expansions included County-identified Goal 5 resources near the Tualatin River, and mapped Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat. The 2018 UGB expansion area also included a small portion of Goal 5 resource designated "Mining District B" off the Pacific Highway near the Tualatin River National Wildlife Refuge.

Transportation

The primary roadways serving this area include Highway 99W, Scholls Ferry Road, Roy Rogers, Beef Bend and Bull Mountain Roads. ~~A new connection between Murray Boulevard and Highway 99W along Walnut and Gaarde has been identified and is being improved, and improvements to Roy Rogers Road, a major north-south Arterial connection, have been completed. Over time, i~~ mprovements have also been were made to Roy Rogers, Bull Mountain and Beef Bend Roads, and to Fischer and 131st Avenues east of the planning area.

abcdef Proposed additions

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Bikeway and sidewalk improvements have been completed as part of major roadways projects in and near the Bull Mountain area during recent years (e.g., Roy Rogers Road and portions of Bull Mountain and Beef Bend Roads). Future bikeway and pedestrian projects will be completed, either as part of larger projects or stand-alone projects, as the Transportation System Plan priorities direct and as resources allow. The Transportation System Plan calls for bicycle and pedestrian routes on Arterials and Collectors in the planning area.

Services

Sewer service to the unincorporated Bull Mountain area is provided by the Clean Water Services (CWS). Sewer service to areas newly annexed into the UGB or currently in the UGB but undeveloped will receive sewer service through the private development process. Small areas consisting of 3 to 15 homes in the previously developed area do not have public sewer available. The areas south of Beef Bend Road, on the eastern edge of the planning area along Bull Mountain Road and on the north in the vicinity of 135th Avenue and Scholls Ferry Road have or shortly will have access to CWS sewers. Public sSewer extensions service to the rest of these areas can be completed through depends on development interest and the formation of Local Improvement Districts and/or Reimbursement Districts initiated by property owners or CWS to finance extensions of major lines. A CWS-owned pump station will be required when serving multiple lots that are unable to be served by a gravity sewer system Pumping will be necessary on the western portion of the mountain.

Water service for the pPlanning aArea is available from the Tigard Water District. The dDistrict has sufficient storage and distribution capacity to meet ~~year 2000~~ requirements for the entire area. Lines can be readily extended to areas within the dDistrict which currently do not have service. Since water must be pumped to the top of the mountain, emergency storage in the event of a prolonged electrical power outage is a concern. To help alleviate this, Tigard plans to acquire property in the adjacent River Terrace area that can be used for the construction of additional storage to serve the 2023 UGB expansion areas. The primary long-term source of water will continue to be the Clackamas River via the city of Lake Oswego with a backup supply from Portland's Bull Run system.

Subareas

Western Slopes

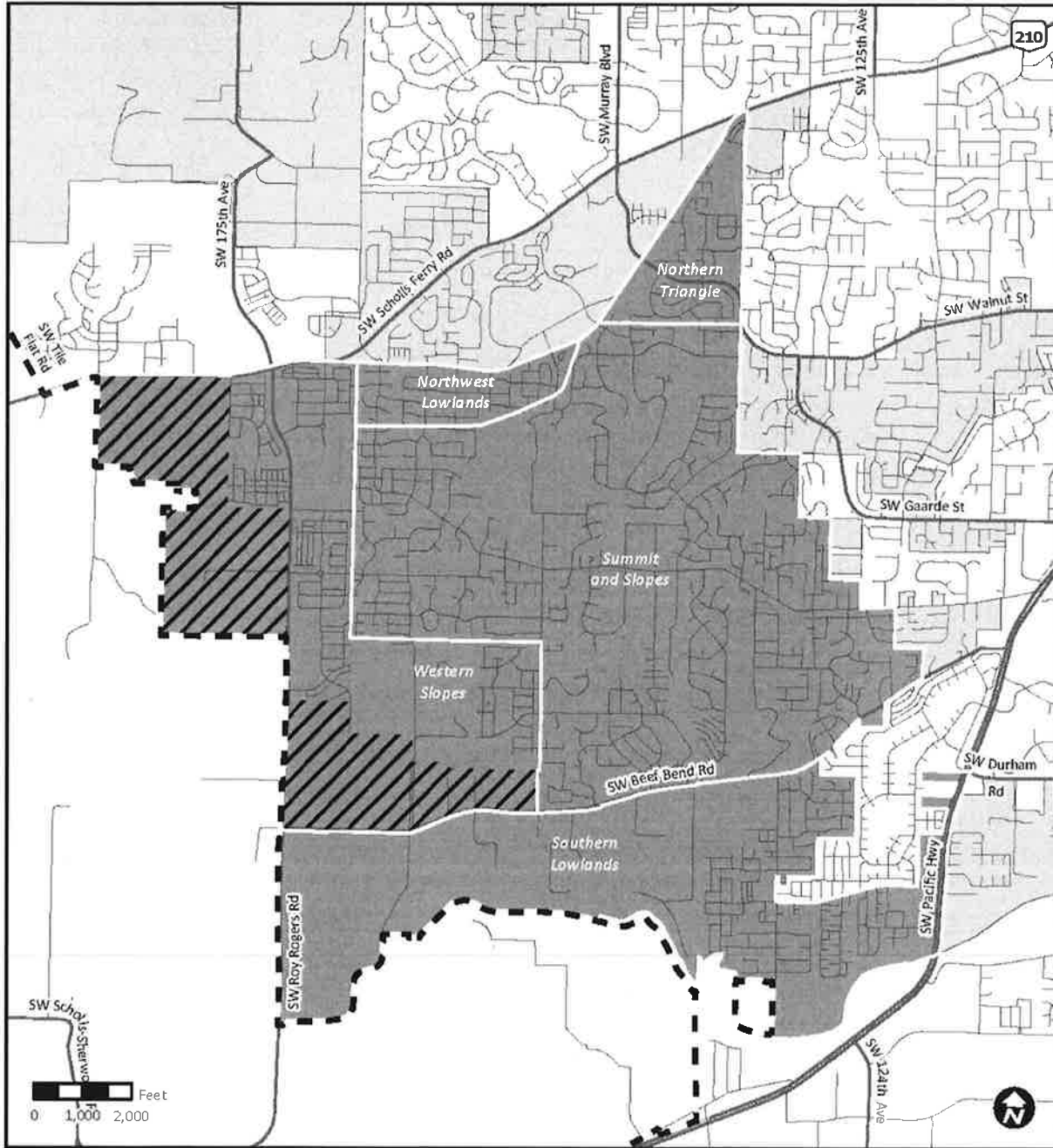
The Over time, all of the original Western Slopes Subarea and areas added to it through UGB expansions between 2002 and 2018 have annexed to Tigard. is approximately 536 acres. In 2002, 485 of these acres were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 02-960B. In 2011, two parcels comprising 51 acres were added to the UGB through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. In 2023, 508 acres were added to the UGB through Metro Ordinance 23-1488, creating a reconfigured Western Slopes Subarea. The new subarea is bordered to the north by Scholls Ferry Road and to the south by Beef Bend Road. Vandermost Road is the westernmost boundary of the subarea and 150th Avenue is the easternmost boundary. Roy Rogers Road and Bull Mountain Road are the major transportation corridors within the subarea.

The predominant use of this subarea is agricultural with limited single, family-detached residences. This area is designated Future Development - 20 Acres (FD-20), which allows limited land uses and is considered an urban holding district until properties are annexed to a city, and will maintain this designation until the planning for this new urban area is complete. The planning for this area shall be consistent with the requirements of the Comprehensive Plan and Title 11 of Metro's Urban Growth Management Functional Plan.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

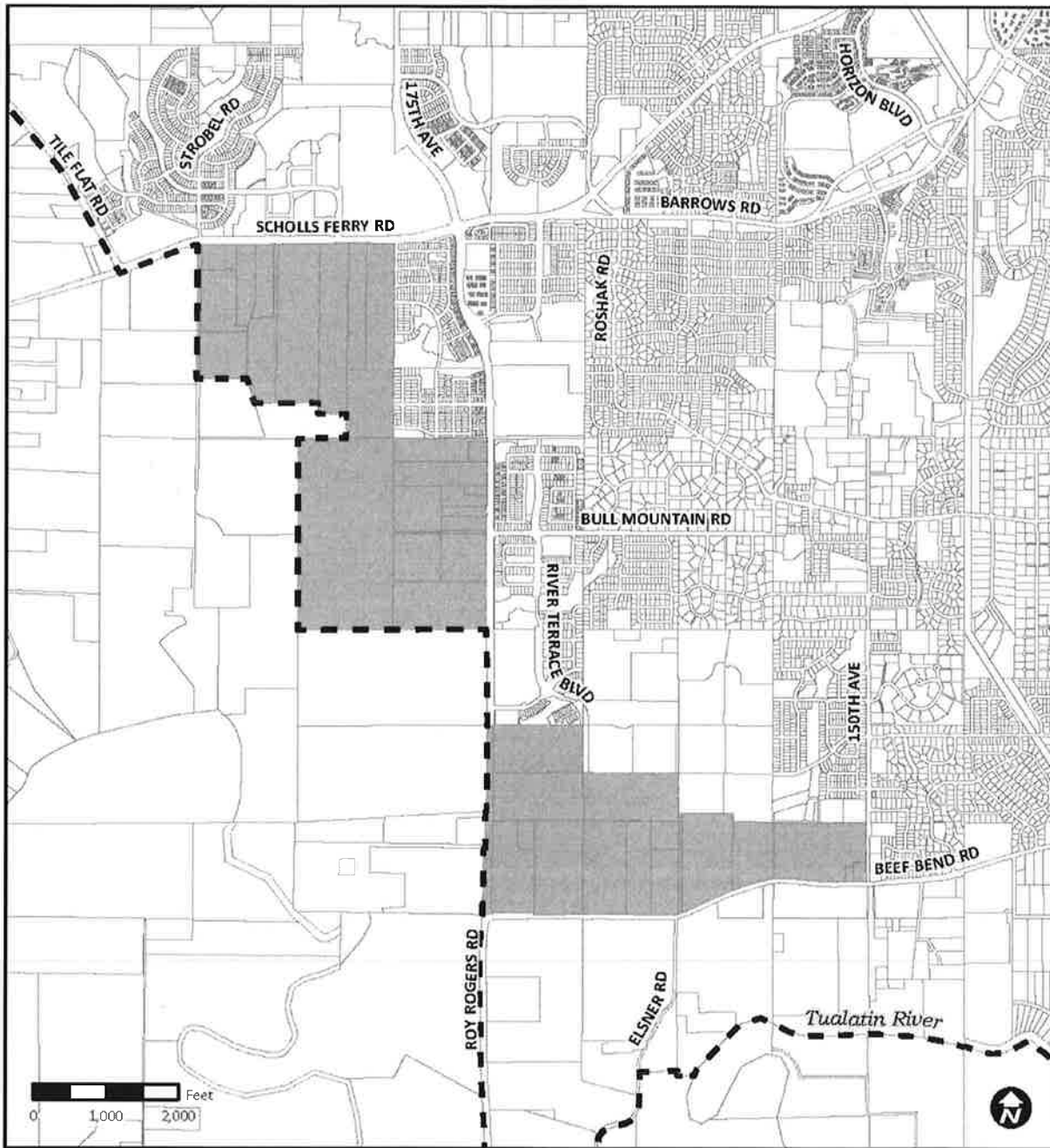
The 'Subareas' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



- UGB Expansion Area to be Added to Subarea
- Bull Mountain Community Plan Subareas
- Other Community Plan Area
- Urban Growth Boundary

abcdef Proposed additions
~~abcdef~~ Proposed deletions

The 'Land Use Districts' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



■ Add FD-20 Land Use Designation - - - Urban Growth Boundary

abcdef Proposed additions
abcdef Proposed deletions



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Reference No: **RO 25-8**

Meeting Date: January 28, 2025

Status: **APPROVED**

Agenda Category: ACTION

CPO: All

Department(s): Land Use & Transportation

Presented by: Stephen Roberts, Director of Land Use & Transportation

Agenda Title: **Adopt Findings for A-Engrossed Ordinance No. 897 (River Terrace 2.0 Urban Growth Boundary Expansion Area)**

REQUESTED ACTION:

Adopt the Findings for A-Engrossed Ordinance No. 897 and authorize the Chair to sign the Resolution and Order memorializing the action.

SUMMARY:

A-Engrossed Ordinance No. 897 proposes to amend the Comprehensive Framework Plan for the Urban Area, Rural/Natural Resource Plan and Bull Mountain Community Plan to reflect the River Terrace 2.0 Urban Growth Boundary (UGB) expansion area. A-Engrossed Ordinance No. 897 is posted on the County's land use ordinance webpage at the following link:

www.washingtoncountyor.gov/lut/land-use-ordinances-progress

Post acknowledgment comprehensive plan amendments are amendments made to the County's Comprehensive Plan after it was acknowledged by the State Department of Land Conservation and Development as complying with the Statewide Planning Goals. ORS 197.615 requires that such amendments be accompanied by findings setting forth the facts and analysis showing that the amendments are consistent with the applicable Statewide Planning Goals, Oregon Revised Statutes, State Administrative Rules and the applicable provisions of 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 A-Engrossed Ordinance No. 897. The Findings are found in Exhibit A. Both documents are posted on the County's land use ordinance webpage.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

None known at this time

Legal History/Prior Board Action:

A draft version of the findings document (Exhibit A) was included in the Board's meeting materials as Exhibit A to the Staff Report for the Jan. 7 public hearing on A-Engrossed Ordinance No. 897.

Budget Impacts:

None

ATTACHMENTS:

[Resolution and Order 25-8 - A-Engrossed Ord. No. 897 \(Adopt Findings\)](#)

[A-Engrossed Ord. No. 897 \(Adopt Findings\) - Ex. A: Findings](#)

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



Kevin Moss, Board Clerk

January 28, 2025

Date Signed

RO 25-8

1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
4 Legislative Findings in Support of)
A-Engrossed Ordinance No. 897) No. 25-8

5
6 This matter having come before the Washington County Board of Commissioners (Board)
7 at its meeting of January 28, 2025; and

8 It appearing to the Board that the findings contained in Exhibit A attached hereto
9 summarize relevant facts and rationales with regard to compliance with the Statewide Planning
10 Goals, Oregon Revised Statutes and Administrative Rules, Washington County’s Comprehensive
11 Plan, and titles of Metro’s Urban Growth Management Functional Plan relating to A-Engrossed
12 Ordinance No. 897; and

13 It appearing to the Board that the findings in attached Exhibit A, and herein incorporated,
14 constitute appropriate legislative findings with respect to A-Engrossed Ordinance No. 897; and

15 It appearing to the Board that the Planning Commission concluded its public hearing on
16 Ordinance No. 897 on August 16, 2023, and made a recommendation to the Board, which is in
17 the record and has been reviewed by the Board; and

18 It appearing to the Board that, in the course of its deliberations on A-Engrossed Ordinance
19 No. 897, the Board has considered the record which consists of all notices, testimony, staff
20 reports, and correspondence from interested parties, together with a record of the Planning
21 Commission’s proceedings, and other items submitted to the Planning Commission and Board

1 regarding these ordinances; and

2 It appearing to the Board that it adopted A-Engrossed Ordinance No. 897 on January 28,
3 2025; it is therefore,

4 RESOLVED AND ORDERED that the attached findings in Exhibit A in support of
5 A-Engrossed Ordinance No. 897 are hereby adopted.

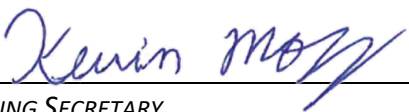
6 DATED this 28th day of January 2025.

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BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON



CHAIR KATHRYN HARRINGTON



RECORDING SECRETARY

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 897

AN ORDINANCE AMENDING THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, RURAL/NATURAL RESOURCE PLAN AND BULL MOUNTAIN COMMUNITY PLAN TO REFLECT THE RIVER TERRACE 2.0 URBAN GROWTH BOUNDARY EXPANSION AREA

Jan. 28, 2025

Part 1 – General Findings

Part 2 – Statewide Planning Goal Findings

Part 3 – Metro Urban Growth Management Functional Plan Findings

Part 4 – Metro Regional Transportation Plan Findings

Part 1:

GENERAL FINDINGS

A-Engrossed Ordinance No. 897 amends the Comprehensive Framework Plan for the Urban Area (CFP), Rural/Natural Resource Plan (RNRP) and Bull Mountain Community Plan to reflect the River Terrace 2.0 Urban Growth Boundary (UGB) expansion area. The changes would transition new UGB expansion areas from the rural to the urban area.

Key Ordinance Provisions

- Remove rural land use designations, Goal 5 resources and urban reserves in UGB expansion areas from the RNRP.
- Add designation for new urban land use district and significant natural and cultural resources in the UGB expansion areas to the Bull Mountain Community Plan.
- Make minor amendments to the CFP to reflect the addition of UGB expansion areas to the urban area.

Because the ordinance would make changes that do not affect compliance with Oregon's Statewide Planning Goals (Goals), it is not necessary for these findings to address the Goals with respect to each amendment. The County Board of Commissioners finds that the Goals apply to amendments covered by these findings only to the extent noted in specific responses to individual applicable Goals, and that each amendment complies with the Goals. Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), 19 (Ocean Resources) and related Oregon Administrative Rules (OARs) are not addressed because these resources are not located within Washington County.

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

Part 2:
STATEWIDE PLANNING GOAL FINDINGS

The purpose of these findings is to demonstrate that A-Engrossed Ordinance No. 897 is consistent with the Goals, Oregon Revised Statutes (ORS), OARs, the 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 County’s Plan with new state and regional regulations as necessary and relies in part on 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 County’s Plan implicate a goal compliance issue. The following precautionary findings are provided to demonstrate ongoing compliance.

Goal 1 – Citizen Involvement

Goal 1 addresses citizen involvement by requiring the implementation of a comprehensive program to stimulate community participation in the planning process. The County has an acknowledged citizen involvement program that provides a range of opportunities for community members and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the County’s Charter sets forth specific requirements for community involvement during review and adoption of land use ordinances, including public hearings. The County has followed these requirements for the adoption of A-Engrossed Ordinance No. 897.

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. The County has an acknowledged land use planning process that provides for the review and update of the various elements of the County’s Plan, including the RNRP, CFP, community plans, Community Development Code (CDC) and Transportation System Plan (TSP). The County utilized this process to adopt A-Engrossed Ordinance No. 897.

Notice was coordinated with all affected governmental entities and comments received regarding A-Engrossed Ordinance No. 897 were addressed either as part of the proceedings or with subsequent staff coordination.

Goal 3 – Agricultural Land

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

Implementing Metro’s 2023 UGB land exchange, Metro Ordinance No. 23-1488 added approximately 500 acres of agricultural land from two urban reserve areas (URAs) west of Tigard to the UGB. Metro, in making the decision to add these lands to the UGB, determined that these lands were needed for urban uses. As such, Metro determined that agricultural uses protected under Goal 3 are subordinate to the proposed urban uses. The interim designation of Future Development, 20 Acre District (FD-20) to land added to the UGB through A-Engrossed Ordinance No. 897 will help preserve agricultural uses until the land transitions to urban uses.

Goal 4 – Forest Lands

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

Metro’s 2023 UGB land exchange did not affect lands designated for forest uses. A-Engrossed Ordinance No. 897 amendments are consistent with the County’s acknowledged policies and strategies for forest lands as required by Goal 4.

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

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

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

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

As proposed, Ordinance No. 897 removed the mapped significant natural resources from the RNRP and transferred them to the Bull Mountain Community Plan Significant Natural and Cultural Resources map (SNR map).

During the hearing process, a property owner in the affected area indicated their belief that transferring mapped Goal 5 Significant Natural Resources from the RNRP to the Bull Mountain Community Plan would result in reduced protection of these resources. To ensure Goal 5 resources in this area were adequately addressed, the Board delayed adoption of Ordinance No. 897 to allow for adoption of an update to the County's Goal 5 resource inventory mapping and clarification of Significant Natural Resource regulations. The updated inventory included revisions to the mapped natural resources within the new UGB expansion areas, including River Terrace 2.0.

This work is now complete through adoption of A-Engrossed Ordinance Nos. 901 and 902 on Nov. 5, 2024, which resulted in updated SNR maps for this area and all of the County's urban unincorporated area. The mapping and regulatory updates are consistent with Metro regional requirements, including levels of protection for natural resources. A-Engrossed Ordinance No. 897, therefore, still removes the mapped natural resources from the RNRP but no longer amends the proposed SNR map for the Bull Mountain Community Plan since that was addressed through A-Engrossed Ordinance Nos. 901 and 902.

Regulatory protection of the County's existing Goal 5 resources does not change because of A-Engrossed Ordinance No. 897. This ordinance maintains consistency with the County's acknowledged policies and strategies for natural resources, scenic and historic areas, and open spaces as required by Goal 5, and therefore compliance with Goal 5 is maintained.

Goal 9 – Economic Development

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

A-Engrossed Ordinance No. 897 designates lands brought into the UGB through Metro's 2023 UGB land exchange as FD-20 land use district. The intent is to allow most of the current land uses to continue but not add new uses that could interfere with future conversion of the land to planned urban densities and/or uses.

A-Engrossed Ordinance No. 897 amendments are consistent with the County's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

Goal 10 – Housing

Goal 10 requires the provision of housing, including adequate numbers of units within a range of prices, types and densities that provide realistic options to meet citizen needs. Policies 21, 22, 23 and 24 of the CFP address the provision of housing in the urban areas of the County. The

CDC contributes to the provision of adequate housing by establishing standards that facilitate development in an orderly and efficient manner.

According to the Metro Chief Operating Officer’s 2022 recommendation to Metro Council on River Terrace 2.0, the UGB expansion is expected to provide a diversity of housing choices to meet the concentrated need for housing at lower income levels as identified in the city of Tigard’s most recent housing needs analysis, achieving an average of 20-dwelling units per acre and a range of housing units from 3,000 to 4,500.

A-Engrossed Ordinance No. 897 designates lands brought into the UGB by Metro in 2023 as FD-20 land use district, allowing one dwelling unit per 20 acres. The intent is to encourage and retain limited interim uses until the city of Tigard completes comprehensive planning for future urban development and annexes the area. A-Engrossed Ordinance No. 897 does not plan for the building of new homes.

A-Engrossed Ordinance No. 897 amendments are consistent with the County's acknowledged policies and strategies for housing as required by Goal 10.

Goal 11 – Public Facilities and Services

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

A-Engrossed Ordinance No. 897 designates lands brought into the UGB through Metro’s 2023 UGB land exchange as FD-20 land use district. This district recognizes the desirability of encouraging and retaining limited interim uses until comprehensive planning for future urban development of these areas, including public facilities and services, is complete. This change is made through text and map amendments to CFP Policy 41 and to the Bull Mountain Community Plan.

A-Engrossed Ordinance No. 897 amendments are consistent with the County's acknowledged policies and strategies for public facilities and services as required by Goal 11.

Goal 12 – Transportation

Goal 12 requires the provision and encouragement of a safe, convenient, multimodal and economic transportation system. Policy 32 of the CFP, Policy 23 of the RNRP, and the Transportation System Plan (TSP) describe the transportation system necessary to accommodate the transportation needs of the County. Implementing measures are contained in the TSP, community plans and the CDC.

A-Engrossed Ordinance No. 897 does not amend the TSP, nor does it:

- Change the functional classification of an existing or planned transportation facility.
- Change standards implementing the functional classification system.
- Result in types or levels of travel or access that are inconsistent with the adopted functional classification system designated by the acknowledged TSP for any existing or planned transportation facility.
- Measurably degrade the performance of any existing or planned transportation facility.

A-Engrossed Ordinance No. 897 amendments do not significantly affect the County’s transportation system as defined by the Transportation Planning Rule (TPR) in OAR 660.012.0060.

A-Engrossed Ordinance No. 903, adopted by the County on Oct. 15, 2024, removed the Parking Maximum Designations Map from the Bull Mountain Community Plan and other community plans. The amendments of that ordinance brought the County into compliance with the applicable sections of the CFEC rules required at this time as described in OAR 660-012-0012.

A-Engrossed Ordinance No. 897 amendments are consistent with the County’s acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12 (the TPR, implemented through OAR Chapter 660, Division 12). Therefore, compliance with Goal 12 is maintained.

Goal 14 – Urbanization

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

In accordance with the Implementing Strategies of CFP Policy 41, A-Engrossed Ordinance No. 897 designates land brought into the UGB through Metro’s 2023 UGB land exchange as FD-20 land use district. This district implements requirements of the UGMFP and is applied to lands newly added to the UGB, recognizing the desirability of encouraging and retaining limited, interim uses until comprehensive planning for future urban development is complete. While properties brought into the UGB are expected to transition to urban uses, the process of redesignating UGB expansion areas with the FD-20 land use district and restricting the expansion of rural and other uses that may conflict with development of future urban uses is required by Metro and County policy.

The amendments within A-Engrossed Ordinance No. 897 are consistent with the County’s acknowledged policies and strategies for urbanization as required by Goal 14.

Part 3:

URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS

Section 3.07.810 of Title 8 of the UGMFP requires that County Plan changes be consistent with the UGMFP. Because A-Engrossed Ordinance No. 897 does not affect compliance with the UGMFP, it is not necessary for these findings to address each title. The Board finds that UGMFP requirements apply to amendments covered by these findings to the extent noted in specific responses below.

Title 8 – Compliance Procedures

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

RESPONSE

Consistent with Title 8, a copy of proposed Ordinance No. 897 was sent to Metro on July 12, 2023, 35 days prior to the first evidentiary hearing. Metro provided no comments. A copy of proposed A-Engrossed Ordinance No. 897 was sent to Metro on Dec. 13, 2024.

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

Title 11 – Planning for New Urban Areas

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

RESPONSE

As required by Metro, the city of Tigard developed a concept plan for this UGB expansion. On Oct. 12, 2021, the County Board of Commissioners submitted a letter of support for the plan.

A-Engrossed Ordinance No. 897 designates land brought into the UGB through Metro’s 2023 UGB land exchange as FD-20 land use district. This district implements requirements of the UGMFP. The FD-20 land use district is applied to unincorporated urban land newly added to the UGB, recognizing the desirability of encouraging and retaining limited, interim uses until comprehensive planning for future urban development is complete. Urban levels of

development will not occur until comprehensive planning is completed by the city of Tigard and annexation occurs.

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

Part 4:

REGIONAL TRANSPORTATION PLAN FINDINGS

This section addresses the consistency of A-Engrossed Ordinance No 897 with the applicable policies of Metro’s RTP. The Board finds that the RTP applies to the amendments covered by these findings only to the extent noted in specific responses to the applicable elements of this plan, and that the amendments comply with the applicable goals and policies of the RTP.

A-Engrossed Ordinance No. 897 applies the FD-20 land use district and updates maps to reflect Metro’s 2023 UGB land exchange. This district is considered an urban holding district until properties are annexed to the city of Tigard and zoned for urban development. The overall traffic impacts and patterns associated with the FD-20 land use district are similar to the prior rural designations. This land use designation is consistent with the assumptions of the 2023 RTP and is therefore consistent with the requirements of the Regional Transportation Functional Plan.