



April 8, 2011

To: Citizen Participation Organizations and Interested Parties

From: Brent Curtis, Planning Manager *BC*
Department of Land Use & Transportation

Subject: **PROPOSED A-ENGROSSED ORDINANCE NO. 740**

On January 21, 2011, you were notified about initial public hearings on proposed Land Use Ordinance No. 740 before the Planning Commission on March 2, 2011, and the Board of County Commissioners (Board) on March 15, 2011. On March 29, 2011 the Board ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 740** and are summarized below.

Ordinance Purpose and Summary

A-Engrossed Ordinance No. 740 amends the Rural and Urban Reserves map in Policy 29 of the Rural/Natural Resource Plan element of the county's Comprehensive Plan. The map is amended to modify Reserves designations as described in the 'Proposed A-Engrossed Ordinance No. 740 Provisions' section below.

Who Is Affected

Owners of land whose property is located in the amended areas as shown in Exhibit 1 of A-Engrossed Ordinance No. 740.

What Land is Affected

Rural areas outside the Metro Urban Growth Boundary (UGB) and the cities of North Plains and Banks, as shown on the maps in A-Engrossed Ordinance No. 740.

Original Ordinance No. 740 Provisions

As originally filed, Ordinance No. 740 proposed the following amendments to the Rural and Urban Reserves map:

1. *North of Forest Grove:* Twenty-eight (28) acres of Urban Reserve Area 7B on the east side of Council Creek are changed from Urban Reserve to Undesignated.
2. *North of Cornelius:* Four hundred thirty (430) acres of former Urban Reserve Area 7I west of NW Susbauer Road are changed from Urban Reserve to Rural Reserve.
3. *North of Cornelius:* One hundred ninety-four (194) acres of former Urban Reserve Area 7I east of NW Susbauer Road are changed from Urban Reserve to Undesignated.
4. *North of Highway 26:* Five hundred eighty-five (585) acres adjacent to Urban Reserve Area 8B (on the west side of NW Helvetia Road) are changed from Undesignated to Urban Reserve.
5. *North of Highway 26:* Two hundred ninety (290) acres west of the area described in the preceding bullet item are changed from Rural Reserve to Undesignated.

Proposed A-Engrossed Ordinance No. 740 Provisions

Proposed **A-Engrossed Ordinance No. 740** makes the following changes to the county's Rural and Urban Reserves map, adopted by Ordinance No. 733 in June 2010. These changes are described below and refer to the lettered areas shown on the map on page 4.

Area A: North of Forest Grove - The 28 acres within Area 7B located east of Council Creek are changed from Urban Reserve to Undesignated. This area was unaffected by the engrossment of the ordinance.

Area B: North of Cornelius - Approximately three hundred sixty (360) acres in the southern portion of former Urban Reserve Area 7I are changed from Urban Reserve to Undesignated.

Area C: North of Cornelius - Two hundred sixty (260) acres in the northern portion of former Urban Reserve Area 7I are changed from Urban Reserve to Rural Reserve.

Area D: North of Highway 26 - Approximately three hundred fifty-two (352) acres bounded on the west by Groveland Road, on the north by West Union Road, on the east by Helvetia Road, and on the south by Highway 26 are changed from Undesignated to Urban Reserve.

Area E: South of SW Rosedale Road - Three hundred eighty-three (383) acres located northwest of the intersection of SW 209th and SW Farmington Road are changed from Rural Reserve to Undesignated.

Public Hearings - Time and Place

Board of County Commissioners

10:00 am
April 19, 2011

6:30 pm
April 26, 2011

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

On April 26, the Board of County Commissioners may choose to adopt the ordinance, make changes to it, or reject the ordinance. If it is adopted, it would become effective on May 26, 2011.

Rural/Natural Resource Plan Policies Amended

Policy 29 – Rural and Urban Reserves Map

How to Submit Comments

Submit oral or written testimony to the Board at one of the public hearings. Written testimony may be mailed or faxed to the Board in advance of the public hearings in care of the Long Range Planning Division. **We are unable to accept e-mail as public testimony.**

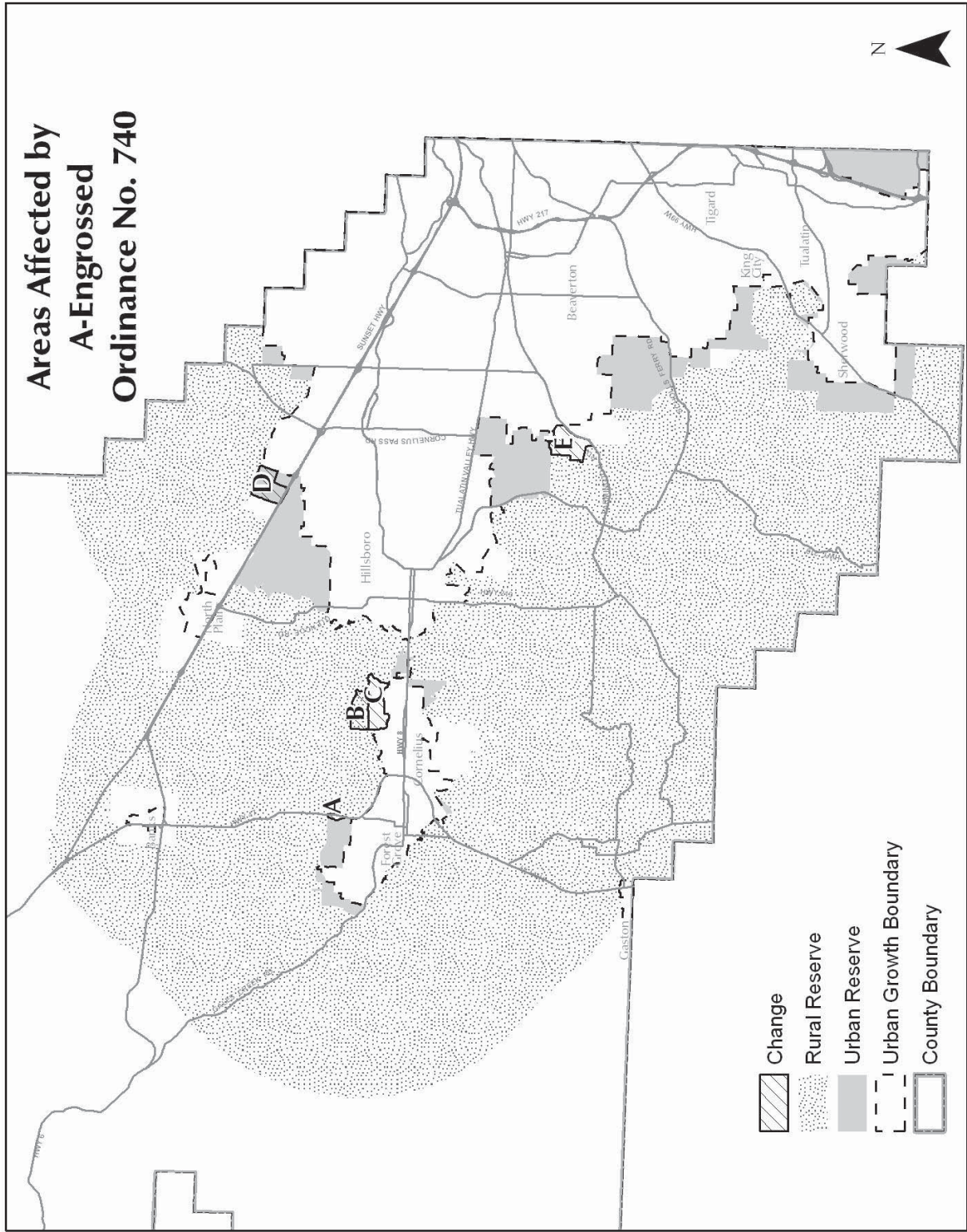
Washington County, Long Range Planning Division
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Fax: 503-846-4412

Staff Contact

Stephen Shane, Associate Planner
155 North 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3717 Fax: 503-846-4412
e-mail: Stephen_Shane@co.washington.or.us

Proposed Ordinance is available at the following locations:

- Washington County Department of Land Use & Transportation
Long Range Planning Division, 155 North 1st Ave.
Hillsboro, OR 97124-3072 Telephone: 503-846-3519
- www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2011-land-use-ordinances.cfm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-821-1128 for a directory of CPOs.
- <http://www.co.washington.or.us/Reserves/>



AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Fourth Reading and Fourth Public Hearing (All rural CPOs and CPOs 9, 12F, 12C, 4B, 5, & 6)
Land Use & Transportation; County Counsel

Agenda Title: **PROPOSED A-ENGROSSED ORDINANCE NO. 740 – AN ORDINANCE AMENDING POLICY 29 OF THE RURAL/NATURAL RESOURCE PLAN TO MODIFY THE RURAL AND URBAN RESERVES MAP**

Presented by: Andrew Singelakis, Director; Dan Olsen, County Counsel

SUMMARY:

On March 29, 2011, the Board ordered engrossment of proposed Ordinance No. 740 to include the changes described in Attachments A and B of the March 29 staff report. The first public hearing on the engrossed ordinance was held on April 19, 2011. The second of two required public hearings on the engrossed ordinance will be a night meeting held April 26, 2011.

Proposed A-Engrossed Ordinance No. 740 is posted on the county's land use ordinance web page at the following link. The staff report will also be posted at this link prior to the hearing.

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2011-land-use-ordinances.cfm>

Consistent with Board policy about public testimony, testimony about the ordinance is limited to 3 minutes for individuals and 12 minutes for a representative of a group.

DEPARTMENT'S REQUESTED ACTION:

Read A-Engrossed Ordinance No. 740 by title only and conduct the public hearing. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 740.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

ADOPTED

100-601000

Agenda Item No.	<u>5.b.</u>
Date:	04/26/11

BEFORE THE BOARD OF COUNTY COMMISSIONERS

APR 05 2011

FOR WASHINGTON COUNTY, OREGON

Washington County
County Clerk

A-ENGROSSED ORDINANCE NO. 740

An Ordinance Amending the Rural/Natural Resource Plan Element of the Comprehensive Plan by Modifying the Rural and Urban Reserves Map

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, with portions 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 and 733.

B. After the Urban and Rural Reserves map was adopted on June 15, 2010 through Ordinance No. 733, the Land Conservation and Development Commission (LCDC) orally remanded two Urban Reserves in Washington County and, at the request of Washington County and Metro, all Washington County Rural Reserves to allow flexibility in redesignation of Urban Reserves.

C. On December 15, 2010, Washington County through its Board entered into a Supplemental Intergovernmental Agreement (IGA) with Metro for purpose of addressing the oral remand by LCDC of certain Urban Reserves and all the Rural Reserves in Washington County.

1 D. Upon further hearings and testimony, and in response to the oral remand by
2 LCDC, Washington County and Metro have agreed on certain changes to the Urban and
3 Rural Reserves map previously adopted by Ordinance No. 733 and as depicted on the
4 attached exhibits 1 and 2 of this ordinance.

5 E. The Board takes note that from time to time such changes to the planning
6 documents are necessary for the benefit of the residents of Washington County, Oregon.

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

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

18 SECTION 2

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

21 A. Exhibit 1 (4 pages), amending the Rural and Urban Reserves map previously
22 adopted by Ordinance No. 733; and

1 B. Exhibit 2 (49 pages), repealing the Rural and Urban Reserves map in Policy
2 29 of the Rural/Natural Resource Plan adopted by Ordinance No. 733 and
3 replacing it with the maps shown in this Exhibit ;

4 Except for those changes set forth in Exhibits 1 and 2, the reserves maps originally
5 adopted by Ordinance No. 733 are unchanged.

6 SECTION 3

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

9 SECTION 4 -

10 All applications received prior to the effective date shall be processed in accordance
11 with ORS 215.427 (2009 Edition).

12 SECTION 5

13 If any portion of this Ordinance, including the exhibits, shall for any reason be held
14 invalid or unconstitutional it shall be considered that it is the intent of the Board that the
15 portion invalidated shall be severed and the remainder shall not be affected thereby and shall
16 remain in full force and effect.

17 SECTION 6

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

1 SECTION 7

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

3 ENACTED this 26th day of April, 2011, being the 2nd reading
4 and 2nd public hearing before the Board of County Commissioners of Washington
5 County, Oregon.

6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 **ADOPTED**

9 Andy Duvall
10 CHAIRMAN

11 Barbara Hejtmanek
12 RECORDING SECRETARY

13 READING

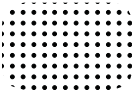
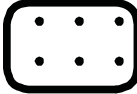

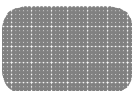
13 PUBLIC HEARING

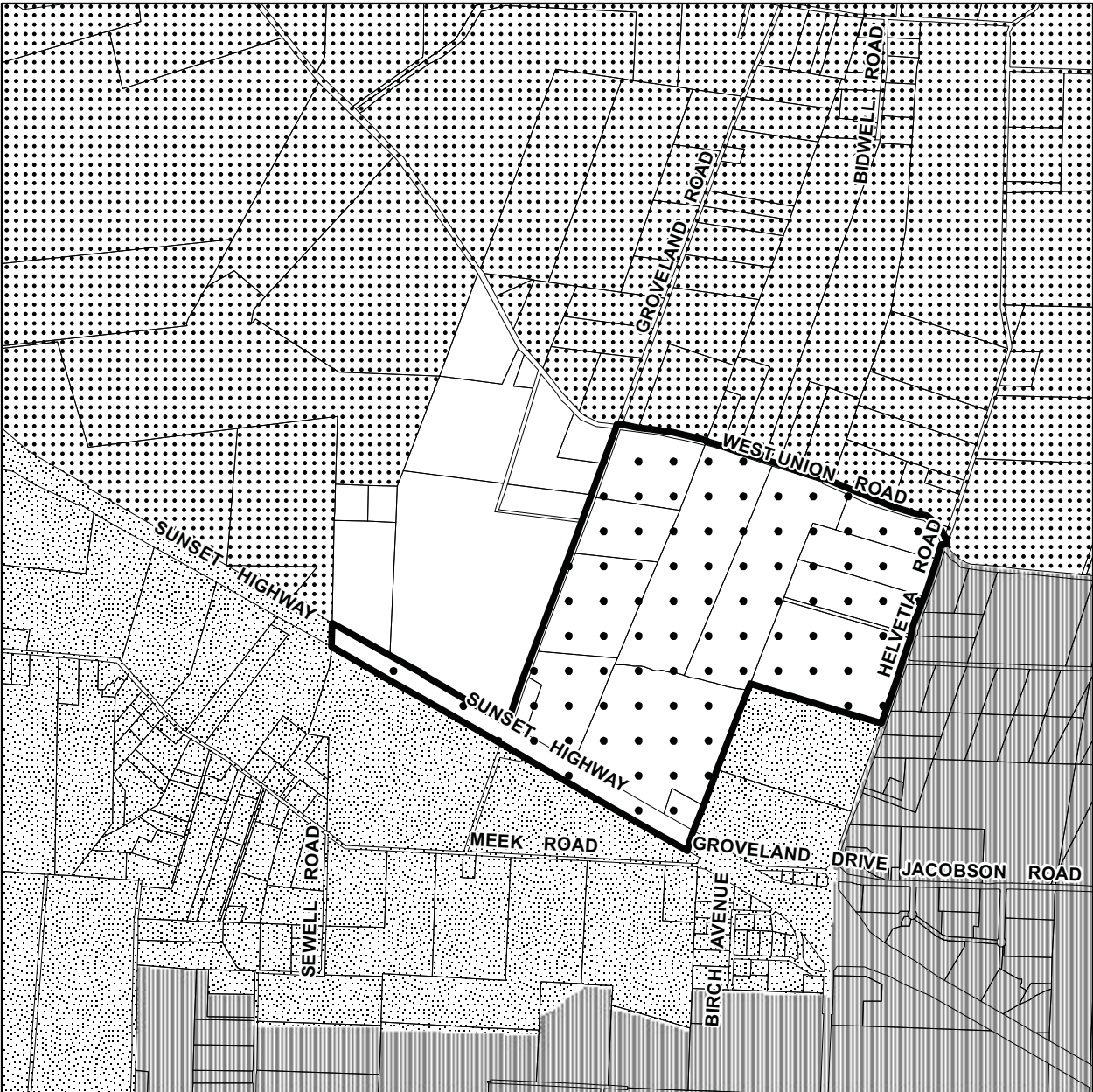
14 First April 19, 2011
15 Second April 26, 2011
16 Third _____
17 Fourth _____
18 Fifth _____
19 Sixth _____
20 VOTE: Aye: _____

14 First April 19, 2011
15 Second April 26, 2011
16 Third _____
17 Fourth _____
18 Fifth _____
19 Sixth _____
20 Nay: _____

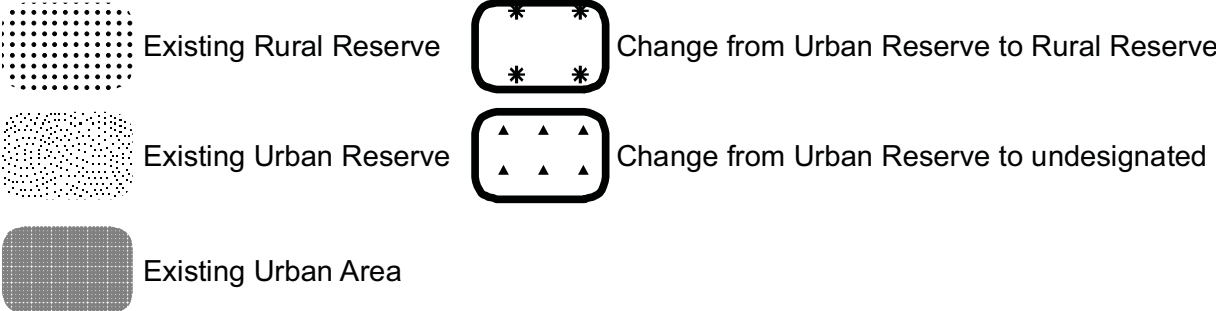
21 Recording Secretary: Barbara Hejtmanek Date: 4-26-11

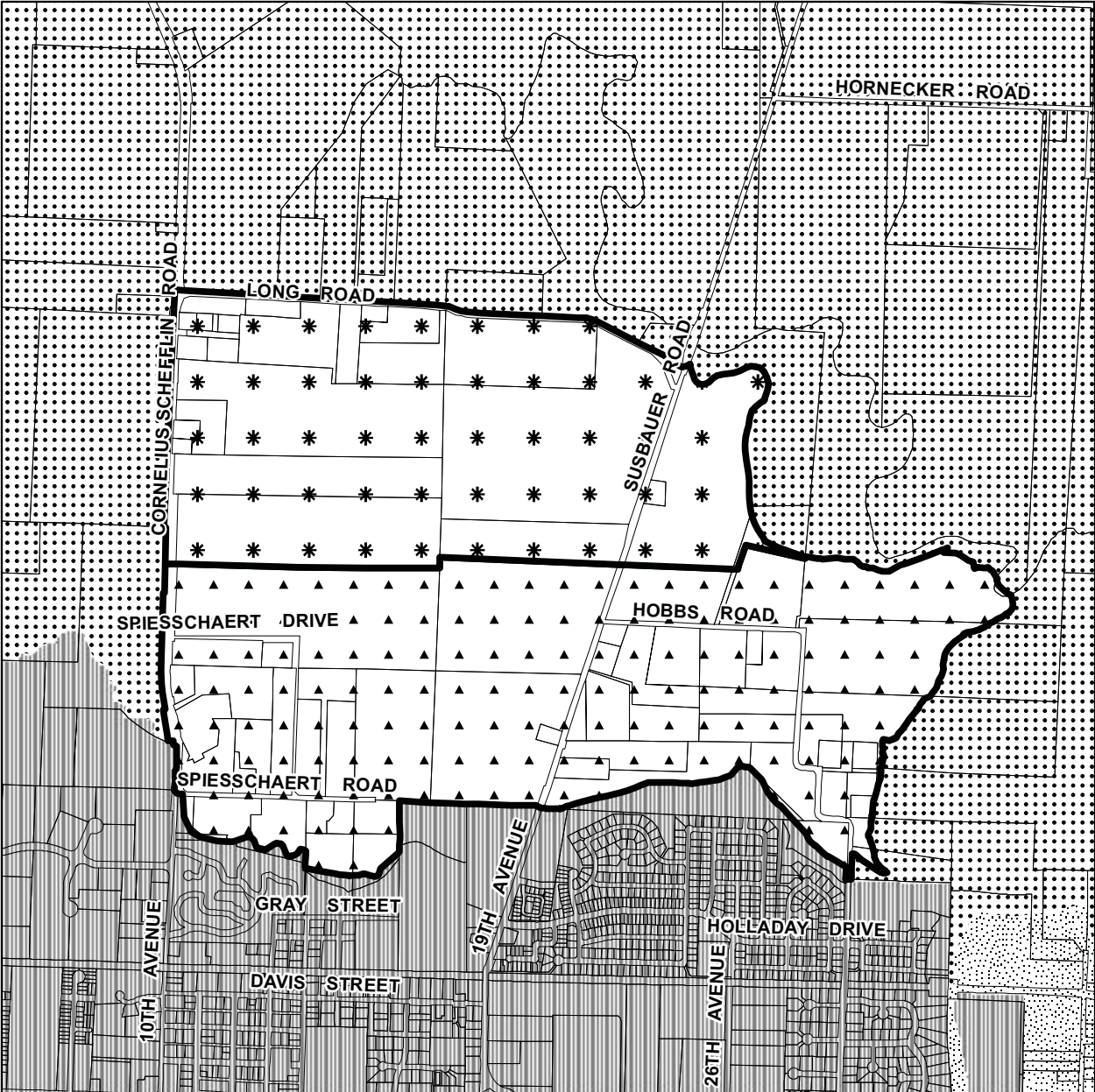
The following exhibit reflects changes made by A-Engrossed Ordinance No. 740 to the Rural and Urban Reserves map previously adopted by Ordinance No. 733.

-  Existing Rural Reserve
-  Change from undesignated to Urban Reserve
-  Existing Urban Reserve
-  Existing Urban Area

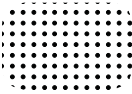
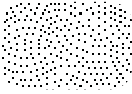
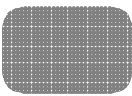



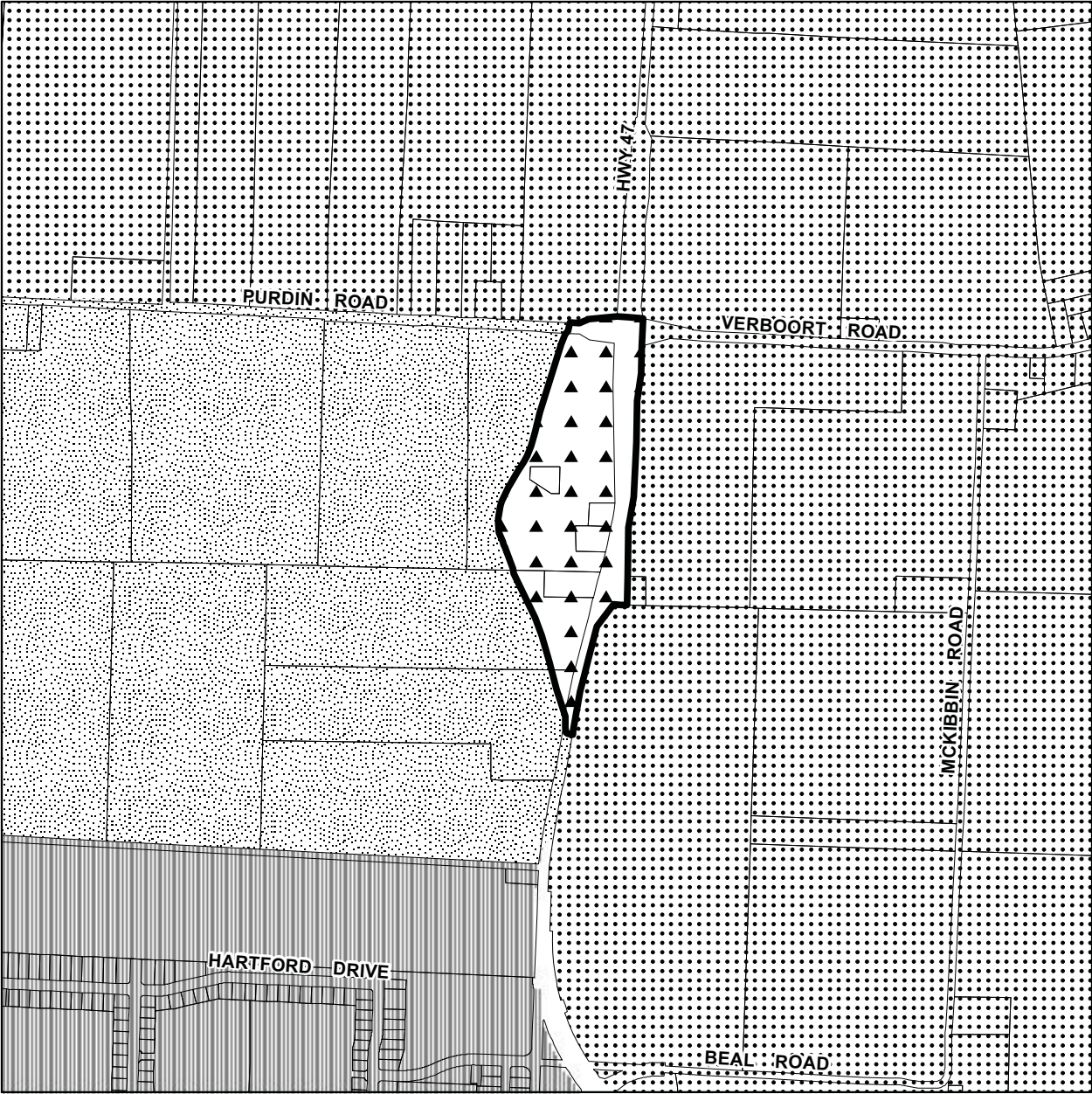
The following exhibit reflects changes made by A-Engrossed Ordinance No. 740 to the Rural and Urban Reserves map previously adopted by Ordinance No. 733.

The legend consists of four items: 1. A square with a fine grid pattern, labeled 'Existing Rural Reserve'. 2. A square with a coarser grid pattern, labeled 'Existing Urban Reserve'. 3. A solid gray square, labeled 'Existing Urban Area'. 4. A square containing four asterisks arranged in a 2x2 grid, labeled 'Change from Urban Reserve to Rural Reserve'. 5. A square containing four triangles arranged in a 2x2 grid, labeled 'Change from Urban Reserve to undesignated'.

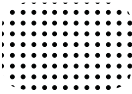
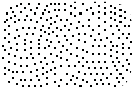
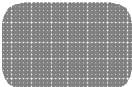
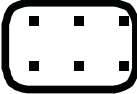


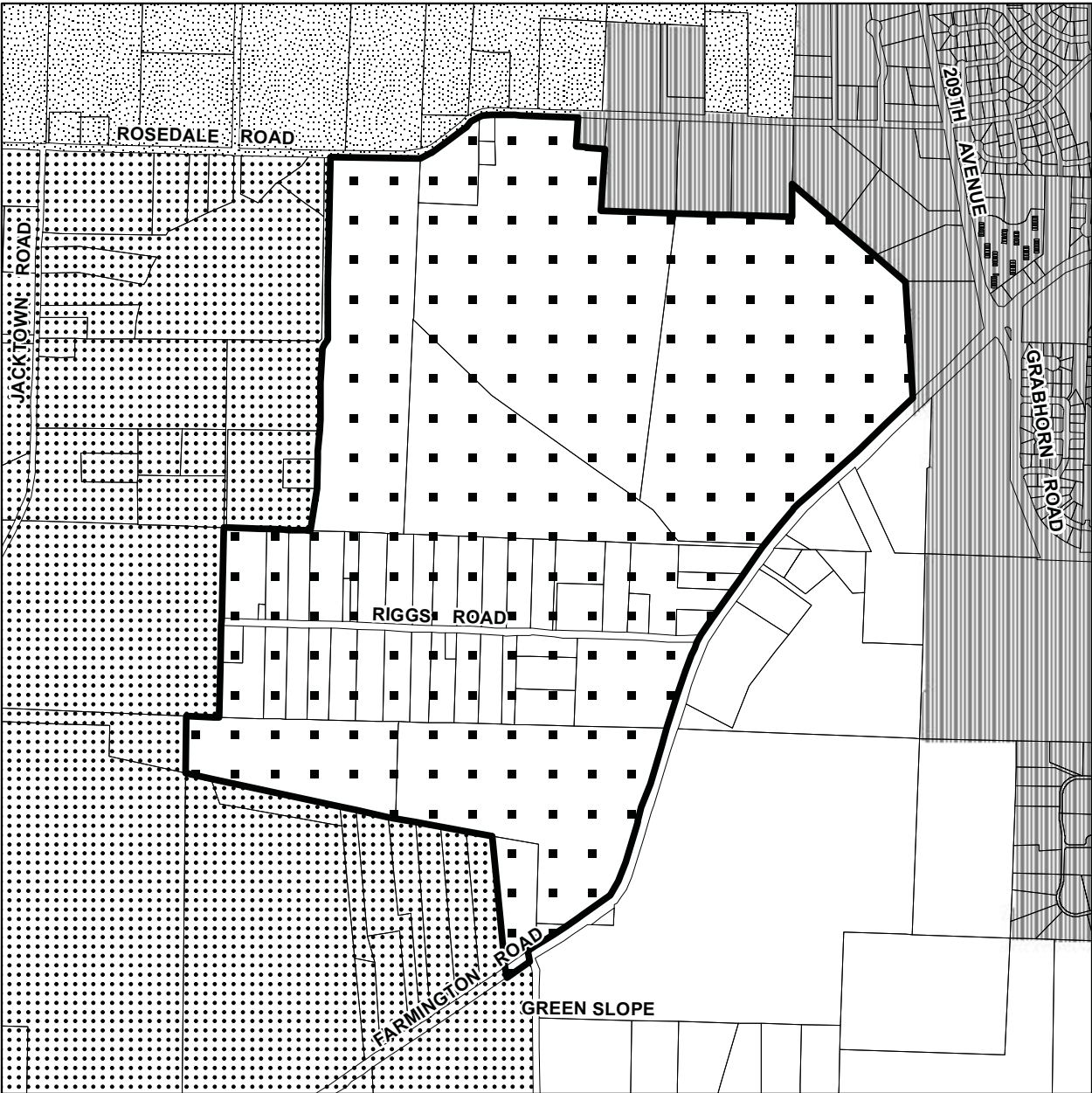
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-  Existing Urban Reserve
-  Existing Urban Area
-  Change from Urban Reserve to undesignated






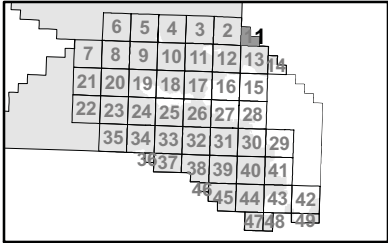
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



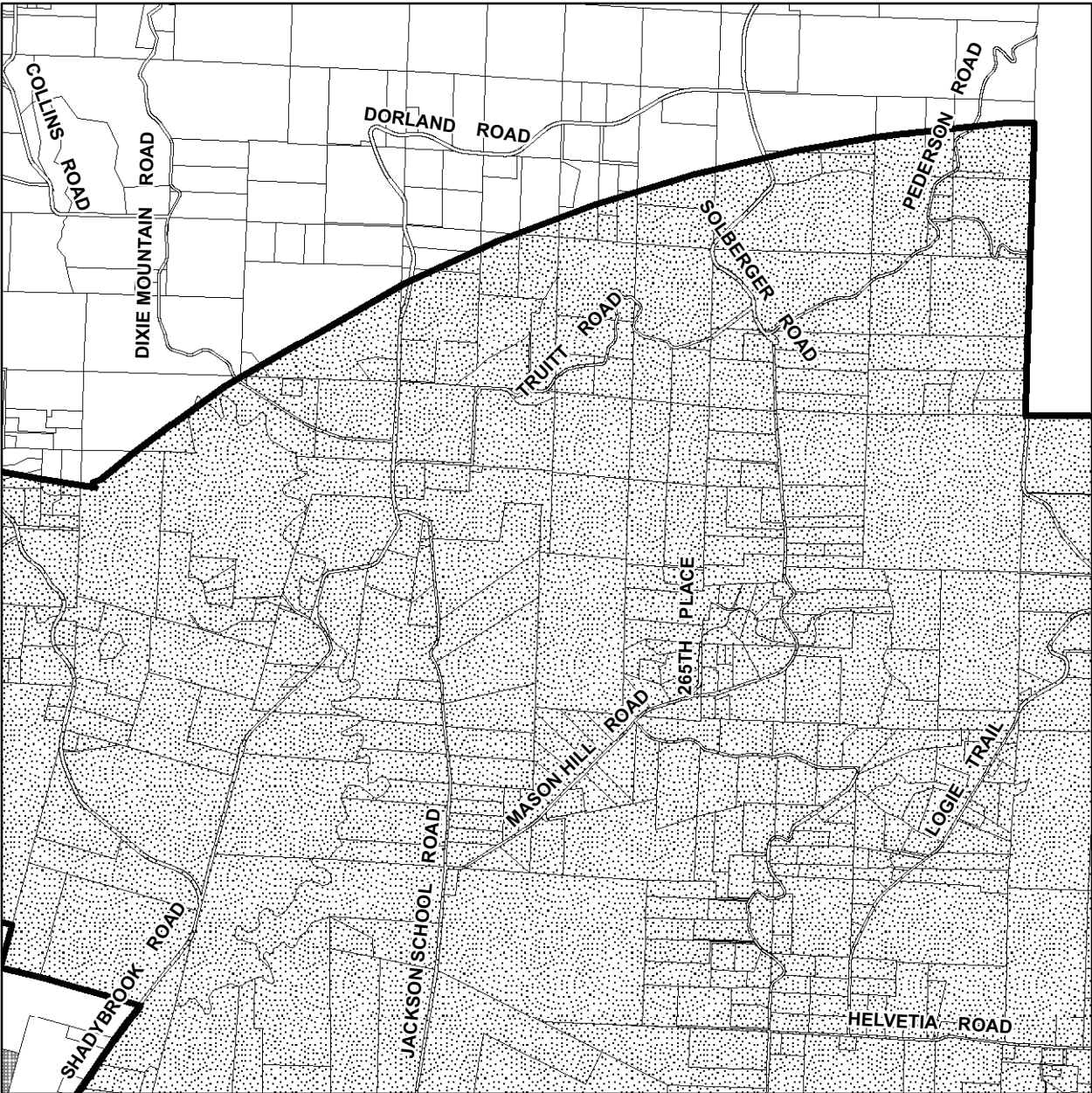
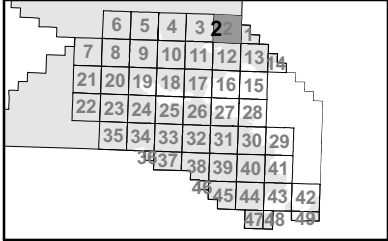
The Rural and Urban Reserves map in Policy 29 of the Rural/Natural Resource Plan is repealed and replaced by the maps shown in this exhibit. The following maps reflect the amendments shown in Exhibit 1 of this ordinance.

-  Add as Rural Reserve
-  Existing Urban Area
-  Add as Urban Reserve






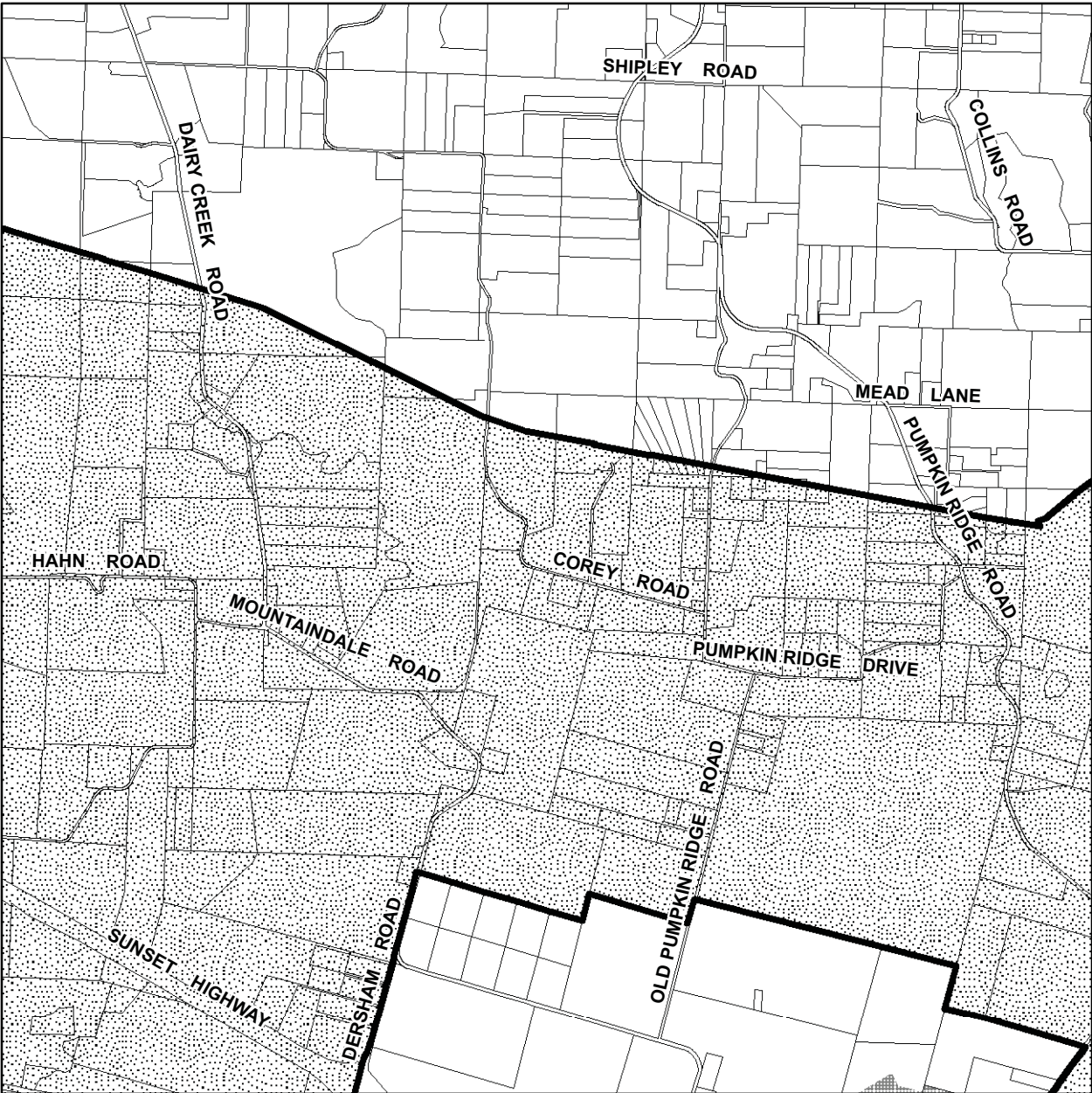
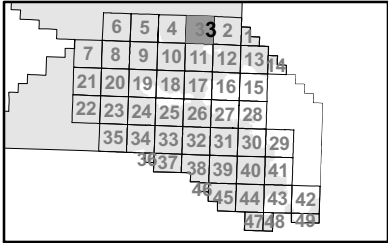
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


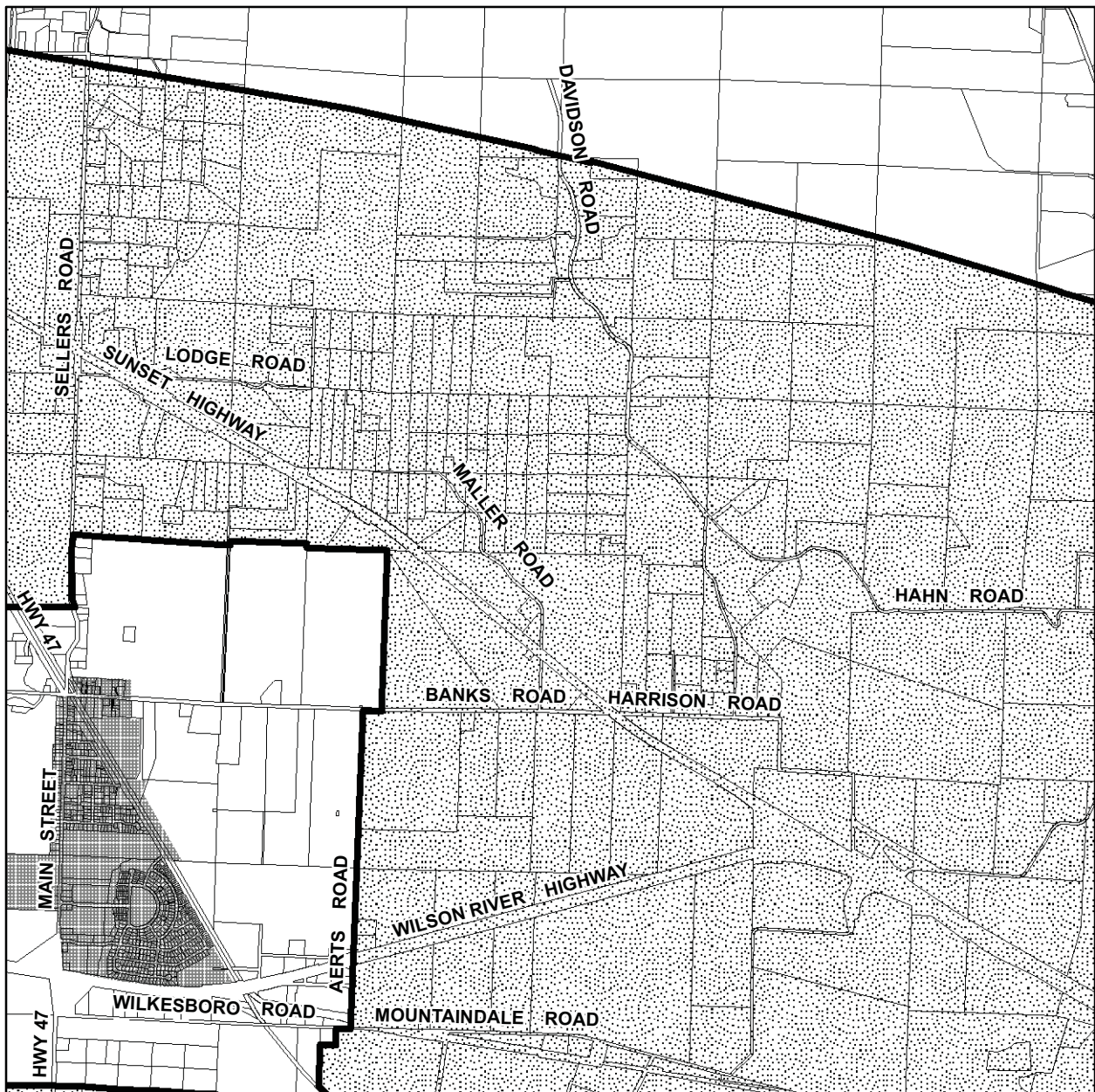
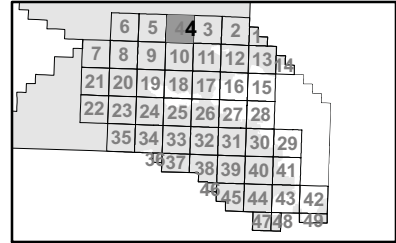
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



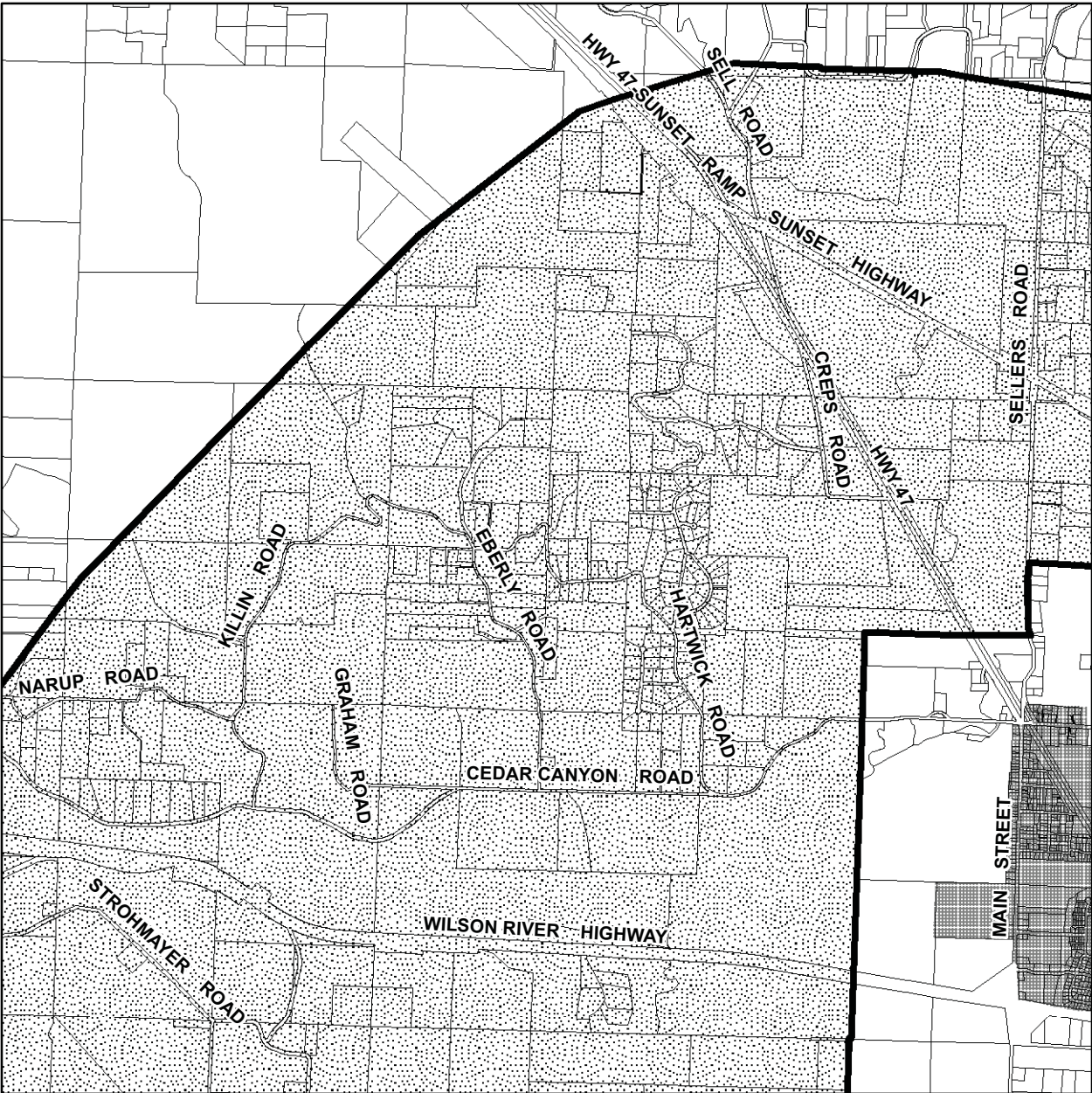
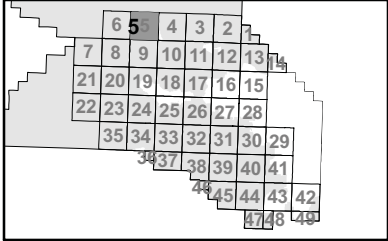
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



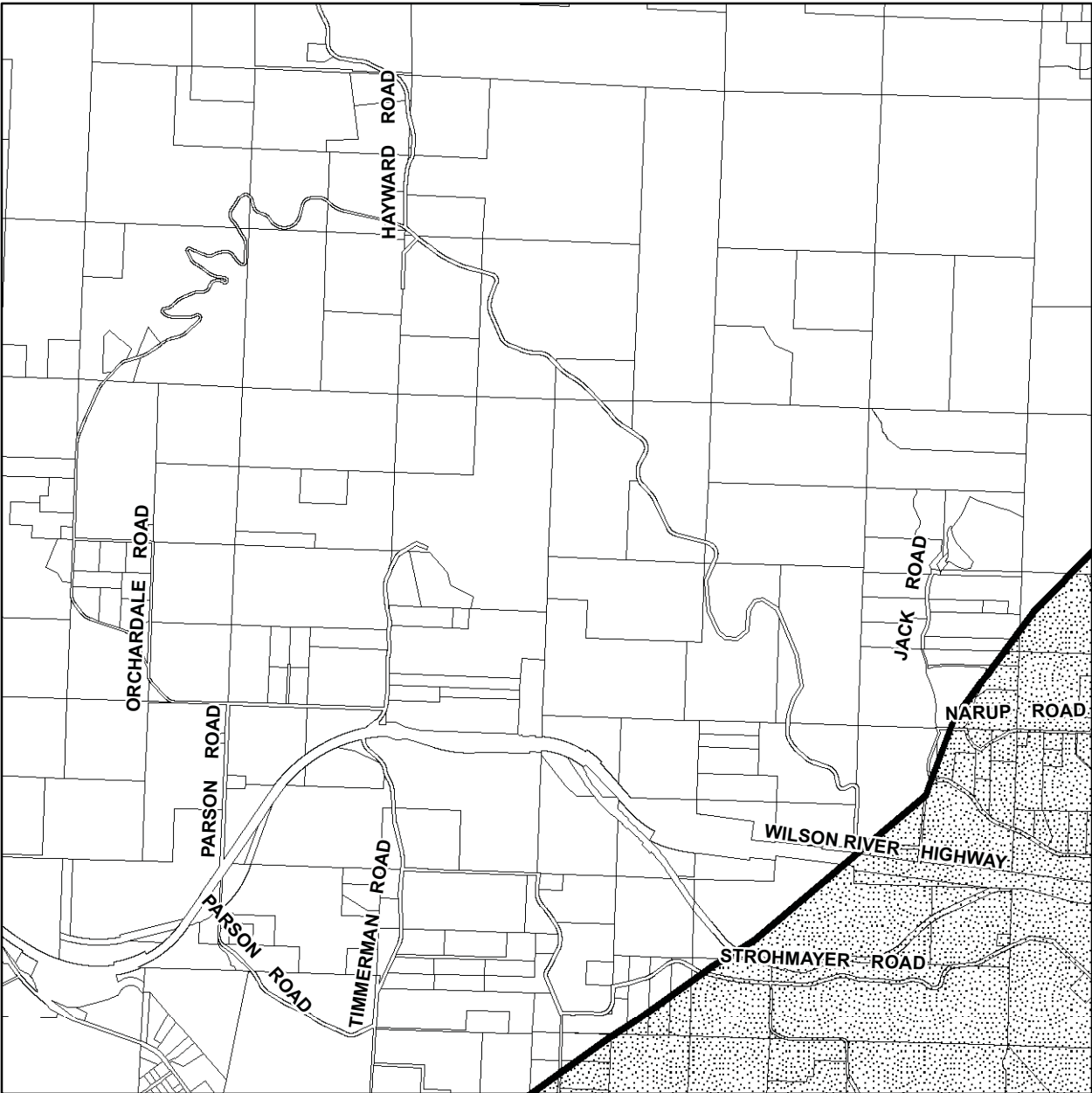
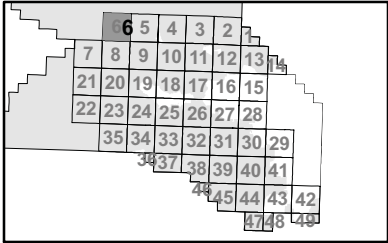
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-  Add as Urban Reserve






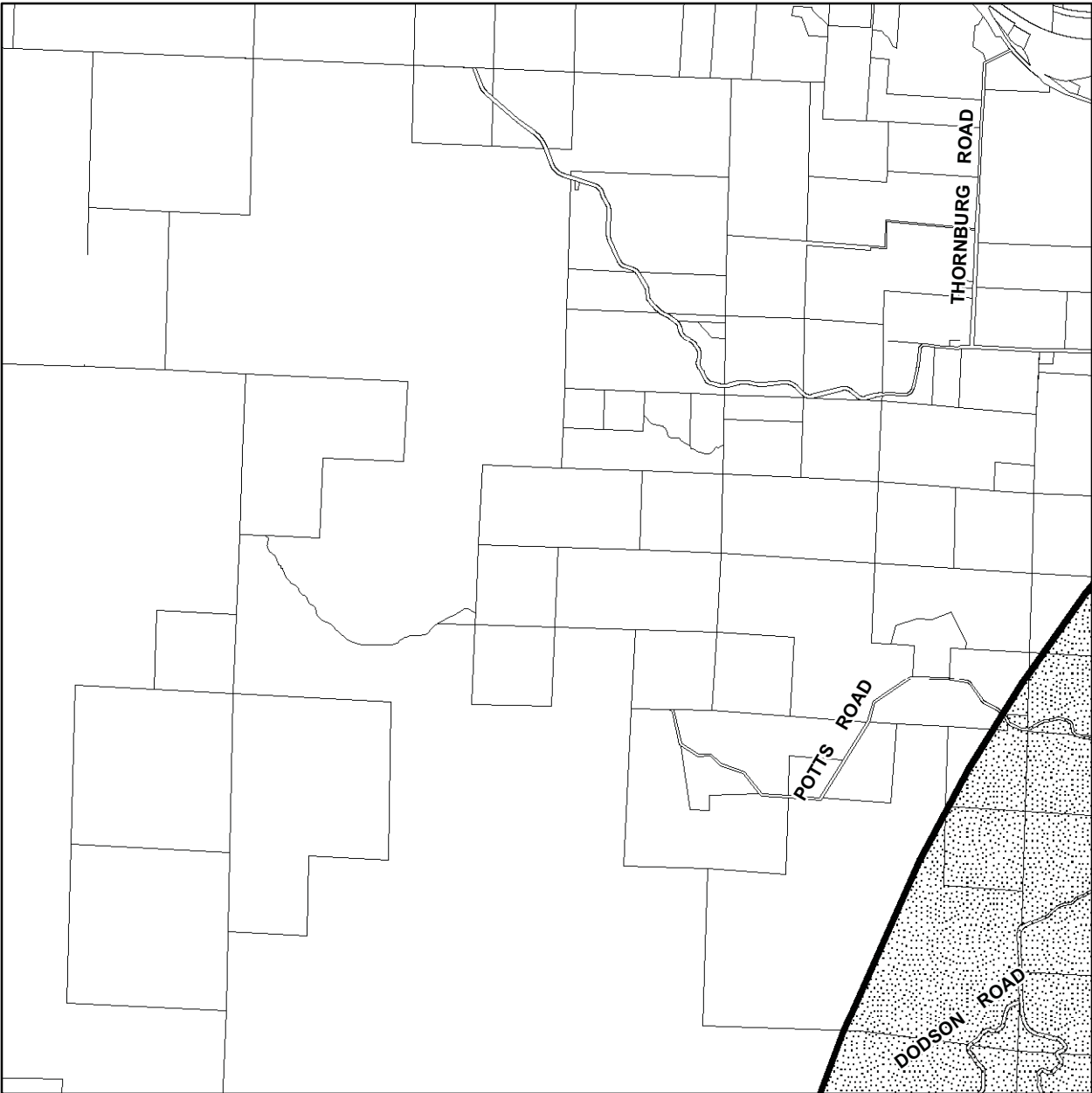
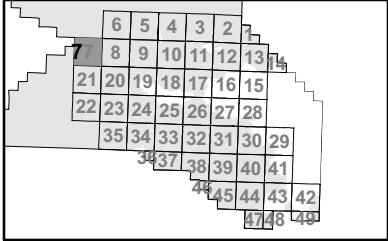
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-  Existing Urban Area
-  Add as Urban Reserve






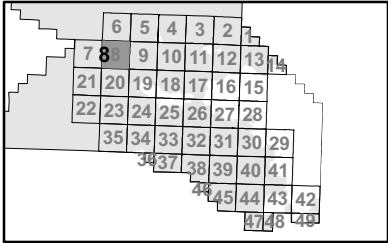
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-  Existing Urban Area
-  Add as Urban Reserve






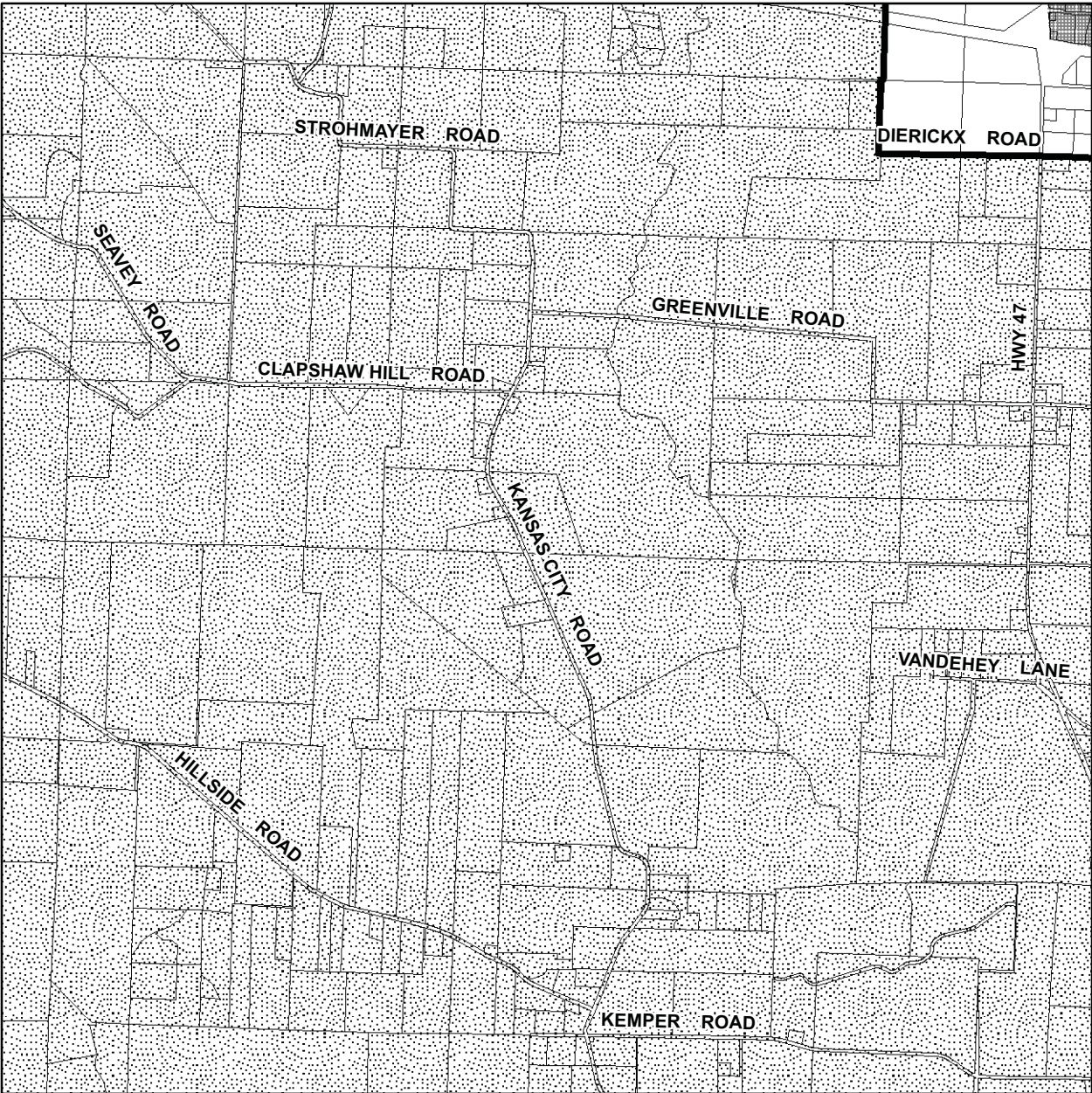
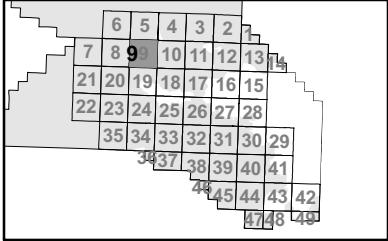
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



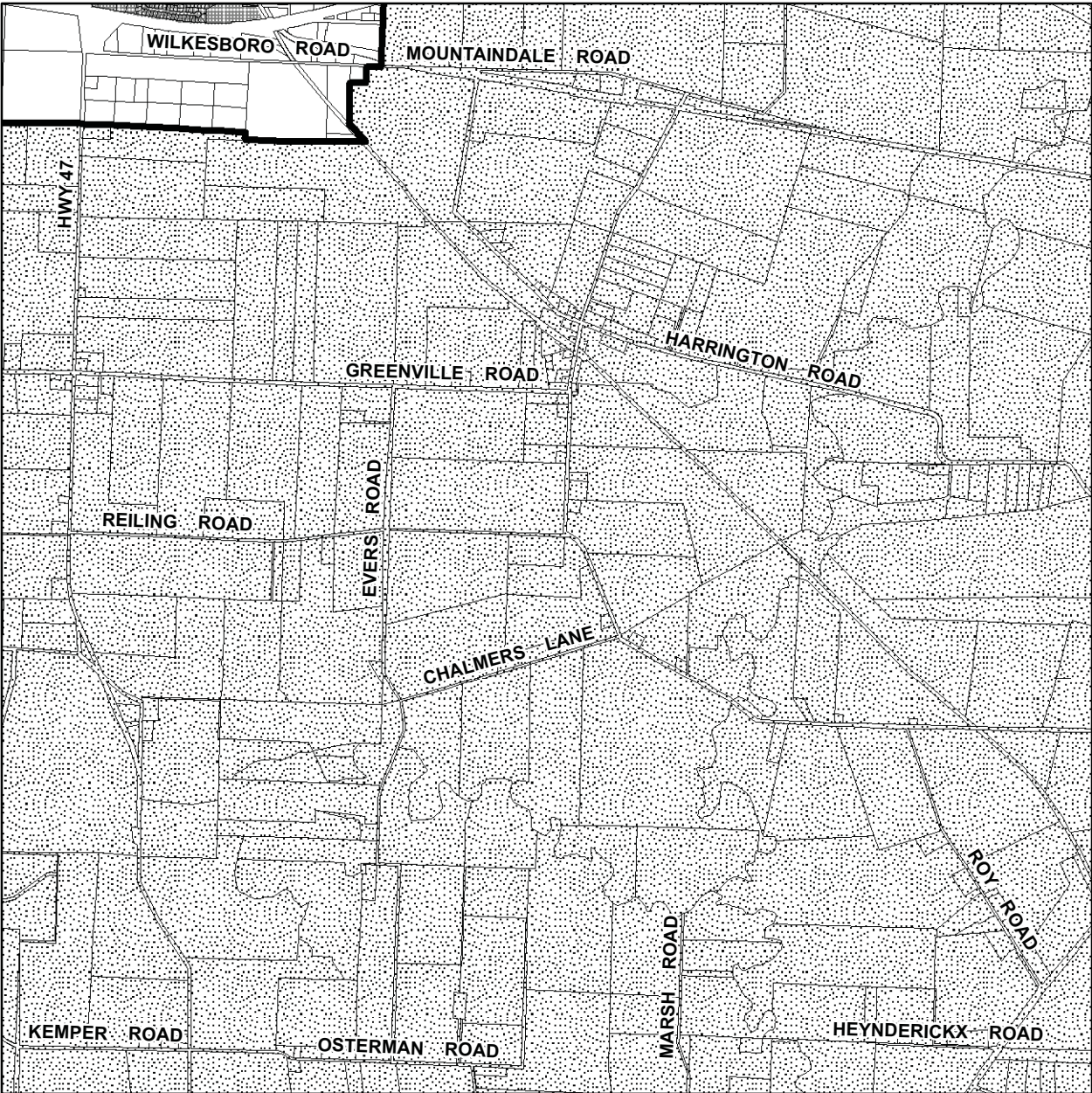
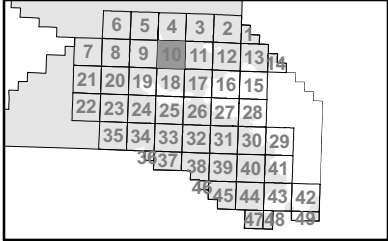
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



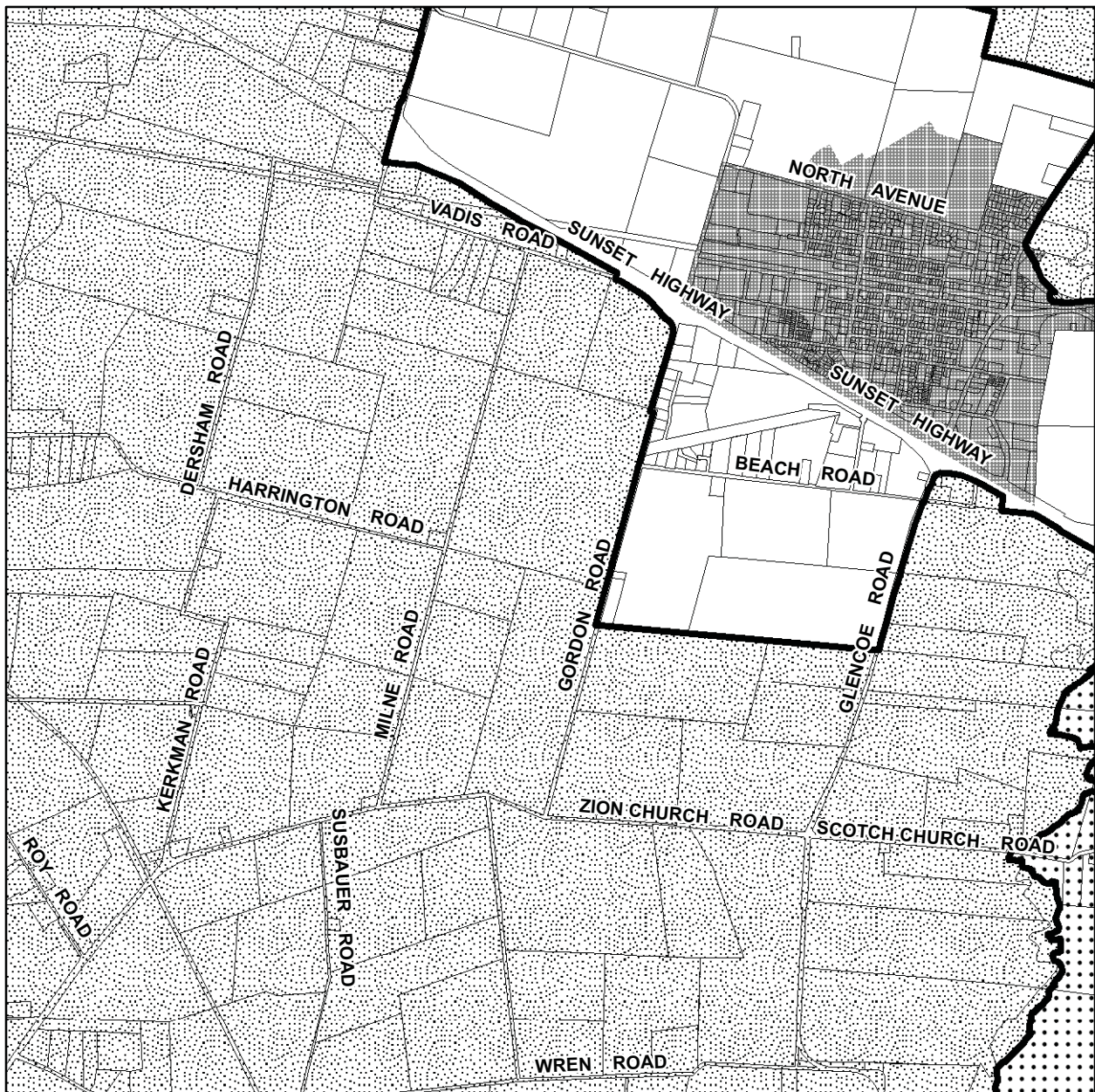
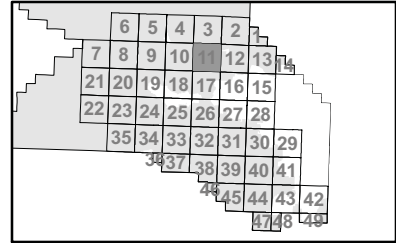
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



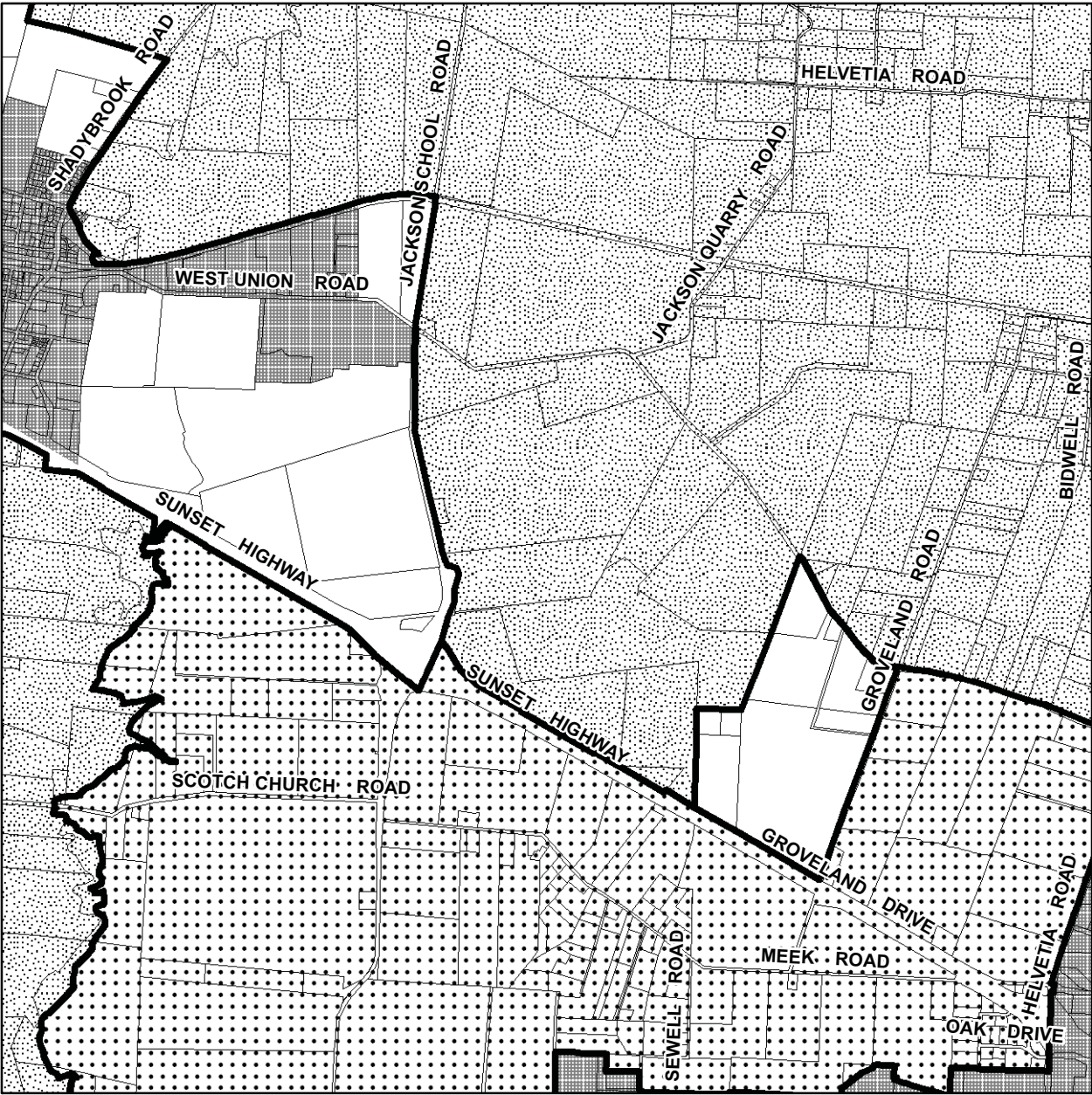
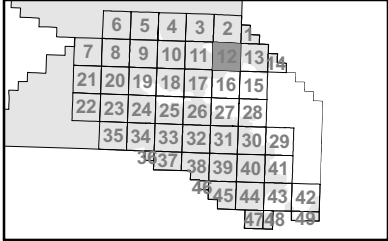
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



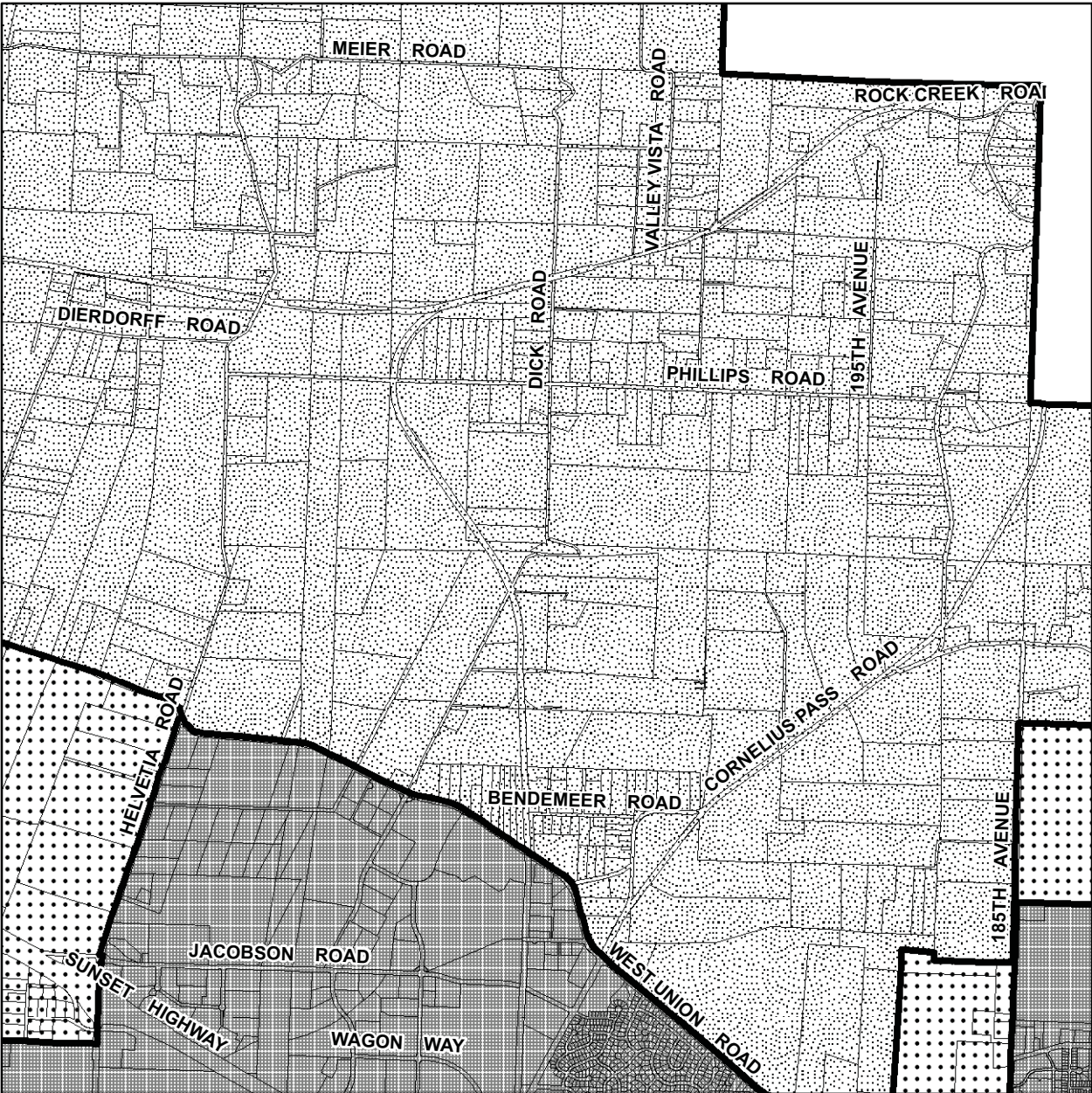
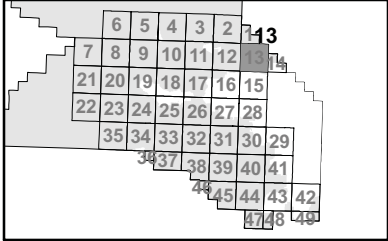
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



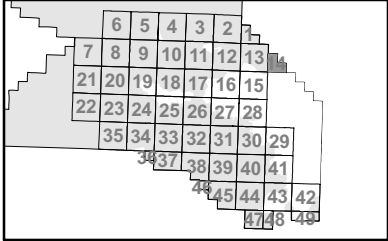
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


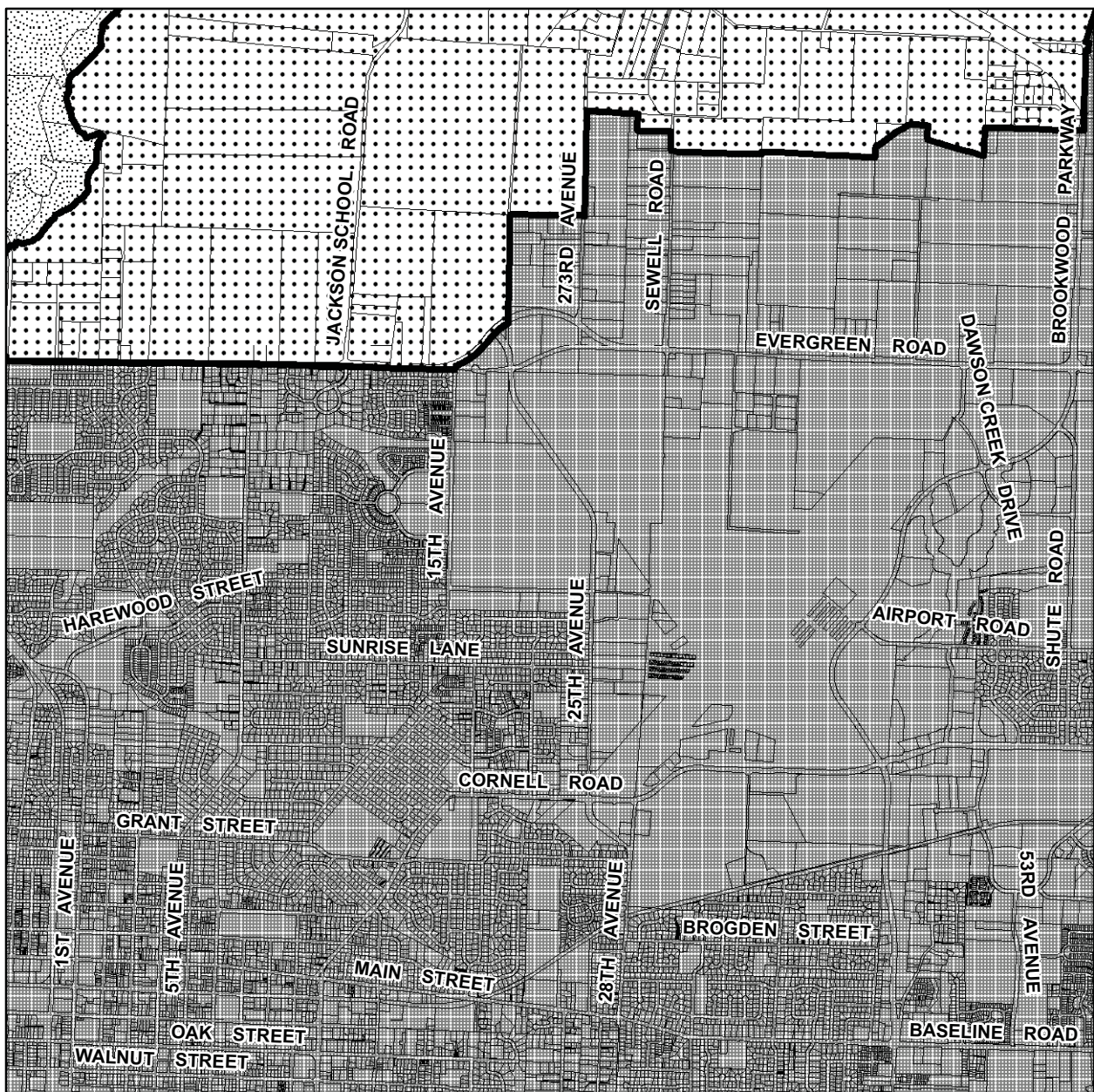
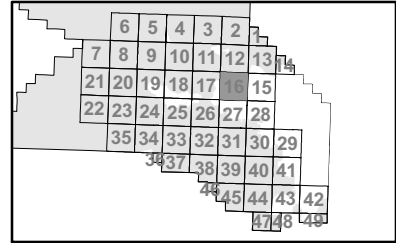
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



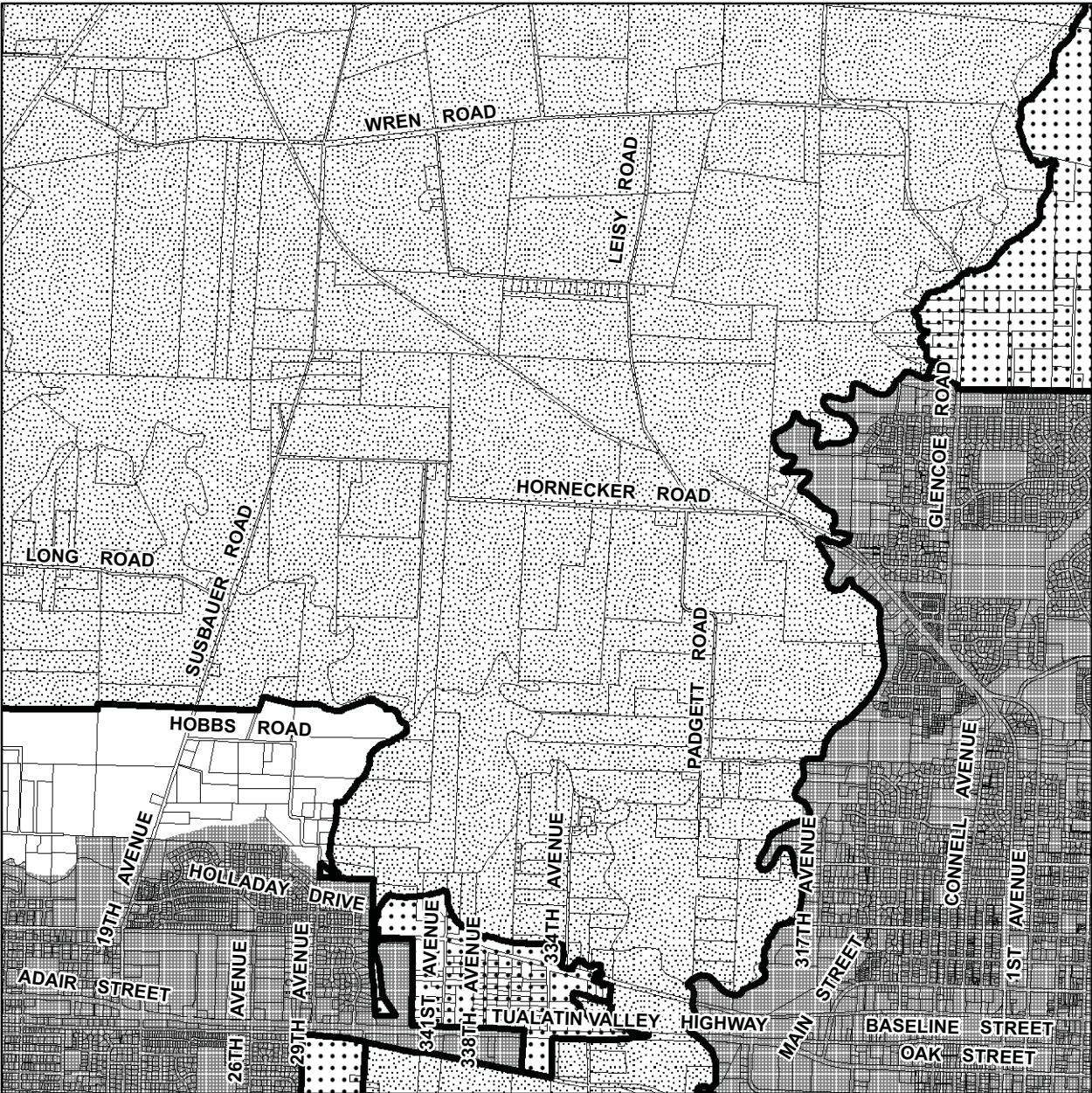
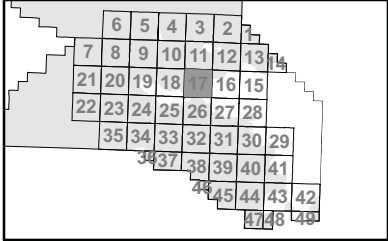
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



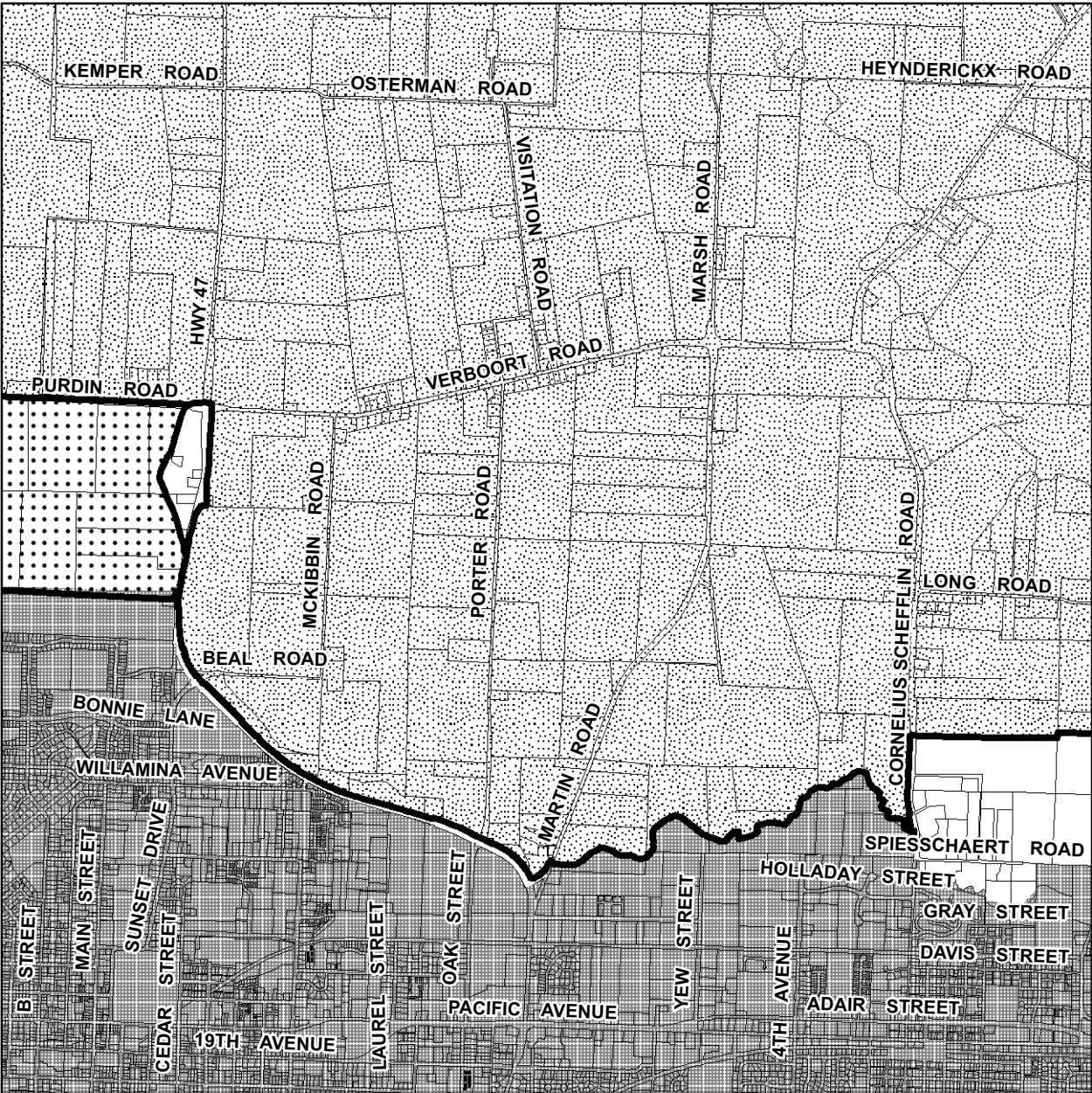
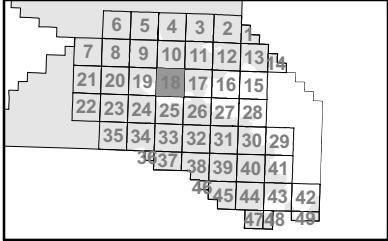
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



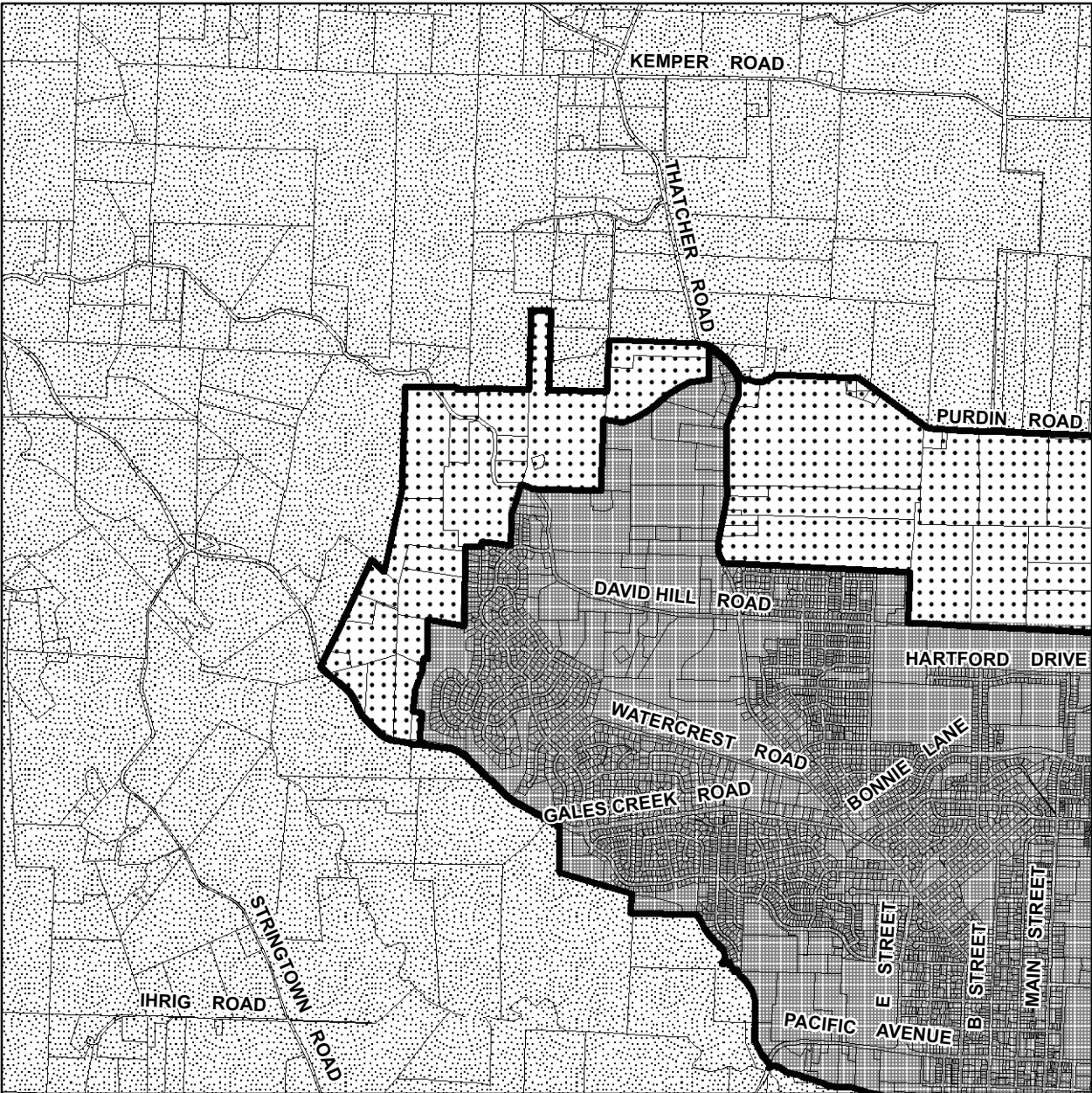
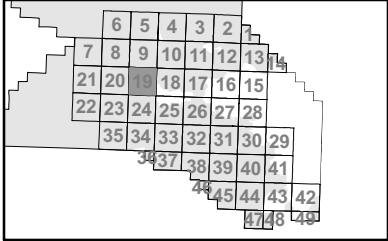
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



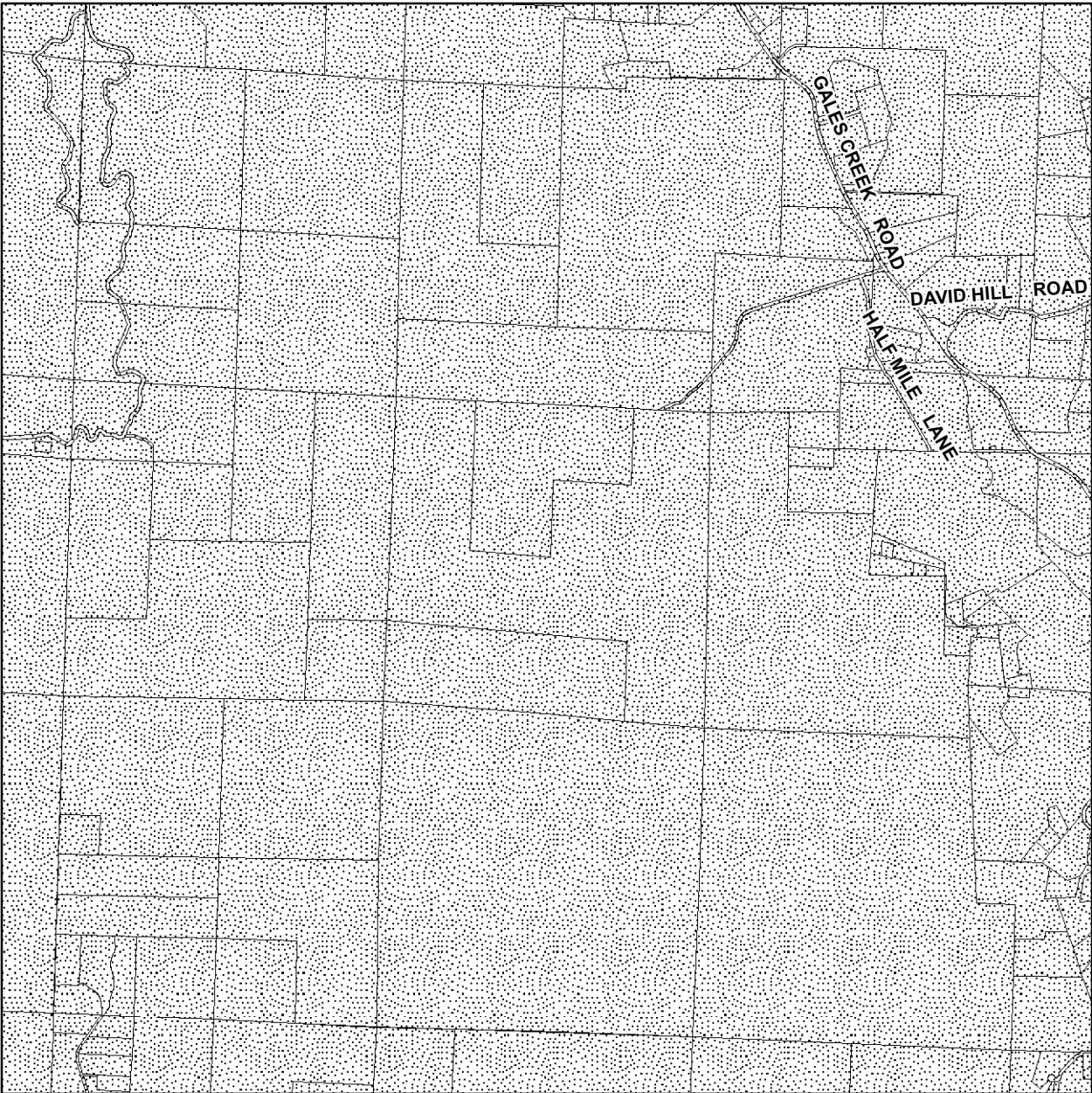
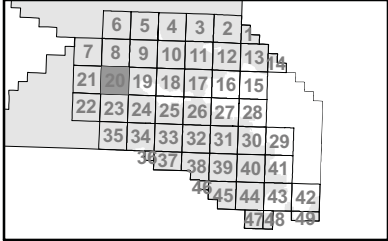
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



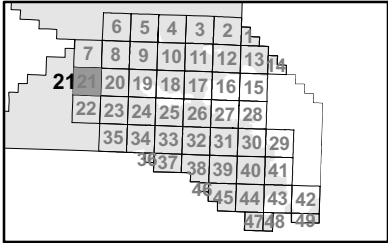
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



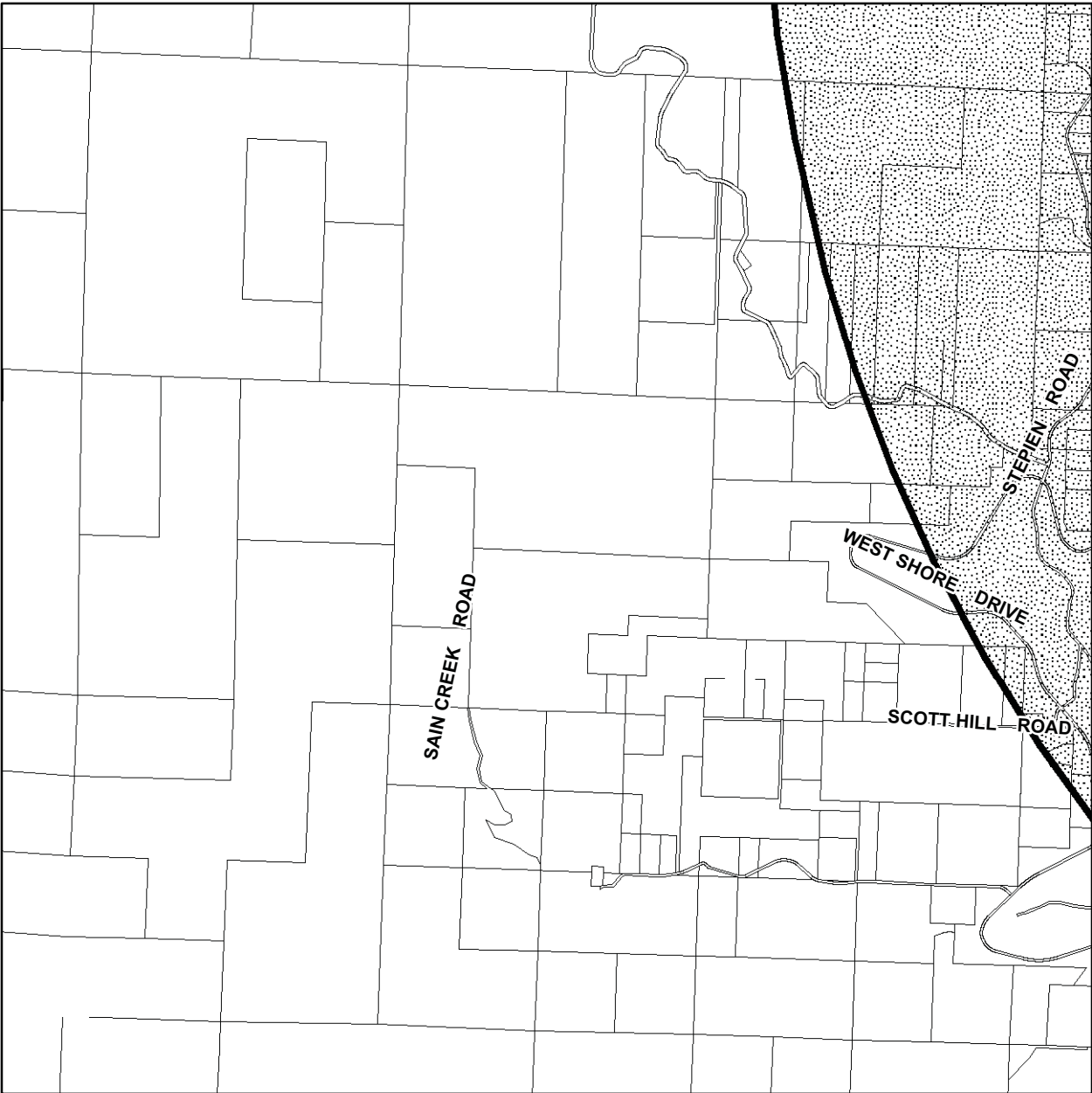
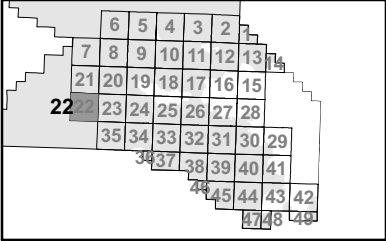
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



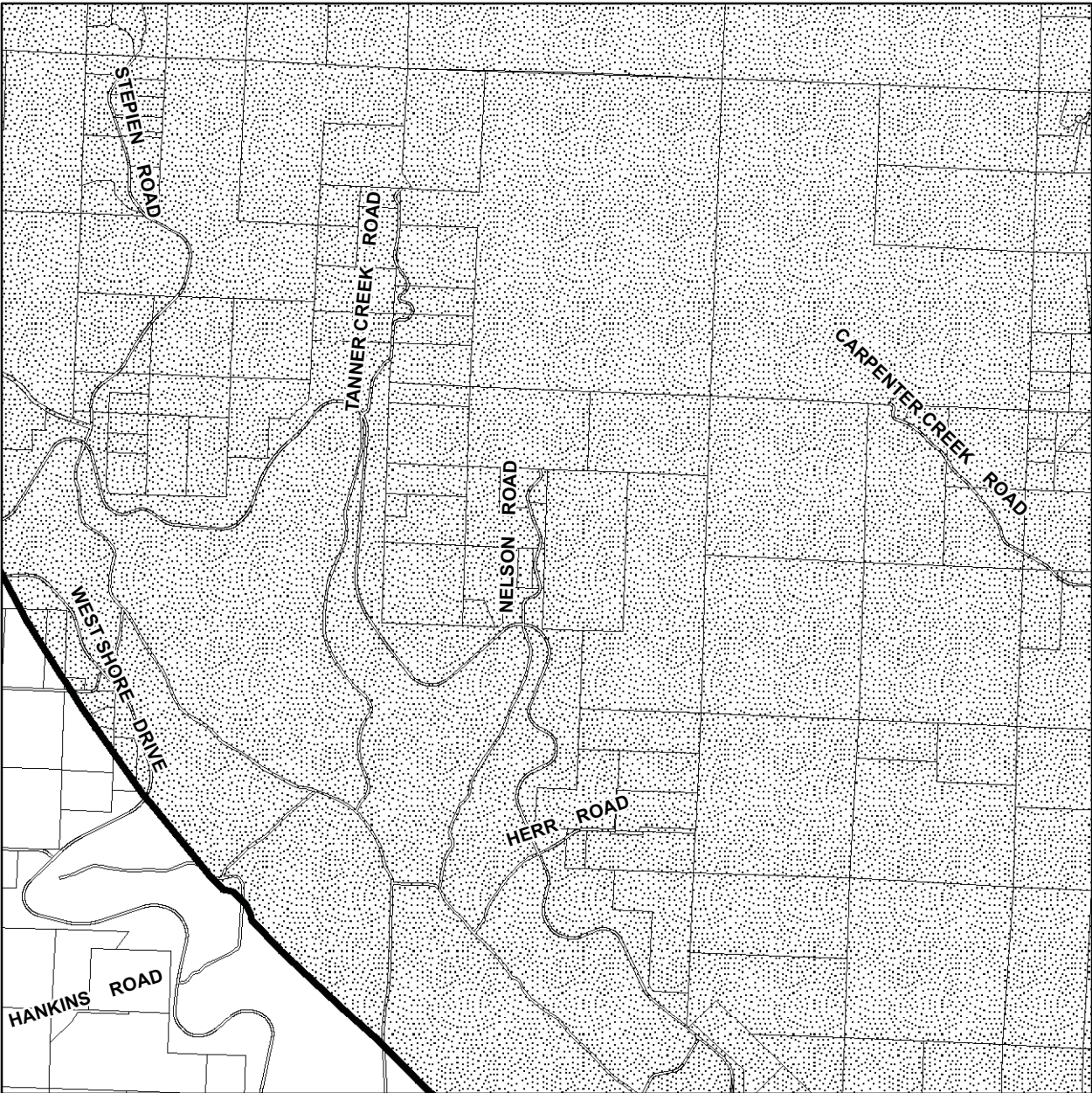
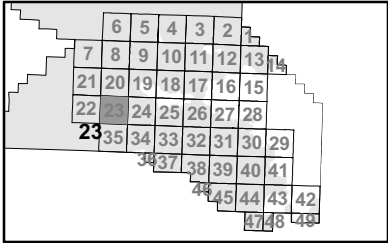
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



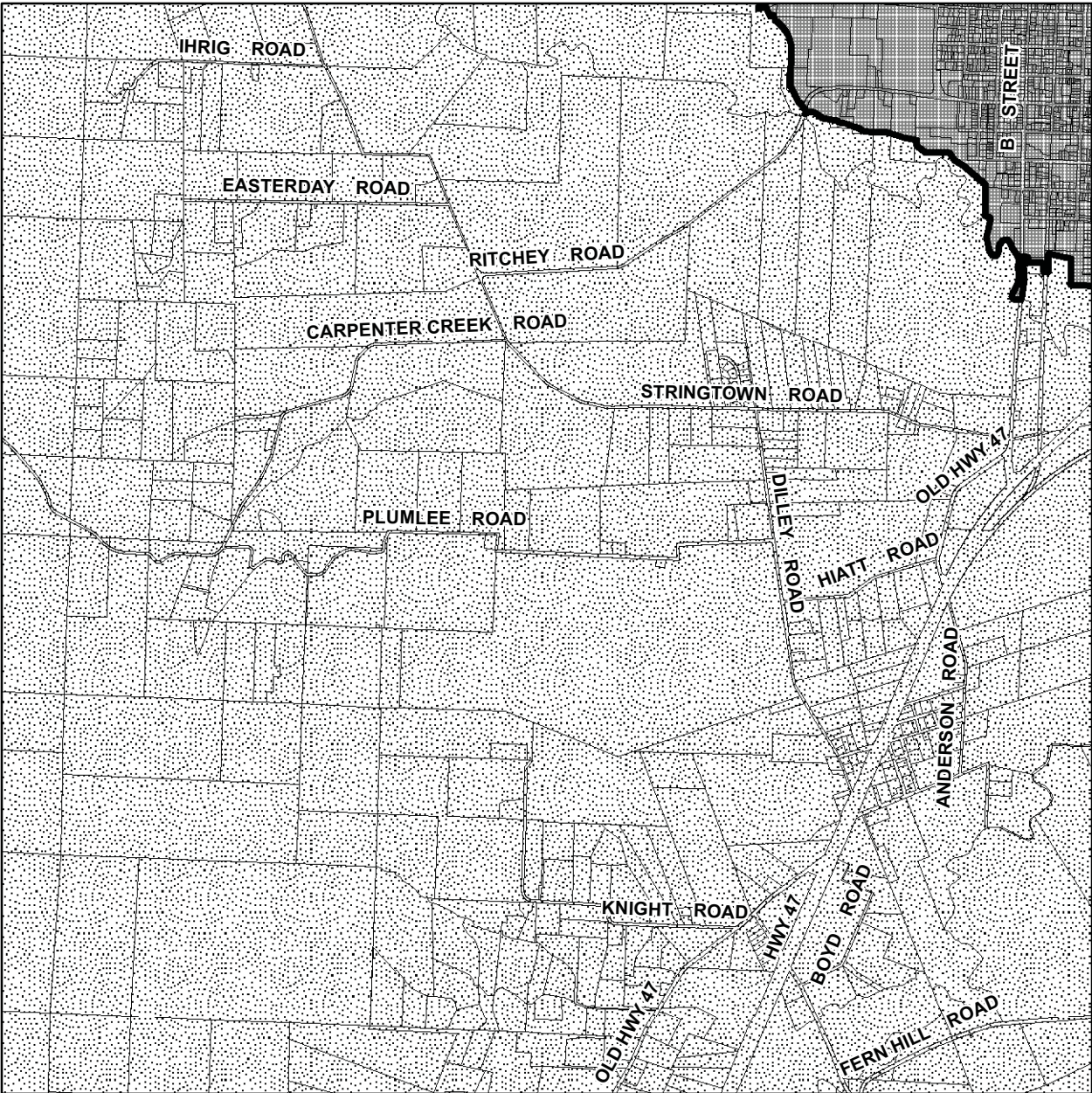
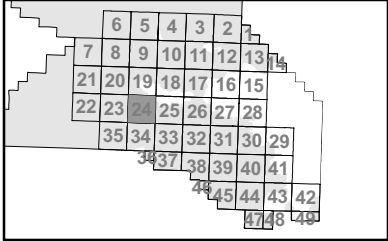
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



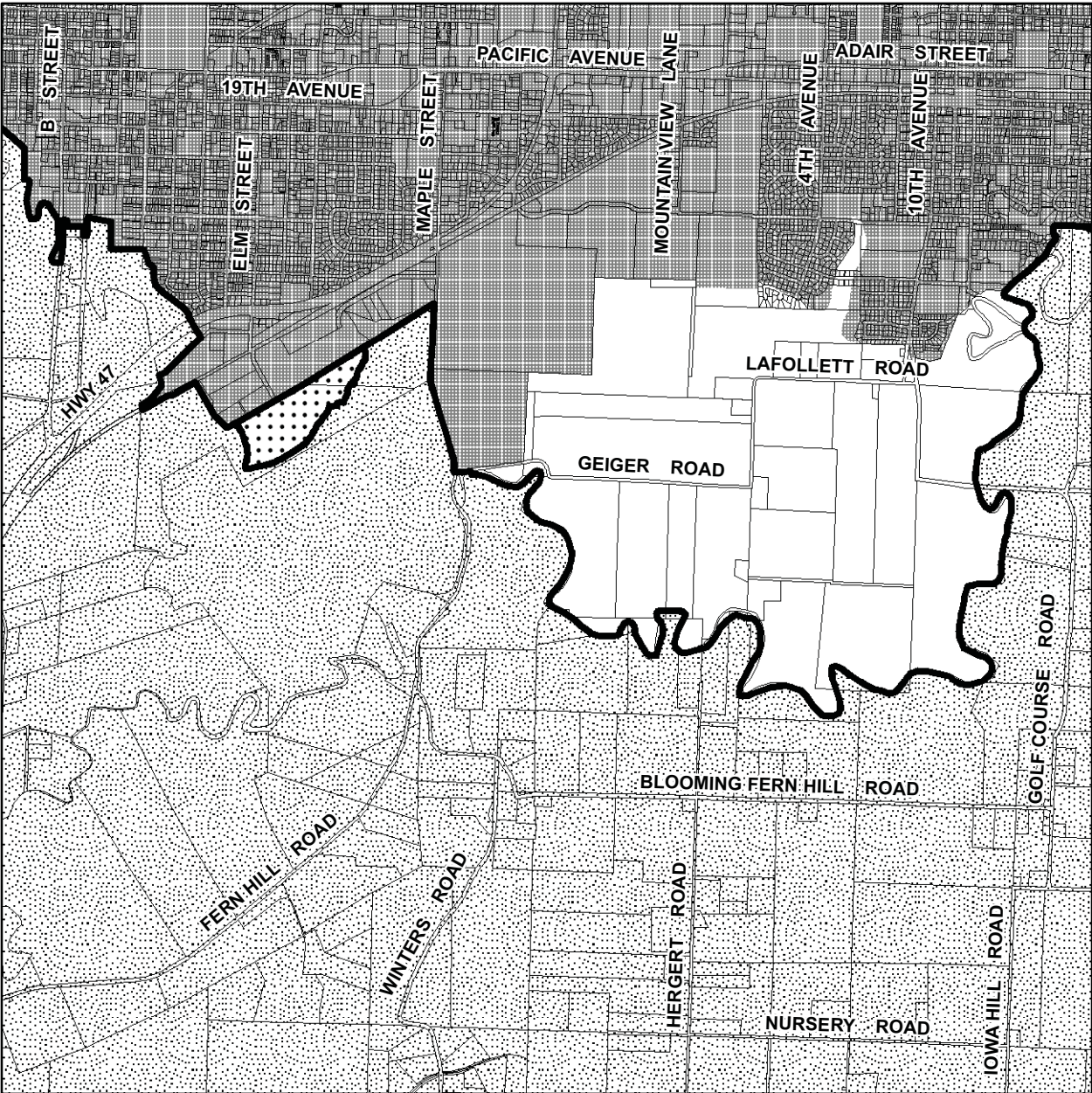
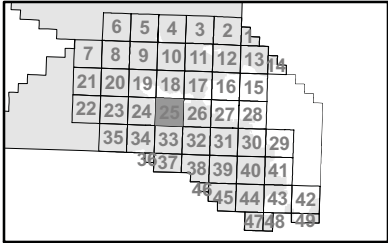
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



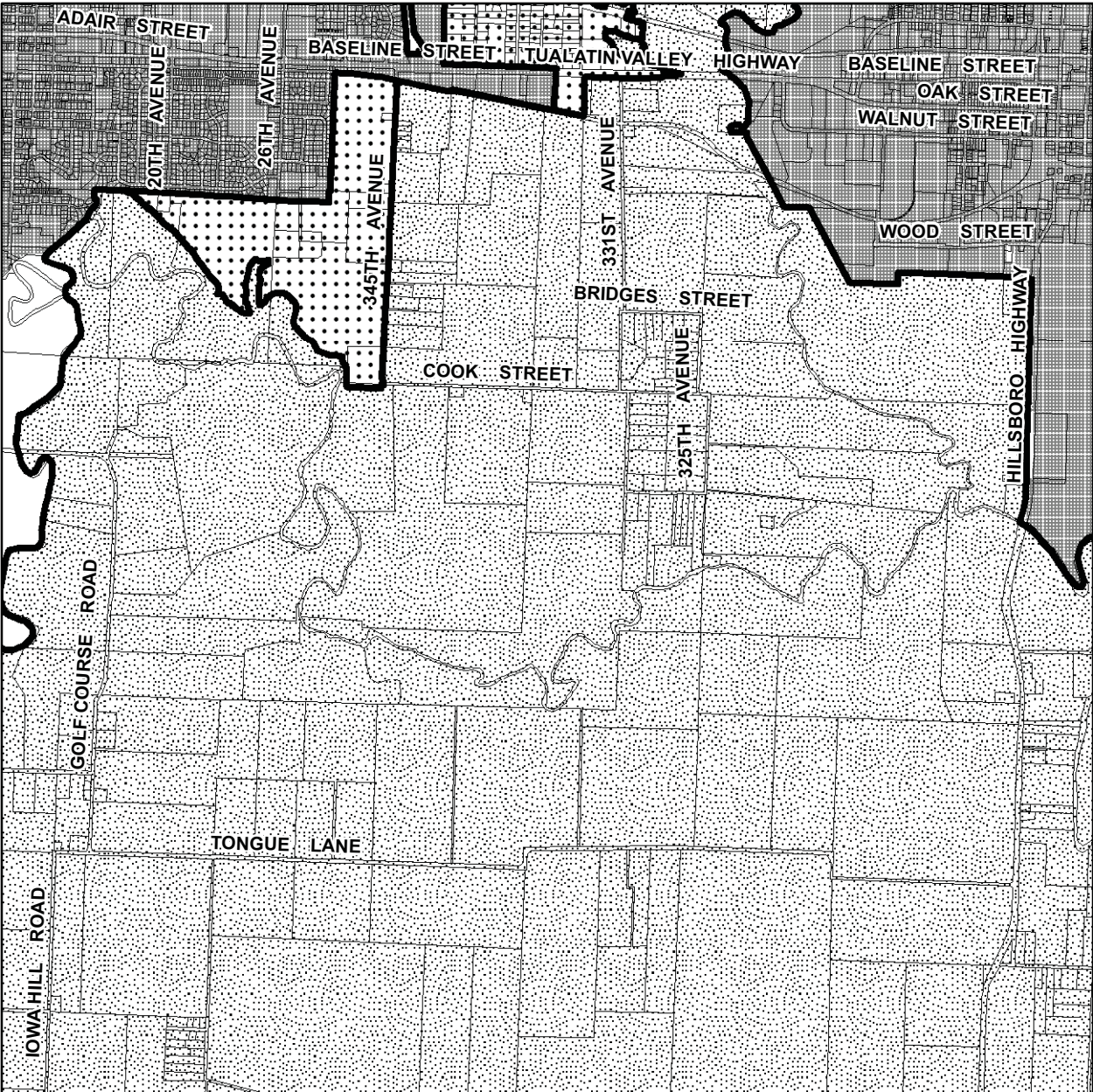
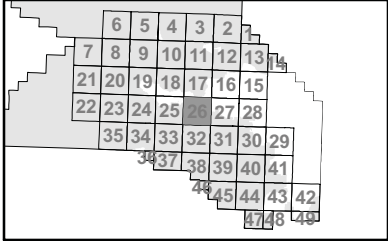
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



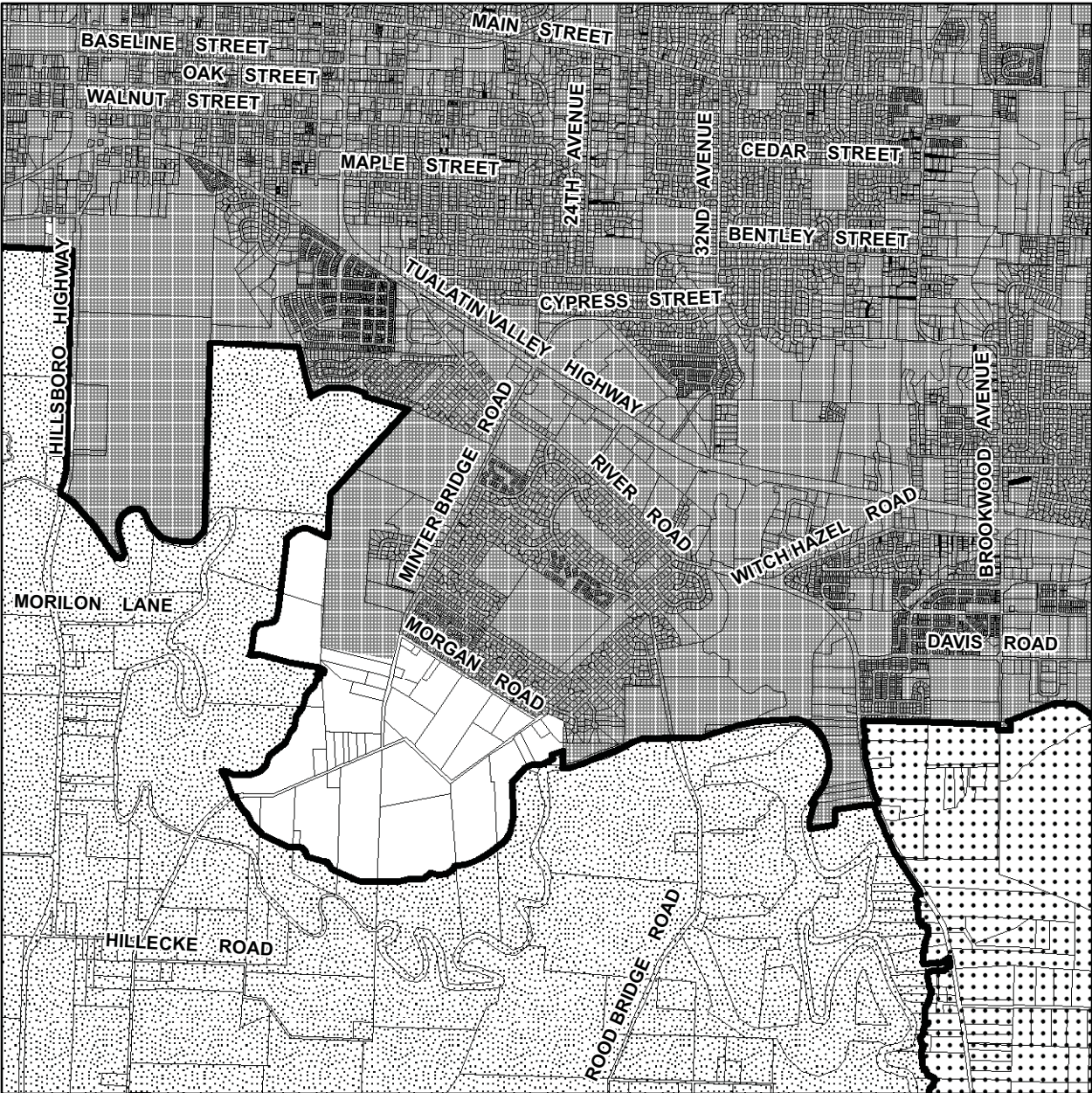
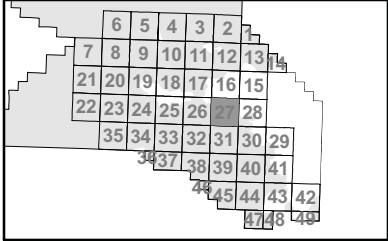
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



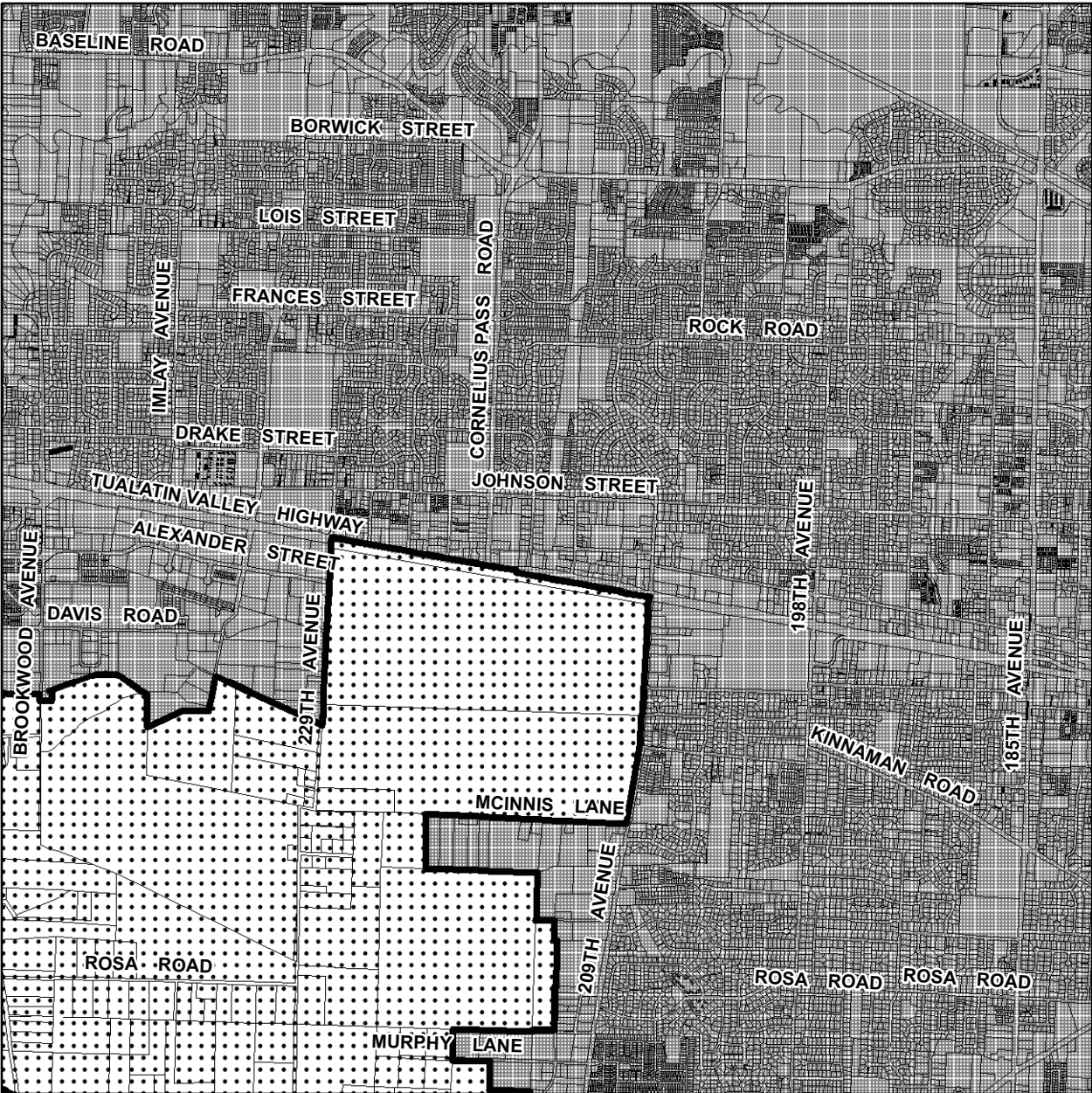
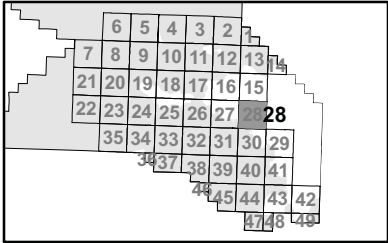
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



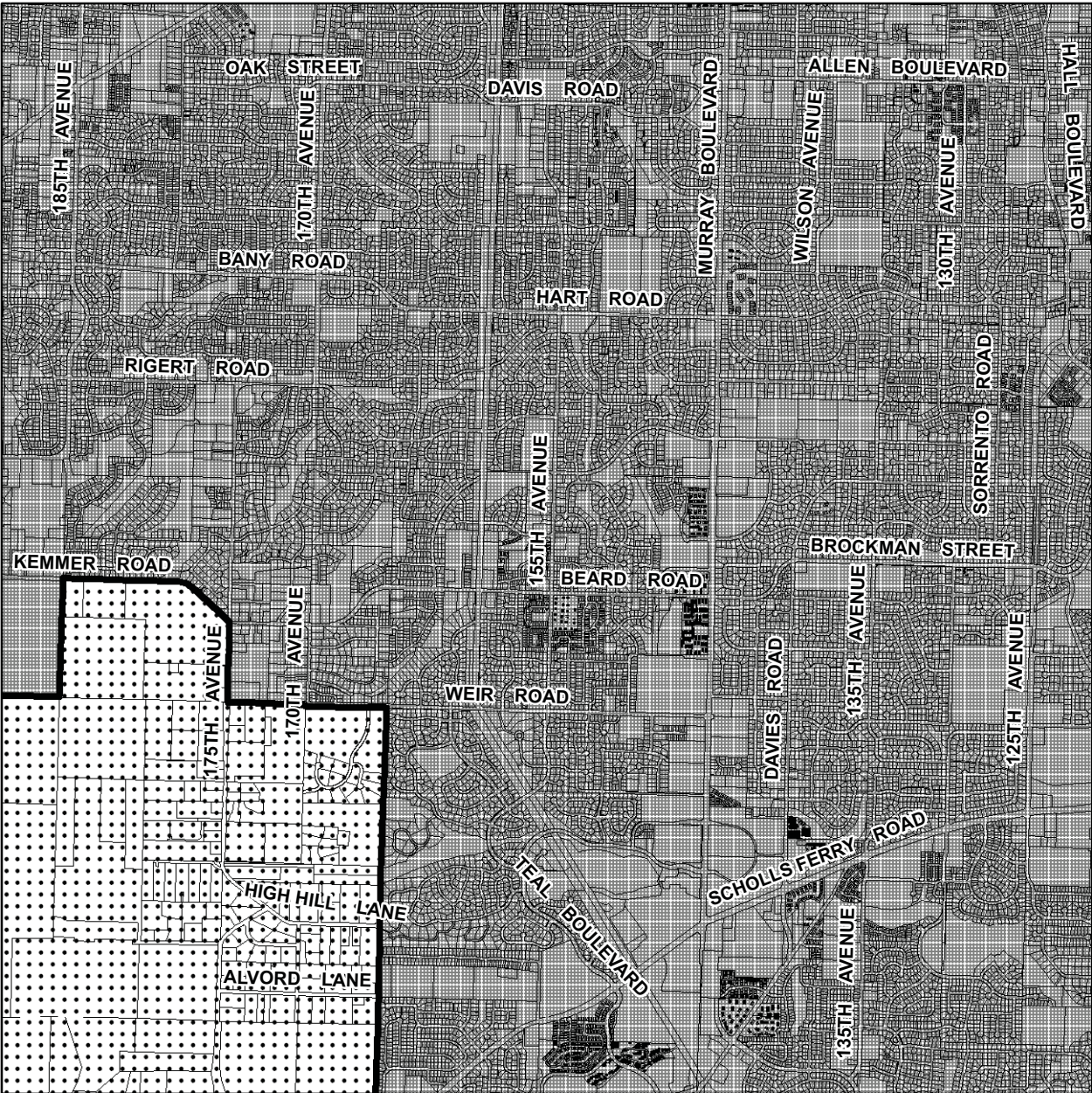
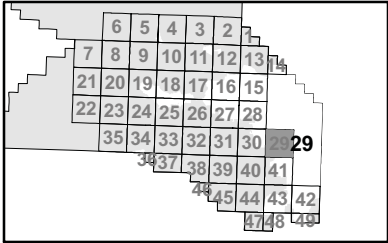
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



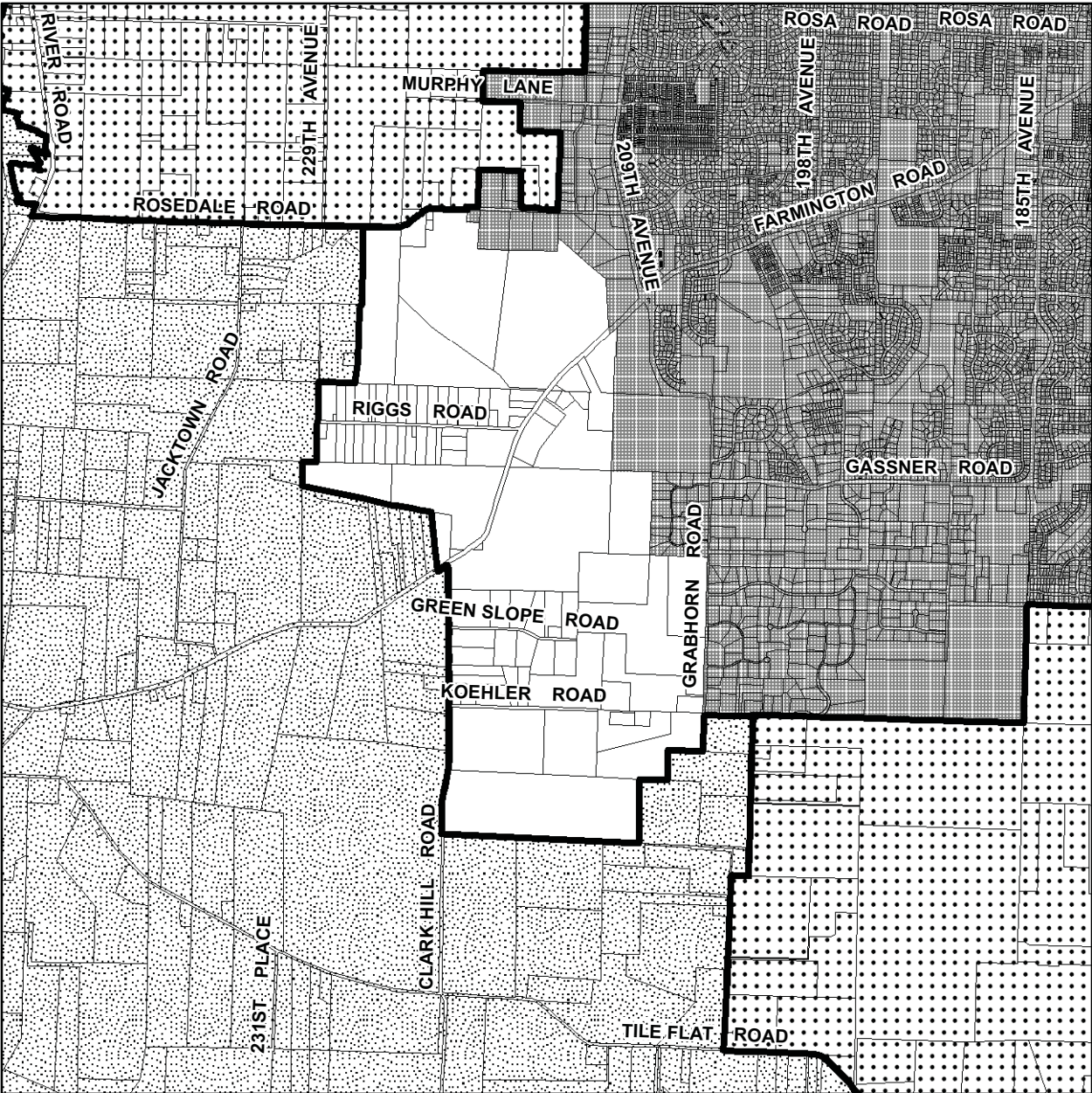
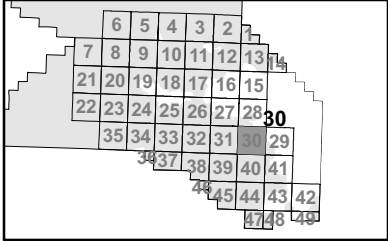
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



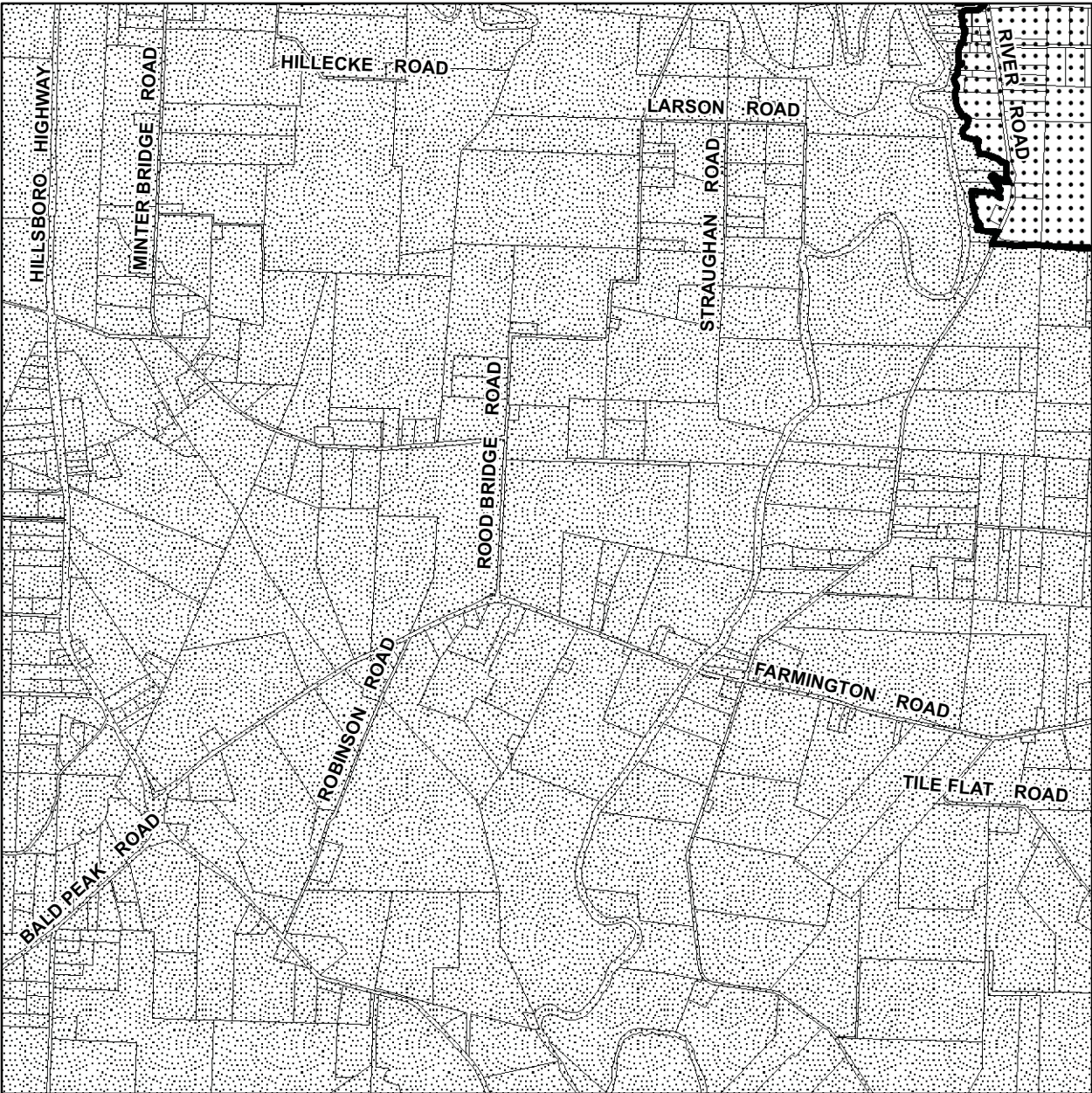
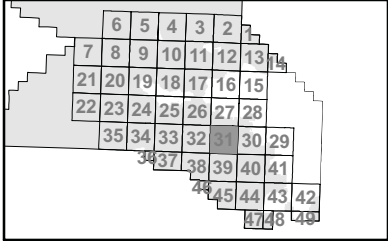
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



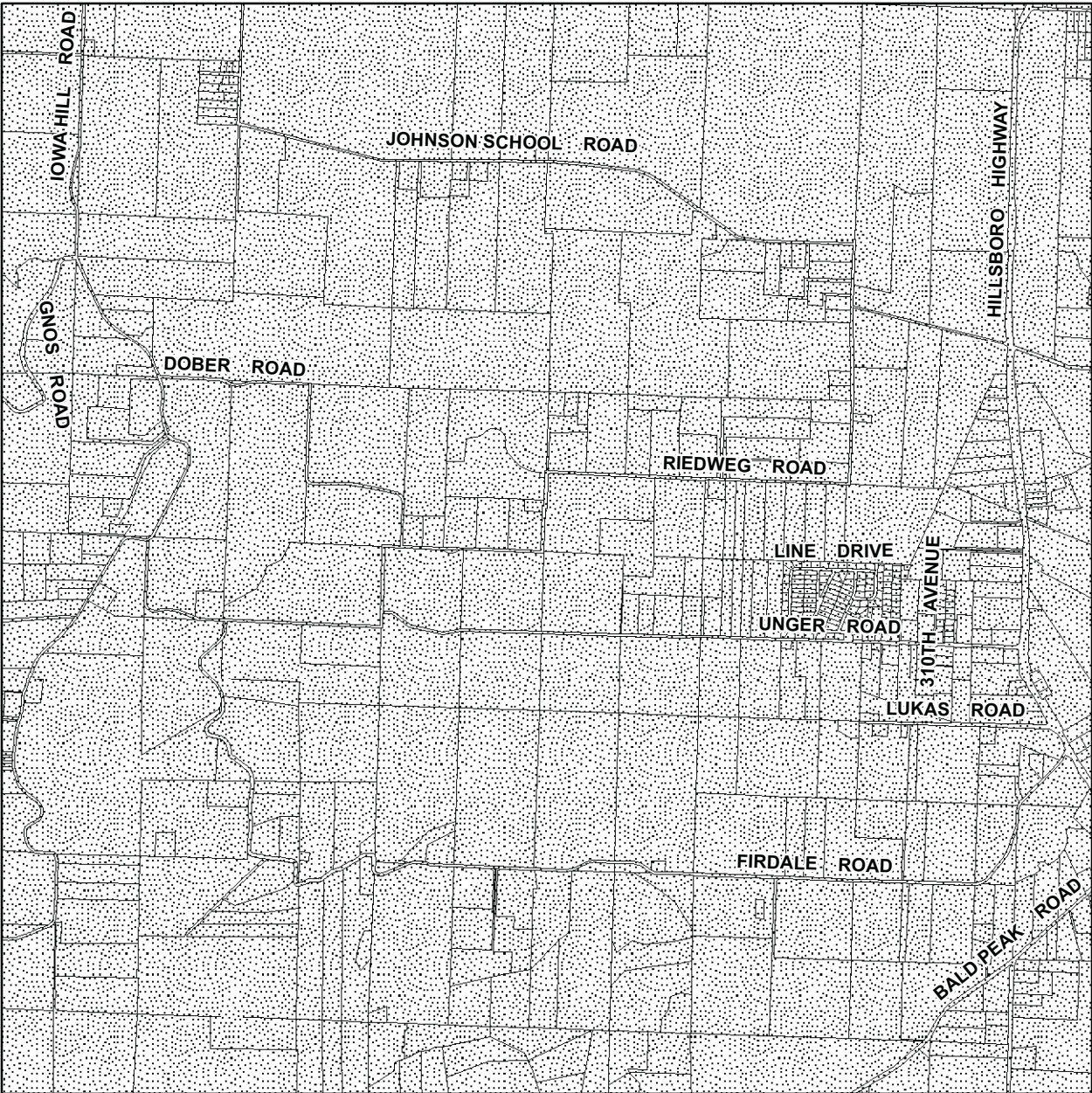
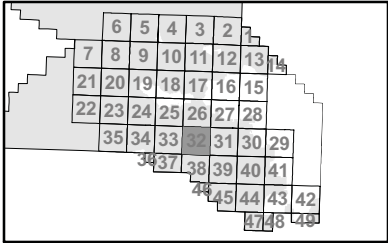
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



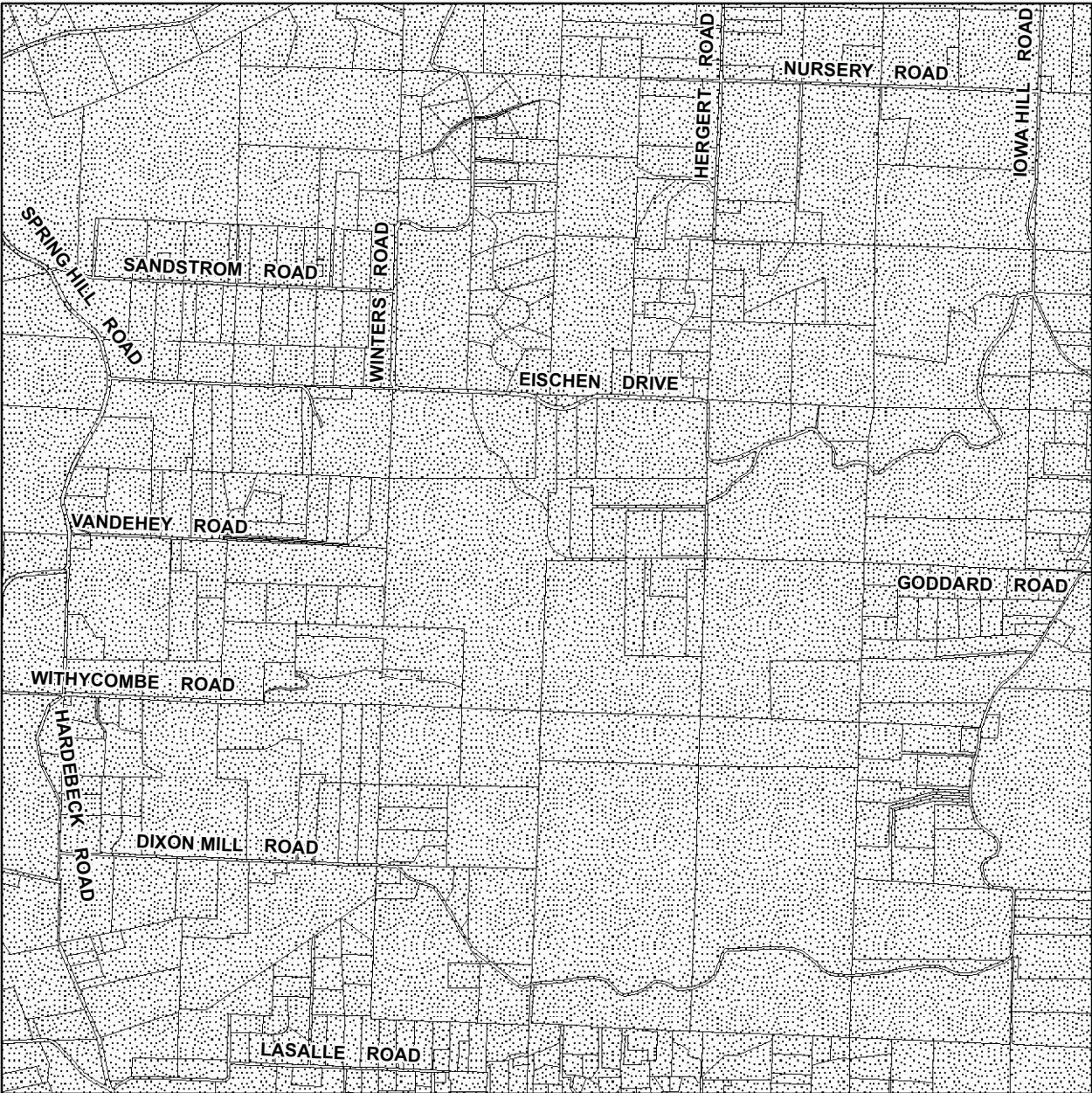
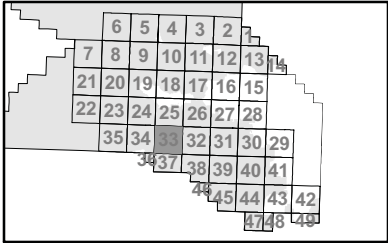
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



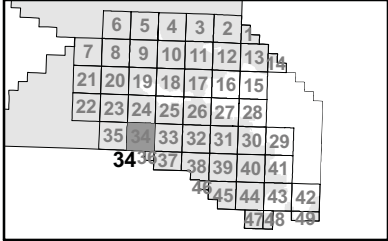
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


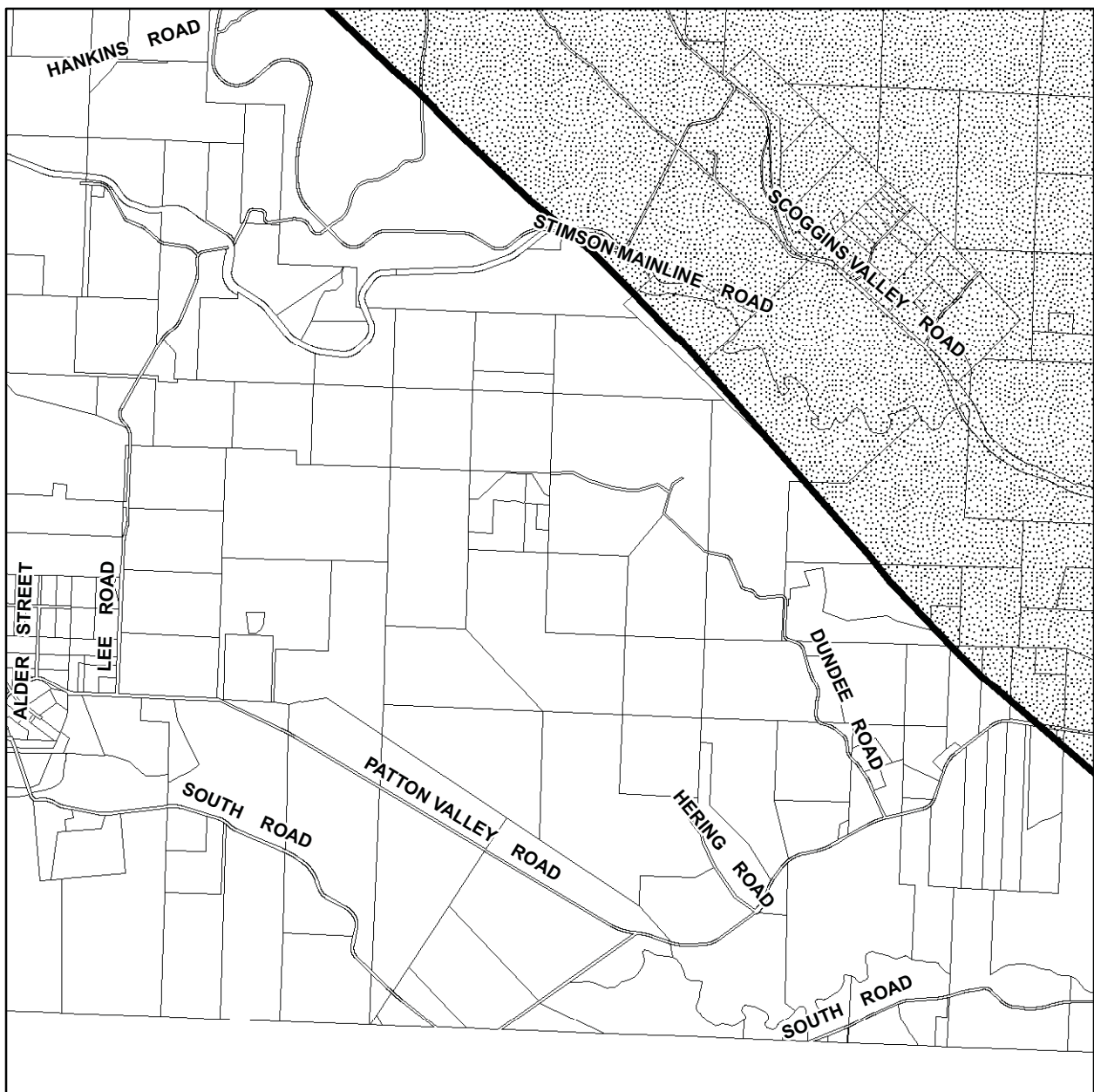
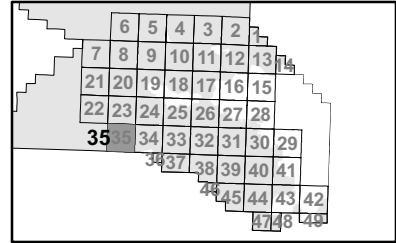
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



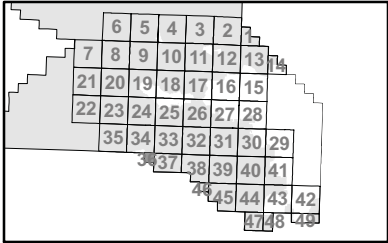
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



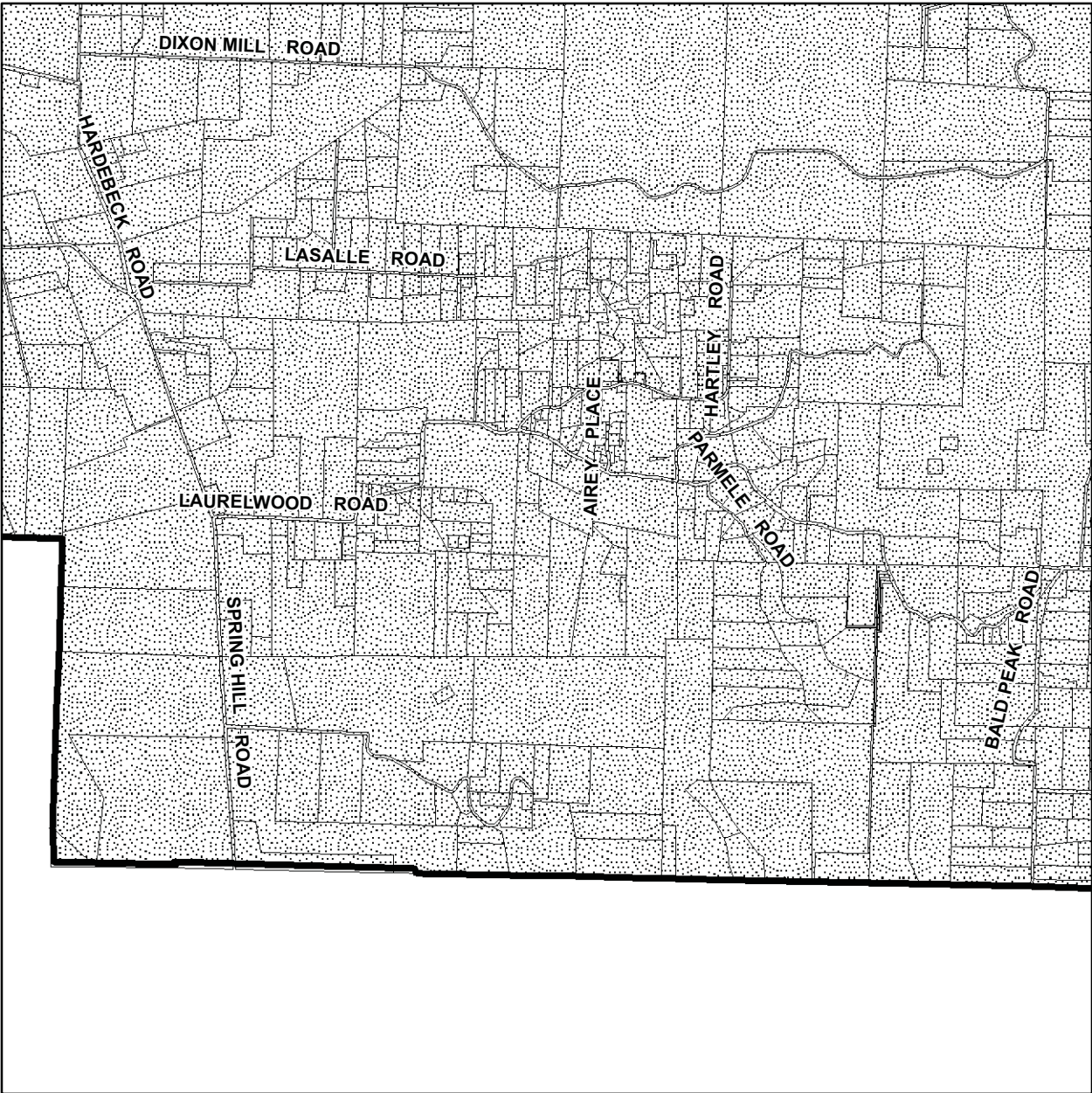
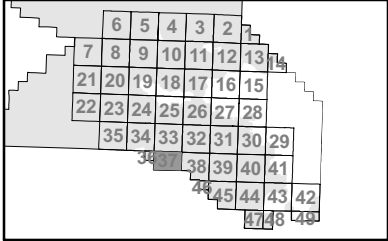
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



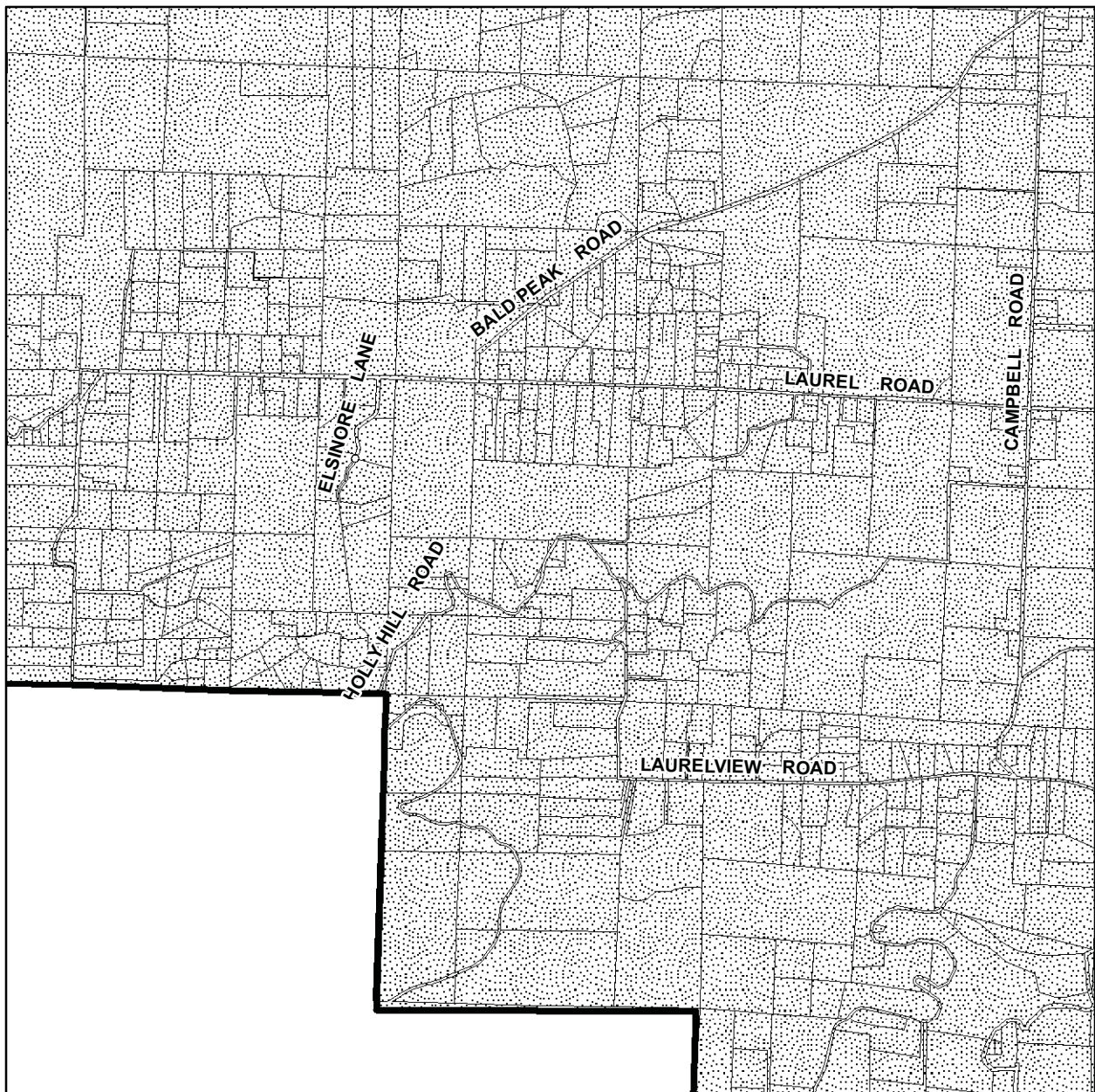
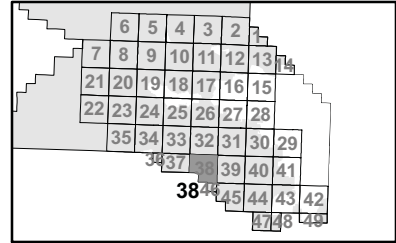
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


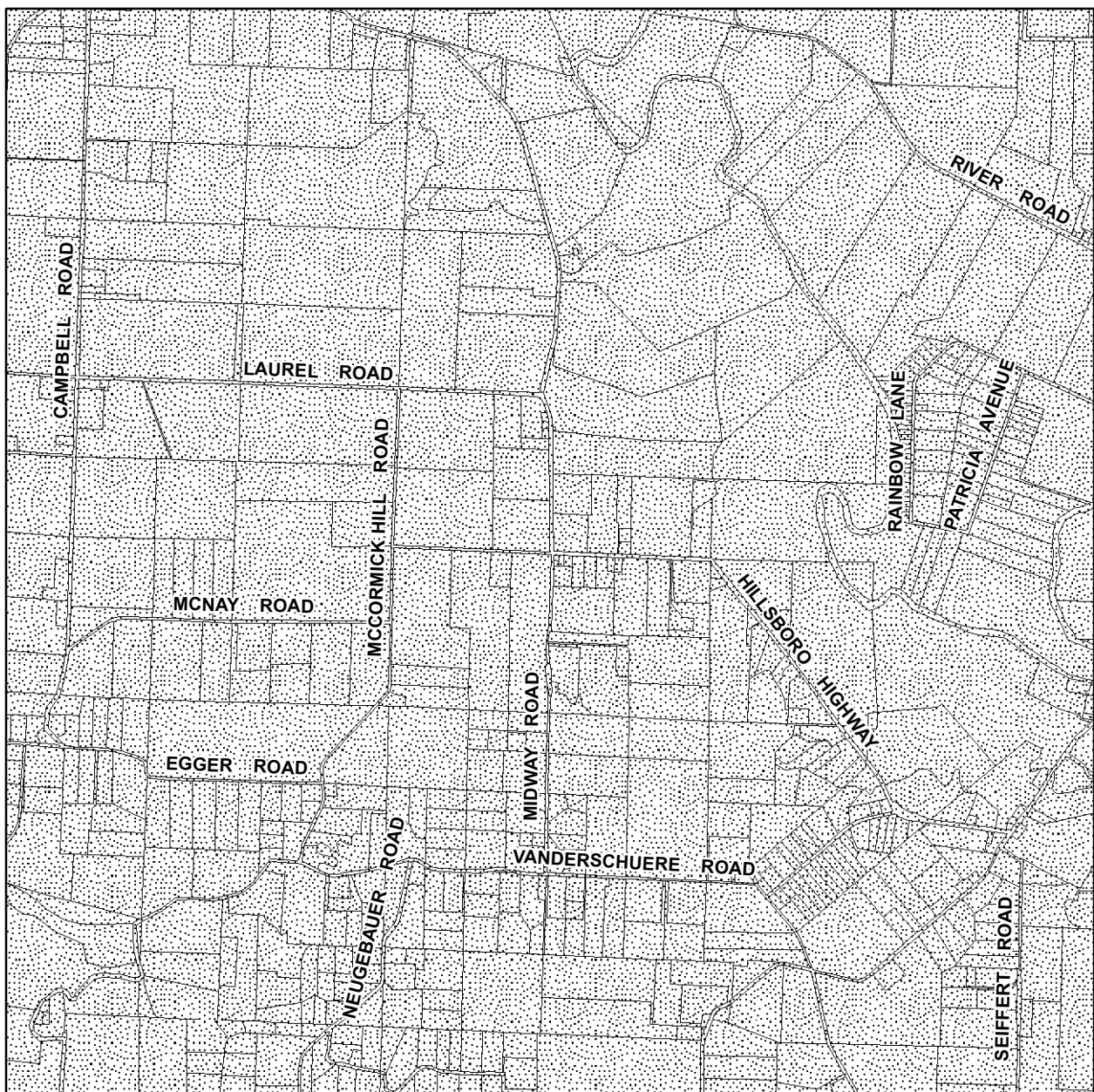
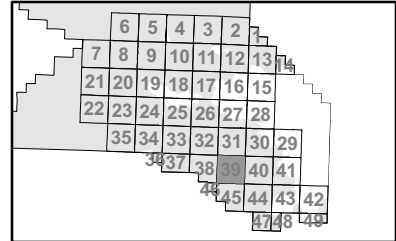
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



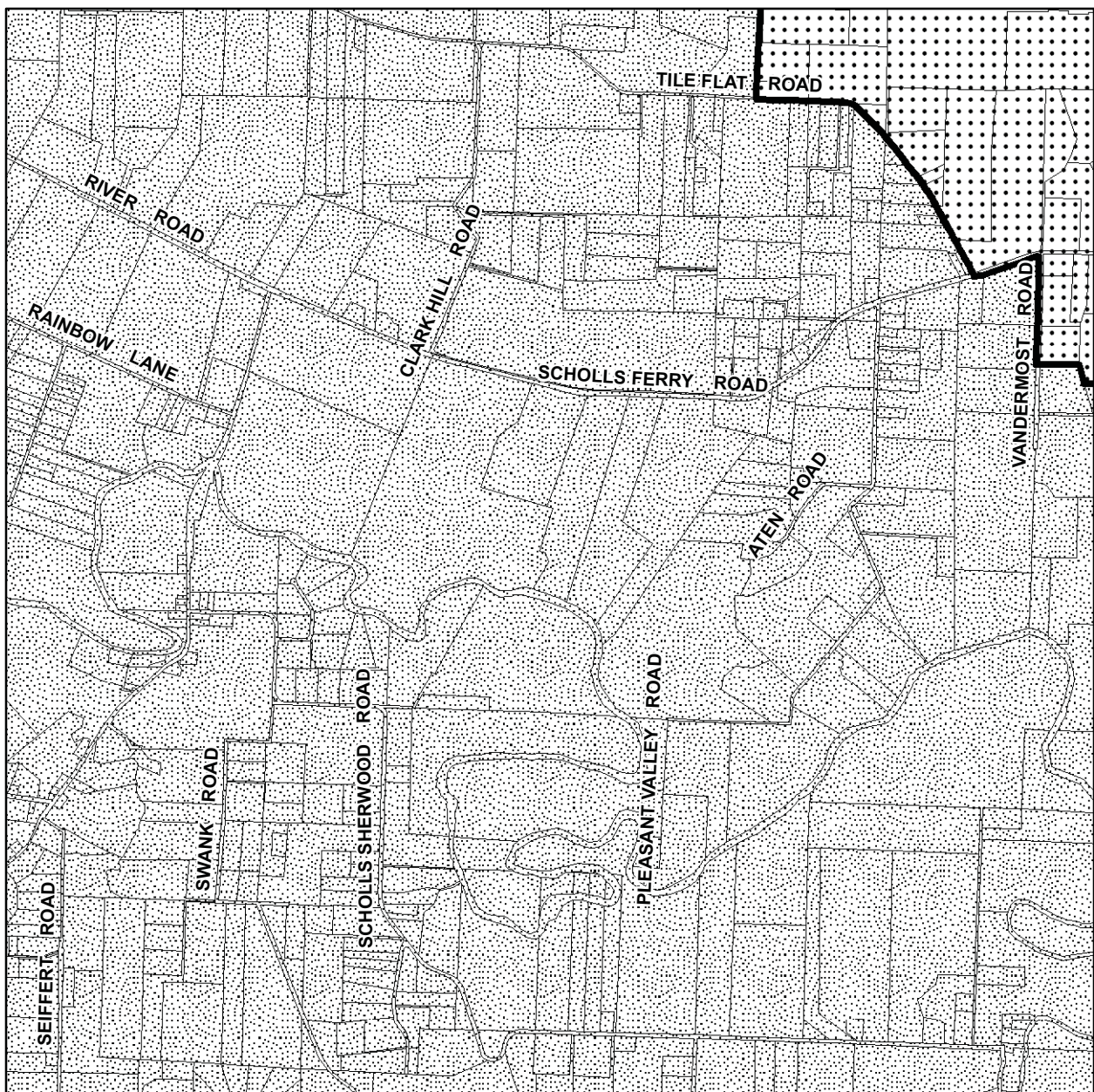
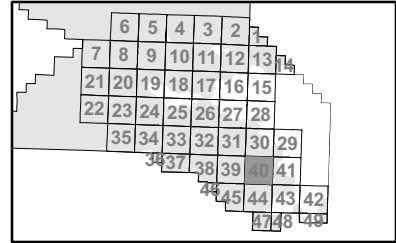
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


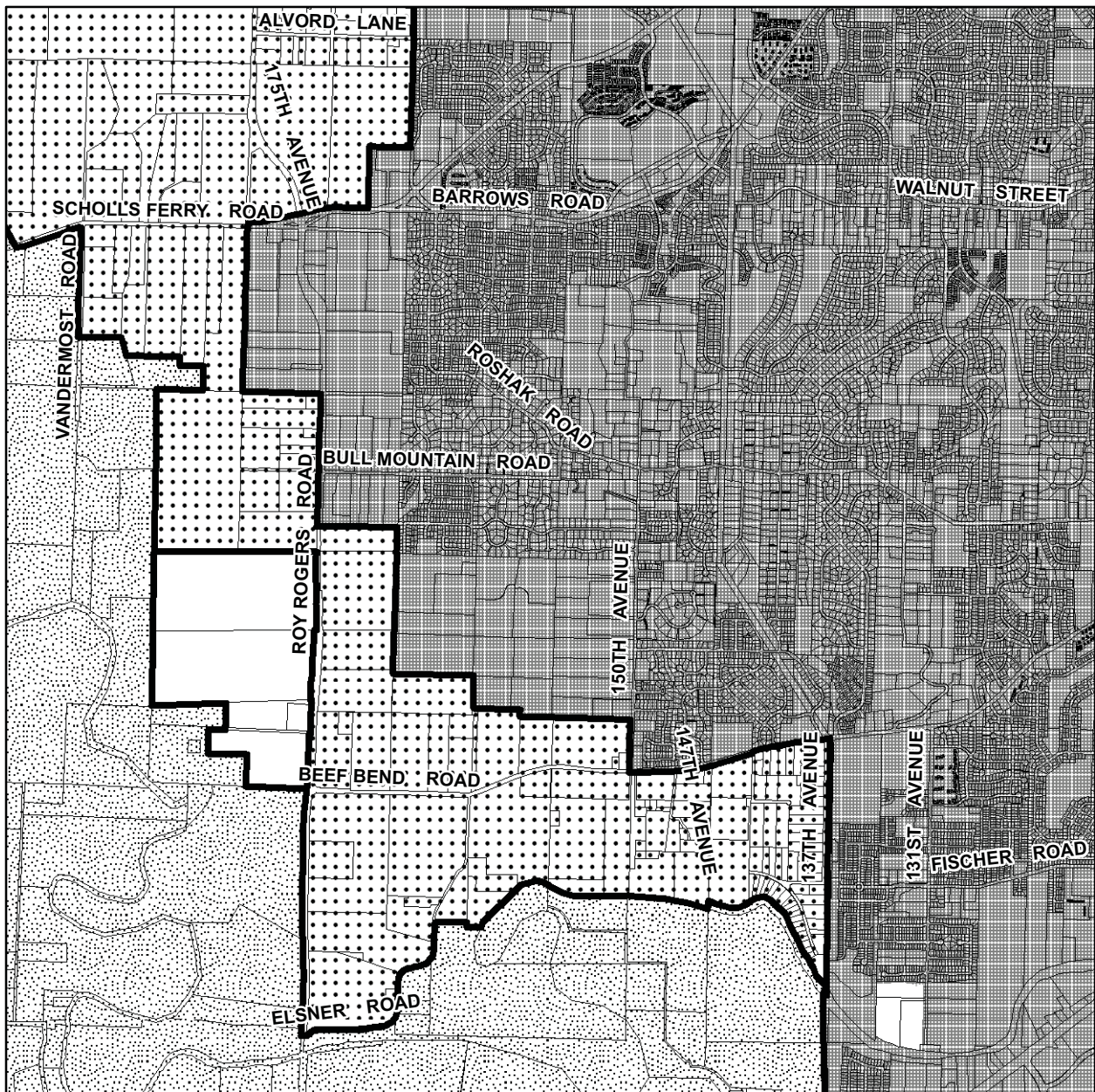
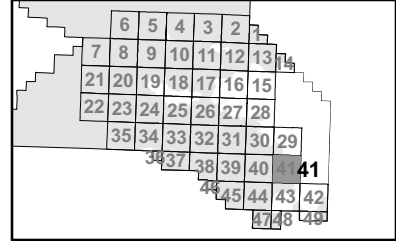
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



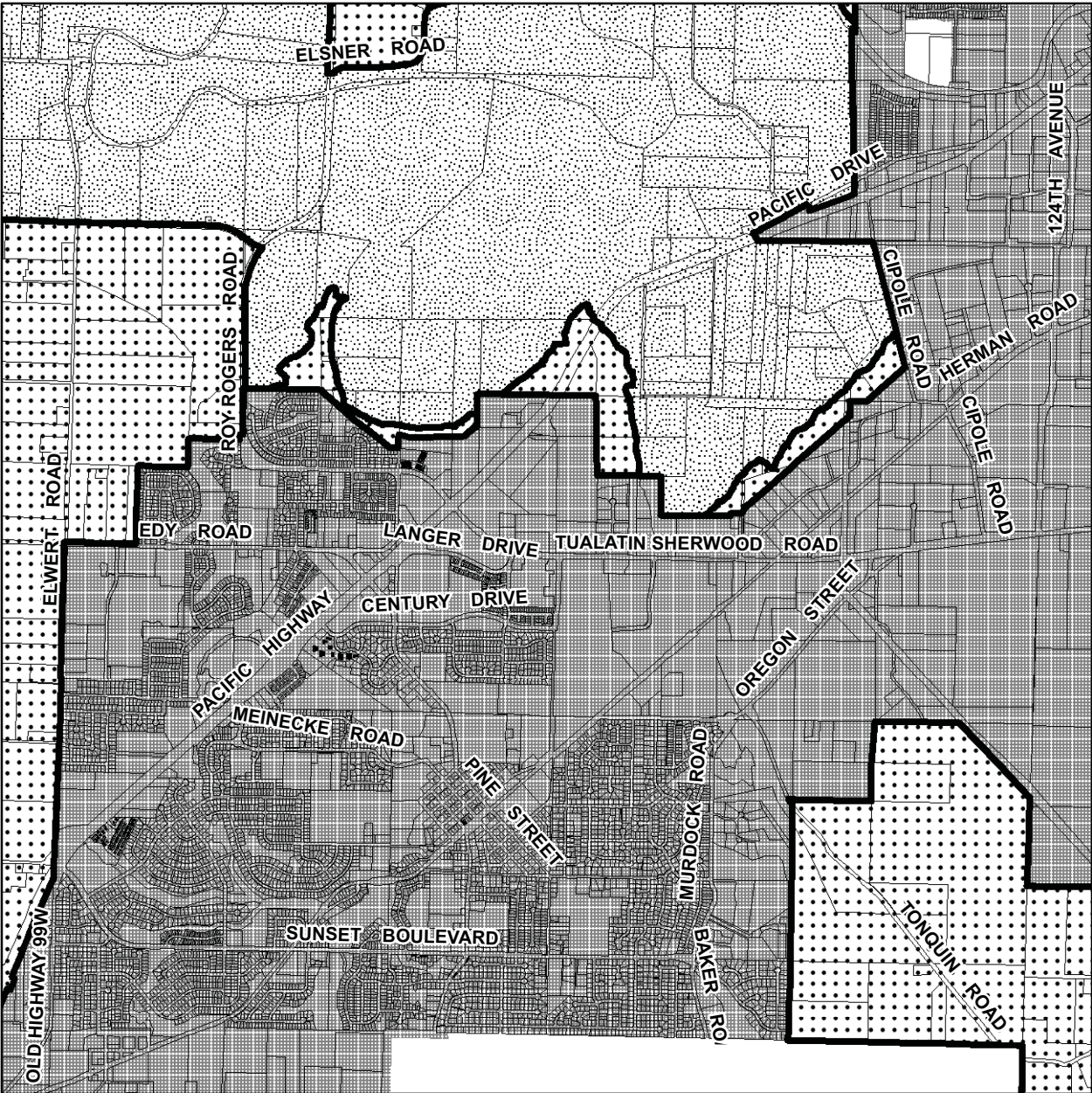
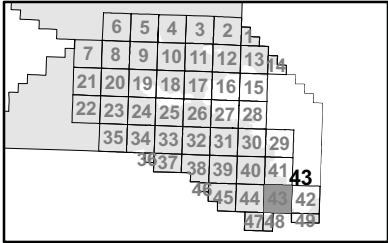
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



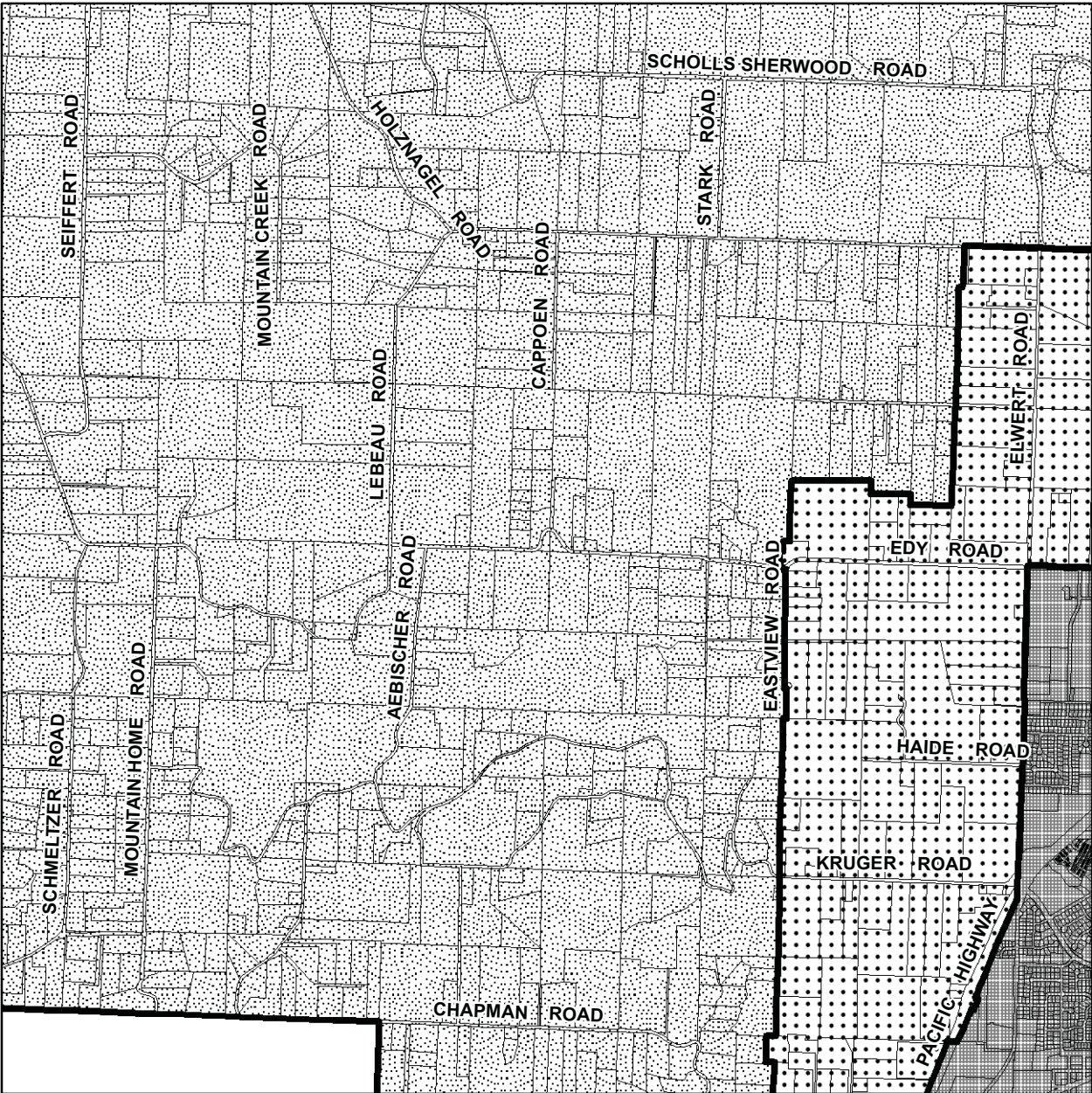
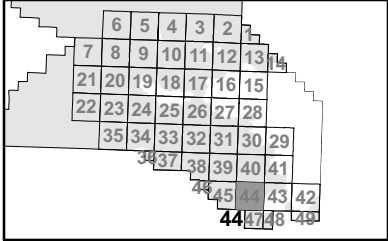
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



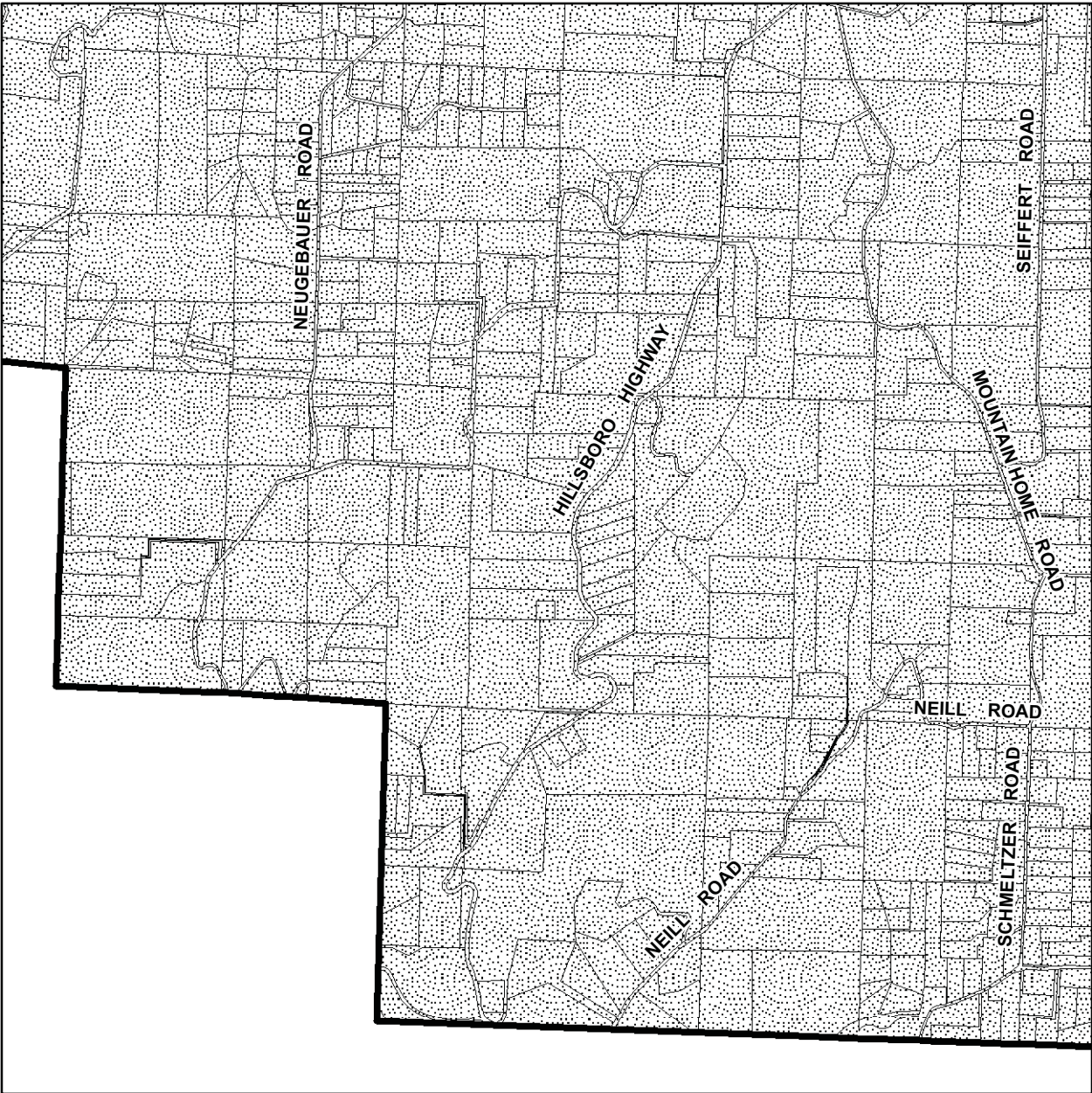
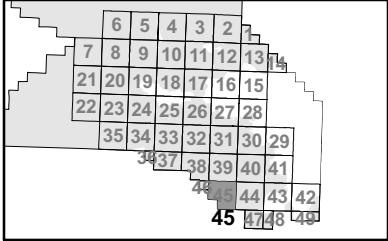
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



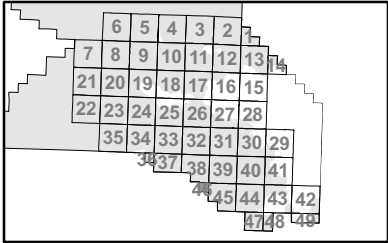
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



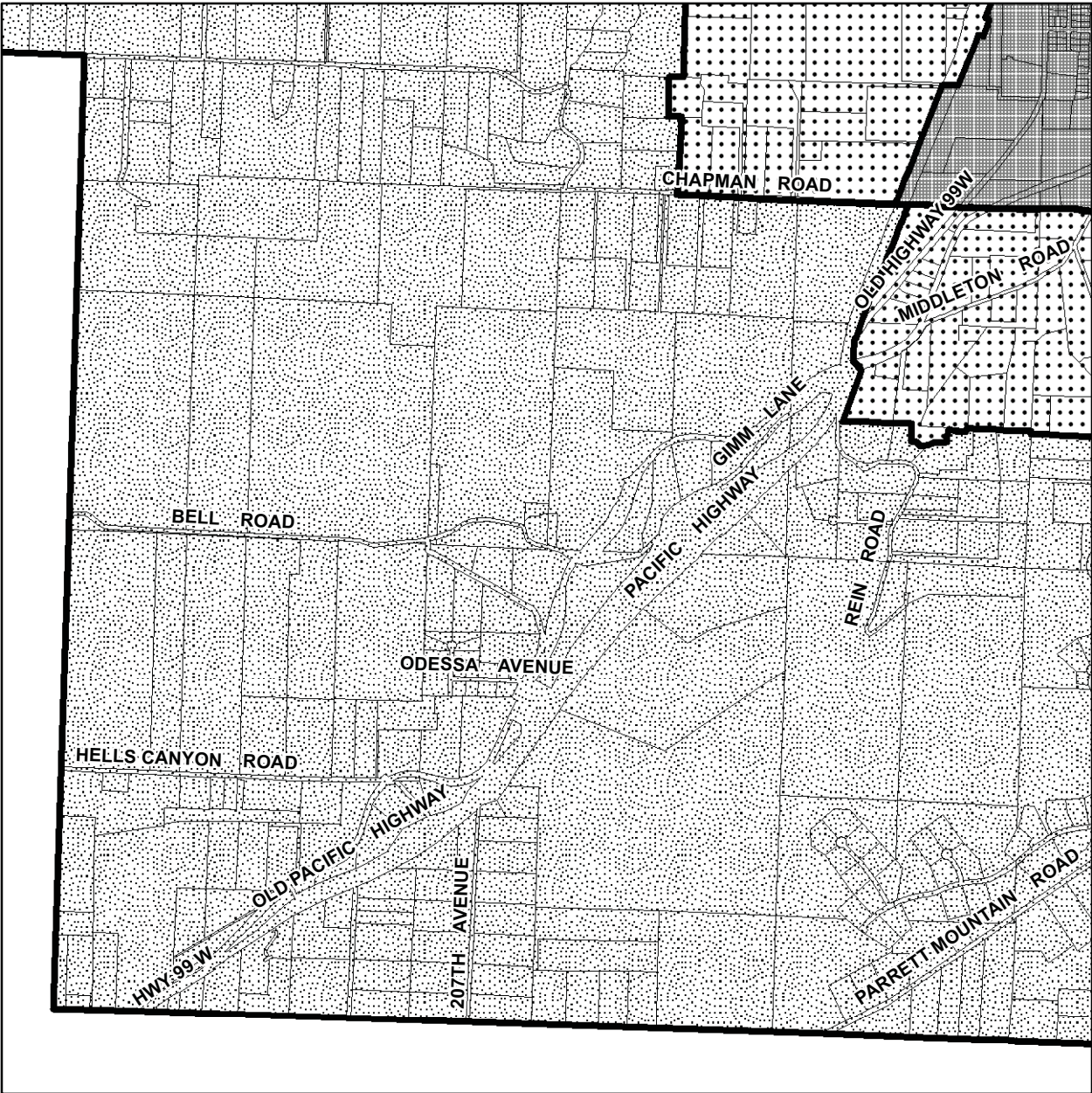
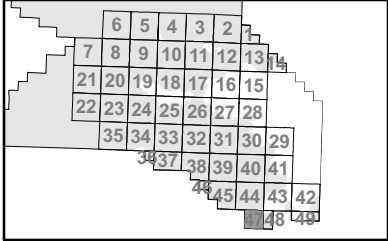
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



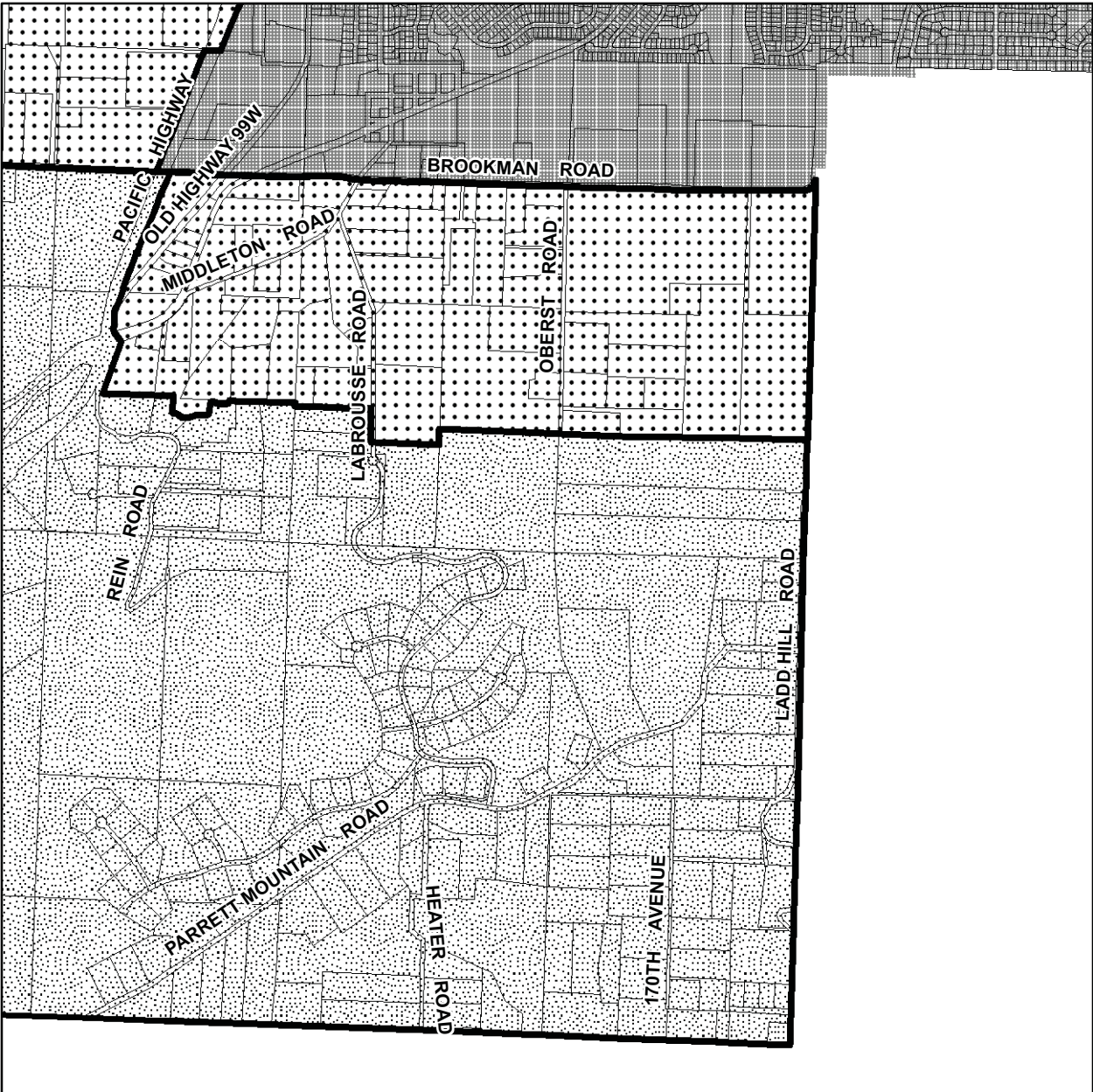
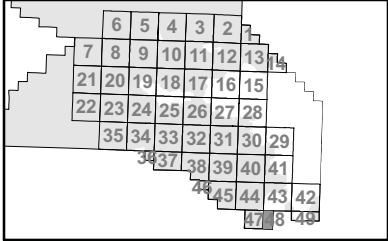
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



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