



May 28, 2010

To: Citizen Participation Organizations and Interested Parties

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

Subject: **PROPOSED A-ENGROSSED ORDINANCE NO. 733**

On March 12, 2010, you were notified about initial public hearings on proposed Land Use Ordinance No. 733 before the Planning Commission on April 21, 2010, and the Board of County Commissioners (Board) on April 27, 2010. On May 25, 2010 the Board ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 733** and are summarized below.

Ordinance Purpose and Summary

A-Engrossed Ordinance No. 733 amends the Rural/Natural Resource Plan and the Comprehensive Framework Plan for the Urban Area to adopt urban reserves designated by Metro and designate rural reserves pursuant to ORS 195.137-145 and OAR 660 Division 27.

Original Ordinance No. 733 Provisions

As originally filed, Ordinance No. 733 proposed the following amendments to the Comprehensive Plan:

- The county will not re-designate rural reserves as urban reserves for fifty (50) years from the effective date of the ordinance
- The county will not include within the UGB of any city land designated as rural reserves for fifty (50) years from the date of the ordinance
- The county will participate with the appropriate city (or cities) in development of a concept plan for an urban reserve area under consideration for addition to the UGB
- Reserves designation shall be reviewed in coordination with Metro, Clackamas, and Multnomah Counties no more than 20 years after the date of adoption of the ordinance

Proposed A-Engrossed Ordinance No. 733 Provisions

Proposed **A-Engrossed Ordinance No. 733** incorporates all of the above-described amendments plus the following proposed amendments:

Amendments to the Rural/Natural Resource Plan:

- Policy 3, Intergovernmental Coordination, state that the county will work with cities to adopt Urban Planning Area Agreements that address planning efforts in urban reserves and to update document titles
- Policy 23, Transportation, include a new implementing strategy requiring the county to consider urban and rural reserves as part of future updates of the Transportation Plan
- Policy 27, Urbanization, note that the county will coordinate with Metro on regional urban growth boundary planning, including planning efforts associated with urban reserves

Amendments to the Rural/Natural Resource Plan, continued:

- New Policy 29, Rural and Urban Reserves, add a description of the intergovernmental agreement with Metro
- New Policy 29, Rural and Urban Reserves, update the title of areas shown in Exhibit 3 to "Special Concept Plan Area"
- New Policy 29, Rural and Urban Reserves, add a paragraph describing the reserves planning process to the Summary Findings and Conclusion section
- Map changes to new Policy 29, Rural and Urban Reserves, to update the tiled maps of reserve boundaries to:
 - 1) reflect minor technical changes for rights-of-way, correction of "parcel shifts" that occur when digital map layers are updated, correction of mapping errors, and to address a narrow strip of rural reserve dividing an undesignated area in the Roy Rogers Road vicinity; and
 - 2) change the designation of the Peterkort property (1N1 18, Lot 100) from rural reserve to urban reserve.
- New Policy 29, Urban and Rural Reserves, to add Special Concept Plan Area C. The Special Concept Plan Area as amended includes Urban Reserve Area 8C and the Peterkort property. The "Integrating Habitats" approach of Metro's Nature in Neighborhood program shall be utilized during concept planning and subsequent development of the Concept Plan Area.

Amendments to the Comprehensive Framework Plan for the Urban Area:

- Policy 3, Intergovernmental Coordination, state that the county will work with cities to adopt Urban Planning Area Agreements that address planning efforts in urban reserves and to update document titles
- Policy 32, Transportation, include a new implementing strategy requiring the county to consider urban and rural reserves as part of future updates of the Transportation Plan
- Policy 40, Regional Planning Implementation, reference that the county will participate in regional growth planning efforts by identifying urban reserves and urban reserve concept planning

**Public Hearings - Time and Place
Board of County Commissioners**

**6:30 pm
June 8, 2010**

**10:00 am
June 15, 2010**

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

On June 15, 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 July 15, 2010.

**Rural/Natural
Resource Plan Policies
Amended**

A-Engrossed Ordinance No. 733 amends Plan Policies 3, 23 and 27 of the Rural/Natural Resource Plan Element of the Comprehensive Plan. New Plan Policy 29 is added to the Plan.

**Urban Comprehensive
Plan Policies Amended**

A-Engrossed Ordinance No. 733 amends Plan Policies 3, 32, and 40 of the Urban Comprehensive Framework Plan.

**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

Mike Dahlstrom, Public Educator
155 North 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-8101 Fax: 503-846-4412
e-mail: Mike_Dahlstrom@co.Washington.co.or

**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/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.