

**AGENDA**

**WASHINGTON COUNTY BOARD OF COMMISSIONERS**

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

**Agenda Title:** **CONSIDER PROPOSED A-ENGROSSED ORDINANCE NO. 785 – AN ORDINANCE AMENDING ELEMENTS OF THE COMPREHENSIVE PLAN APPLICABLE TO URBAN AND RURAL RESERVES**

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

**SUMMARY:**

A-Engrossed Ordinance No. 785 proposes to amend relevant Comprehensive Plan documents specific to the county’s urban and rural reserves in order to address passage of House Bill (HB) 4078 in March 2014. The proposed ordinance is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm>

The Board conducted hearings for Ordinance No. 785 on August 5 and August 19, 2014. On August 19, 2014, the Board directed engrossment of the filed ordinance to make specific changes. A description of those changes was included in the staff report for the September 16 hearing. The Board held its first hearing for A-Engrossed Ordinance No. 785 on September 16, 2014 and continued the hearing to September 23, 2014.

The staff report for the September 23 hearing will be provided to the Board prior to the hearing and posted on the above land use ordinance web page. Copies of the report will also be available electronically and at the Clerk’s desk prior to the hearing.

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

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

**DEPARTMENT’S REQUESTED ACTION:**

Read A-Engrossed Ordinance No. 785 by title only and conduct the second public hearing for the engrossed ordinance. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 785.

**COUNTY ADMINISTRATOR’S RECOMMENDATION:**

I concur with the requested action.

**ADOPTED**

Agenda Item No.	<b>4.c.</b>
Date:	09/23/14

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BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 785

An Ordinance Amending the Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, the Community Development Code, the Aloha-Reedville-Cooper Mountain Community Plan, the Bull Mountain Community Plan, and the East Hillsboro Community Plan for Purposes of Compliance with House Bill 4078

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

SECTION 1

A. The Board of County Commissioners recognizes that the Rural/Natural Resource 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, and 776.

B. The Board of County Commissioners of Washington County, Oregon, recognizes that the Comprehensive Framework Plan for the Urban Area element of the Comprehensive Plan (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, and 775.

1 C. The Board of County Commissioners of Washington County, Oregon, recognizes  
2 that the Community Development Code Element of the Comprehensive Plan (Volume IV) was  
3 readopted with amendments on September 9, 1986, by way of Ordinance No. 308, and  
4 subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-  
5 386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443,  
6 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525,  
7 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-595, 603-  
8 605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645, 648, 649, 654,  
9 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698, 703, 704, 708, 709, 711, 712, 718-  
10 720, 722, 725, 730, 732, 735, 739, 742-745, 754-758, 760, 762, 763, 765, 766, and 769 – 776.

11 D. The Board of County Commissioners of Washington County, Oregon, recognizes  
12 that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by Ordinance Nos. 263  
13 and 265 and subsequently amended by Ordinance Nos. 292, 294, 344, 367, 418, 420, 471, 480, 551,  
14 588, 610, 615, 620, 649, 653, 674, 683, and 776.

15 E. The Board of County Commissioners of Washington County, Oregon, recognizes  
16 that the Bull Mountain Community Plan was adopted by Ordinance Nos. 263 and 265 and  
17 subsequently amended by Ordinance Nos. 368, 420, 480, 487, 547, 551, 552, 588, 610, 615, 659,  
18 and 666.

19 F. The Board of County Commissioners of Washington County, Oregon, recognizes  
20 that the East Hillsboro Community Plan was adopted by Ordinances Nos. 278 and 280 and  
21 subsequently amended by Ordinances Nos. 349, 420, 480, 532, 551, 588, 610, 615, and 686.

22 G. Washington County has determined there is a need to update elements of the

1 Comprehensive Plan in order to effectuate legislative changes directed by House Bill 4078. The  
2 Board takes note that such changes are for the health, welfare, and benefit of the residents of  
3 Washington County, Oregon.

4 H. Under the provisions of Washington County Charter Chapter X, the Department of  
5 Land Use and Transportation has carried out its responsibilities, including preparation of notices,  
6 and the County Planning Commission has conducted one or more public hearings on the proposed  
7 amendments and has submitted its recommendations to the Board. The Board finds that this  
8 Ordinance is based on those recommendations and any modifications made by the Board are a  
9 result of the public hearings process;

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

16 SECTION 2

17 The following Exhibits, attached and incorporated herein by reference, are hereby adopted  
18 as amendments to the following documents:

- 19 1. Exhibit 1 (2 pages) – Amending the Rural/Natural Resource Plan - Policy 29, Rural and  
20 Urban Reserves;
- 21 2. Exhibit 2 (7 pages) – Amending the Rural/Natural Resource Plan - “Rural and Urban  
22 Reserves” map to show areas that have been added to the Urban Growth Boundary;

3. Exhibit 3 (7 pages) – Amending the Rural/Natural Resource Plan - “Rural and Urban Reserves” map to show areas where Reserves designations have changed;
4. Exhibit 4 (1 page) – Amending the Comprehensive Framework Plan for the Urban Area - Policy 41, Urban Growth Boundary Expansions;
5. Exhibit 5 (12 pages) – Amending the Comprehensive Framework Plan for Urban Area - Policy 41 “Future Development Areas” map and “Goal 5 Resources for Future Development Areas” map;
6. Exhibit 6 (3 pages) – Amending the Aloha-Reedville-Cooper Mountain Community Plan text and maps;
7. Exhibit 7 (3 pages) – Amending the Bull Mountain Community Plan text and maps;
8. Exhibit 8 (5 pages) – Amending the East Hillsboro Community Plan text and maps; and
9. Exhibit 9 (1 page) – Amending Community Development Code Section 308 – Future Development 20 Acre District (FD-20).

### SECTION 3

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

### SECTION 4

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

### SECTION 5

If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and

1 shall remain in full force and effect.

2 SECTION 6

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

8 SECTION 7

9 This Ordinance shall take effect on November 28, 2014.

10 ENACTED this 23<sup>rd</sup> day of September, 2014, being the fourth reading and fourth  
11 public hearing before the Board of County Commissioners of Washington County, Oregon.

12 BOARD OF COUNTY COMMISSIONERS  
13 FOR WASHINGTON COUNTY, OREGON

14 **ADOPTED**

15 Bob Terry  
CHAIRMAN

16 Ana D. Noyola  
RECORDING SECRETARY

17 READING

18 First August 5, 2014  
19 Second August 19, 2014  
20 Third September 16, 2014  
21 Fourth September 23, 2014  
22 Fifth \_\_\_\_\_

PUBLIC HEARING

First August 5, 2014  
Second August 19, 2014 (Engrossment ordered)  
Third September 16, 2014  
Fourth September 23, 2014  
Fifth \_\_\_\_\_

20 Terry,  
VOTE: Aye: Schouten, Malinowski  
21 Recording Secretary: Ana D. Noyola

Nay: none  
Date: 9-23-14

Policy 29, RURAL AND URBAN RESERVES, of the Rural/Natural Resource Plan is amended to reflect the following:

#### Introduction

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Rural reserves are areas outside the Regional Urban Growth Boundary (UGB) that provide for the long-term protection of agriculture, forestry and/or important natural landscape features. ~~Rural reserves cannot be included in the regional UGB for the same period of time that urban reserves are designated to meet land supply needs — up to 50 years. Land planned and zoned for farm, forest, or mixed farm and forest use and that is not designated as urban reserve may not be included within the UGB before at least 75 percent of the land in the county that was designated urban reserve has been included within the UGB and planned and zoned for urban uses.~~

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#### Implementing Strategies

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- e. Utilize these principles for the concept planning of the areas shown on the Special Concept Plan Areas map:

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2. Special Concept Plan Area B

Undesignated lands surrounding the City of Banks and the City of North Plains provide the opportunity for Washington County and each city to ~~undertake~~ coordinate urban reserve planning under OAR 660-021. ~~It is the County's expectation that such planning will result in application of urban and rural reserve designations in appropriate locations and quantities within these currently undesignated areas.~~

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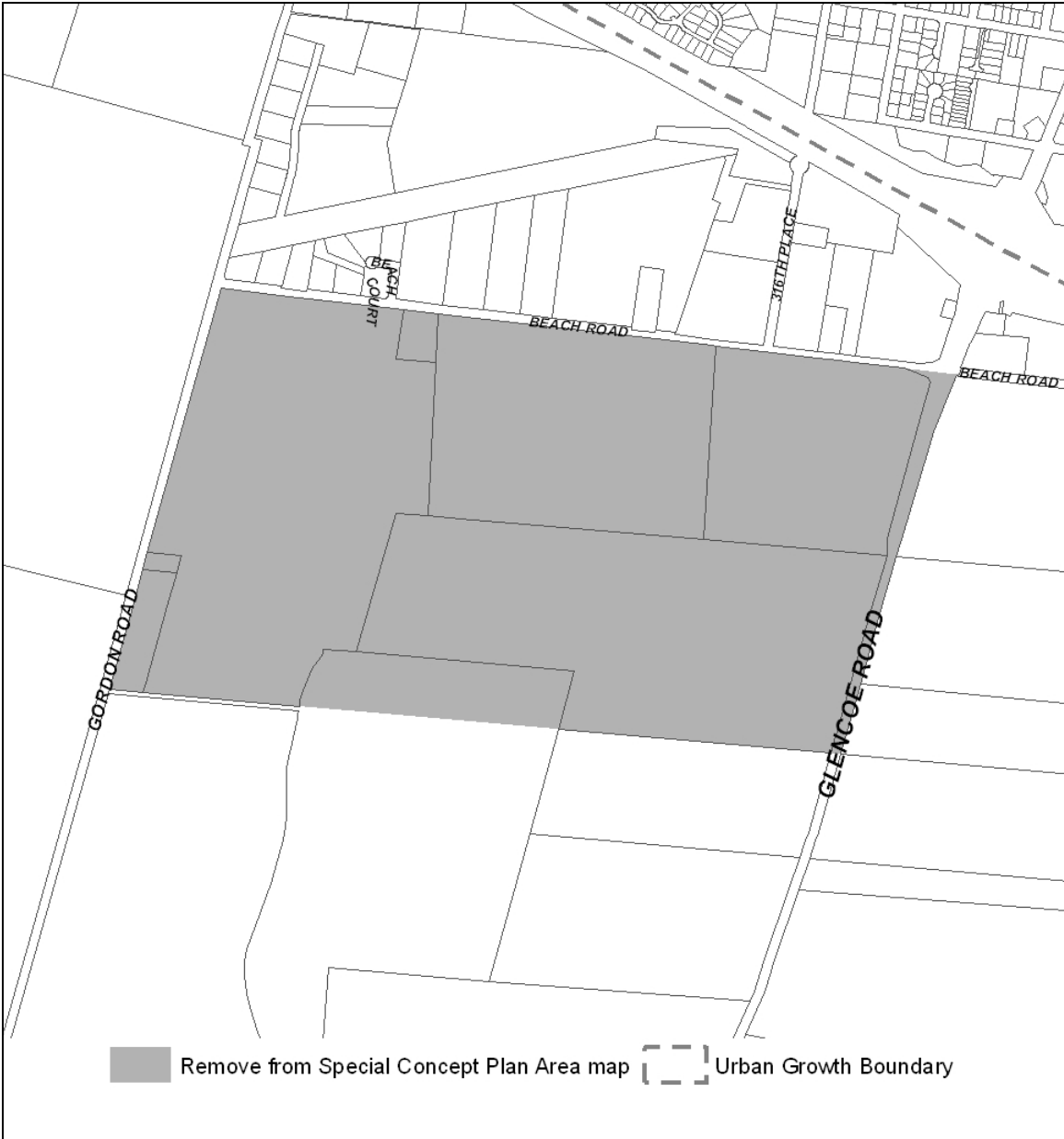
#### Summary Findings and Conclusions

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Concept planning for urban reserves will be coordinated between Washington County and the applicable city or cities and will occur prior to Metro including those lands into the regional UGB. For lands added to the regional UGB as a result of legislative changes enacted through HB 4078, future urban planning will be coordinated between the applicable city or cities and the county. Metro is responsible for making expansions to the regional UGB.

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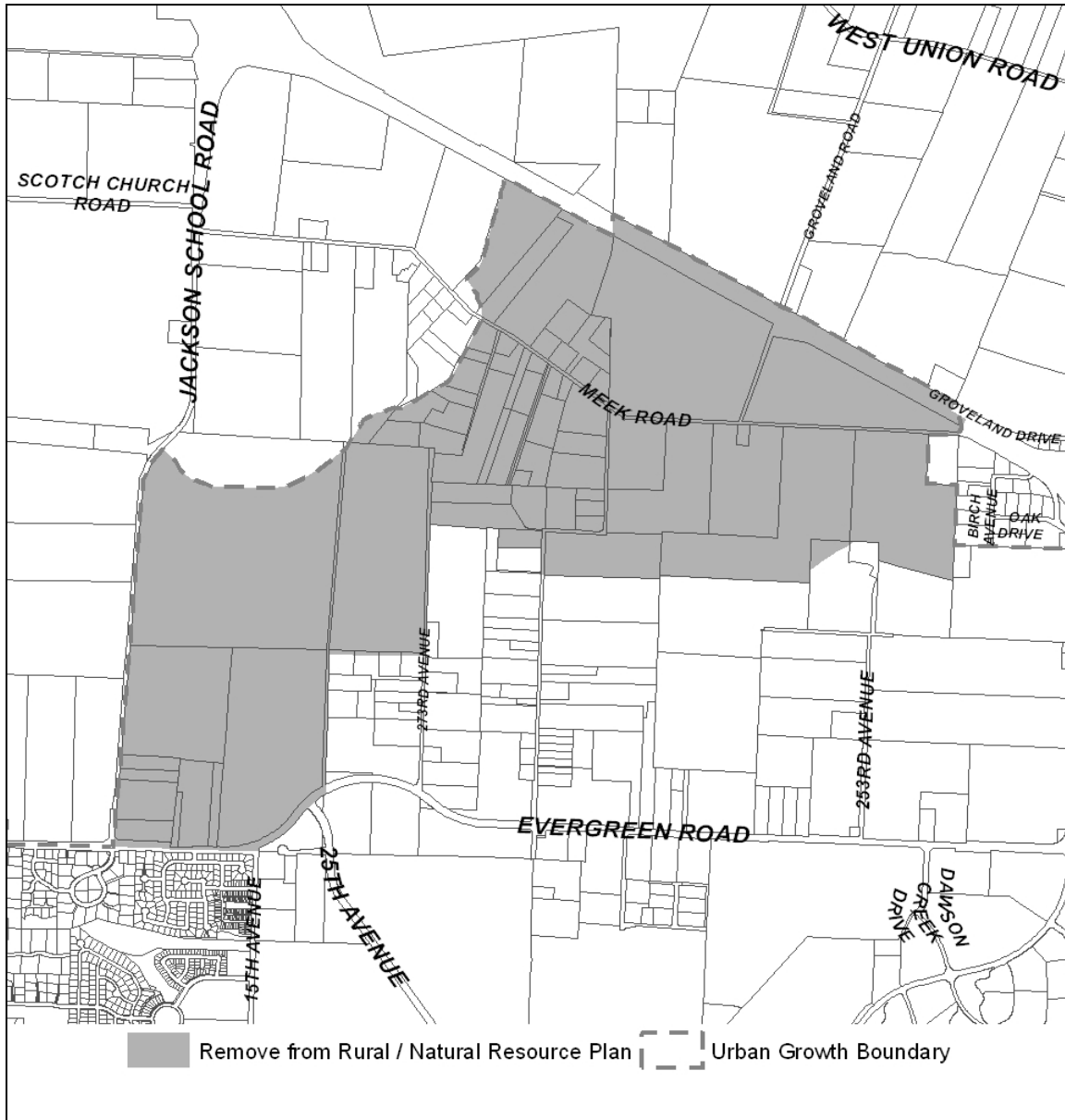
The "Special Concept Plan Areas" Map in Policy 29 of the Rural/Natural Resource Plan is amended to reflect the following:



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*



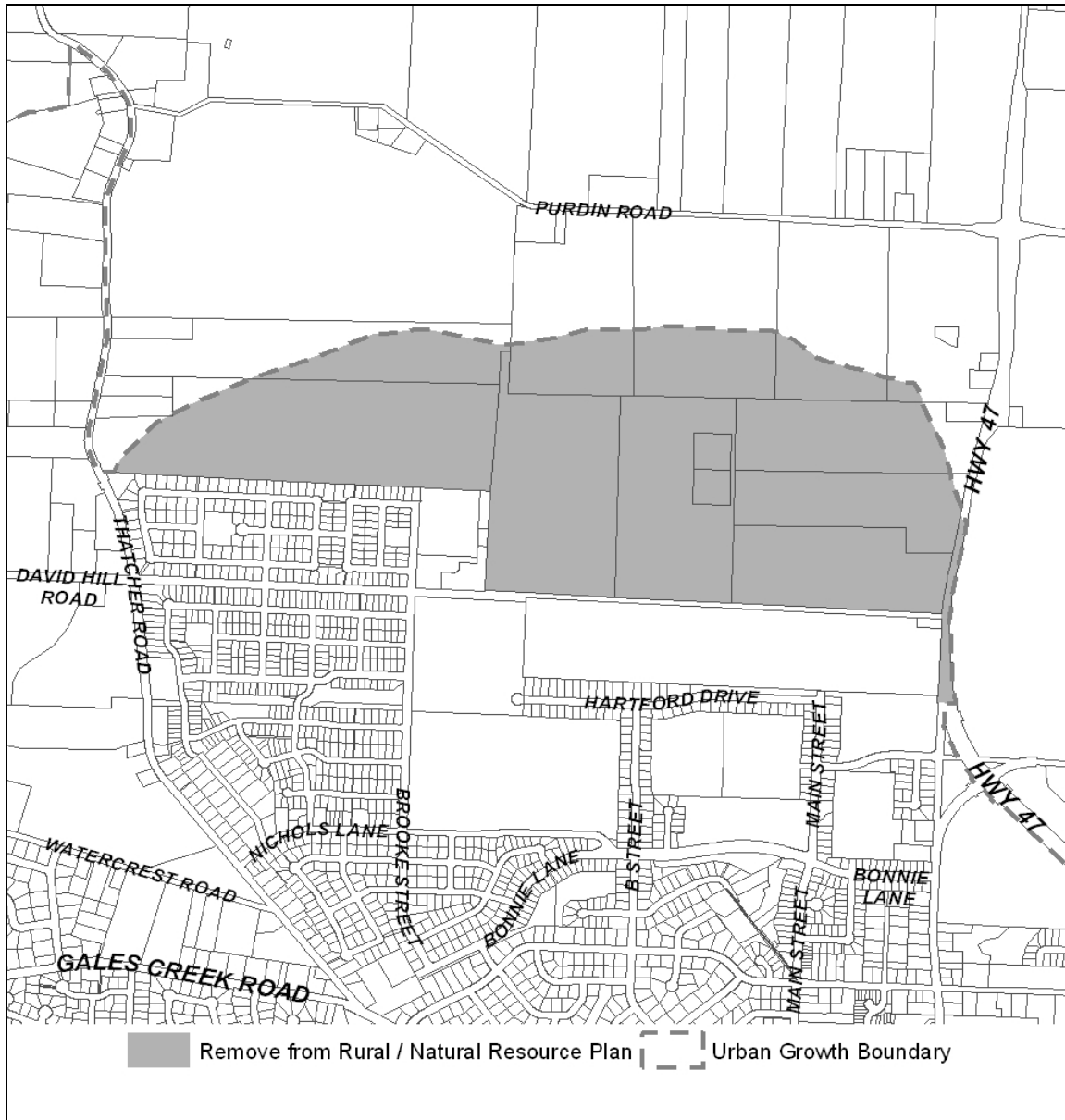
The "Rural and Urban Reserves" Map of the Rural/Natural Resource Plan is amended to reflect the updated Urban Growth Boundary and to remove the area shown on the map below:



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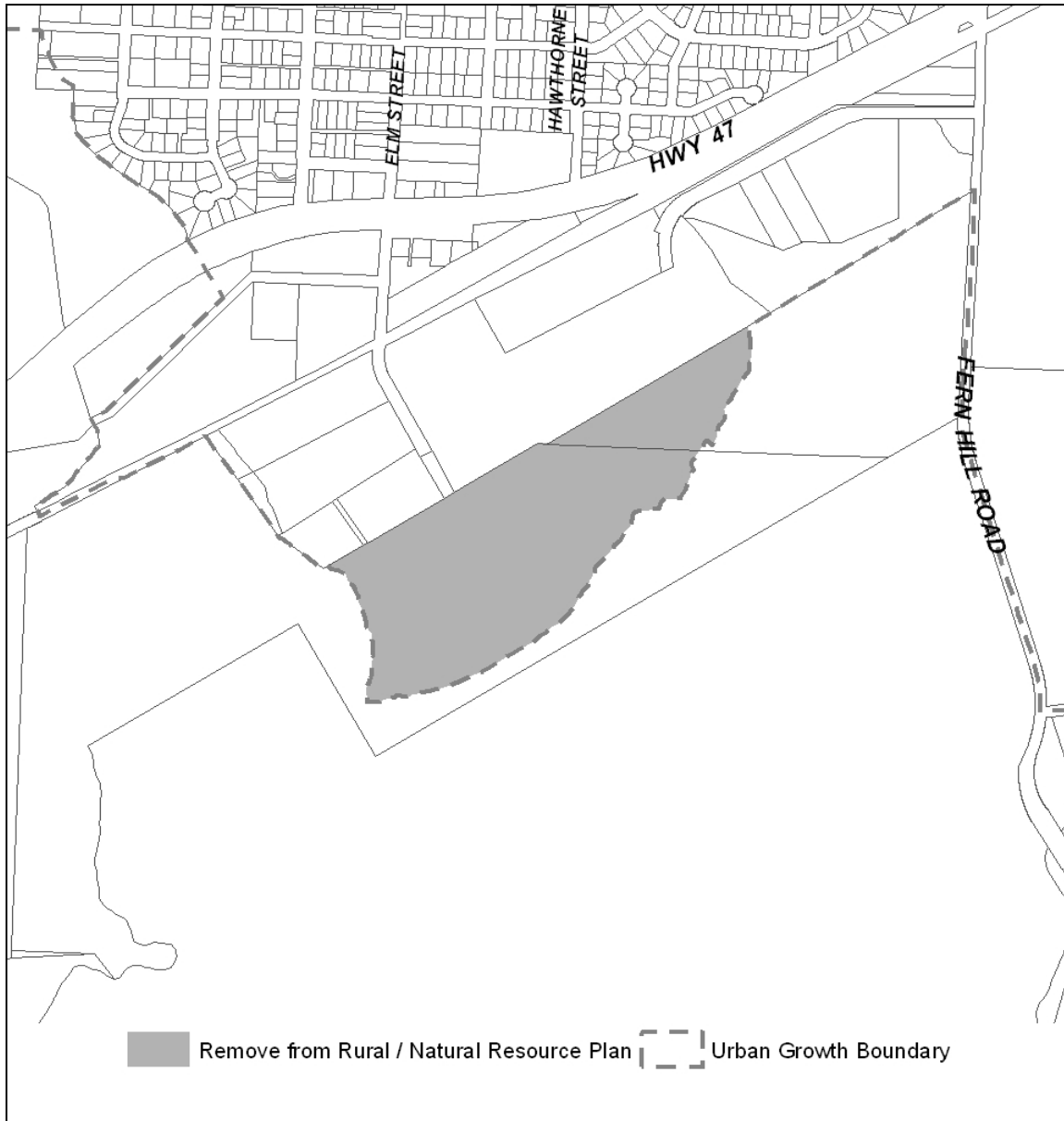


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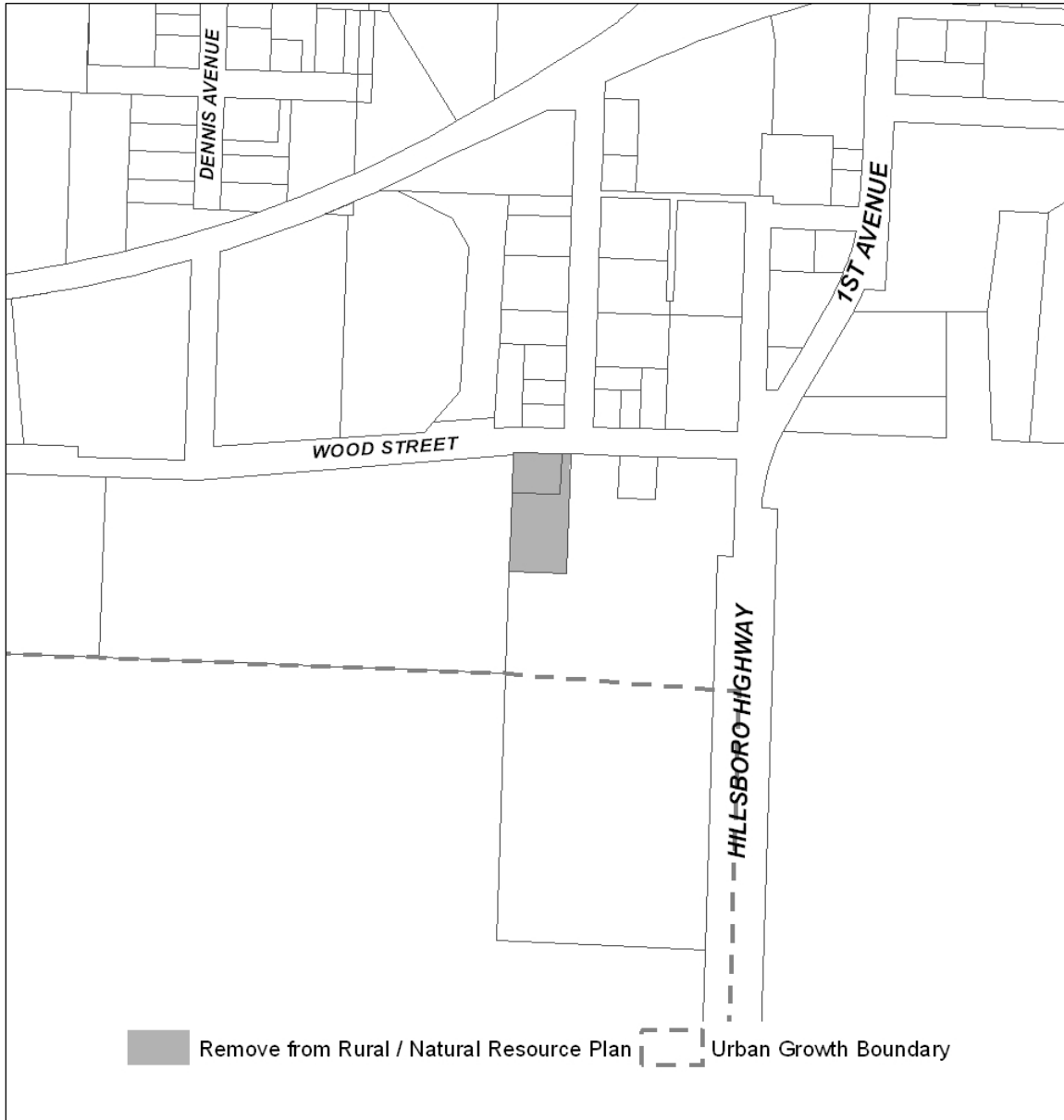
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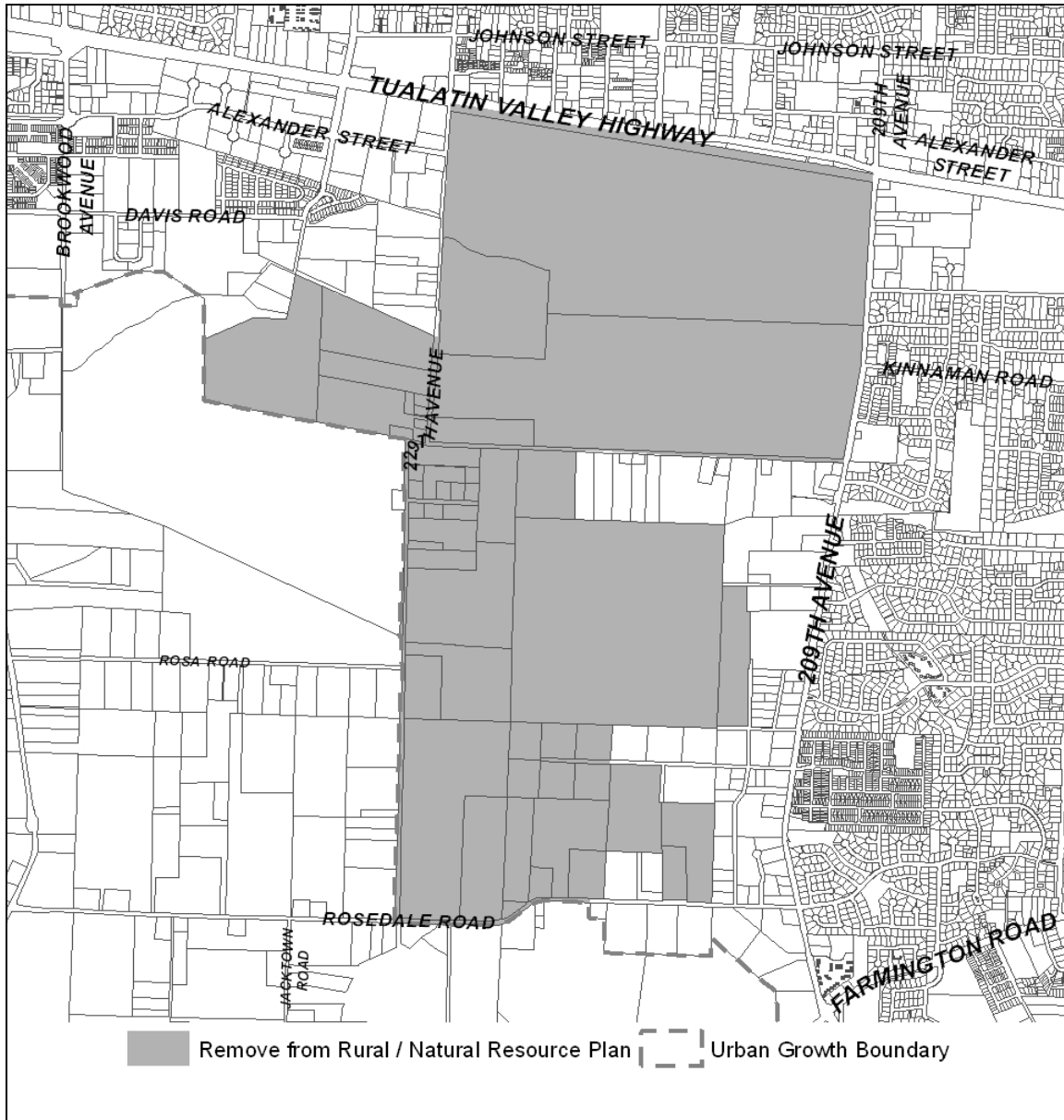
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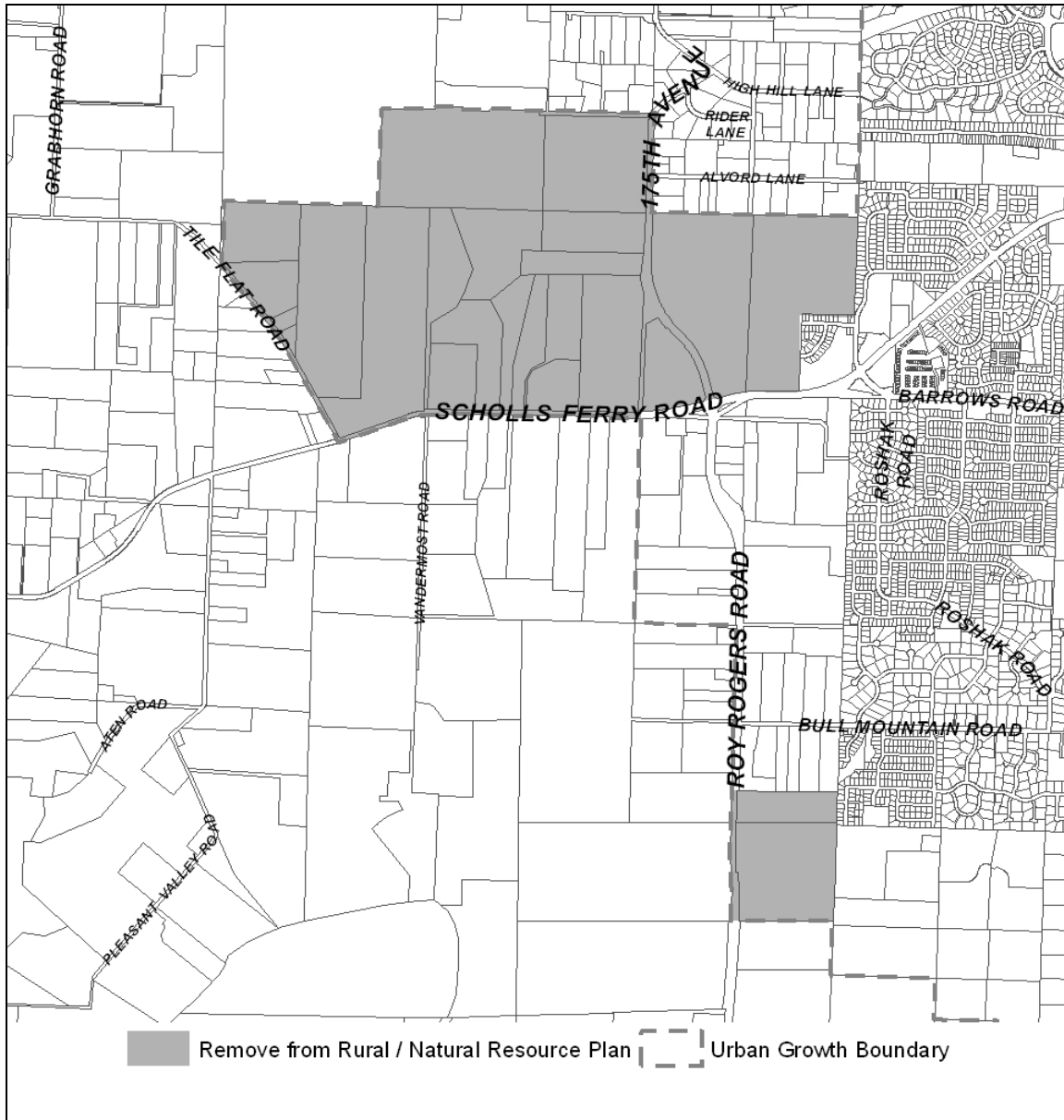
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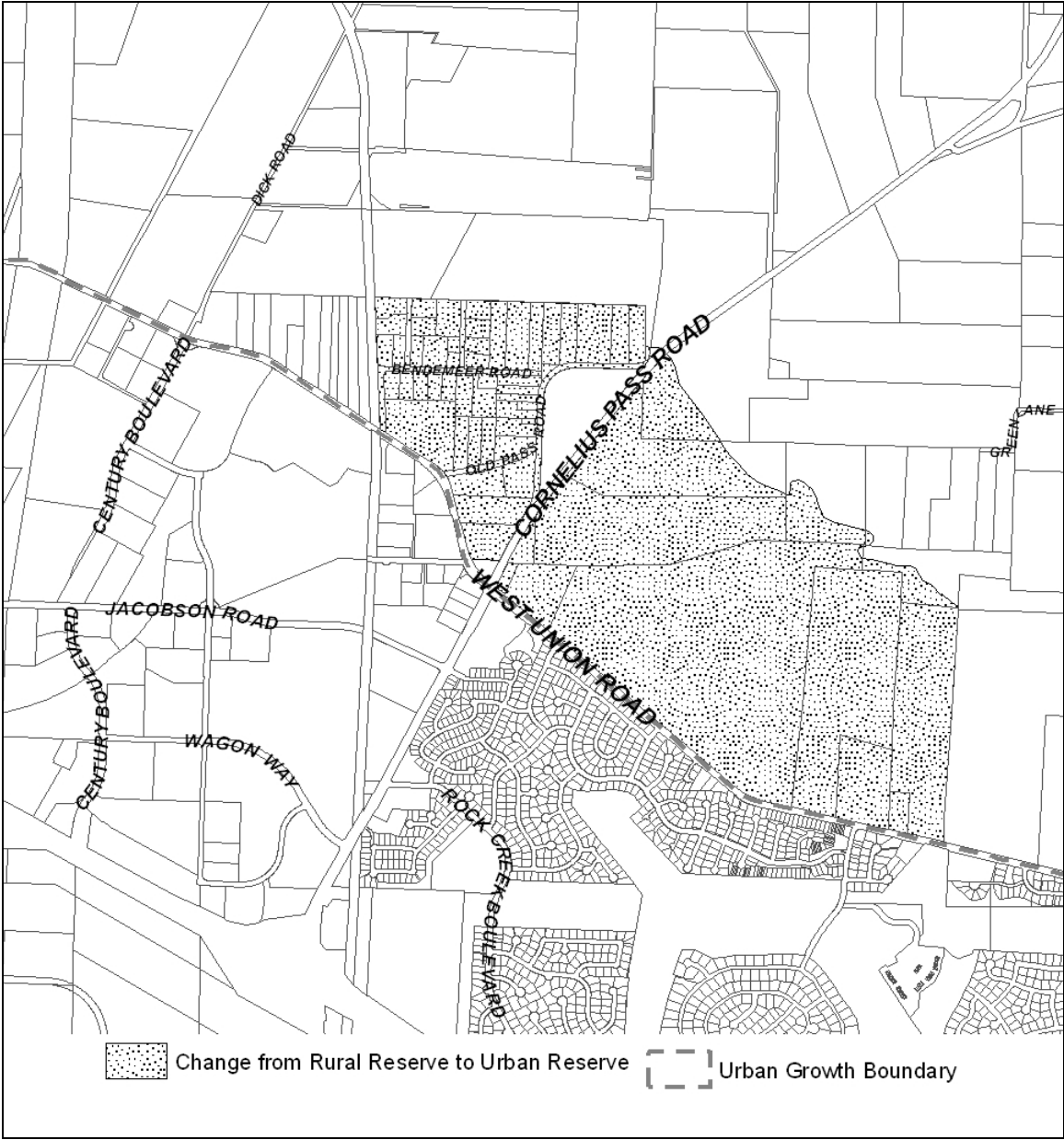
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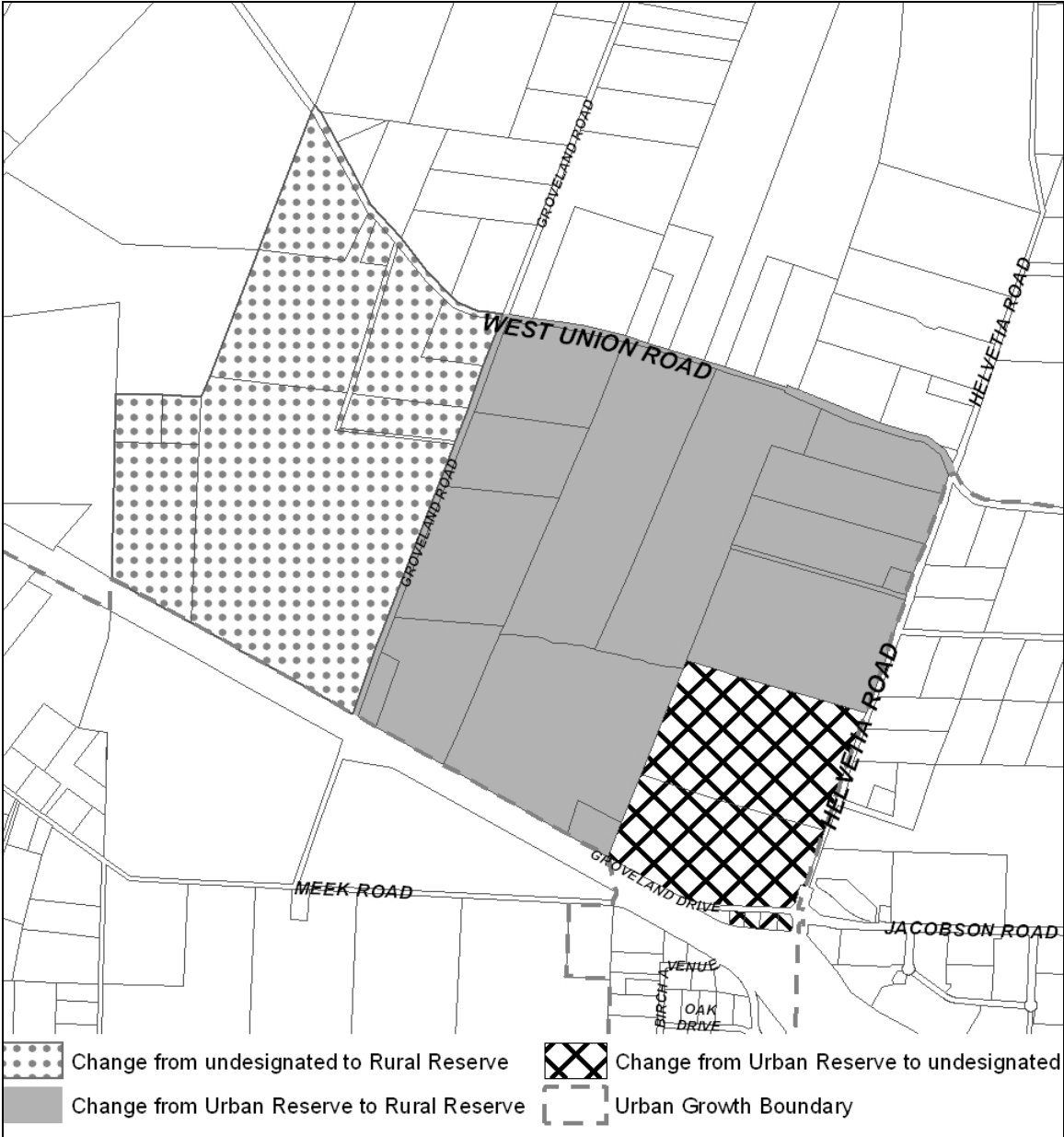


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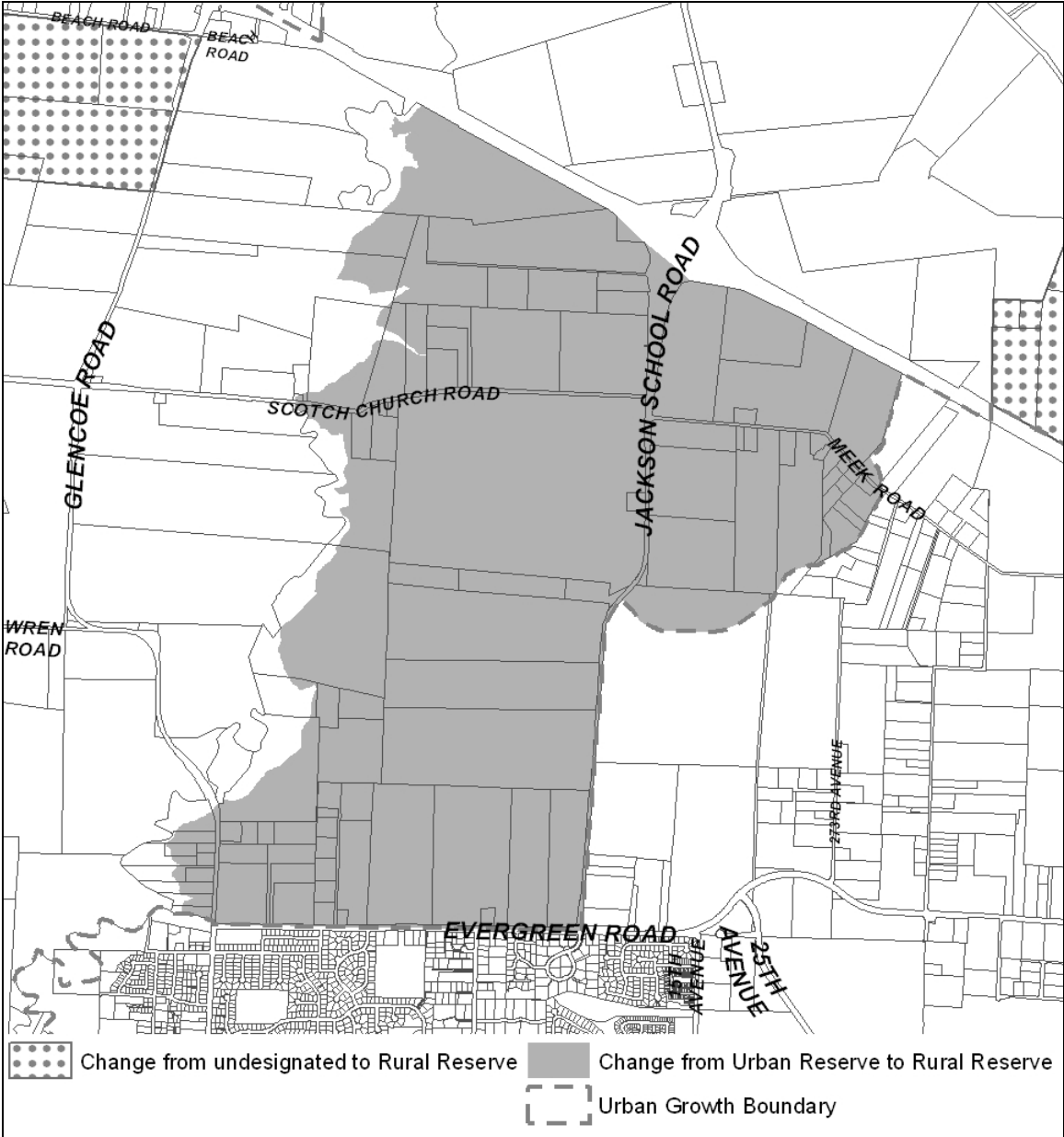


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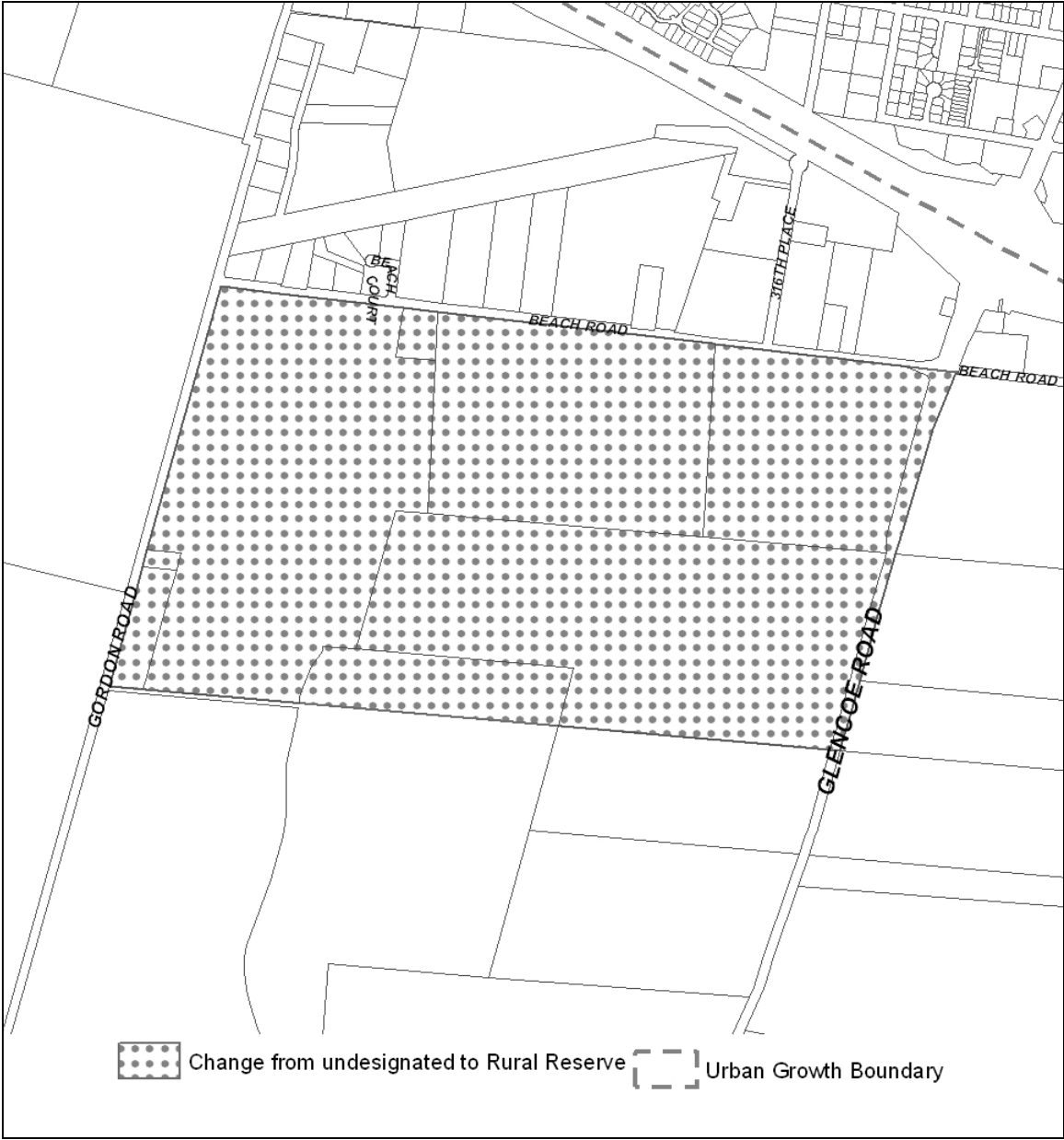
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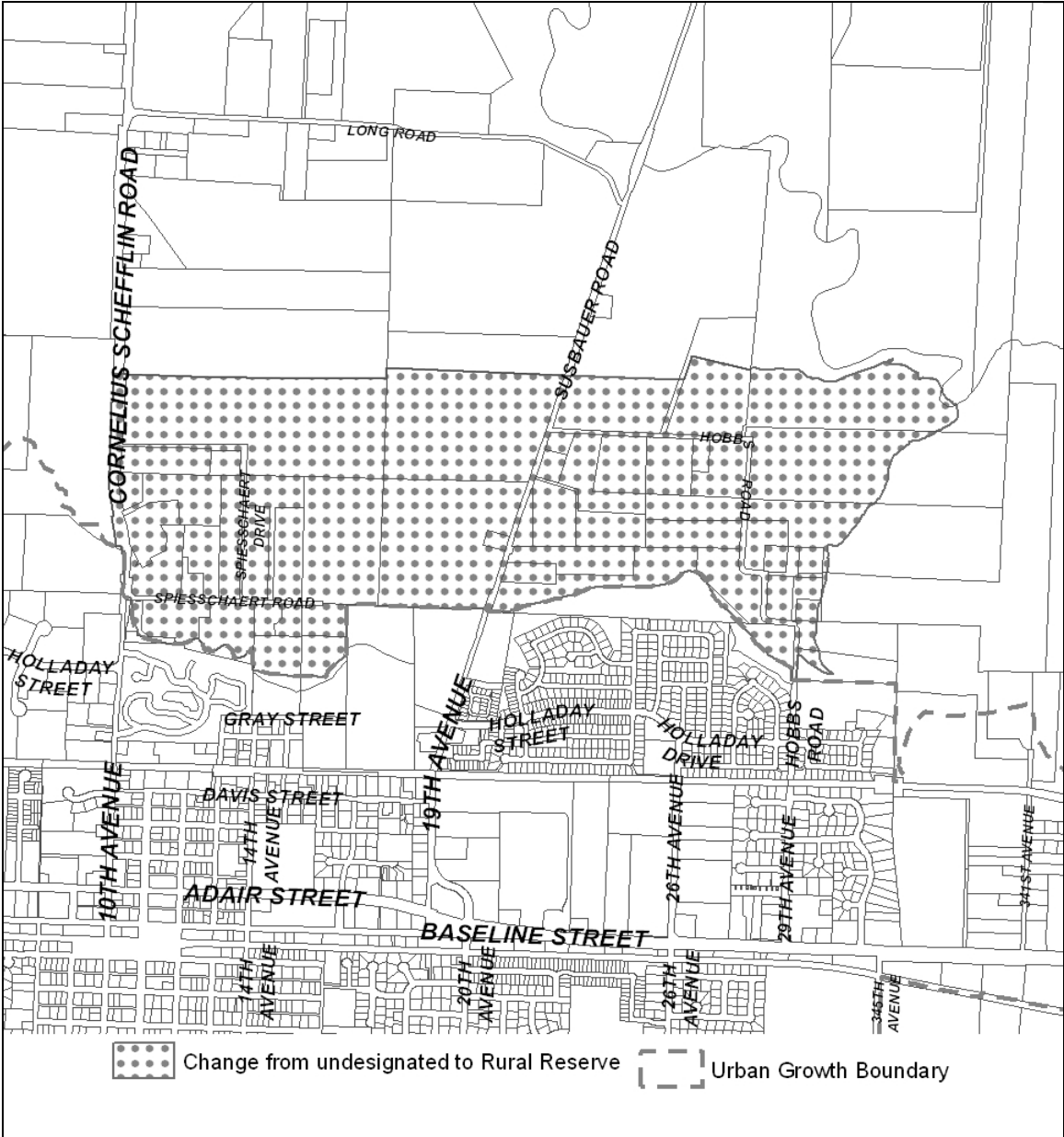
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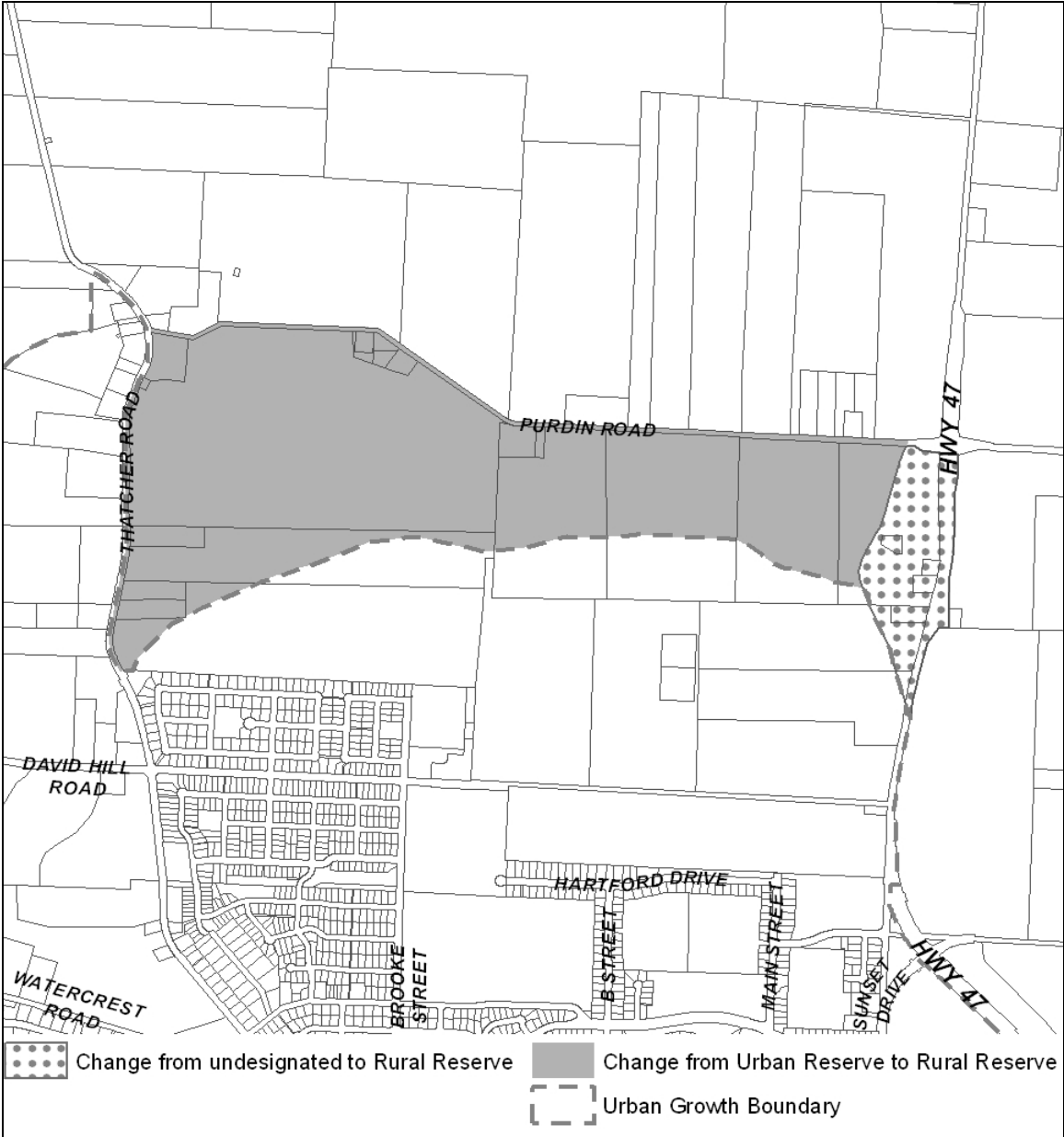
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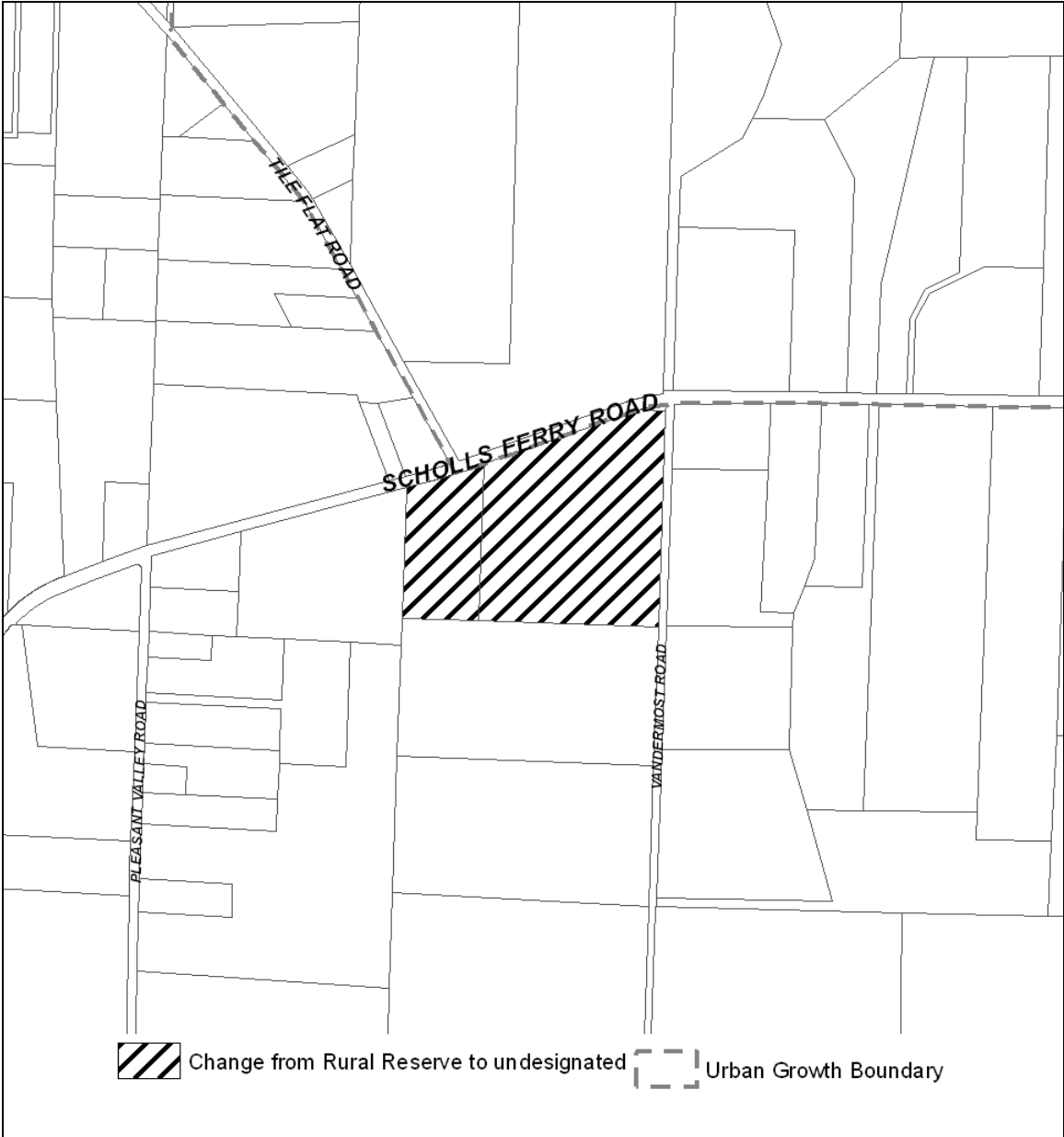
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Policy 41, URBAN GROWTH BOUNDARY EXPANSIONS, of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

#### Implementing Strategies

The County will:

\*\*\*

d. Apply the following Areas of Special Concern to the Future Development Areas Map:

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9. Area of Special Concern (ASC) 9 consists of approximately 330 acres of land located north of the city of Hillsboro and Evergreen Road between NW Sewell Road and NW Brookwood Parkway. The properties in this Area of Special Concern are designated Future Development 20-Acre (FD-20). This area was added to the UGB by Metro Ordinance 11-1264B (adopted October 20, 2011) and confirmed through legislation passed in March 2014 (House Bill 4078). Metro's ordinance designated these lands as Regionally Significant Industrial Areas.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:

- 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
- 2) The creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 of Metro's Urban Growth Management Functional Plan.

b) The Title 11 planning required by Metro shall:

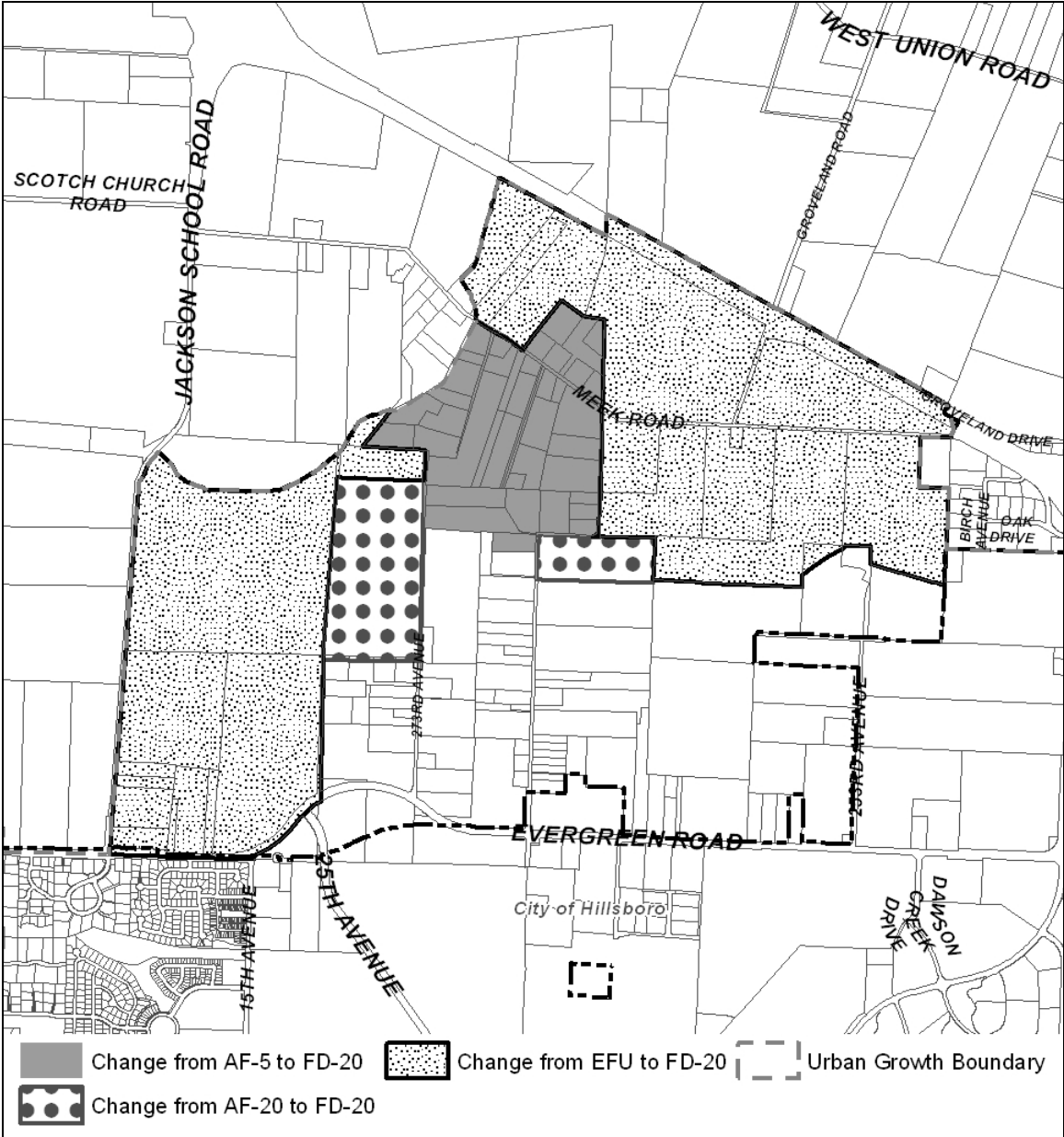
- 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Hillsboro area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

#### Summary Findings and Conclusions

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~~In 1999, 2002, 2004 and 2005,~~ Metro expanded the Regional Urban Growth Boundary in 1999, 2002, 2004, 2005 and 2011. Metro's Urban Growth Management Functional Plan (UGMFP) limits the size of new parcels to 20 acres and requires local governments to ~~restrict~~ limit development on new urban lands until master planning has occurred. The FD-20 District will be applied to properties added to the Regional UGB through Metro's Major or Legislative Amendment processes in order to comply with Metro's 20 acre minimum lot area requirement. The FD-20 District will be maintained on new urban areas until the Title 11 requirements of Metro's UGMFP have been completed and adopted. Properties designated FD-20 are not required to annex into the Urban Road Maintenance District (URMD), the Enhanced Sheriff Patrol District (ESPD) ~~and or~~ the Tualatin Hills Park & Recreation District (THPRD).

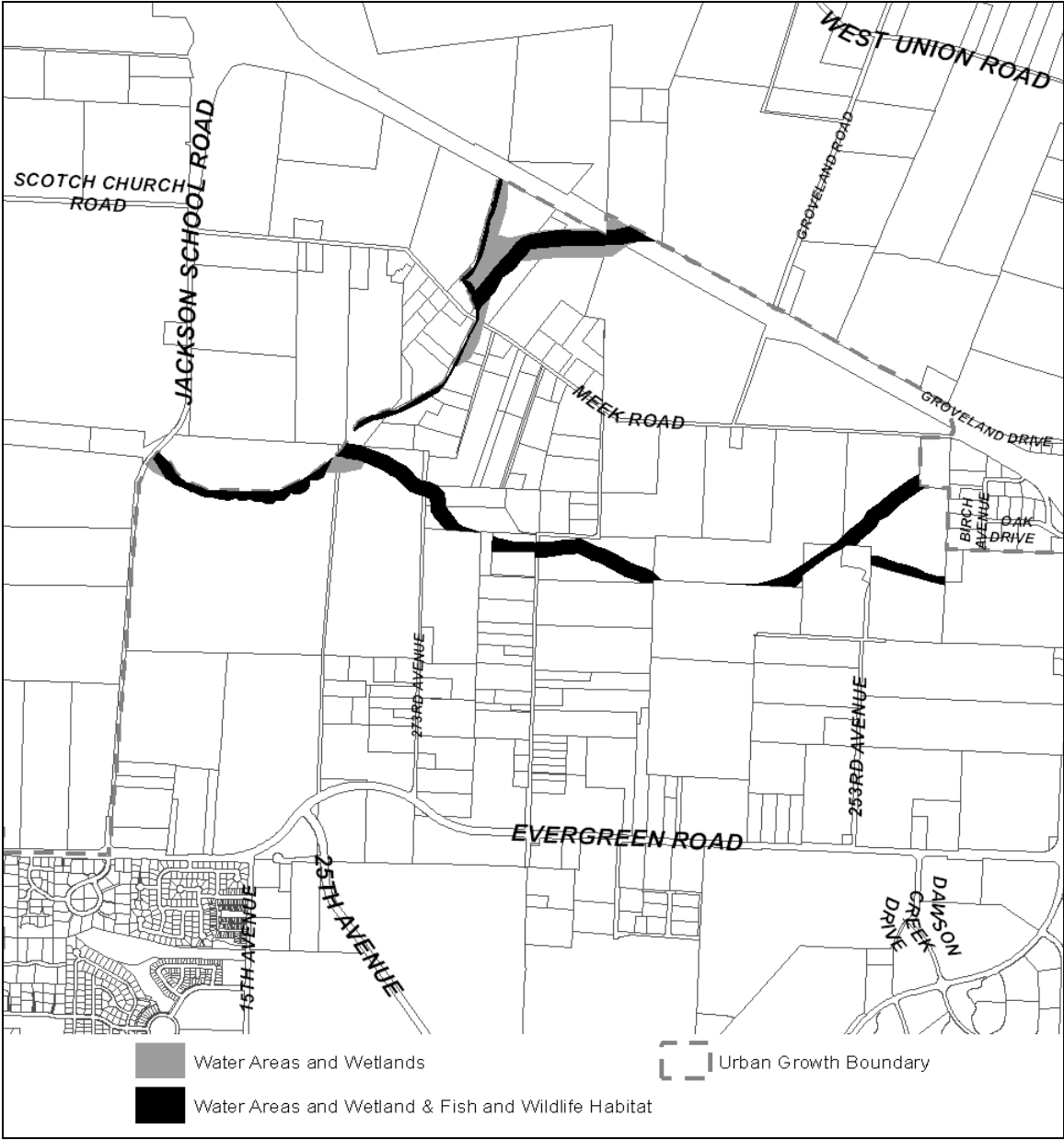
The "Future Development Areas" Map in Policy 41 of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:



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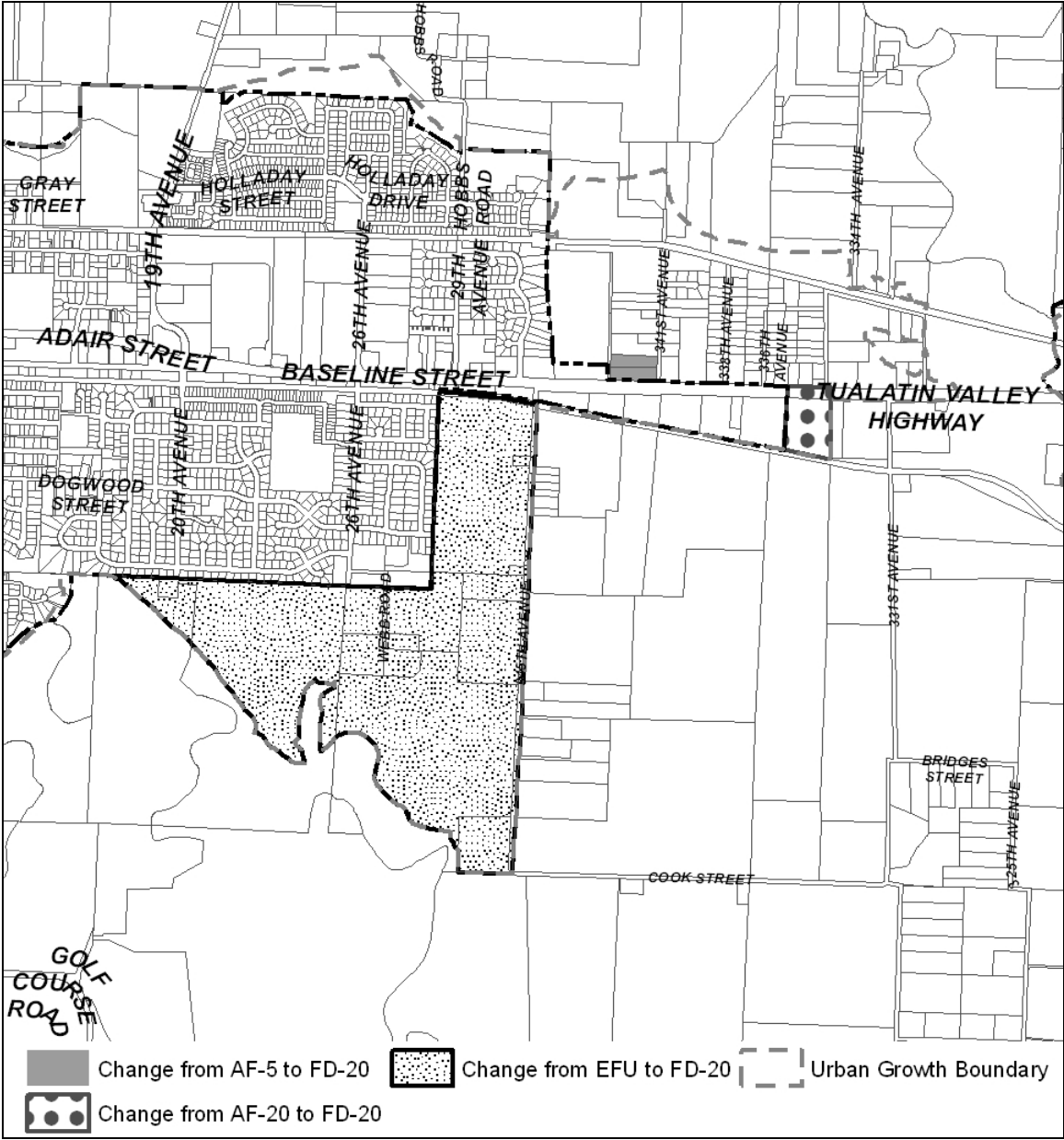
The "Goal 5 Resources for Future Development Areas" Map in Policy 41 of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:



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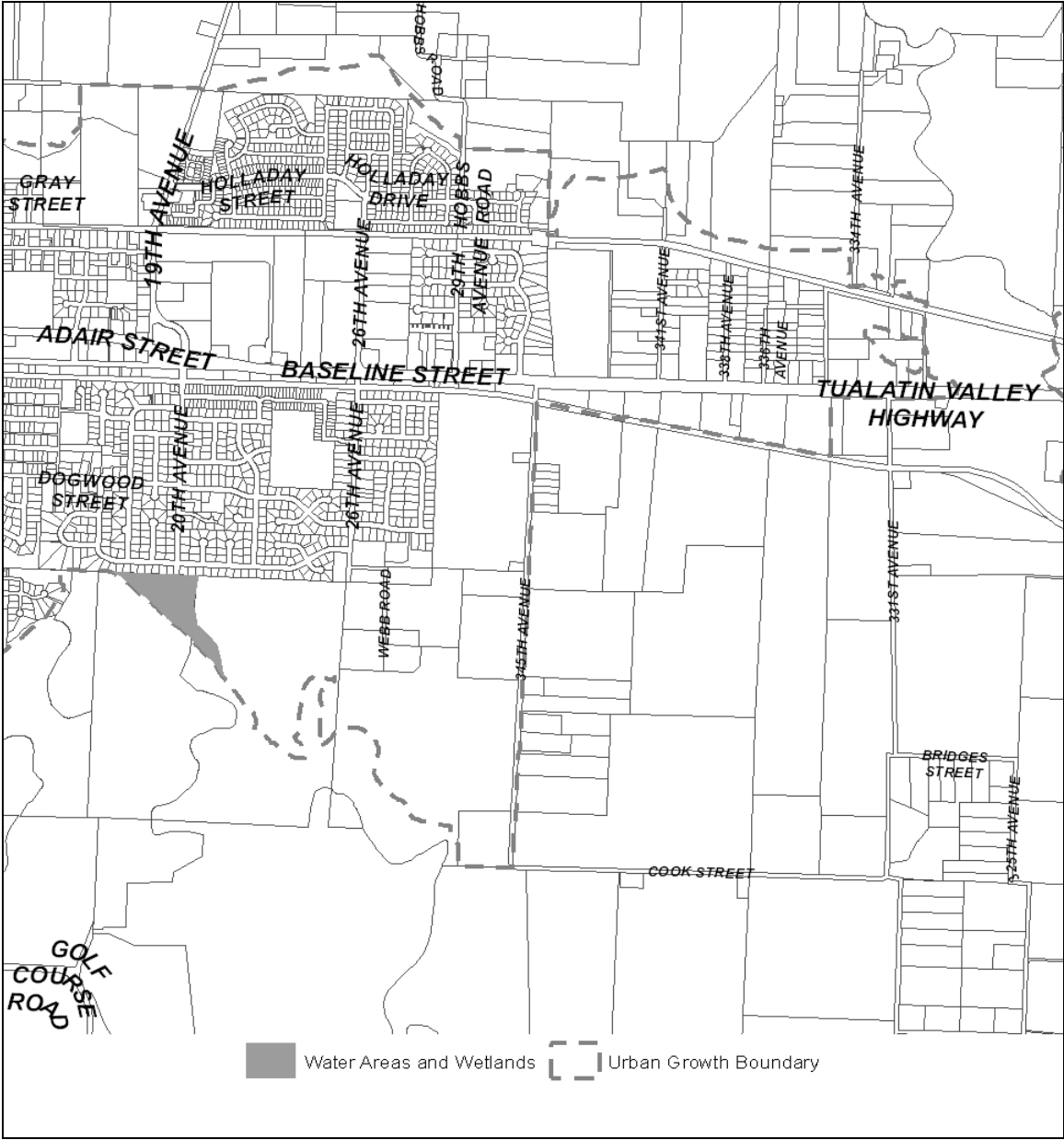
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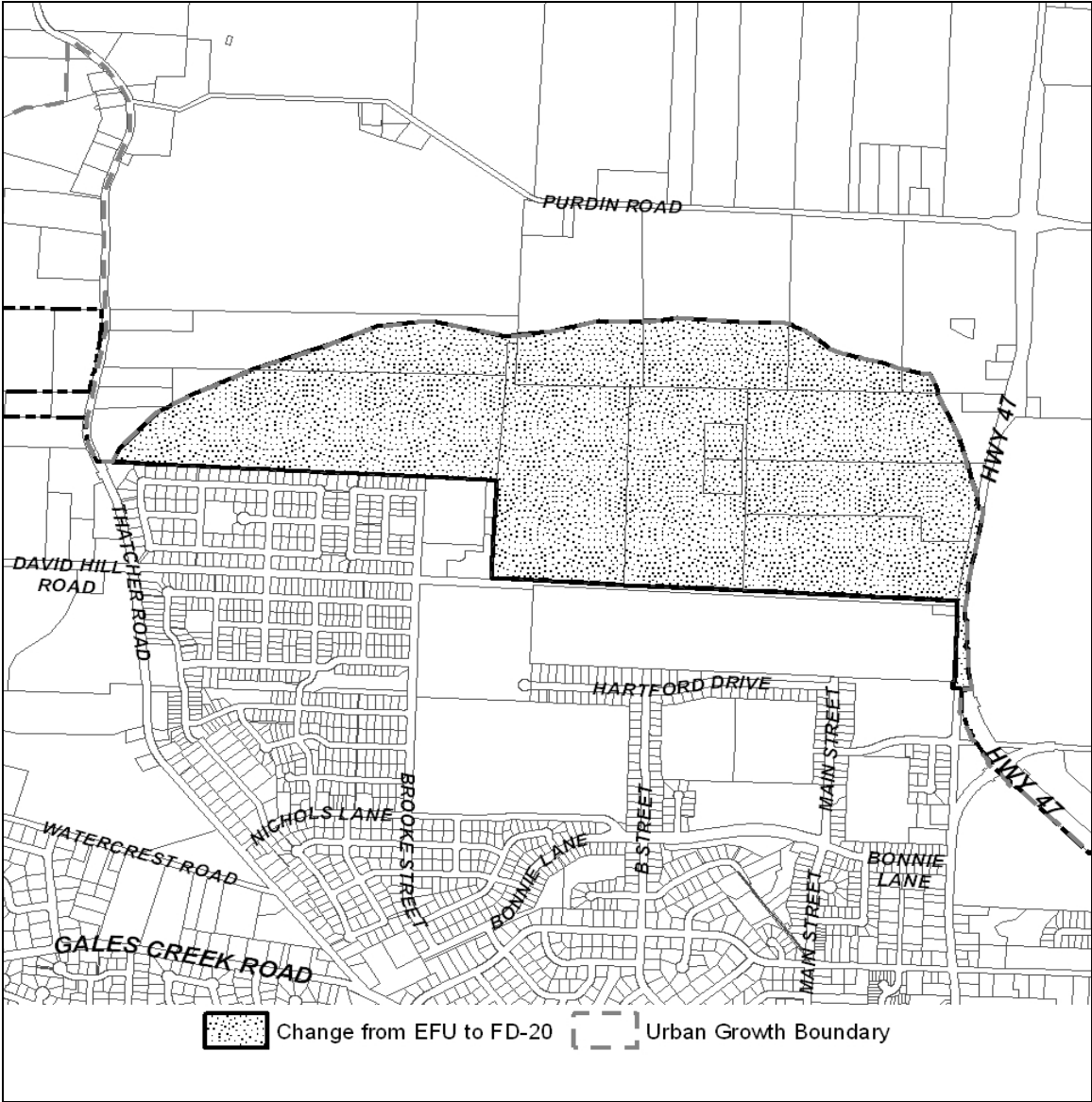
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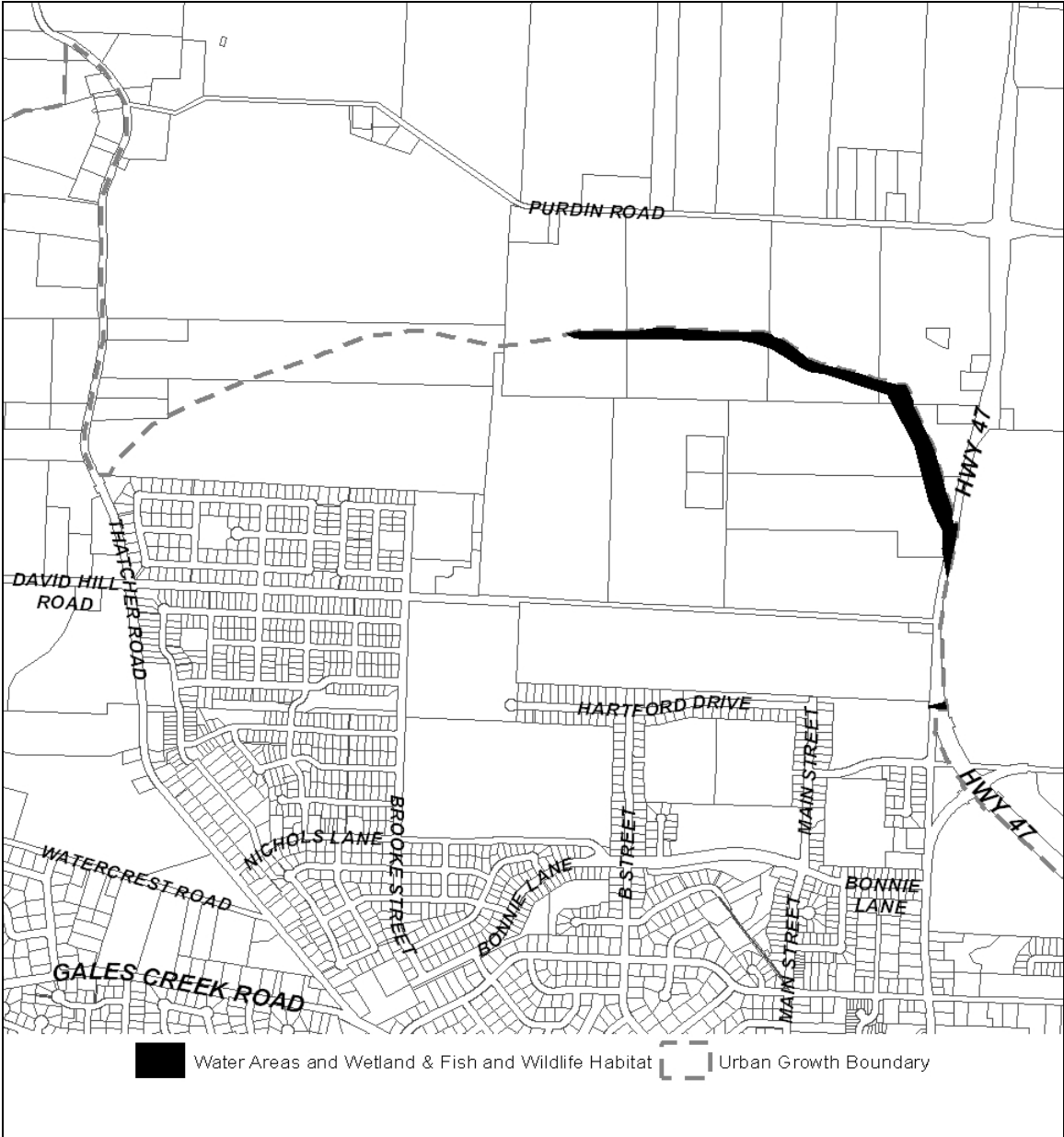
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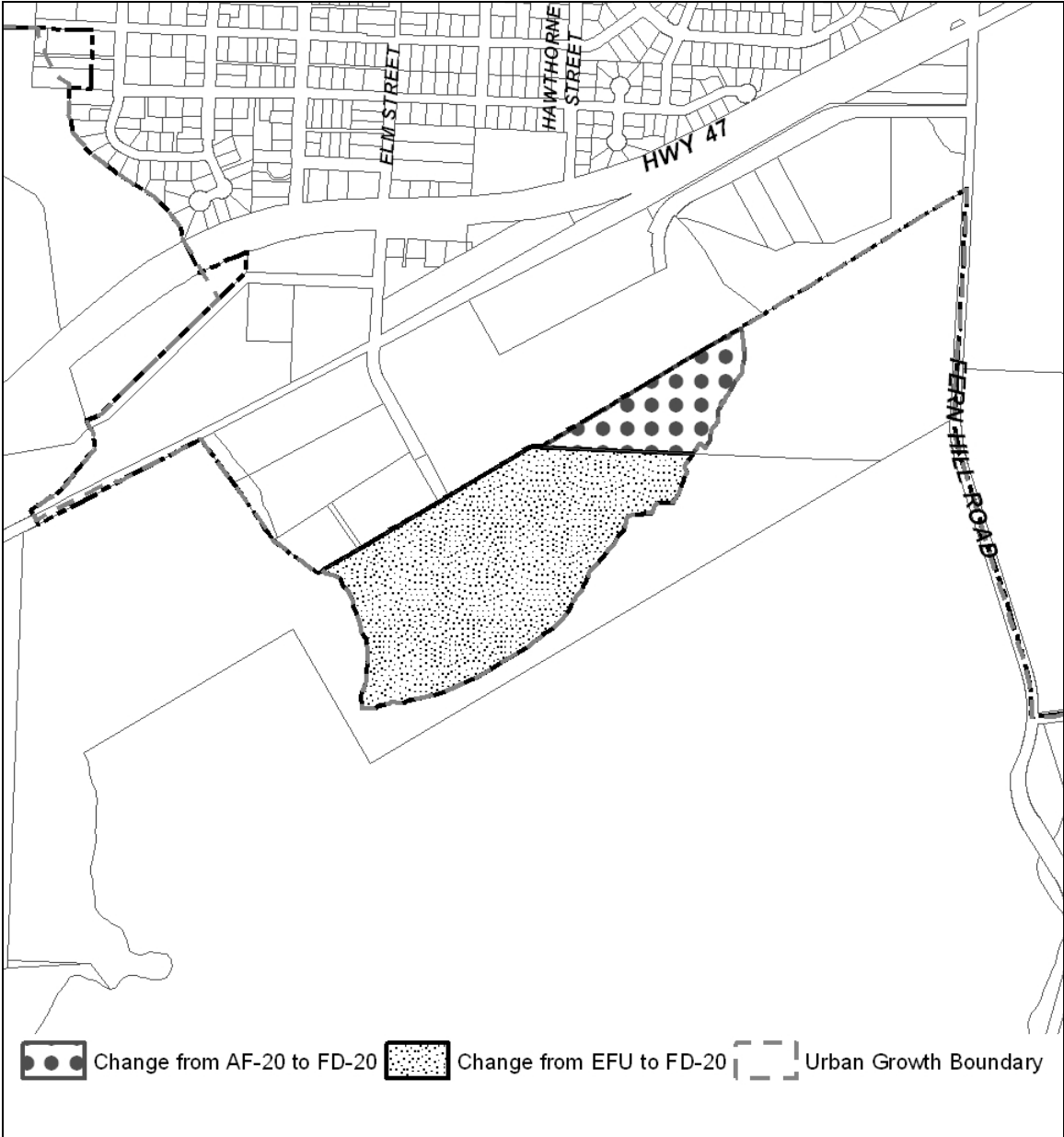
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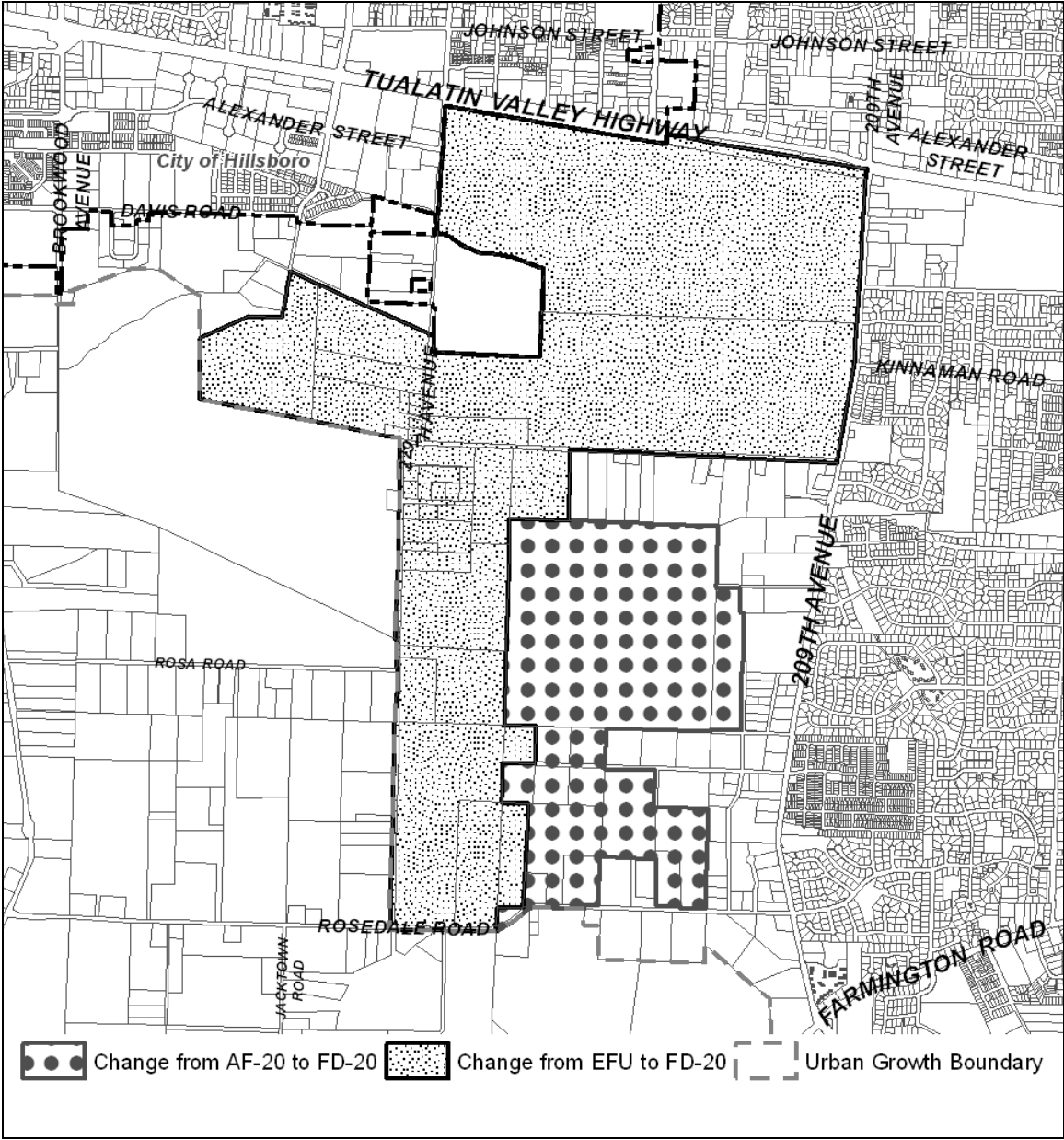
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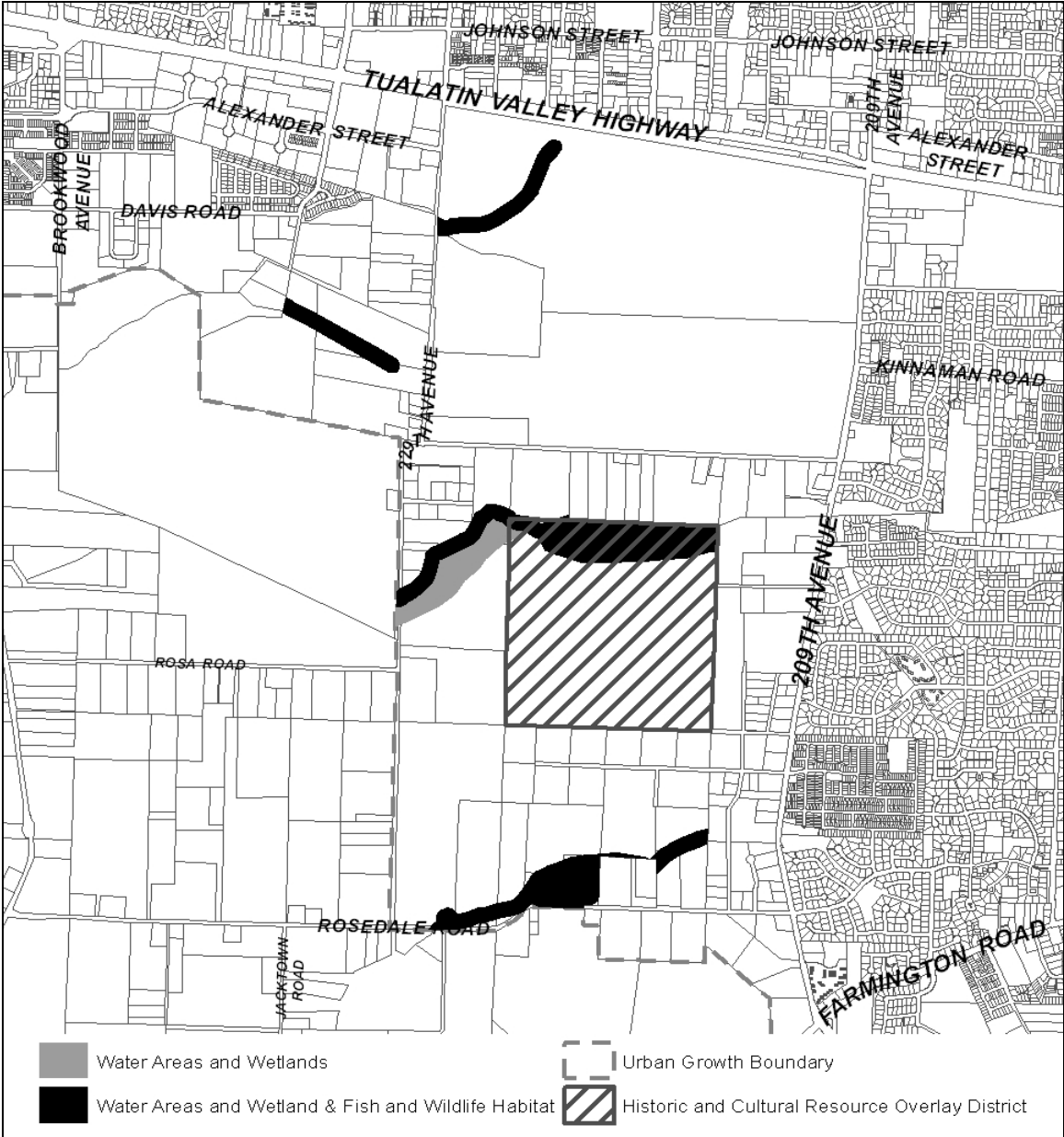
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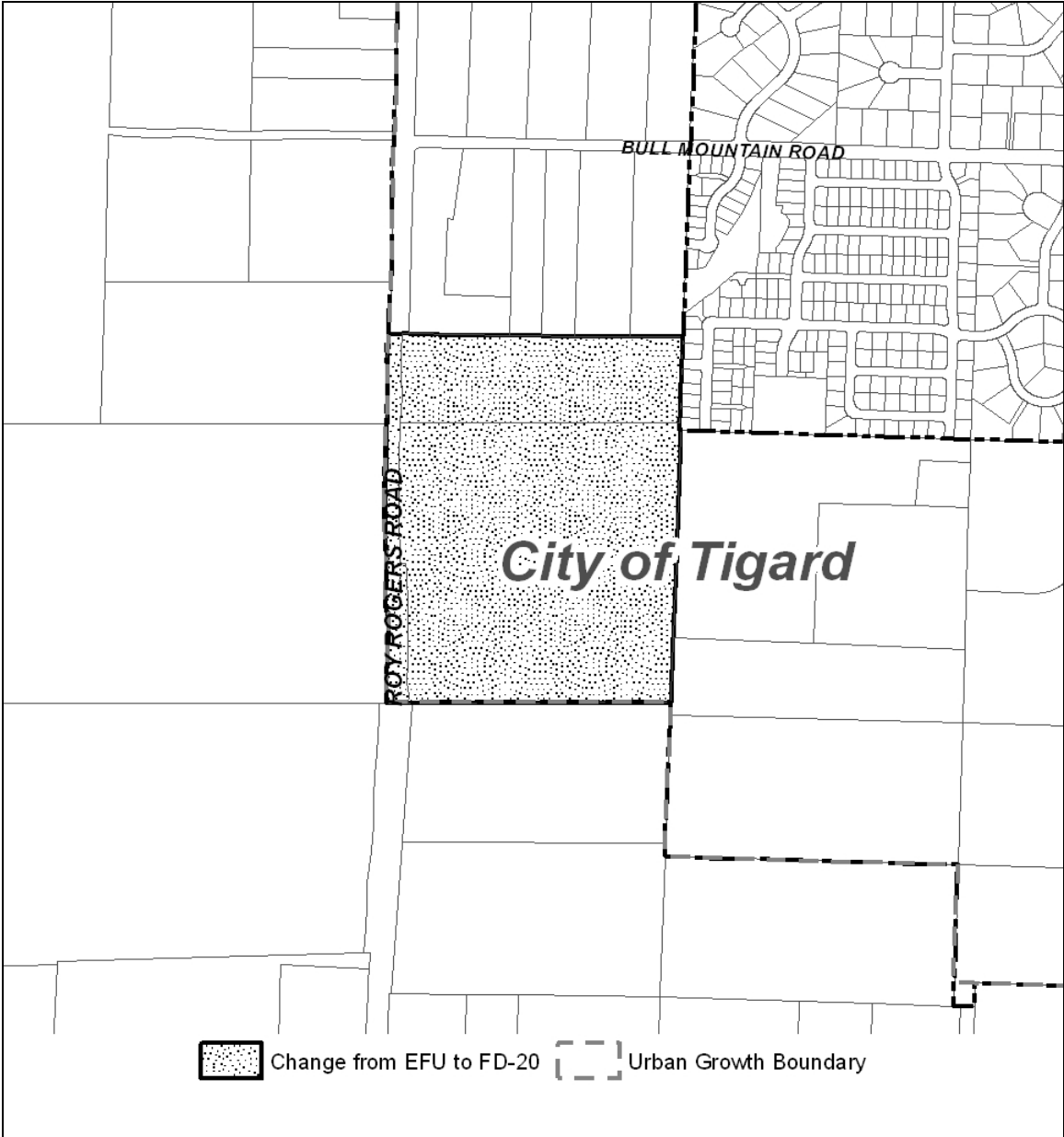
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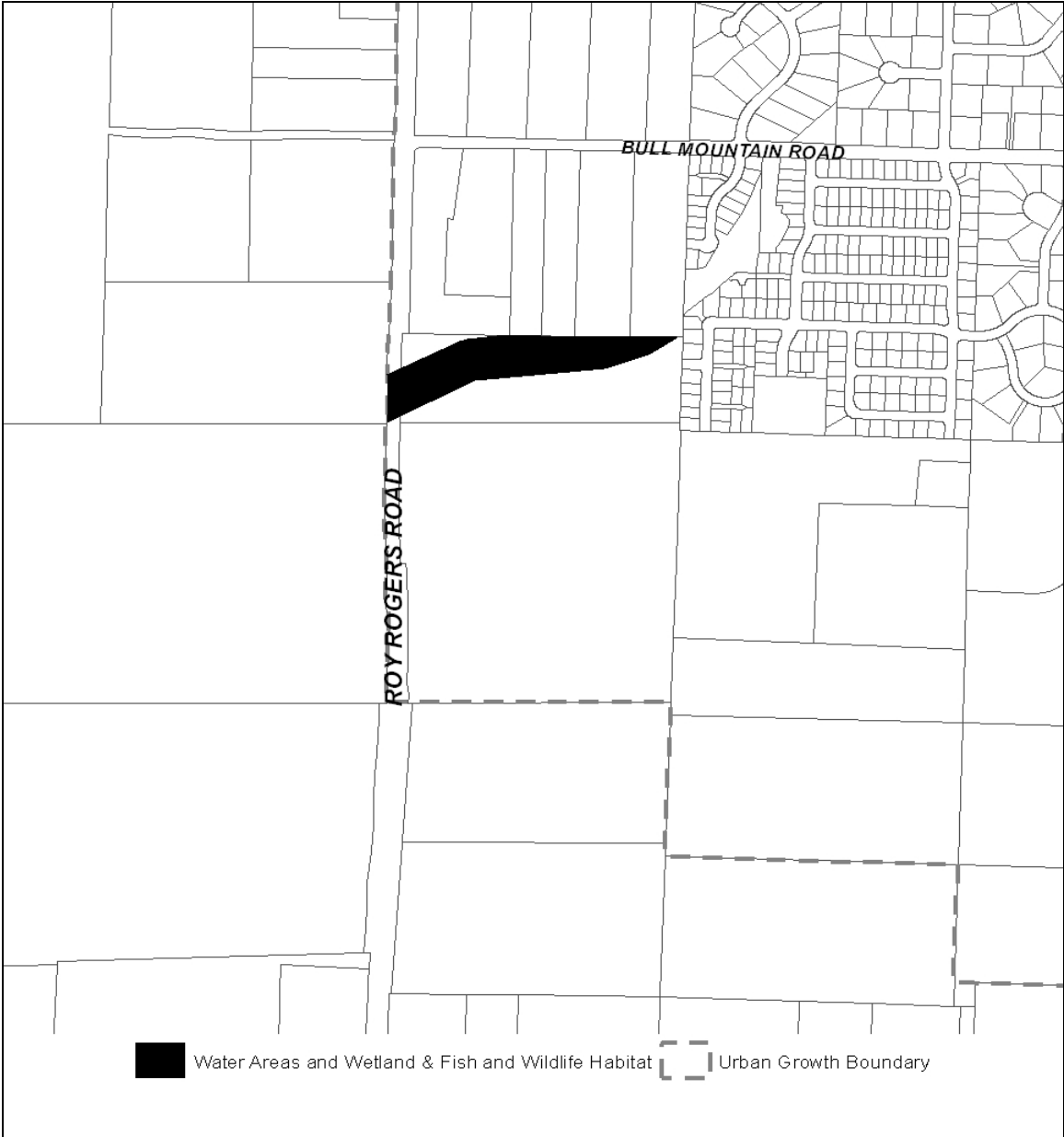
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The Aloha-Reedville-Cooper Mountain Community Plan is amended to reflect the following:

\*\*\*

## SUBAREAS

\*\*\*

### TUALATIN VALLEY HIGHWAY CORRIDOR

This area extends along the length of the Tualatin Valley Highway as it passes through the planning area. The area's boundaries are generally Johnson Street on the north and Blanton Street on the south, although the area extends further south near the intersection of the Tualatin Valley Highway and 185th Avenue. Most of this area is planned for more intensive development such as stores, offices, industries and higher density residences.

In 2011, approximately 1,063 acres west of SW 209th Avenue were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. Of this total acreage, 154 acres are included in the Tualatin Valley Highway Corridor Subarea with the remainder in the Central Residential Area Subarea. The existing land use of the added lands is agricultural.

The newly added areas are designated FD-20 until annexation occurs by the City of Hillsboro. Planning for this area shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

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### CENTRAL RESIDENTIAL AREA

This area lies between the Tualatin Valley Highway and Farmington Road corridors and is generally bounded on the east by 160th Avenue and by the properties to the west of 209th Avenue. The area is transected by several arterial and Collector roads, including 160th, 170th, 185th, 198th, 209th and Kinnaman. The properties to the west of 209th Avenue, between McInnis Lane and Rosedale Road, were added to the Regional Urban Growth Boundary in 2002. This area is designated Future Development - 20 Acres (FD-20) and is approximately 200 acres in size. The predominant land use is agricultural and residences on small acreage.

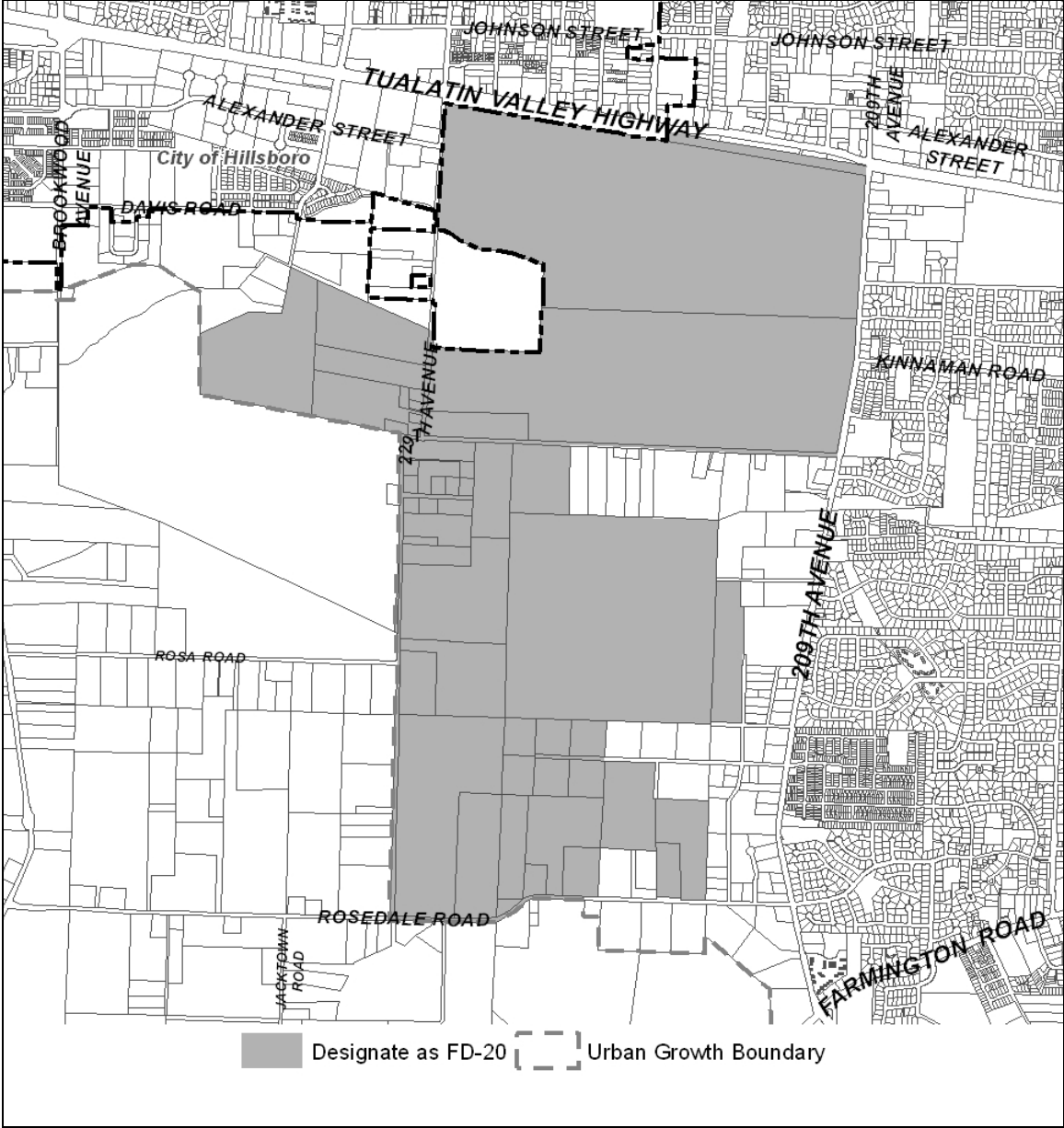
In 2011, approximately 1,063 acres west of SW 209th Avenue were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. Of this total acreage, 909 acres are included in the Central Residential Area Subarea with the remainder in the Tualatin Valley Highway Corridor Subarea. The existing land use of the added lands is agricultural, with some single-family residences on smaller parcels.

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The properties west of 209th Avenue shall maintain the FD-20 designation until the City of Hillsboro completes urban planning for the South Hillsboro Planning Area and annexes land into the city. ~~the planning for this new urban area is complete.~~ ~~The p~~Planning for this area shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

\*\*\*

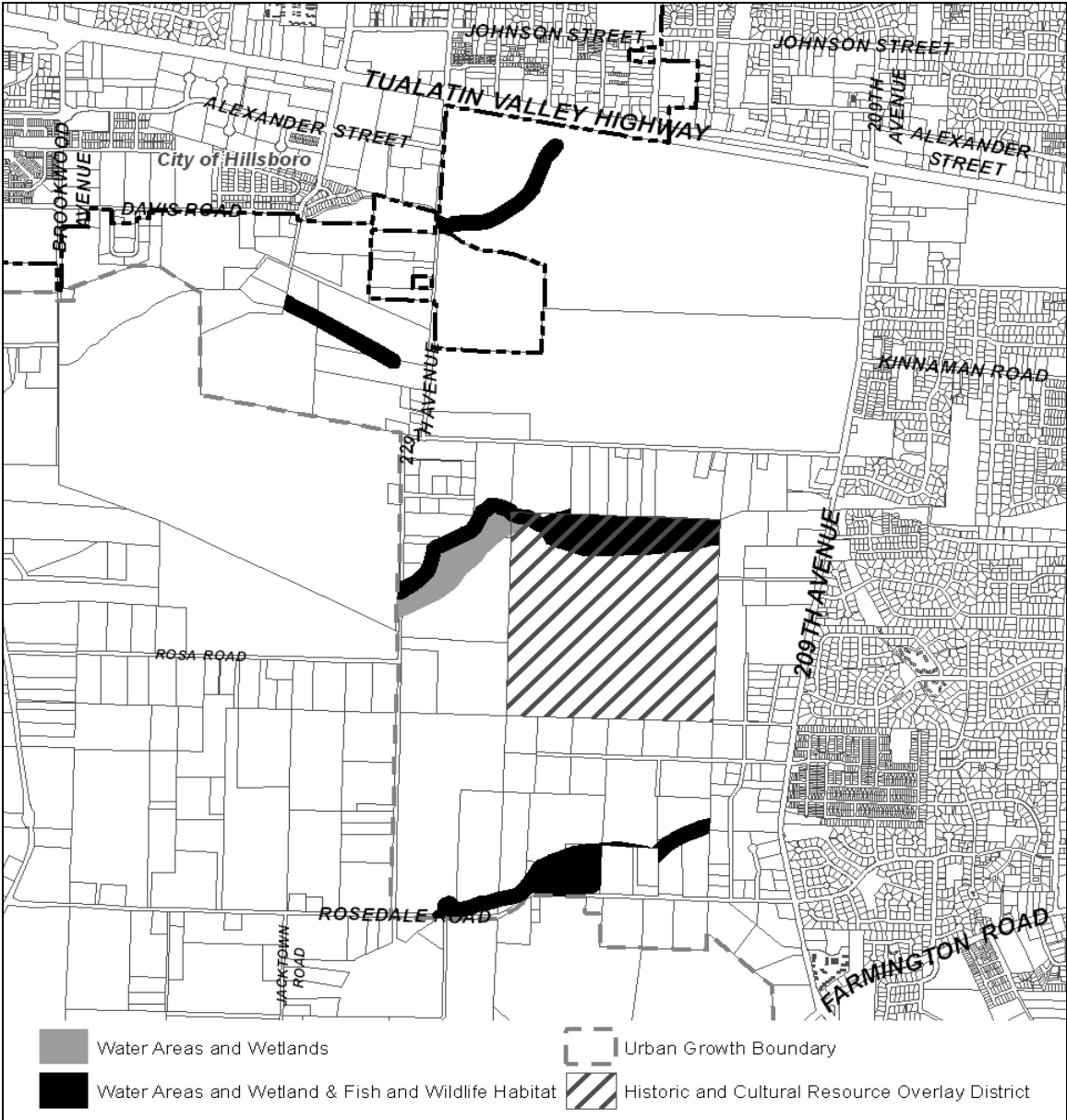
The "Land Use Districts" Map of the Aloha-Reedville-Cooper Mountain Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*

~~abcdef~~ Proposed additions  
~~abcdef~~ Proposed deletions

The "Significant Natural and Cultural Resources" Map of the Aloha-Reedville-Cooper Mountain Community Plan is amended by adding the following:



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*

~~abc~~def Proposed additions  
~~abc~~def Proposed deletions

The Bull Mountain Community Plan is amended to reflect the following:

## SUBAREAS

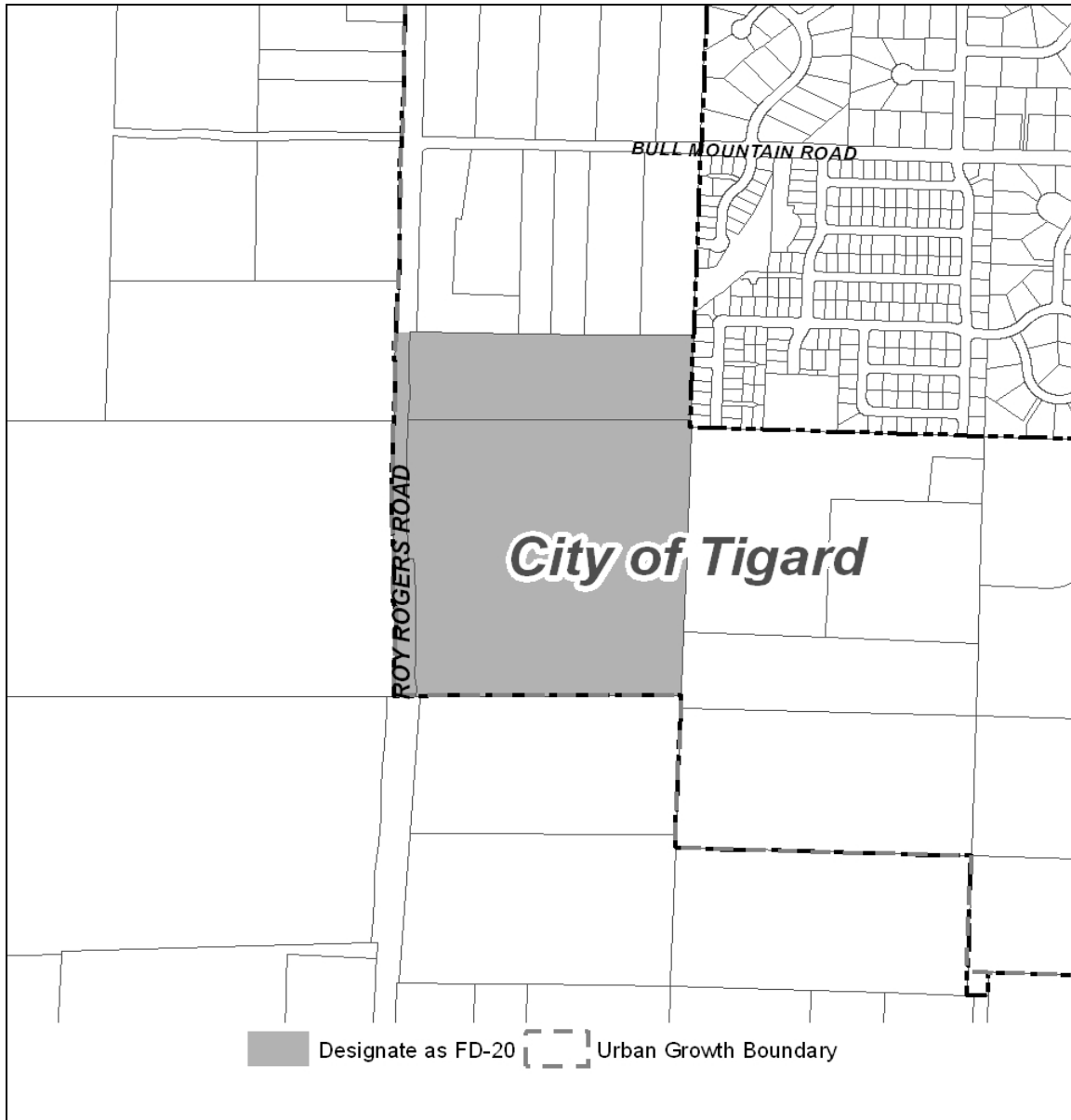
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### WESTERN SLOPES

The Western Slopes Subarea is approximately 536 acres. In 2002, 485 of these acres were Metro-added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 02-969B. (UGB) the area referred to herein as the Western Slopes Suba~~The subarea is approximately 485 acres in size. 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. The subarea is bordered to the north by Scholls Ferry Road. Roy Rogers Road and Bull Mountain Roads are the major transportation corridors cross the northern portion of the area within the subarea.~~

The predominant use of this subarea is agricultural with limited single family residences. This area is designated Future Development - 20 Acres (FD-20) 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.

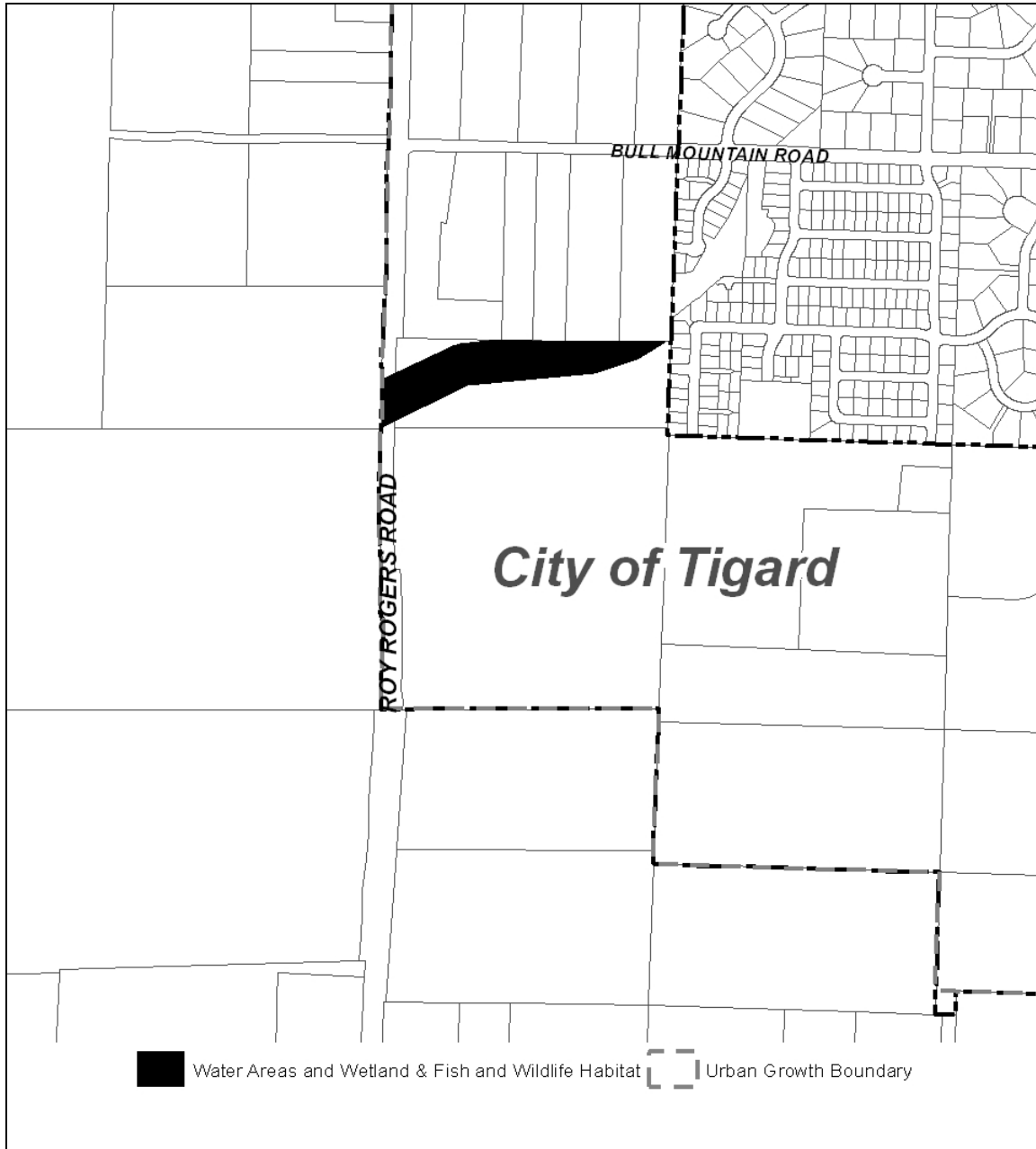
The "Land Use Districts" Map of the Bull Mountain Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*



The "Significant Natural and Cultural Resources" Map of the Bull Mountain Community Plan is amended by adding the following:



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*

The East Hillsboro Community Plan is amended to reflect the following:

## BACKGROUND SUMMARY

### PLANNING AREA

The planning area is bordered by ~~NW Evergreen Road~~ the Sunset Highway, Tualatin Valley Highway, NW Cornelius Pass Road, and NW 216th/219th Avenues, and the east city limits of Hillsboro. It contains approximately 3,166 acres and 930 residences, including the Orenco neighborhood and a portion of the Reedville neighborhood. The area is primarily flat, with the exception of the Dawson Creek, Rock Creek and Beaverton Creek drainage channels which flow through the area.

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### TRANSPORTATION

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Two railroads (freight only), the Sunset Highway, and the Portland-Hillsboro Airport (PHA) ~~also~~ serve the transportation needs of the area. Safety and noise considerations of PHA extend past property owned by the Port of Portland into certain portions of the planning area. Projected development in these areas must be planned accordingly.

~~Although not located within the East Hillsboro Area, Highway 26 to the north is also a major carrier to and from this area.~~

### SUBAREAS

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### EVERGREEN ROAD SUBAREA

This area encompasses approximately ~~539~~ 1,422 acres located on the north side of Evergreen Road and generally west of Shute Road and east of Jackson School Road. ~~This~~ These properties ~~was~~ were added to the UGB by Metro Ordinance 05-1070A, adopted November 17, 2005, and Metro Ordinance 11-1264B, adopted October 20, 2011. The 2011 additions were confirmed by legislation in 2014 through House Bill 4078. On the 2040 Growth Concept Plan, Metro designated the eastern and northern portions of this subarea ~~half of the area~~ (Areas of Special Concern 6 and 8, respectively) as a Regionally Significant Industrial Area (RSIA) and the remaining area (Area of Special Concern 7) as Industrial Land.

The area is designated Future Development - 20 Acres (FD-20) on the East Hillsboro Community Plan. The FD-20 designation shall be maintained until the planning requirements of Title 11 have been adopted by ordinance or quasi-judicial plan amendment and annexation by Hillsboro occurs. In the course of Title 11 planning, a lot/parcel reconfiguration plan shall be developed to result in at least one parcel that is 100 acres or larger in size. Subsequent creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 or 3.07.430 of Metro's Urban Growth Management Functional Plan, whichever is applicable.

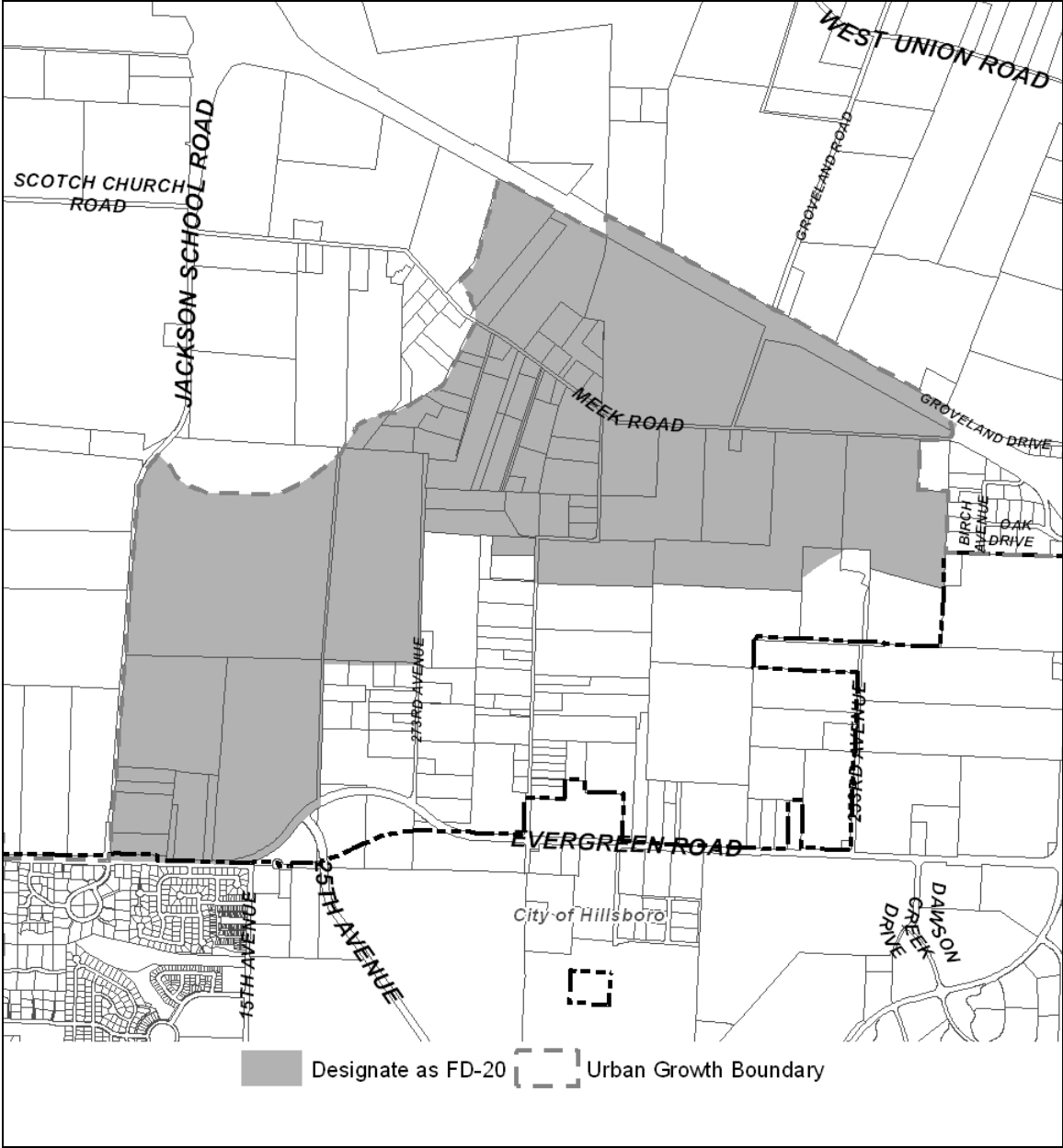
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Area of Special Concern 8: This area consists of approximately 330 acres located north of Evergreen Road between NW Sewell Road and NW Brookwood Parkway.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
  - 1) Day care facilities, cemeteries, religious institutions, and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
  - 2) The creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 of Metro's Urban Growth Management Functional Plan.
- b) The Title 11 planning required by Metro shall:
  - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Evergreen area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

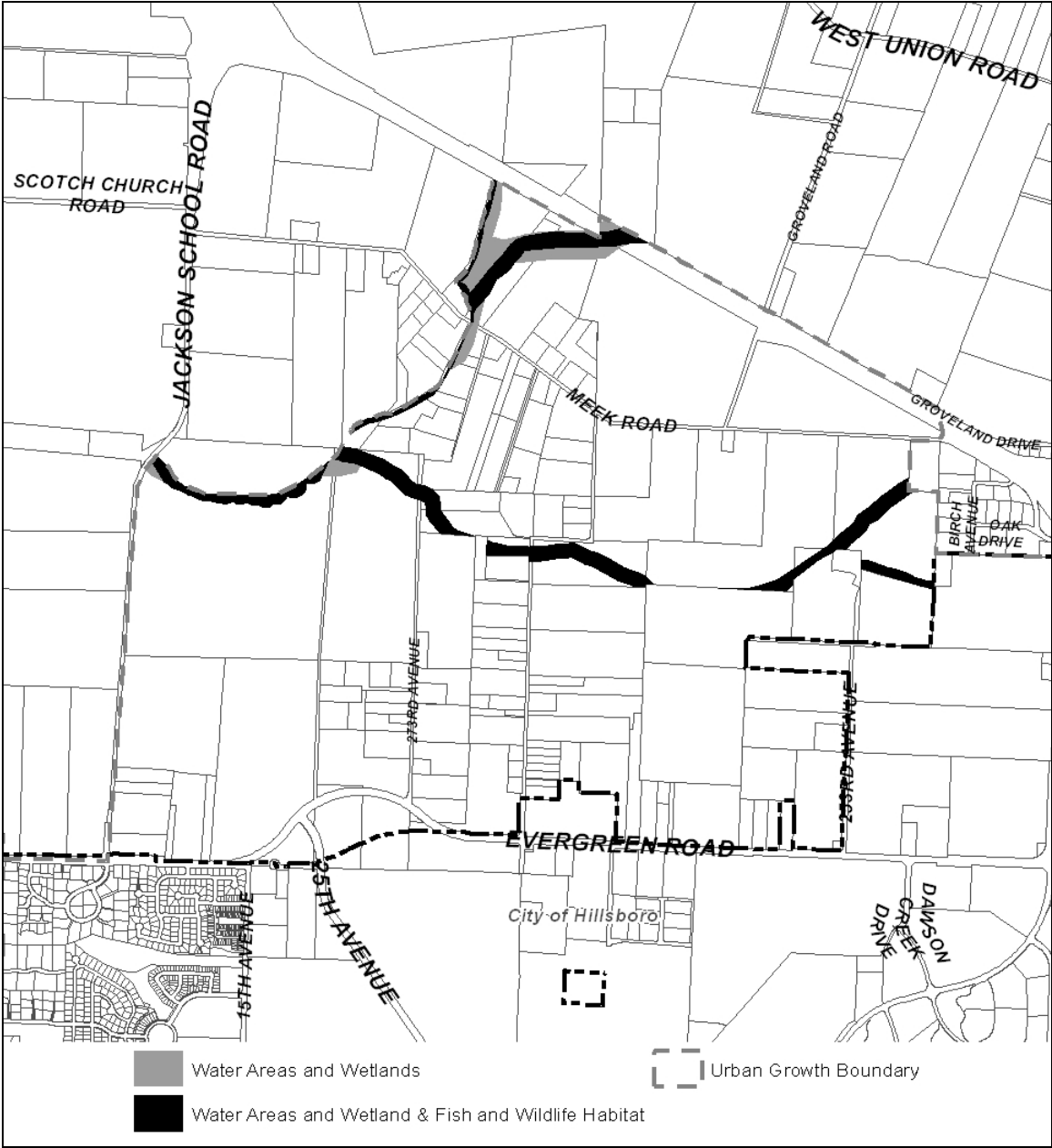
The "Land Use Districts" Map of the East Hillsboro Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



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~~abcdef~~ Proposed additions  
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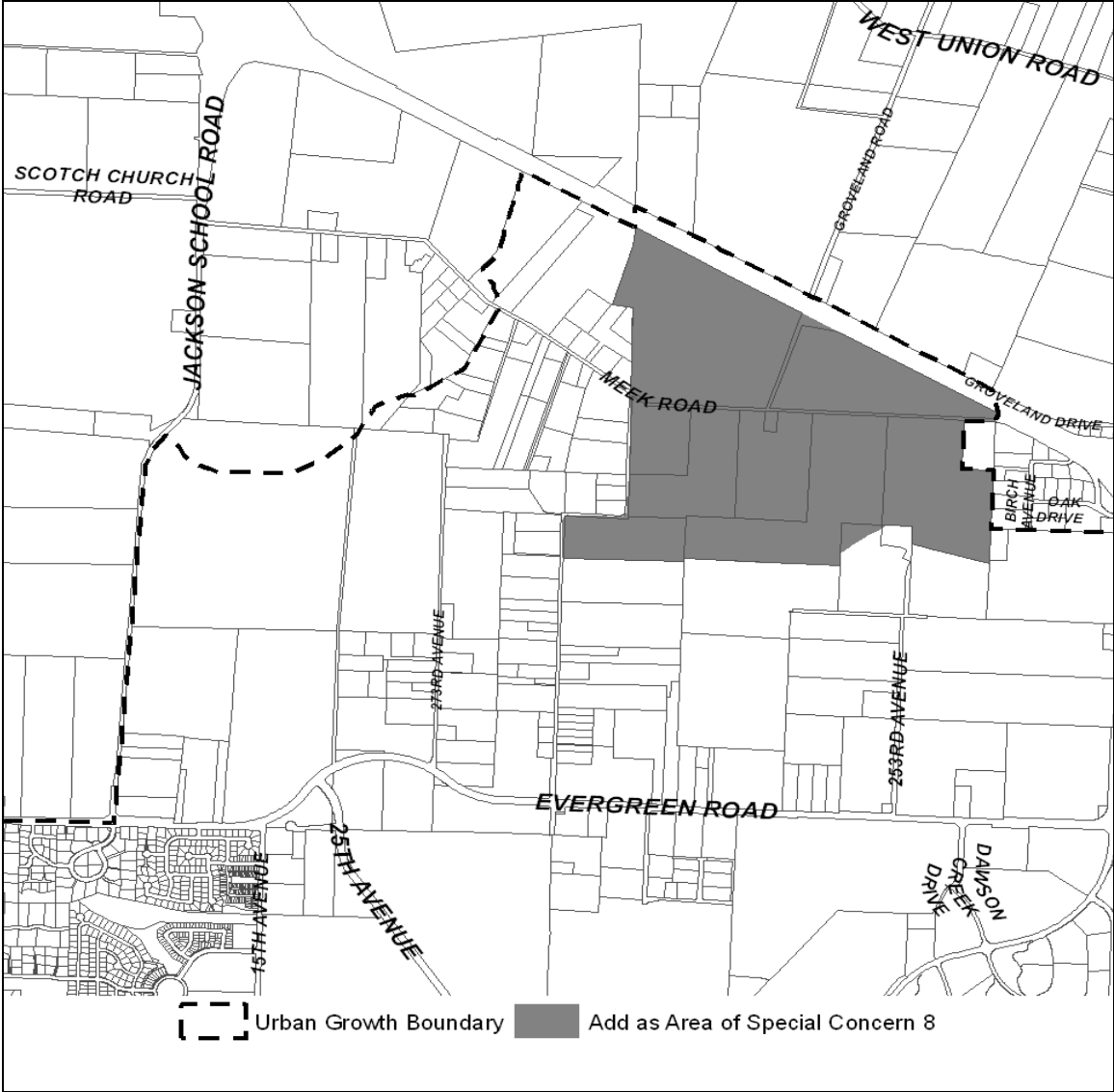
The "Significant Natural and Cultural Resources" Map of the East Hillsboro Community Plan is amended by adding the following:



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*

~~abcdef~~ Proposed additions  
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The "Areas of Special Concern" Map of the East Hillsboro Community Plan is amended by adding the following:



*Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.*

Community Development Code Section 308 FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20) is amended to reflect the following:

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**308-3 Uses Permitted Through a Type II Procedure**

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308-3.6 Day Care Facility - 430-53.2 I., except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, 7 and 8 in the East Hillsboro Community Plan.

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

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308-4.1 Cemetery - Section 430-27, except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

\*\*\*

308-4.6 Day Care Facility - Section 430-53.2., except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

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308-4.11 School - Section 430-121, except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

308-4.12 Religious Institution – Section 430-116 except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

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