



WASHINGTON COUNTY OREGON

August 1, 2011

To: Citizen Participation Organizations and Interested Parties

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

Subject: **PROPOSED ORDINANCE NO. 742**

Enclosed for your information is a copy of proposed Ordinance No. 742. Listed below is a description of the ordinance, hearing dates, and other relevant information. If you have any questions about the ordinance, or if you would like additional information, please contact the Long Range Planning Division.

Ordinance Purpose and Summary

Ordinance 742 amends the Comprehensive Framework Plan for the Urban Area and the Community Development Code (CDC) relating to housekeeping and general update amendments.

Who Is Affected

Residents in the urban and rural unincorporated areas of Washington County will be affected.

What Land is Affected

Urban and rural unincorporated areas of Washington County will be affected.

Key Provisions

- Amend CDC Sections 106 and 107 to remove language referring to the Land Use Ordinance Advisory Committee (LUOAC) to reflect the County Charter changes in Ballot Measure 34-155, which was approved by county voters on November 4, 2008
- Amend CDC Section 300 Introduction to correct an error in the numeric indexing
- Amend CDC Section 303 to change the maximum height for structures to 35 feet instead of 40 feet in the R-6 Residential District to be consistent with existing standards in other districts
- Amend CDC Sections 340 Exclusive Farm Use District and 344 Agriculture and Forest District to update an existing reference to state law regarding compost facilities in exclusive farm use zones
- Amend CDC Section 413 Parking and Loading to allow for shared parking for more than one use on the same property in the rural area when the peak hours of operation do not overlap
- Amend CDC Section 501 Public Facility and Service Requirements to allow an exemption from the sight distance standards for Temporary Health Hardship dwellings
- Multiple sections of the CDC which reference the "Uniform Road Improvement Design Standards" are replaced with "Road Design and Construction Standards"
- Amend Policy 2, Citizen Involvement, of the Comprehensive Framework Plan for the Urban Area with updated language regarding the creation of new Citizen Participation Organizations and their boundaries

Initial Public Hearings

Time and Place

Planning Commission
1:30 pm
September 7, 2011

Board of County Commissioners
6:30 pm
September 27, 2011

Department of Land Use & Transportation • Long Range Planning Division
155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 • fax: (503) 846-4412

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

On September 27, 2011, the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on November 25, 2011.

**Urban Comprehensive
Plan Policies Amended**

- Policy 2, Citizen Involvement

**Community
Development Code
Standards Amended**

- Section 106, Definitions
- Section 107, Planning Participants
- Section 300, Introduction
- Section 303, R-6 District
- Section 390, North Bethany Subarea Overlay District
- Section 340, Exclusive Farm Use District
- Section 344, Agriculture and Forest District
- Section 409, Private Streets
- Section 413, Parking and Loading
- Section 427, Solar Access Standards
- Section 428, Forest Structure Siting and Fire Safety Standards
- Section 431, Transit Oriented Design Principles, Standards and Guidelines
- Section 501, Public Facility and Service Requirements

**How to Submit
Comments**

Submit oral or written testimony to the Planning Commission and/or the Board at one of the public hearings. Written testimony may be mailed or faxed to the Planning Commission or 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

Joy L. Chang, Associate Planner
155 North 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3873 Fax: 503-846-4412
e-mail: joy_chang@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.

JUL 20 2011

BEFORE THE BOARD OF COUNTY COMMISSIONERS Washington County
County Clerk
FOR WASHINGTON COUNTY, OREGON

ORDINANCE 742

An Ordinance Amending the
Comprehensive Framework Plan for the
Urban Area and the Community
Development Code Relating to a General
Update and Housekeeping Amendments

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 element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9, 1986, with portions 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, and 733.

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

1 C. Subsequent ongoing planning efforts of the County indicate a need for minor limited
2 non-policy changes to the Comprehensive Framework Plan for the Urban Area and the Community
3 Development Code to provide a general update. The Board takes note that such changes are for the
4 benefit of the residents of Washington County, Oregon.

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

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

17 SECTION 2

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

20 A. Exhibit 1 (6 pages) – Amending the following sections of the Community
21 Development Code:

- 22 1. Section 106-173 is amended to delete a reference to the now defunct Land Use
Ordinance Advisory Committee;

- 1 2. Section 107-3.2 is amended to delete a reference to the now defunct Land Use
2 Ordinance Advisory Committee;
- 3 3. Section 300 INTRODUCTION is amended to correct an error in the numeric
4 indexing;
- 5 4. Section 303-7.3 of the R-6 DISTRICT (RESIDENTIAL 6 UNITS PER ACRE)
6 is amended to clarify the correct building height limitation is 35 feet and not 40
7 feet based on existing limits in other districts;
- 8 5. Section 340-5.2 of the EXCLUSIVE FARM USE DISTRICT (EFU) is
9 amended to update an existing reference to state law regarding compost
10 facilities in exclusive farm use zones;
- 11 6. Section 344-5.2 of the AGRICULTURE AND FOREST DISTRICT (AF-20) is
12 amended to update an existing reference to state law regarding compost
13 facilities in exclusive farm use zones;
- 14 7. Section 413-3.4 PARKING AND LOADING is amended to allow for shared
15 parking for more than one use on the same property in the rural area when the
16 peak hours of operation do not overlap;
- 17 8. Section 501-9.6 of the PUBLIC FACILITY AND SERVICE
18 REQUIREMENTS is amended to allow an exemption from site distances for
19 Temporary Health Hardships; and
- 20 9. Sections in which references are made to the "Uniform Road Improvement
21 Design Standards," as follows, are replaced with "Road Design and
22 Construction Standards:"
 - a. Section 390-22.3 of the NORTH BETHANY SUBAREA OVERLAY
 DISTRICT;
 - b. Section 409-3.6 of the PRIVATE STREETS;
 - c. Section 413-6.2 of the PARKING AND LOADING;
 - d. Section 427-3.4 of the SOLAR ACCESS STANDARDS;
 - e. Sections 428-3.5 and 428-4.5 of the FOREST STRUCTURE SITING
 AND FIRE SAFETY STANDARDS;

1 f. Sections 431-4.2 and 431-5.1 of the TRANSIT ORIENTED DESIGN
2 PRINCIPLES, STANDARDS AND GUIDELINES; and

3 g. Sections 501-6.3, 501-8.1, 501-8.2, 501-8.5, 501-8.8, 501-9.8, and 501-
4 9.9 of the PUBLIC FACILITY AND SERVICE REQUIREMENTS.

5 B. Exhibit 2 (1 page) – Amending Policy 2, Citizen Involvement, of the Comprehensive
6 Framework Plan for the Urban Area.

7 SECTION 3

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

10 SECTION 4

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

13 SECTION 5

14 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid
15 or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby
16 and shall 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 this
20 Ordinance, including deleting and adding textual material and maps, renumbering pages or sections,
21

22 ///

1 and making any technical changes not affecting the substance of these amendments as necessary to
2 conform to the Washington County Comprehensive Plan format.

3 SECTION 7

4 This Ordinance shall take effect on November 25, 2011.

5 ENACTED this ____ day of _____, 2011, being the _____ reading and
6 _____ public hearing before the Board of County Commissioners of Washington County, Oregon.

7 BOARD OF COUNTY COMMISSIONERS
8 FOR WASHINGTON COUNTY, OREGON

9 _____
10 CHAIRMAN

11 _____
12 RECORDING SECRETARY

13 READING

14 PUBLIC HEARING

15 First _____
16 Second _____
17 Third _____
18 Fourth _____
19 Fifth _____
20 Sixth _____

21 First _____
22 Second _____
Third _____
Fourth _____
Fifth _____
Sixth _____

VOTE: Aye: _____
Recording Secretary: _____

Nay: _____
Date: _____

Sections of the Community Development Code are amended to reflect the following:

1. Section 106 DEFINITIONS

106-173 Quorum The minimum number of members of a body who must be present for the valid transaction of business. In all cases, ~~except the Land Use Ordinance Advisory Commission,~~ a quorum shall consist of a majority of the active members. For purposes of opening a meeting or hearing and continuing the matter to a time and date certain, a majority of those members in attendance shall constitute a quorum.

2. Section 107 PLANNING PARTICIPANTS

107-3 Director

The Director shall:

- 107-3.1 Be responsible for the administration of planning and development activities within the County and shall be the chief administrator in charge of Planning. The Director's responsibilities shall be outlined in the job description and may include but are not limited to the following activities:
- A. Schedule and assign cases for review and hearings;
 - B. Conduct all pertinent correspondence of the Hearings bodies;
 - C. Give notice as required by this Code;
 - D. Maintain agendas and minutes of all Land Use Ordinance Advisory Commission, Planning Commission and Hearings Officer meetings;
 - E. Compile and maintain all necessary records, files and indexes for Planning and Development activities; and,
- 107-3.2 Provide professional expertise, staff assistance and act as secretary to the ~~Land Use Ordinance Advisory Commission,~~ Planning Commission and Hearings Officer, keeping an accurate, permanent and complete record of all proceedings.
- 107-3.3 Provide professional expertise and staff assistance to the Board of County Commissioners as necessary for planning matters.

3. Section 300 INTRODUCTION

300-1.2 Rural/Natural Resource Plan Provisions:

- A. Significant Natural Resource Designations;
- B. Historic and Cultural Resource Designations;
- C. Mineral and Aggregate Resource Designations (District A and B designations);
- D. Habitat Protection Plan;
- E. Implementing Strategy E of Policy 10; and
- F. Transportation Functional Classification Map.

300-1.~~2a~~3 Additional provisions specific to the North Bethany Subarea Overlay District are identified under Section 390-3. |

300-1.~~3a~~4 Transportation Plan |

- A. Policies 6, 7, 8, 10, 12, 14, 15, 22, and 23, including their implementing strategies;
- B. The Functional Classification System Map;
- C. The Lane Numbers Map;
- D. The Special Area Streets Overlay Maps
- E. The Regional Street Design Overlay Map
- F. The Transit System Map;
- G. The Pedestrian System Maps
- H. The Off-Street Trail System Maps
- I. The Planned Bicycle System Map

300-1.~~4a~~5 Comprehensive Framework Plan for the Urban Area |
Policy 41, Urban Growth Boundary Expansions

4. Section 303 R-6 DISTRICT (RESIDENTIAL 6 UNITS PER ACRE)

303-7.3 Height:

- A. The maximum height for structures shall be ~~forty (40)~~ thirty-five (35) feet, except as modified by other Sections of this Code.
- B. The maximum height for accessory structures shall be fifteen (15) feet except as modified by other Sections of this Code.
- C. Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the ~~forty (40)~~ thirty-five (35) foot building height limit to a maximum height of sixty (60) feet.

5. Section 340 EXCLUSIVE FARM USE DISTRICT (EFU)

340-5.2 Uses which may be allowed subject to Section 340-5.3:

- A. Airport (personal use only) including associated hangar, maintenance and service facilities - Section 430-7.
- B. Campground - Section 430-25. This use is not permitted on high-value farmland, and shall not be approved on land within three (3) miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR 660, Division 4.
- C. ~~Composting facilities for which a permit has been granted by the Department of Environmental Quality under ORS 429.245 and OAR 340-96-020. This use is not permitted on high-value farmland. Composting facilities shall be limited to the composting operations and facilities defined by the Environmental Quality Commission under OAR 340-096-0024(1), (2) or (3). Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one (1) unit (7.5 cubic yards) in size that are transported in one (1) vehicle.~~ may be permitted on high-value farmland and on land not defined as high value farmland as allowed by OAR 660-033-0130.

6. Section 344 AGRICULTURE AND FOREST DISTRICT (AF-20)

344-5.2 Uses which may be allowed subject to Section 344-5.3:

- A. Airport (personal use only) including associated hangar, maintenance and service facilities - Section 430-7.
- B. Campground - Section 430-25. This use is not permitted on high-value farmland, and shall not be approved on land within three (3) miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR 660, Division 4.
- C. ~~Composting facilities for which a permit has been granted by the Department of Environmental Quality under ORS 429.245 and OAR 340-96-020. This use is not permitted on high-value farmland. Composting facilities shall be limited to the composting operations and facilities defined by the Environmental Quality Commission under OAR 340-096-0024 (1), (2) or (3). Buildings and facilities used in conjunction with the composting operation shall only be those required for the operation of the subject facility. Onsite sales shall be limited to bulk loads of at least one (1) unit (7.5 cubic yards) in size that are transported in one (1) vehicle.~~ may be permitted on high-value farmland and on land not defined as high value farmland as allowed by OAR 660-033-0130.

7. Section 413 PARKING AND LOADING

413-3 General Requirements

- 413-3.1 Development permits for parking shall be reviewed through a Type I procedure except as otherwise specified in this Code.
- 413-3.2 Proper maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner.
- 413-3.3 In case of enlargement of a building or use of land existing on the effective date of this Code, the number of parking and loading spaces required shall be based on floor area or capacity of the entire use.
- 413-3.4 In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the several uses computed separately. In the rural area, development with two or more uses may use the same parking or loading area when the peak hours of operation of each use do not overlap.

8. Section 501 PUBLIC FACILITY AND SERVICE REQUIREMENTS

501-9 Limited Application of the Public Facility and Service Standards Outside the UGB

501-9.6 Accesses for the following development actions are exempt from the Sight Distance standards (Section 501-8.5 F.), but are subject to improvements to maximize sight distance to the extent practicable by the County Operations Division through an Access Permit or Right-of-way Permit:

- A. Replacement dwellings;
- B. Nonbuildable parcels;
- C. Type II and Type III applications for one dwelling on an existing vacant parcel;
- D. Home Occupation applications under Section 430-63.1 in the EFU, AF-20 and EFC Districts; or

E. Temporary Health Hardships; or

~~EF.~~ Applications which will not add additional vehicle trips to an existing access which does not meet the sight distance standards, except as required by Section 501-9.5.

9. The following Sections show references to the “Uniform Road Improvement Design Standards” replaced with “Road Design and Construction Standards”.

390 NORTH BETHANY SUBAREA OVERLAY DISTRICT

390-22 Additional North Bethany Subarea Development Standards

390-22.3 Neighborhood Circulation

In addition to the requirements of Section 408, the following standards apply:

A. Streets

- (4) Traffic management elements incorporated into the street cross sections shall be consistent with the North Bethany Street Design Cross-Sections and the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards. Curb extensions, colored and/or textured pavement treatments, or medians may be allowed on any public street based on prior approval from the County Engineer and findings that the treatment will be safe, will not result in an unreasonable amount of public maintenance, and will maintain the functional classification of the facility.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

In addition to the requirements of Section 390-24.3 A.(3) above, the Review Authority may approve other traffic management measures on any North Bethany street based on prior approval from the County Engineer through the engineering modification process. Any prior engineering approval for such measures is to be considered preliminary and subject to subsequent land use approval.

B. Alleys

Alleys may be allowed in the North Bethany Subarea subject to compliance with all of the following requirements:

- (1) Alleys shall be private and designed in accordance with the Special Area Local Street – Alleys (SAL-5) standards set forth in the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

409 PRIVATE STREETS

409-3 Urban Private Street Standards

409-3.6 Structural Section Key:

All private streets shall be constructed to the following minimum standards as identified in Section 409-3.3:

A. Structural Section Type:

- (1) Three (3) inch Type “C” AC over six (6) inches compacted crushed rock or in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.
- (2) Three (3) inch Type “C” AC over two (2) inches of three-quarter (¾) minus and six (6) inches of two (2) inch minus compacted crushed rock or in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.
- (3) Two (2) inch Type “C” AC over two (2) inch Type “B” AC over two (2) inches of three-quarter (¾) minus and six (6) inches of two (2) inch minus compacted crushed rock or in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

- (4) Two (2) inches Type "C" AC over three (3) inches Type "B" AC over two (2) inches of three-quarter ($\frac{3}{4}$) minus and six (6) inches of two (2) inch minus compacted crushed rock or in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

413 PARKING AND LOADING

413-6 On-Street Parking Requirements for Urban Residential Districts

- 413-6.2 Required on-street parking shall be provided along the affected lot's street frontage by parallel or angled parking (perpendicular parking is not allowed) in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards. Parallel parking spaces shall be at least eighteen (18) feet long for one (1) or two (2) adjoining spaces. When three (3) or more adjoining spaces are provided, the minimum length of each space shall be twenty (20) feet. Angled parking shall be provided on a street corner and not along the front of dwelling units. Driveway aprons and cross walk area shall not be used for on-street parking. Curb frontage with a fire hydrant or congregate mail boxes shall not be used to satisfy the required on-street parking standards.

427 SOLAR ACCESS STANDARDS

427-3 Solar Access Standard for New Development

- 427-3.4 Adjustments to the Solar Design Standard:

The Review Authority shall reduce the percentage of lots or spaces that must comply with Section 427-3.2 to the minimum extent necessary if it finds the applicant has demonstrated it would cause or is subject to one (1) or more of the following conditions.

A. Adverse impacts upon density, cost or amenities:

- (1) If the design standard in Section 427-3.2 A. is applied, either the resulting density is less than that proposed, or on-site site development costs (e.g., grading, water, storm drainage and sanitary systems, and roads) and solar related off-site site development costs (e.g., more extensive utility lines or street improvements are required due to the solar access requirements) are at least five (5) percent more per lot or space than if the standard is not applied.

The following conditions, among others, could constrain the design of a development in such a way that compliance with Section 427-3.2 A. would reduce density or increase per lot costs as previously described. The applicant shall demonstrate which if any of these or other similar site characteristics apply to a development.

- (c) Existing road patterns must be continued through the site or must terminate on-site in order to provide adequate circulation, comply with future roadway alignments designated in the Transportation Plan or an adopted study, or to comply with the standards of the Washington County ~~Uniform Road Improvement Design~~Road Design and Construction Standards in a way that prevents proposed streets, lots or spaces in the development from being oriented for solar access.

428 FOREST STRUCTURE SITING AND FIRE SAFETY STANDARDS

428-3 Standards for Dwellings and Structures, Including Replacement Dwellings, Reviewed Through a Type I Procedure

428-3.5 Fire Safety Design Standards for Roads and Driveways

- A. All public and private roads and driveways, except for private roads and bridges accessing only commercial forest uses, shall be constructed so as to provide adequate access for fire fighting equipment. Private roads and driveways shall be approved, developed and maintained in accordance with the requirements of the appropriate fire protection agency (does not include the Oregon Department of Forestry) for the geographical location. Where no fire protection agency has jurisdiction, access roadways shall meet the requirements of the nearest or most likely fire protection jurisdiction to annex the property under consideration. Public roads shall be constructed in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~Road Design and Construction Standards.

428-4 Standards for Dwellings and Structures Reviewed Through a Type II Procedure

428-4.5 Fire Safety Design Standards for Roads and Driveways

- A. All public and private roads and driveways, except for private roads and bridges accessing only commercial forest uses, shall be constructed so as to provide adequate access for fire fighting equipment. Private roads and driveways shall be approved, developed and maintained in accordance with the requirements of the appropriate fire protection agency (does not include the Oregon Department of Forestry) for the geographical location. Where no fire protection agency has jurisdiction, access roadways shall meet the requirements of the nearest or most likely fire protection jurisdiction to annex the property under consideration. Public roads shall be constructed in accordance with the standards of the Washington County ~~Uniform Road Improvement Design~~Road Design and Construction Standards.

431 TRANSIT ORIENTED DESIGN PRINCIPLES, STANDARDS AND GUIDELINES

431-4 Circulation System Design

431-4.2 Standards:

D. Design

- (4) Streets in transit oriented districts shall incorporate the following traffic management elements consistent with the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards:

431-5 Streetscapes for Pedestrians

431-5.1 Streetscapes - Transit Oriented Districts

B. Standards:

- (4) Minimum sidewalk widths in Transit Oriented Districts shall be the widest identified by the Washington County ~~Uniform Road Improvement Design~~ Road Design and Construction Standards for the adjacent Special Area Street (as shown in the 2020 Transportation Plan, Figures 6 through 8), except for Special Area Commercial Streets. Special Area Commercial Streets shall have sidewalks that are a minimum of twelve (12) feet in width. On arterials within or adjacent to Transit Oriented Districts and which are designated as 'Boulevards' on the Regional Street Design Overlay Map in the 2020 Transportation Plan, the minimum sidewalk width shall be twelve (12) feet (see Technical Appendix B-8 of the 2020 Transportation Plan for typical roadway cross-sections).

501 PUBLIC FACILITY AND SERVICE REQUIREMENTS

501-6 Exceptions for Critical and Essential Services

501-6.3 Development proposals that cannot ensure improvements required by Sections 501-8.1 B. (4) or 501-8.2 G. [Half-street improvements] within the required time frames shall be denied unless the Review Authority determines that the findings required under Sections 501-6.1 B. and C. plus the findings required by at least one of Sections 501-6.3 A. through C. below can be made.

- C. The County Engineer makes a written determination that there are technical feasibility constraints that preclude construction of the required improvements with the proposed development, including but not limited to one or more of the following:

- (4) Construction of the subject improvements would cause substantial negative effects on adjacent properties or on natural resources, provided that the negative effects could be avoided with a comprehensive public roadway improvement project on the subject road, designed and constructed in accordance with the Washington County Transportation Plan and ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

501-8 Standards for Development

501-8.1 Critical Services

- B. No development shall be approved without an adequate level of access to the proposed development in place or assured at the time of occupancy, with “adequate” defined for critical road services as:
 - (1) Those Local and Neighborhood Route roads, new or existing, lying wholly within the property’s real property boundaries, or future roadway alignments designated in the Washington County Transportation Plan, shall be developed in accordance with Washington County’s ~~Uniform Road Improvement Design~~ Road Design and Construction Standards; and
 - (4) A half-street improvement shall be constructed along the site’s frontage of existing Local and Neighborhood Route roads which abut the site and are not improved in accordance with the Washington County Transportation Plan and ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

501-8.2 Essential Services

- E. Gravel roads are unacceptable for development within the Urban Growth Boundary and they shall be improved in accordance with the Washington County Transportation Plan and ~~Uniform Road Improvement Design~~ Road Design and Construction Standards, including the installation of street lights consistent with County engineering standards and procedures and the requirements of the electrical utility company providing service to the area. The applicant shall ensure the construction, maintenance and power costs of street light facilities through the annexation and petition for service to an existing County service district for lighting or other funding method approved by the County Engineer.
- F. Future alignments of Collectors or Arterials as designated on the Transportation Plan or an adopted study, lying within or adjacent to the development’s boundary shall be constructed in accordance with the Washington County Transportation Plan and ~~Uniform Road Improvement Design~~ Road Design and Construction Standards.

- G. A half-street improvement shall be constructed along the site's frontage of existing Collector and Arterial roads which abut the site and are not improved in accordance with the Washington County Transportation Plan and ~~Uniform Road Improvement Design~~Road Design and Construction Standards.

501-8.5 Access to County and Public Roads

F. Sight Distance

- (7) In those instances where there are no access locations available to the site that meet or can meet the sight distance requirements, a written request for modification may be submitted to the Director. The request for modification shall be specifically stated in the notice for the accompanying development permit and shall be considered as part of said development permit. The request for modification of the sight distance requirements shall be subject to the following:
- (a) Submitted and certified by a registered engineer (Oregon);
 - (b) Documented and reference nationally accepted specifications or standards;
 - (c) Certified that the modification will not compromise safety or the intent of the County's transportation standards, which include but are not limited to the following: Washington County Transportation Plan; Washington County ~~Uniform Road Improvement Design~~Road Design and Construction Standards; Resolution and Order No. 86-95 as modified or updated, (Determining Traffic Safety Improvements Under the Traffic Impact Ordinance - Process Documentation); Community Plans; Comprehensive Framework Plan for the Urban Area; and the Community Development Code;

501-8.8 Definitions

A. Half-Street Improvement

Improvement of one-half ($\frac{1}{2}$) of an existing substandard road directly abutting a proposed development site in accordance with the Washington County Community Development Code, Transportation Plan, ~~Uniform Road Improvement Design~~Road Design and Construction Standards, and other applicable County standards. One-half ($\frac{1}{2}$) of the road shall mean the area between the right-of-way centerline and the ultimate right-of-way line directly abutting the development site, along the entire length of the development site's frontage on the abutting road(s), except as provided herein. Required improvements may include any or all of the following elements as determined by

the Review Authority and the County Engineering Division through the development review process:

501-9 Limited Application of the Public Facility and Service Standards Outside the UGB

501-9.8 For those Local and Neighborhood Route roads which are not improved in accordance with Washington County's ~~Uniform~~ Road Design and Construction Standards or maintained by the County, and which abut the property owner's proposed development or which do not abut the development but provide direct access to the development, the property owner shall sign a waiver not to remonstrate against the formation of a local improvement district or other mechanism to improve and maintain these roads to County standards. Applications for Type II property line adjustments, nonbuildable parcels, temporary housing permits, and Type II and III applications for one dwelling on an existing vacant parcel, are not subject to this requirement.

501-9.9 For those Arterial and Collector roads which are not improved in accordance with Washington County's ~~Uniform~~ Road Design and Construction Standards and which abut the development site or those roads which do not abut the development site but provide access to the site, the property owner shall sign a waiver not to remonstrate against the formation of a local improvement district or other mechanism to improve the base facility of this road(s) to County standards. Applications for Type II property line adjustments, nonbuildable parcels, temporary housing permits, and Type II and III applications for one dwelling on an existing vacant parcel, are not subject to this requirement.

Policy 2, Citizen Involvement, of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

Summary Findings and Conclusions

Comprehensive planning requires, and depends on, an informed citizenry. For the plan to reflect the needs and values of the citizens of Washington County, citizen participation is essential. This meaningful involvement is necessary throughout the planning process and is an integral part of the ongoing planning program.

In 1986, by adopting Resolution and Order No. 86-58 (included in the Appendix), the Board again affirmed the County's commitment to citizen participation in County government and declared its intent to broaden the scope of CPO activities to include advising and consulting with the Board on matters beyond Land Use Planning including housing, parks, open space and recreation, human resource delivery systems, water and sewage disposal systems, and other matters affecting the livability of the community. To reflect this broader scope of activities, and the CPO role as a vehicle for communication between governments and citizens, the acronym CPO was redefined as Citizen Participation Organization.

In 2001, the Board ~~will consider~~ adopted a Resolution and Order No. 2001-75 that updates the CPO boundary map and establishes a process for the creation of new CPOs and the alteration of CPO boundaries. This Resolution and Order ~~will then be~~ is included in the appendices as Appendix E.