

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – First Reading and First Public Hearing
Land Use & Transportation; County Counsel (CPO 1)

Agenda Title: **PROPOSED ORDINANCE NO. 780 – AN ORDINANCE
AMENDING THE SUNSET WEST COMMUNITY PLAN
RELATING TO AREA OF SPECIAL CONCERN #11**

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

SUMMARY:

Ordinance No. 780 proposes to amend the Sunset West Community Plan by dividing Area of Special Concern (ASC) #11 into two new subareas, 11a and 11b. These subareas specify where different building height requirements apply within the ASC. Ordinance No. 780 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>

On March 5, 2014, the Planning Commission (PC) conducted a public hearing for this ordinance. The PC's recommendation will be included in the staff report, which will be provided to the Board prior to the March 18, 2014 hearing and posted on the above land use ordinance web page. Copies of the report will be available electronically and at the Clerk's desk prior to the hearing.

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

Clerk's Desk Item: Staff Report

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 780 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 780.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

Agenda Item No.	<u>5.a.</u>
Date:	03/18/14

ADOPTED

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE 780

An Ordinance Amending the Sunset West
Community Plan Relating to Area of Special
Concern #11

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

SECTION 1

A. The Board recognizes that the Sunset West Community Plan was adopted by
Ordinance No. 242 and subsequently amended by Ordinance Nos. 278, 280, 292, 294, 348,
366, 418, 420, 485, 503, 526, 531, 532, 551, 552, 553, 588, 610, 620, 717, and 760.

B. Subsequent ongoing planning efforts of the County indicate a need for changes
to the Sunset West Community Plan to reflect changes and enable anticipated and coordinated
future development, in addition to any other housekeeping changes. The Board takes note that
the changes are necessary for the benefit, safety, and general welfare of the residents of
Washington County, Oregon.

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

1 D. The Board finds and takes public notice that it is in receipt of all matters and
2 information necessary to consider this Ordinance in an adequate manner, and finds that this
3 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
4 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
5 County Charter, the Washington County Community Development Code, and the Washington
6 County Comprehensive Plan.

7 SECTION 2

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

- 10 1. Exhibit 1 (1 page): Amending the text relating to Area of Special Concern #11 in
11 the Sunset West Community Plan; and
- 12 2. Exhibit 2 (1 page): Amending the Areas of Special Concern Map in the Sunset
13 West Community Plan to create subareas 11a and 11b.

14 SECTION 3

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

17 SECTION 4

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

20 SECTION 5

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

1 affected thereby and 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
6 sections, and making any technical changes not affecting the substance of these amendments as
7 necessary to conform to the Washington County Comprehensive Plan format.

8 SECTION 7

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

10 ENACTED this 18 day of March, 2014, being the 1st reading and
11 1st public hearing before the Board of County Commissioners of Washington County,
12 Oregon.

13 BOARD OF COUNTY COMMISSIONERS
14 FOR WASHINGTON COUNTY, OREGON

15 **ADOPTED**

16 Andy Oard
CHAIRMAN
Barbara Hejtmanek
RECORDING SECRETARY

17 READING

17 PUBLIC HEARING

18 First March 18, 2014
19 Second _____
20 Third _____
21 Fourth _____
22 Fifth _____
Sixth _____

18 First March 18, 2014
19 Second _____
20 Third _____
21 Fourth _____
22 Fifth _____
Sixth _____

21 VOTE: Aye: Schouten, Malinowski
Duyck, Rogers, Terry,
22 Recording Secretary: Barbara Hejtmanek

Nay: _____
Date: March 18, 2014

The text relating to Area of Special Concern #11 in the Sunset West Community Plan is amended as shown below:

~~Area of Special Concern #14~~

~~This area includes the existing world headquarters campus of Nike, Inc. and additional adjacent land, all of which is located in the TO:EMP (Transit Oriented Employment) district. This Area of Special Concern is intended to ensure the capability of the subject properties to accommodate future corporate campus development.~~

~~On portions of the subject properties that are 500 feet or more from the nearest residentially-designated property, buildings may be constructed up to 110 feet in height and up to five signature campus wayfinding elements having a maximum height of 160 feet may be constructed. The wayfinding elements shall not be occupiable structures, and each may incorporate identity features up to a maximum of 100 square feet per face.~~

~~In order to ensure a consistent campus perimeter landscape design, required street trees along Walker Road, Murray Boulevard, Jenkins Road, 158th Avenue, Jay Street and Burlington Drive shall be located a minimum of two feet from the back of the adjacent street curb, and a maximum of 100 feet from the back of the adjacent street curb. While the minimum quantity of trees adjacent to these streets shall not be, on average, less than one (1) tree per 30 linear feet of street frontage, spacing may be varied, and trees may be grouped in clusters.~~

Area of Special Concern #11

This area includes the existing world headquarters campus of Nike, Inc. and additional adjacent land, all of which is located in the TO:EMP (Transit Oriented Employment) district. This Area of Special Concern is intended to ensure the capability of the subject properties to accommodate future corporate campus development. Development within this Area of Special Concern is subject to applicable Community Development Code Transit Oriented design requirements, except as noted herein.

In order to ensure a consistent campus perimeter landscape design throughout Area of Special Concern #11, required street trees along Walker Road, Murray Boulevard, Jenkins Road, 158th Avenue, Jay Street and Burlington Drive shall be located a minimum of two feet from the back of the adjacent street curb, and a maximum of 100 feet from the back of the adjacent street curb. While the minimum quantity of trees adjacent to these streets shall not be, on average, less than one (1) tree per 30 linear feet of street frontage, spacing may be varied, and trees may be grouped in clusters.

Throughout Area of Special Concern #11, up to five signature campus wayfinding elements having a maximum height of 160 feet may be constructed. The wayfinding elements shall not be occupiable structures, and each may incorporate identity features up to a maximum of 100 square feet per face.

Within subarea 11a, up to four buildings may be constructed up to 160 feet in height.

Within subarea 11b, buildings may be constructed up to 110 feet in height on portions of the subject properties that are 500 feet or more from the nearest residentially-designated property.

Amend the Areas of Special Concern Map in the Sunset West Community Plan to create subareas 11a and 11b:

