



October 9, 2009

To: Citizen Participation Organizations

From: *BC 10/9/09*  
Brent Curtis, Long Range Planning Manager  
Department of Land Use & Transportation

Subject: **PROPOSED A-ENGROSSED ORDINANCE NO. 717**

On July 27, 2009, you were notified about initial public hearings before the Planning Commission and the Board of County Commissioners (Board) on proposed Land Use Ordinance No. 717. On September 2, 2009 the Planning Commission conducted a public hearing on Ordinance 717 and forwarded a recommendation to the Board for approval of Ordinance 717 with several amendments. On October 6, 2009 the Board conducted a public hearing on Ordinance No. 717, and ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 717** and are summarized below. As required by Chapter X of the County Charter, the Board has directed staff to prepare and provide you with notice of these amendments. Enclosed for your information is a copy of proposed **A-Engrossed Ordinance No. 717**. Listed below is a description of the ordinance, upcoming 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**

**Proposed A-Engrossed Ordinance No. 717** proposes to revise the planned transportation network within the Elmonica Station Area of the Sunset West Community Plan, as depicted within the Community Plan and Transportation Plan elements of the Comprehensive Plan.

### **Who Is Affected**

Property owners within and adjacent to the Elmonica Station Area, identified as 'Area of Special Concern #9', located in the Elmonica Subarea of the Sunset West Community Plan. In addition to several large properties that are vacant or likely to redevelop, property owners within the Arbor Station, Autumn Meadows, Marty Meadows, Elmonica Crossing, and Corona Park subdivisions may be affected by this proposal.

### **What Land is Affected**

Properties within the Elmonica Station Area, identified as 'Area of Special Concern #9', located in the Elmonica Subarea of the Sunset West Community Plan.

### **Original Ordinance No. 717 Provisions**

As originally filed, Ordinance 717 proposed the following amendments to the Washington County 2020 Transportation Plan and Sunset West Community Plan, affecting Area of Special Concern #9 in the Elmonica Subarea of the Sunset West Community Plan:

- Eliminate a required north-south Special Area Local Street connection (extension of SW 173<sup>rd</sup> Terrace north of SW Marty Lane to connect with a future eastward extension of SW Rose Petal Lane);
- Realign a required north-south Special Area Commercial Street north of SW Marty Lane from SW 171<sup>st</sup> Terrace to SW 172<sup>nd</sup> Terrace, and reclassify SW Marty Lane between 171<sup>st</sup> Terrace and 172<sup>nd</sup> Terrace from Special Area Local Street to Special Area Commercial Street to reflect the proposed realignment;
- Realign the easternmost portion of a required Off Street Pathway (west of SW 170<sup>th</sup> Avenue) and extend the same Pathway west to the intersection of SW 175<sup>th</sup> Avenue and SW Marty Lane;
- Add language in the Community Plan to provide for possible traffic management on a Local Street; and
- Correct minor errors on the current Transportation Plan 'Functional Classification System' map and the Sunset West Community Plan 'Special Area Streets, Street Corridor & Arterial Access Designation' map affecting the subject area.

### **Proposed A-Engrossed Ordinance No. 717 Provisions**

Proposed **A-Engrossed Ordinance No. 717** incorporates all of the above-described amendments, plus the following proposed amendments:

- Eliminate a required Off Street Pathway crossing the Tri-Met light rail tracks;
- Reclassify portions of two existing Special Area Local Streets (SW 175<sup>th</sup> Avenue between W Baseline Road and SW Lawton Street, and SW Lawton Street between SW 175<sup>th</sup> Avenue and the east line of the Autumn Meadows subdivision) to Special Area Neighborhood Routes to better reflect projected ultimate traffic volumes based on a reasonable worst-case development scenario for the subject properties;
- Add a new 'Special Area Commercial Street Corridor' to the Sunset West Community Plan 'Special Area Streets, Street Corridor & Arterial Access Designation' map, corresponding to the proposed realigned Special Area Commercial Street;
- Add language in the Community Plan regarding the design and construction timing of the westernmost portion of the required Off Street Pathway between SW 170<sup>th</sup> and 175<sup>th</sup> Avenues.

### **Public Hearings Time and Place**

**Board of County Commissioners**  
**10:00 am**  
**October 20, 2009**

**Board of County Commissioners**  
**6:30 pm**  
**October 27, 2009**

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

On October 27, 2009, 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 27, 2009.

#### **2020 Transportation Plan Amendments**

- Amendments to the planned street and off street pathway configurations in the Elmonica Station Area, as depicted on the following maps:
  - 'Functional Classification System' map (Figure 4D);
  - 'Special Area Street Overlay – Willow Creek, Merlo and Elmonica Areas' map (Figure 8); and
  - 'Trails and Pedestrian System' map (Figure 12D).

#### **Sunset West Community Plan Amendments**

- Amendments to the planned street and off street pathway configurations in the Elmonica Station Area, identified as Area of Special Concern #9 in the Elmonica Subarea, as depicted on the following maps:
  - 'Special Area Streets, Street Corridor & Arterial Access Designations' map; and
  - 'Pedestrian System Designations' map.
- Amendments to the text of Elmonica Subarea, Area of Special Concern #9 to provide for possible traffic management on a local street.

(continued on next page)

**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. 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

Failure to submit oral or written testimony before the Board may preclude appeal of a decision by the Board to adopt an ordinance as filed or amended.

**Staff Contact**

Stephen Roberts, Senior Planner  
155 North 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3842 Fax: 503-846-4412  
e-mail: Stephen\_Roberts@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 1<sup>st</sup> Ave.  
Hillsboro, OR 97124-3072 Telephone: 503-846-3519
- <http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2009landuseordinances.cfm>
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-725-2124 for a directory of CPOs.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 717

An Ordinance Amending the Washington County 2020 Transportation Plan and the Sunset West Community Plan to Make Changes to the Adopted Street Network in the Elmonica Light Rail Station Area.

The Board of County Commissioners of Washington County, Oregon, ordains:

SECTION 1

A. The Board of County Commissioners of Washington County, Oregon ("Board") recognizes that the Transportation Plan Element of the Comprehensive Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333 with portions subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470, 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611, 626, 627, 631, 642, 649, 663, 674, 683, and 713.

B. 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, 420, 485, 503, 526, 531, 532, 551, 553, 588, 610, and 620.

C. Subsequent ongoing planning efforts of the County to mitigate wetland impacts indicate the need for the following amendments to the adopted transportation network in the Elmonica Light Rail Station Area: 1) realign a planned street connection; 2) remove a planned street connection; 3) change the functional classifications of several existing street segments; 4) realign a portion of a planned Off Street Pathway; and 5) make associated map and text changes related to the planned transportation network in the Elmonica Light Rail Station Area. The Board takes note

1 that such changes are necessary when making legislative amendments and are for the benefit of the  
2 health, safety, and general welfare of the residents of Washington County, Oregon.

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

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

15 SECTION 2

16 The Board adopts the amendments attached hereto as Exhibit 1 (5 pages), which amend the  
17 Washington County 2020 Transportation Plan and the Sunset West Community Plan.

18 SECTION 3

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

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1    SECTION 4

2           All applications received prior to the effective date shall be processed in accordance with  
3    ORS 215.427 (2007 Edition).

4    SECTION 5

5           If any portion of this Ordinance, including the exhibit, shall for any reason be held invalid  
6    or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby  
7    and shall remain in full force and effect.

8    SECTION 6

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

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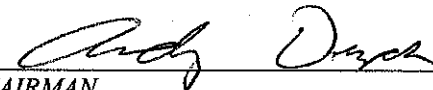
1 SECTION 7


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

3 ENACTED this 27th day of October, 2009, being the 3rd reading  
4 and 3rd public hearing before the Board of County Commissioners of Washington County,  
5 Oregon.

6 BOARD OF COUNTY COMMISSIONERS  
7 FOR WASHINGTON COUNTY, OREGON

8 **ADOPTED**

9   
CHAIRMAN

10   
RECORDING SECRETARY

11 READING

12 PUBLIC HEARING

13 First October 6, 2009

14 First October 6, 2009

15 Second October 20, 2009

16 Second October 20, 2009

17 Third October 27, 2009

18 Third October 27, 2009

19 Fourth \_\_\_\_\_

20 Fourth \_\_\_\_\_










21 VOTE: Aye: Brian, Dwyck, Rogers,  
Schouten, Strader

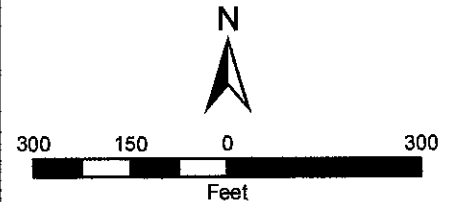
22 Nay: \_\_\_\_\_

Recording Secretary: Marian Larkin

Date: October 27, 2009

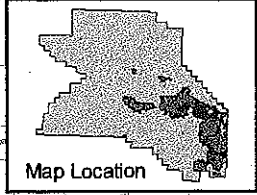
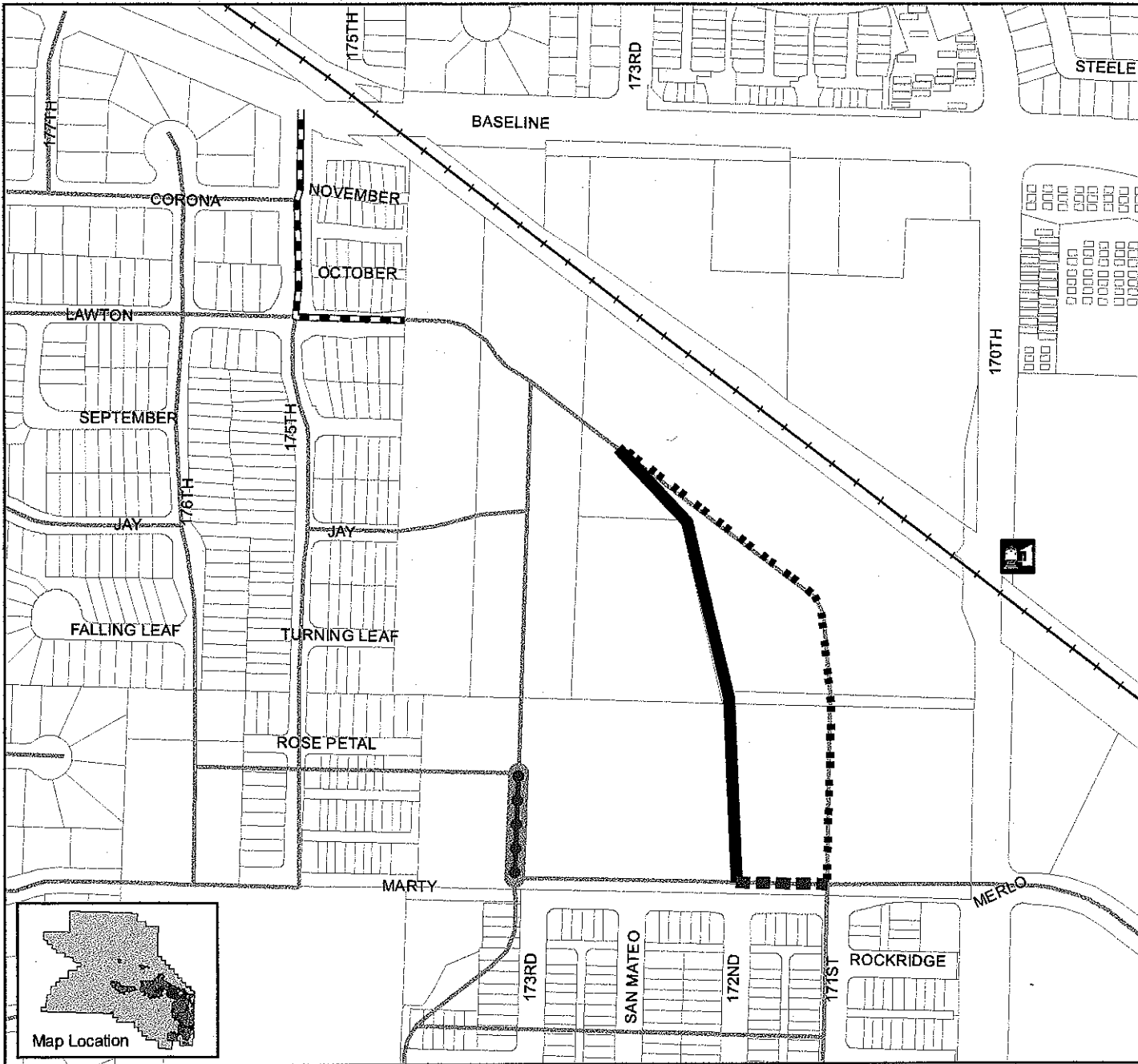
Amend the 'Special Area Street Overlay Willow Creek, Merlo and Elmonica' map of the Washington County 2020 Transportation map as illustrated.

-  Remove 'Proposed Special Area Local Street' Segment.
-  Change 'Proposed Special Area Local Street' to 'Proposed Special Area Commercial Street'.
-  Change from Special Area Local Street to Special Area Neighborhood Route
-  Realignment of 'Proposed Special Area Commercial Street'.
-  Remove segment of the '25' street alignment corridor'.
-  Remove 'Proposed Special Area Commercial Street' Segment.
-  Existing Special Area Streets
-  Elmonica MAX Station
-  Westside Light Rail/MAX








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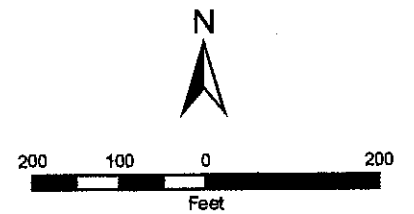
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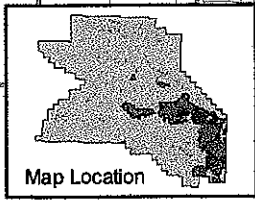
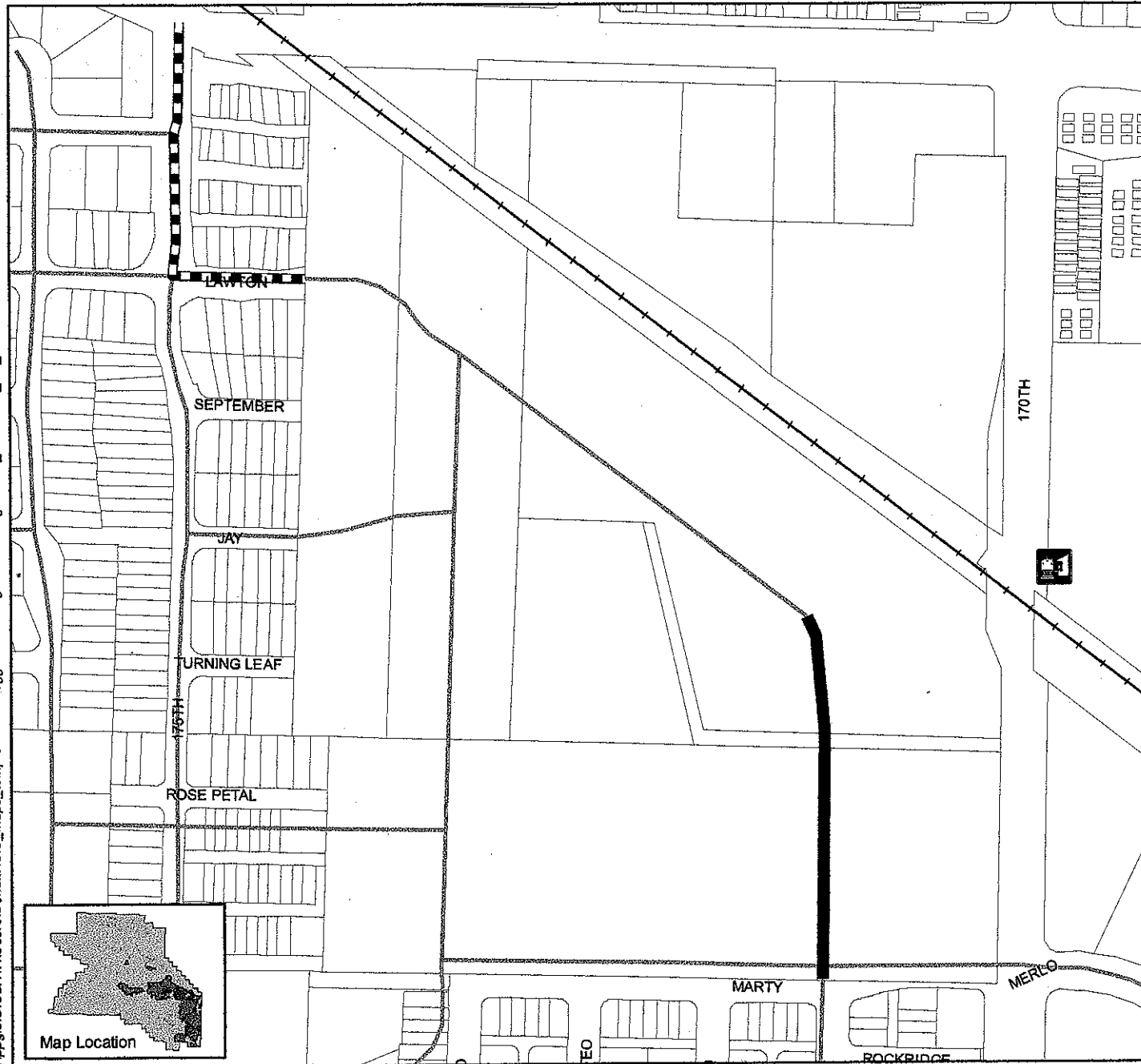


Amend the 'Functional Classification System' map of the Washington County 2020 Transportation Plan as illustrated.

-  Change from Local Street to Neighborhood Route.
-  Remove Proposed Neighborhood Route designation.
-  Existing Special Area Streets
-  Elmonica MAX Station
-  Westside Light Rail/MAX



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Add the following language to the Sunset West Community Plan, Elmonica Subarea, Area of Special Concern #9:

Area of Special Concern #9

This area, bounded by 170th Avenue on the east, the light rail tracks on the north, and existing residential neighborhoods on the west and south, is in a number of different ownerships. Several of the parcels in the area have odd dimensions and/or limited access to surrounding public streets. In order for these properties to develop in a cohesive and complimentary manner, they will either have to be consolidated under fewer ownerships, or the owners of the properties will have to cooperatively plan for the area's overall development. To assure that cooperative planning of the area's overall development will occur, notice of all neighborhood meetings and development applications for the area shall be provided to all property owners of record in the area, as well as any other parties required to be notified pursuant to requirements of the Community Development Code.







If the proposed street extension north of Marty Lane is shifted from SW 171<sup>st</sup> Avenue to SW 172<sup>nd</sup> Avenue, and if a traffic study recommends it, the applicant for development that installs the street extension shall be responsible for paying to install traffic management devices at the intersection of SW 172<sup>nd</sup> Avenue and Marty Lane to insure that SW 172<sup>nd</sup> Avenue south of Marty Lane continues to function as a "Local Street".

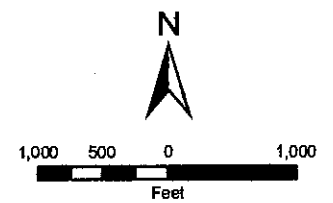
Prior to occupancy of the first residential unit developed on Tax Map / Lot 1S1 06DC / 100, being the property described in the deed recorded in the Washington County public records at Document No. 2007-123889 (the MLG property), the applicant for development shall be responsible for designing, constructing, and making provisions for adequate ongoing maintenance of that portion of the required Off-Street Pathway depicted on the Pedestrian System Designations map between the west line of the subject property and the intersection of SW Marty Lane and SW 175<sup>th</sup> Avenue, or to Rose Petal Lane, at the option of the applicant. Design shall be in accordance with the 'greenway' standards of Community Development Code (CDC) Section 408-9, and maintenance provisions shall be consistent with CDC Section 408-8.2.

In lieu of designing and constructing the above-described Off-Street Pathway segment, the applicant may satisfy this obligation through one of the following options:

1. Secure a binding written agreement from the Tualatin Hills Park & Recreation District (THPRD) for the construction of said portion of the required Off-Street Pathway, to be completed within two (2) years of occupancy of the first residential unit developed on the subject property. Ongoing maintenance of the constructed pathway shall be provided by THPRD; or
2. Provide other binding assurance that construction of said portion of the required Off-Street Pathway will be completed within two (2) years of occupancy of the first residential unit developed on the subject property and that the pathway will be adequately maintained on an ongoing basis; or
3. Design, construct, and make provisions for adequate ongoing maintenance of a bicycle/pedestrian pathway between the intersection of SW Marty Lane/SW 173<sup>rd</sup> Terrace and the future extension of SW Rose Petal Lane. Design shall be in accordance with the 'Greenway' standards of CDC Section 408-9, and maintenance provisions shall be consistent with CDC Section 408-8.2. The bicycle/pedestrian connection must be completed and accepted by the County prior to occupancy of the first residential unit developed on the subject property.

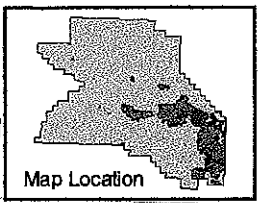
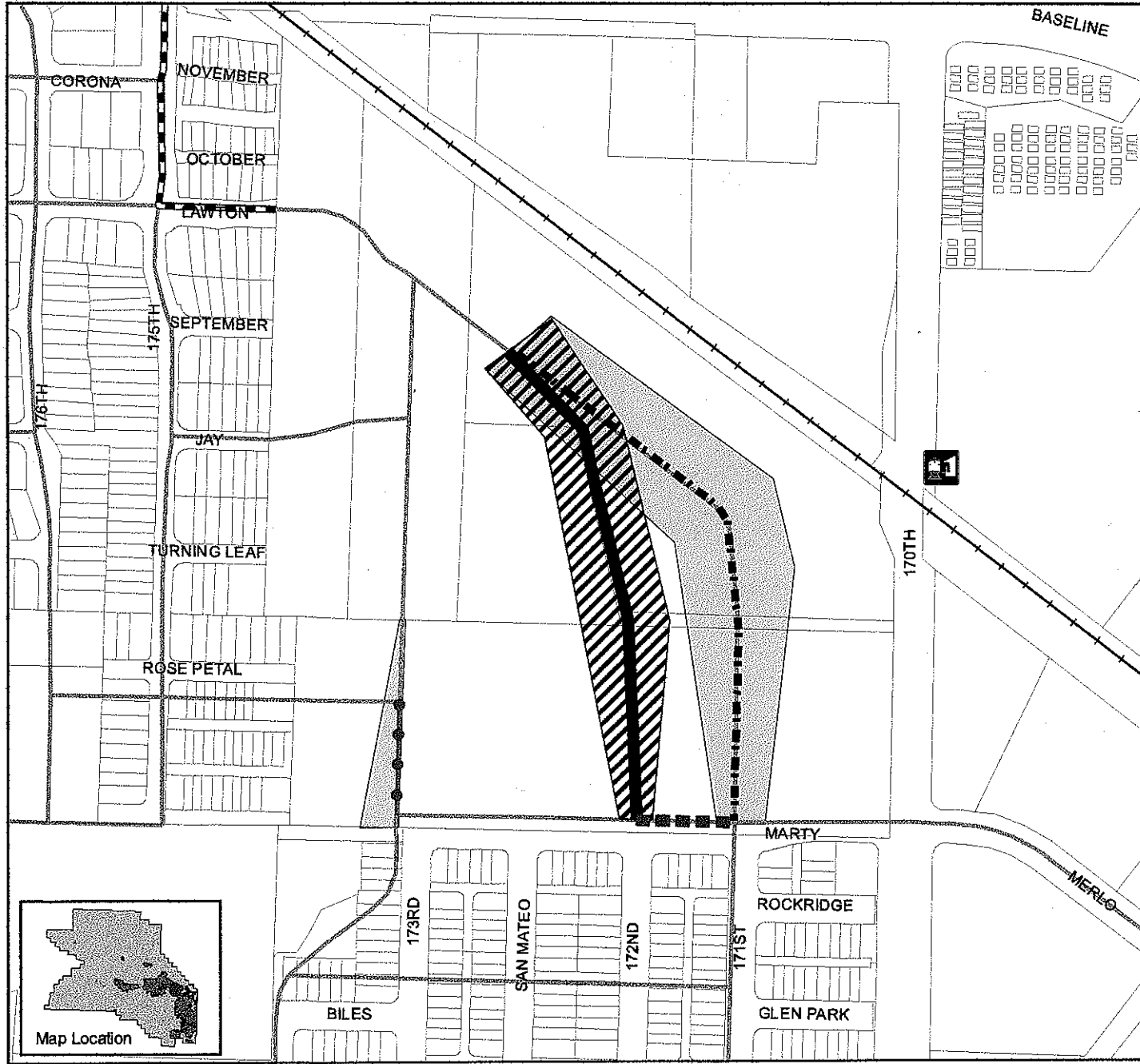
Amend the 'Special Area Streets, Street Corridor & Arterial Access Designations' map of the Sunset West Community Plan as illustrated.

-  Change 'Proposed Special Area Local Street' to 'Proposed Special Area Commercial Street'.
-  Change from Special Area Local Street to Special Area Neighborhood Route.
-  Realignment of 'Proposed Special Area Commercial Street'.
-  Proposed Special Area Local Street segment to be removed.
-  Remove "Proposed Special Area Commercial Street" Segment.
-  Proposed new 'Special Area Commercial Street Corridor' alignment.
-  Existing Special Area Streets.
-  Remove 'Special Area Collector Corridor' alignment.
-  Elmonica MAX Station.
-  Westside Light Rail/MAX.

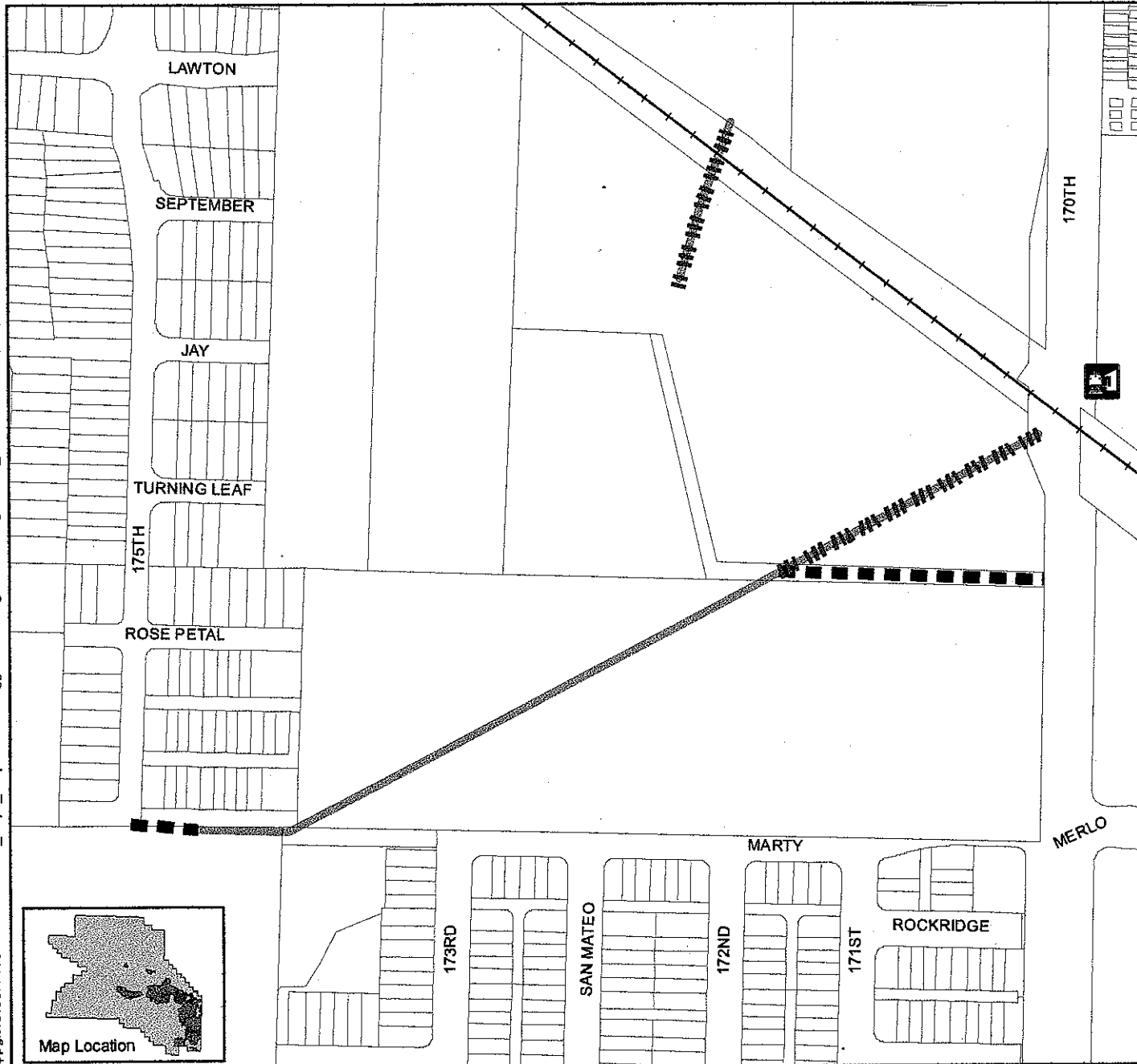


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
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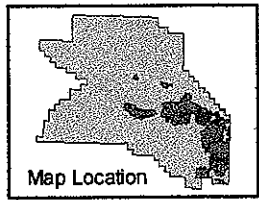
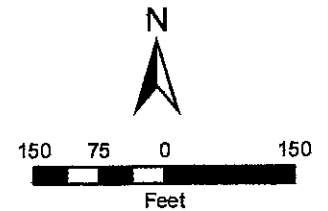


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Amend the 'Pedestrian System Designations' map of the Sunset West Community Plan as illustrated.

-  Existing 'Off-Street Pathway' segment to be removed
-  Proposed new Off-Street Pathway
-  Off-Street Pathway
-  Elmonica MAX Station
-  Westside Light Rail/MAX



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