



WASHINGTON COUNTY

OREGON

PROPOSED B-ENGROSSED LAND USE ORDINANCE NO. 882

Individual and General Notice 2023-05

November, 20, 2023

Initial notice was provided to interested parties Oct. 27, 2021 regarding proposed Ordinance No. **882**. After public hearings for Ordinance No. **882**, the Board of Commissioners ordered substantive amendments to this ordinance. These changes were incorporated into proposed **A-Engrossed Ordinance No. 882**. Following the first engrossment, the Board of Commissioners ordered additional amendments in response to Metro Urban Growth Boundary amendments. The additional changes have been incorporated into proposed **B-Engrossed Ordinance No. 882**. As required by Chapter X of the County Charter, the Board has directed staff to prepare and provide you with notice of these amendments.

Who is Affected

Owners of property subject to the proposed Tile Flat Road extension Refinement Areas between Scholls Ferry Road and Roy Rogers Road.

What Land is Affected

Properties subject to the proposed Tile Flat Road extension Refinement Areas between Scholls Ferry Road and Roy Rogers Road.

ORDINANCE PURPOSE:

B-Engrossed Ordinance No. 882 proposes to amend the Transportation System Plan (TSP) to include Refinement Areas that recognize the need for the Tile Flat Road extension to connect between Scholls Ferry Road and Roy Rogers Road at Bull Mountain Road. The Refinement Areas preserve the opportunity to evaluate the preferred alignment and function of the roadway through urban comprehensive planning.

PUBLIC HEARING INFORMATION:

Hearings are scheduled for the dates and times below. For information about the meetings and how to testify, please see the following webpage:

Board of Commissioners: <https://washingtoncounty.civicweb.net/Portal>

Board of Commissioners

10 a.m.
Dec. 5, 2023

6:30 p.m.
Dec. 12, 2023

Board meetings are hybrid (in person and virtually on Zoom).

Hearings are in the auditorium of the

Charles D. Cameron Public Services Building, 155 N. First Ave., Hillsboro

At its Dec. 12, 2023, public hearing, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If adopted on Dec. 12, 2023, it would become effective Jan. 12, 2024.

Department of Land Use & Transportation
Planning and Development Services • Long Range Planning

155 N First Ave, Suite 350, MS14, Hillsboro, OR 97124-3072

phone: 503-846-3519 | www.washingtoncountyor.gov/lut | lutplan@washingtoncountyor.gov

B-Engrossed Ordinance No. 882 proposes to amend the Transportation System Plan (TSP) to include Refinement Areas that recognize the need for the Tile Flat Road extension between Scholls Ferry Road and Roy Rogers Road at Bull Mountain Road.

SUMMARY OF ORDINANCE NO. 822 AS ORIGINALLY FILED:

- Add a general alignment of Tile Flat Road between Scholls Ferry Road and Roy Rogers Road at Bull Mountain Road as a collector to the Transportation System Plan.
- A Refinement Area for the continued extension of Tile Flat Road further south to connect to Roy Rogers Road at Beef Bend Road.
- When Ordinance No. 882 was filed the proposed Tile Flat Road extension alignment required an analysis demonstrating that it met the criteria for exceptions to the following Statewide Planning Goals: 3 (Agricultural Land), 4 (Forest Land), 11 (Public Facilities and Services) and 14 (Urbanization).

A-ENGROSSED ORDINANCE NO. 882 incorporated the above-described amendments plus the following changes:

- Amendments to the Background of the TSP to incorporate the Tile Flat Road Goal Exception Analysis as a technical appendix.
- Amendments to the Roadway Element to add a strategy to address circumstances where an exception to Statewide Planning Goals is necessary to support planning for a connected multimodal network.

B-ENGROSSED ORDINANCE NO. 882 SUMMARY OF CHANGES:

- B-Engrossed Ordinance No. 882 no longer proposed any exception to statewide planning goals.
- Removed the previously proposed collector roadway and exception corridor.
- Removed the background amendments and exception strategy proposed in A-Engrossed Ordinance No. 882.
- Incorporates three Refinement Areas into the TSP.
- The Refinement Areas respond to the Urban Growth Boundary change and encourage comprehensive land use and transportation planning within the newly added urban area. The Refinement Areas do not enable a roadway to be constructed.

AFFECTED LAND USE PLANNING DOCUMENTS:

Transportation System Plan

- Roadway Element
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HOW TO SUBMIT COMMENTS:

Washington County is committed to broad community engagement and transparency of government. **For meetings that are conducted via Zoom, advance registration is recommended to provide testimony on agenda items or additional communication at designated times.**

For Board registration instructions and contact information, please visit the How to Testify webpage: <https://washingtoncounty.civicweb.net/Portal/3457/HowtoTestify/>

Staff Contact

Steve Kelley, Senior Planner, stevel_kelley@washingtoncountyor.gov, 503-846-3764

The ordinance is available for review on the Land Use Ordinances webpage: [Land Use Ordinances in Progress | Washington County, OR \(washingtoncountyor.gov\)](https://washingtoncountyor.gov/Land-Use-Ordinances-in-Progress)

The ordinance will be available for review at the following locations:

- Department of Land Use & Transportation
- Cedar Mill Community Library and Tigard Public Library
- Community Participation Organizations (CPOs), call 503-846-6288

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

B-ENGROSSED ORDINANCE 882

An Ordinance Amending the
Transportation System Plan Element of
the Comprehensive Plan Relating to an
Extension of Tile Flat Road

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

SECTION 1

A. The Board recognizes that the Transportation System Plan Element of the Comprehensive Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333, and 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, 712, 713, 717, 718, 730, 739, 744, 749, 750, 760, 767, 768, 775, 783, 789, 790, 799, 802, 805, 814, 816, 834, 844, 851, and 881.

B. As part of its ongoing planning efforts including review of current policy and plan, existing conditions, and possible future expansions, Washington County has determined there is a need to update the Transportation System Plan to provide direction, identify needs, and address transportation-related issues. The Board takes note that such changes are for the health, welfare, and benefit 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

1 amendments and has submitted its recommendations to the Board. The Board finds that this
2 Ordinance is based on those recommendations and any modifications made by the Board are a
3 result of the public hearings process.

4 D. The Board finds and takes public notice that it is in receipt of all matters and
5 information necessary to consider this Ordinance in an adequate manner, and finds that this
6 Ordinance satisfies the Statewide Planning Goals or any applicable exception criteria therefrom, the
7 standards for legislative plan adoption as set forth in Chapters 197 and 215 of the Oregon Revised
8 Statutes, the Washington County Charter, the Washington County Community Development Code,
9 the Washington County Transportation System Plan, and the Washington County Comprehensive
10 Plan.

11 SECTION 2

12 The following Exhibit, attached and incorporated herein by reference, is hereby adopted as
13 an amendment to the following document:

14 A. Exhibit 1 (4 pages) – Amends the Roadway Element of the Transportation System
15 Plan and maps to include:

- 16 1. Tile Flat Road Extension Refinement Area;
- 17 2. Tile Flat Road / Mountainside Way Extension Refinement Area;
- 18 3. Mountainside Way Southern Extension Refinement Area; and
- 19 4. Text describing the new Refinement Areas is added to the ‘Refinement Area’
20 Section of the Transportation System Plan.

21 SECTION 3

22 All other Comprehensive Plan provisions that have been adopted by prior ordinance, which

1 are not expressly amended or repealed herein, shall remain in full force and effect.

2 SECTION 4

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

5 SECTION 5

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

9 SECTION 6

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

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SECTION 7

This Ordinance shall take effect 30 days after adoption.

ENACTED this ____ day of _____, 2023, being the _____ reading and
_____ public hearing before the Board of County Commissioners of Washington County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

CHAIR KATHRYN HARRINGTON

RECORDING SECRETARY

READING

PUBLIC HEARING

First _____
Second _____
Third _____
Fourth _____
Fifth _____

First _____
Second _____
Third _____
Fourth _____
Fifth _____

VOTE: *Aye*: _____
Recording Secretary: _____

Nay: _____
Date: _____

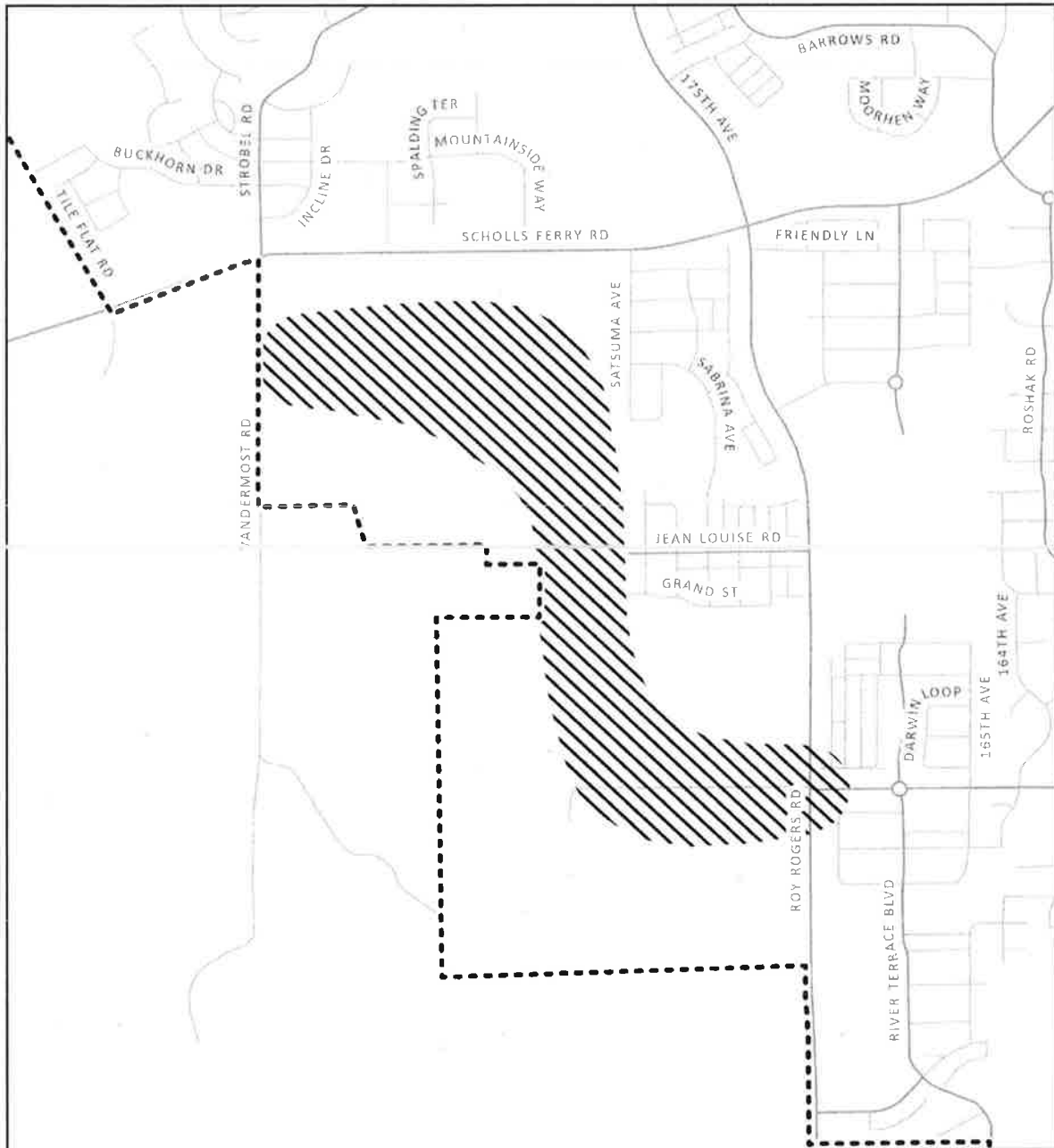
1. The Roadway Element of the TRANSPORTATION SYSTEM PLAN is amended to include the following three Refinement Areas as follows:

Add Tile Flat Road Extension Refinement Area as shown:



abcdef Proposed additions
abedef Proposed deletions

Add Tile Flat Road / Mountainside Way Extension Refinement Area as shown:

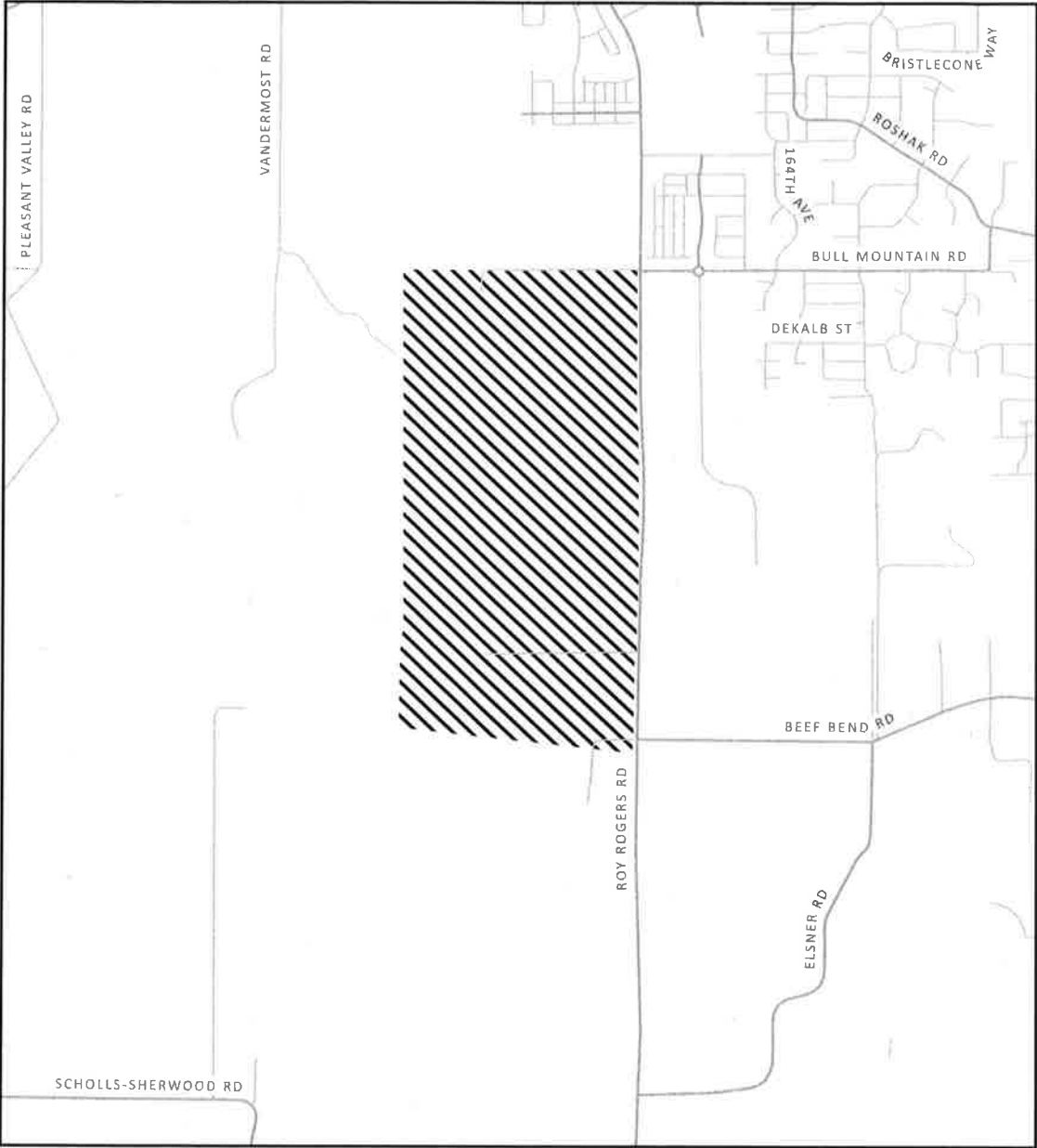


//// Add as Roadway Refinement Area

--- UGB (Post 02/02/2023)



Add Mountainside Way Southern Extension Refinement Area as shown:



//// Add as Refinement Area



abcdef Proposed additions
~~abcdef~~ Proposed deletions

Refinement Areas

Refinement Areas are locations that have been identified where further study is needed to determine the mode, function and/or general location of a future solution or transportation improvement. Further study of a Refinement Area may occur through a transportation planning process, capital project development or the land development process. Before development may occur on land within a Refinement Area, in addition to other requirements, the development application must demonstrate how potential solutions to the transportation need will (at a minimum) not be precluded by the proposed development.

Tile Flat Road Extension Refinement Area:

There is a future need for an extension of Tile Flat Road from its current terminus at Scholls Ferry Road to connect south to Vandermost Road. The future roadway will serve the developing community as well as provide additional connectivity for the broader community. A demonstration of need for the roadway, as well as the specific alignment and function of the roadway is to be determined through comprehensive planning and/or other processes related to planning for development in the vicinity or a future Urban Growth Boundary expansion.

Tile Flat Road / Mountainside Way Extension Refinement Area:

There is a potential future need for an extension of Tile Flat Road / Mountainside Way from Vandermost Road to the intersection of Bull Mountain Road and Roy Rogers Road. It is expected that the north-south Mountainside Way extension will be a City of Tigard facility. The potential future section of the roadway from Vandermost to Mountainside Way would serve the developing community as well as provide additional connectivity for the broader community. The specific alignment and function of the roadway will be determined through comprehensive planning in the vicinity.

Mountainside Way Southern Extension Refinement Area:

There is a potential future need for a north-south Collector roadway to extend south from Bull Mountain Road west of Roy Rogers Road to connect to Roy Rogers Road at a point to be determined within the refinement area. The proposed Collector is intended to serve the developing lands as well as provide additional connectivity for the broader community. A demonstration of need for the roadway is to be determined through concept planning or other process, related to Urban Growth Boundary expansion and development in nearby areas.
