



PROPOSED LAND USE ORDINANCE NO. 897

Individual and General Notice 2023-03

July 21, 2023

The Washington County Planning Commission and Board of Commissioners will soon consider proposed **Ordinance No. 897**. 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 Long Range Planning at 503-846-3519 or lutplan@washingtoncountyor.gov.

ORDINANCE PURPOSE AND SUMMARY:

Ordinance No. 897 would amend the Comprehensive Framework Plan for the Urban Area (CFP), Rural/Natural Resource Plan (RNRP), and Bull Mountain Community Plan to reflect a recent Metro Urban Growth Boundary (UGB) land exchange resulting in a UGB expansion in Washington County to add land known as River Terrace 2.0.

Who is Affected

Residents, businesses and property owners in unincorporated Washington County.

What Land is Affected

Entirety of remaining Roy Rogers West and East Urban Reserve Area (also known as Urban Reserve Area 6C).

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 webpages or call 503-846-3519.

Planning Commission: <https://www.washingtoncountyor.gov/lut/planning/planning-commission>

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

Planning Commission

6:30 p.m.
(Aug. 16, 2023)

Board of Commissioners

10 a.m.
(Oct. 3, 2023)

**Planning Commission meetings are conducted virtually on Zoom and Board meetings are hybrid (in person and virtually on Zoom).
Check one week prior to the meeting date to confirm meeting location details.**

In person hearings are in the auditorium of the
Charles D. Cameron Public Services Building, 155 N. First Ave., Hillsboro

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

At its Oct. 3 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 Oct. 3, it would become effective Nov. 3, 2023.

KEY PROVISIONS:

- Removes designations for land use districts, Goal 5 resources and urban and rural reserves in UGB expansion areas from the RNRP.
- Adds designation for land use district, significant natural and cultural resources and parking maximum in UGB expansion areas to the Bull Mountain Community Plan and associated subarea.
- Makes minor amendments to the CFP to reflect the addition of UGB expansion areas to the urban area.

AFFECTED LAND USE PLANNING DOCUMENTS:

Comprehensive Framework Plan for the Urban Area

- Policy 41, Urban Growth Boundary Expansions

Rural/Natural Resource Plan

- Rural Land Use Districts Map
- Goal 5 Resources Map
- Urban and Rural Reserves Map

Community Plan(s)

- Bull Mountain
-

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 Planning Commission registration and contact information, please visit the Planning Commission webpage: <https://www.washingtoncountyor.gov/lut/planning/planning-commission>

For Board registration instructions and contact information, please visit the How to Testify webpage: [Board of County Commissioners \(BCC\) | Washington County, OR \(washingtoncountyor.gov\)](https://www.washingtoncountyor.gov/lut/board-of-county-commissioners)

Staff Contact

Todd Borkowitz, Associate Planner, todd_borkowitz@washingtoncountyor.gov, 503-846-3593

The ordinance is available for review on the Land Use Ordinances webpage: <https://www.washingtoncountyor.gov/lut/land-use-ordinances-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

ORDINANCE 897

An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Rural/Natural Resource Plan and Bull Mountain Community Plan to Reflect the River Terrace 2.0 Urban Growth Boundary Expansion Area.

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 (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, 775, 785, 788-790, 796, 799, 802, 805, 809, 813-814, 820, 822, 828, 838, 843, 857, 865, 866, 886, and 889.

B. The Board recognizes that the Rural/Natural Resource Plan Element of the Comprehensive 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, 628-631, 637, 643, 648-649, 653, 662, 671, 686, 733, 740, 753, 764, 772, 776, 785, 796, 809, 813-814, 822, 824, 828, 840, 854, 865, and 869.

///

1 C. The Board recognizes that the Bull Mountain Community Plan was adopted
2 by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 368, 420,
3 480, 487, 547, 551, 552, 588, 610, 615, 659, 666, 783, 785, 799, 865, and 869.

4 D. As part of its ongoing planning efforts Washington County staff identified the
5 need to update the Comprehensive Framework Plan for the Urban Area, Rural/Natural
6 Resource Plan and Bull Mountain Community Plan to reflect recent decisions by Metro
7 Council (Ordinance 23-1488) and the Department of Land Conservation and Development
8 (Order #001934) regarding expansion of the Urban Growth Boundary (UGB) in the River
9 Terrace 2.0 area in Washington County. The Board recognizes that such changes are
10 necessary from time to time for the benefit and welfare of the residents of Washington
11 County, Oregon.

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

18 F. The Board finds and takes public notice that it is in receipt of all matters and
19 information necessary to consider this Ordinance in an adequate manner and finds that this
20 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
21 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington

22 ///

1 County Charter, the Washington County Community Development Code, and the Washington
2 County Comprehensive Plan.

3 SECTION 2

4 The following exhibits, attached hereto and incorporated herein by reference, are
5 adopted as amendments to the designated documents as follows:

6 A. Exhibit 1 (1 page), amends the Comprehensive Framework Plan for the
7 Urban Area, Policy 41, Urban Growth Boundary Expansions, Map A: Future Development
8 Areas.

9 B. Exhibit 2 (3 pages), amends the following maps of the Rural/Natural Resource Plan:

- 10 1. 'Rural Land Use Districts' Map;
- 11 2. 'Goal 5 Resources' Map; and
- 12 3. 'Urban and Rural Reserves' Map.

13 C. Exhibit 3 (6 pages), amends portions of the Bull Mountain Community Plan:

- 14 1. 'Background Summary' and 'Subareas' text;
- 15 2. 'Subareas' Map;
- 16 3. 'Land Use Districts' Map;
- 17 4. 'Significant Natural and Cultural Resources' Map; and
- 18 5. 'Parking Maximum Designations' Map.

19 SECTION 3

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

22 ///

1 SECTION 4

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

4 SECTION 5

5 If any portion of this Ordinance, including the exhibits, shall for any reason be held
6 invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be
7 affected thereby 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
11 this Ordinance, including deleting and adding textual material and maps, renumbering pages
12 or sections, and making any technical changes not affecting the substance of these
13 amendments as necessary to conform to the Washington County Comprehensive Plan format.

14 ///

15 ///

1 SECTION 7

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

3 ENACTED this _____ day of _____, 20___, being the _____ reading
4 and _____ public hearing before the Board of County Commissioners of Washington
5 County, Oregon.

6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 _____
CHAIR KATHRYN HARRINGTON

9 _____
10 RECORDING SECRETARY

11 READING

PUBLIC HEARING

12 First _____
13 Second _____
14 Third _____
15 Fourth _____
16 Fifth _____
17 Sixth _____

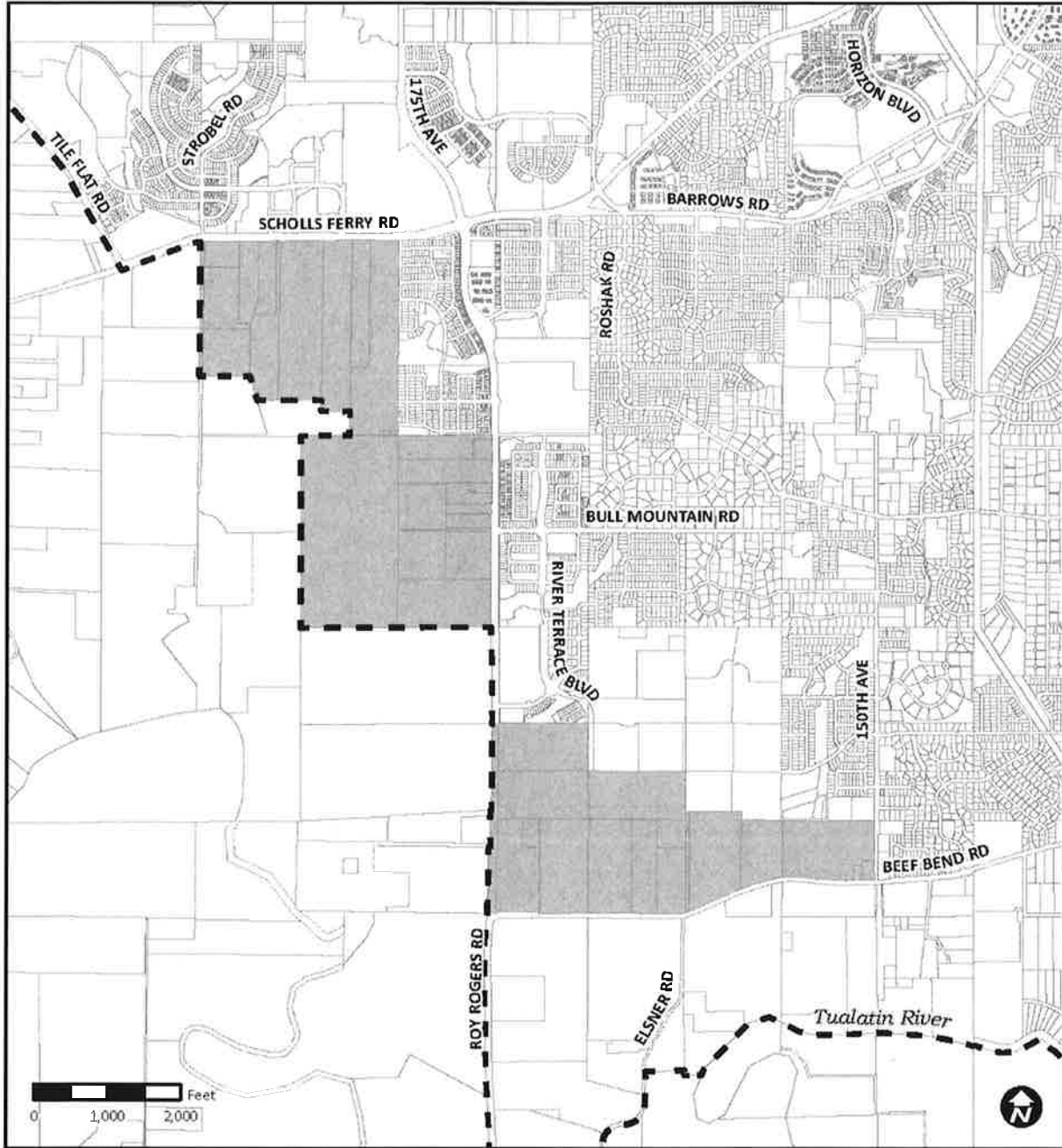
12 First _____
13 Second _____
14 Third _____
15 Fourth _____
16 Fifth _____
17 Sixth _____

18 VOTE: *Aye*: _____

Nay: _____

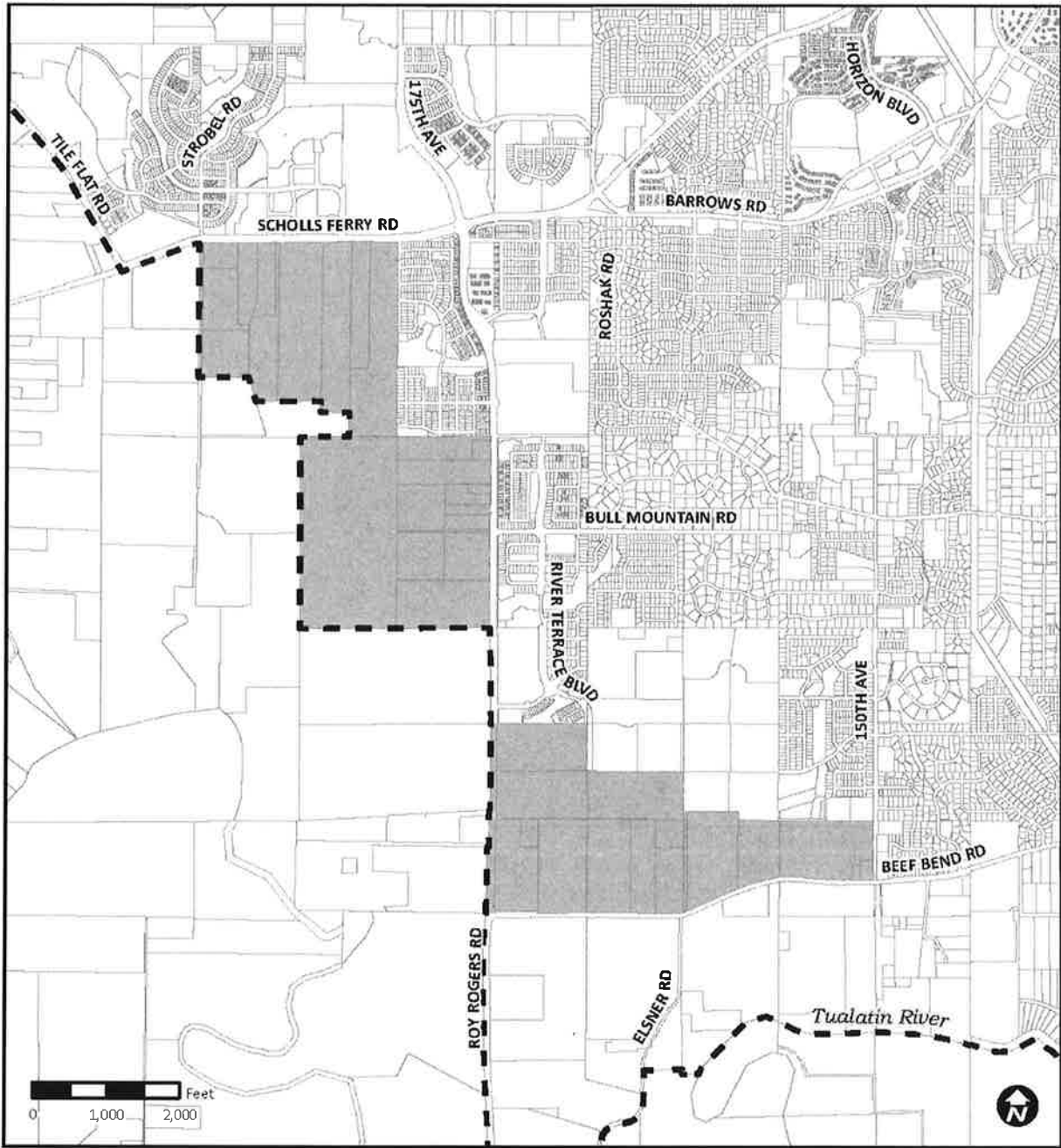
19 Recording Secretary: _____ Date: _____

The 'MAP A Future Development Areas' in Policy 41, Urban Growth Boundary Expansions, of the WASHINGTON COUNTY COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



abcdef Proposed additions
abedef Proposed deletions

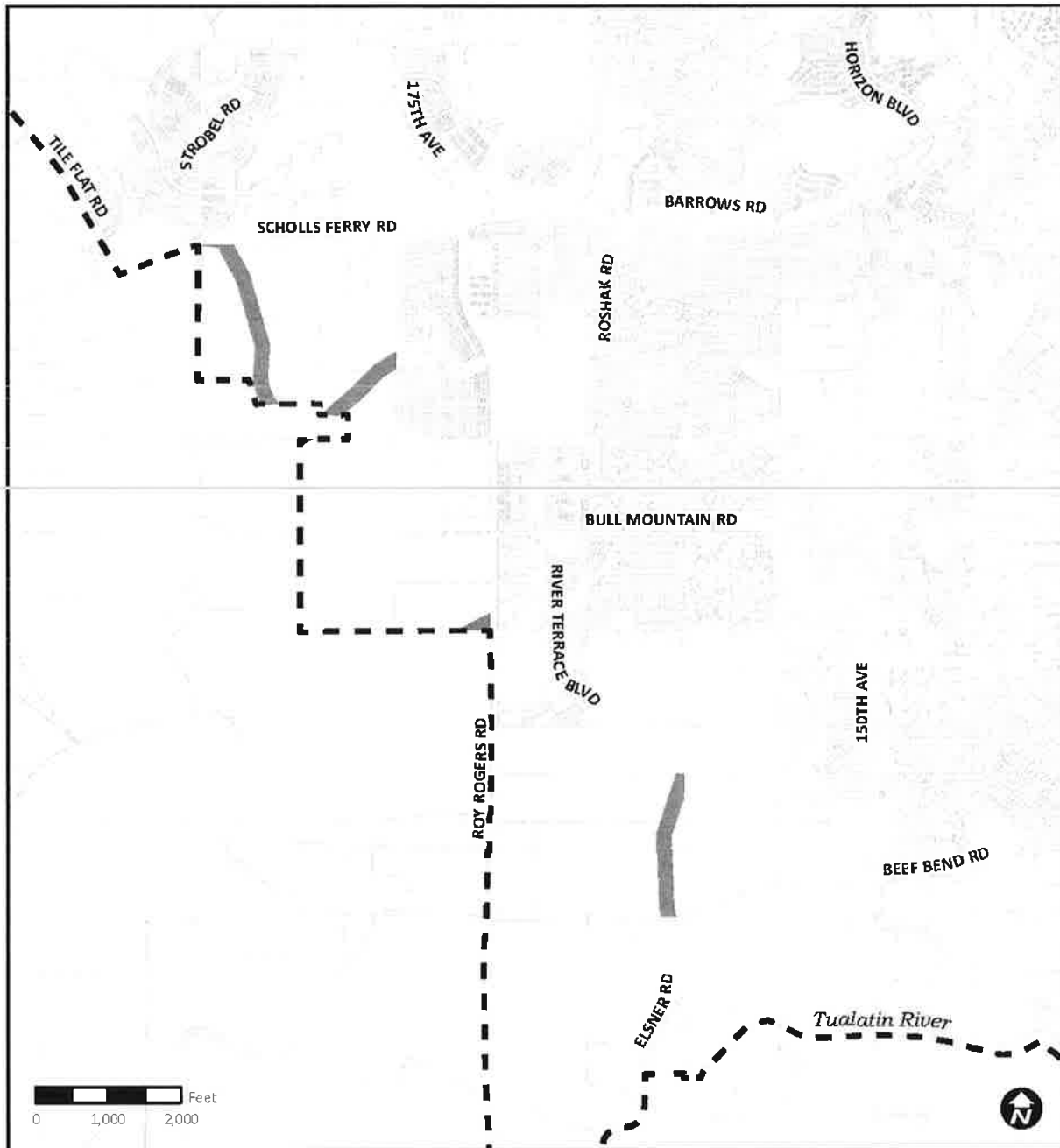
The 'Rural Land Use Districts' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



Remove Land Use Designation Urban Growth Boundary

abcdef Proposed additions
abedef Proposed deletions

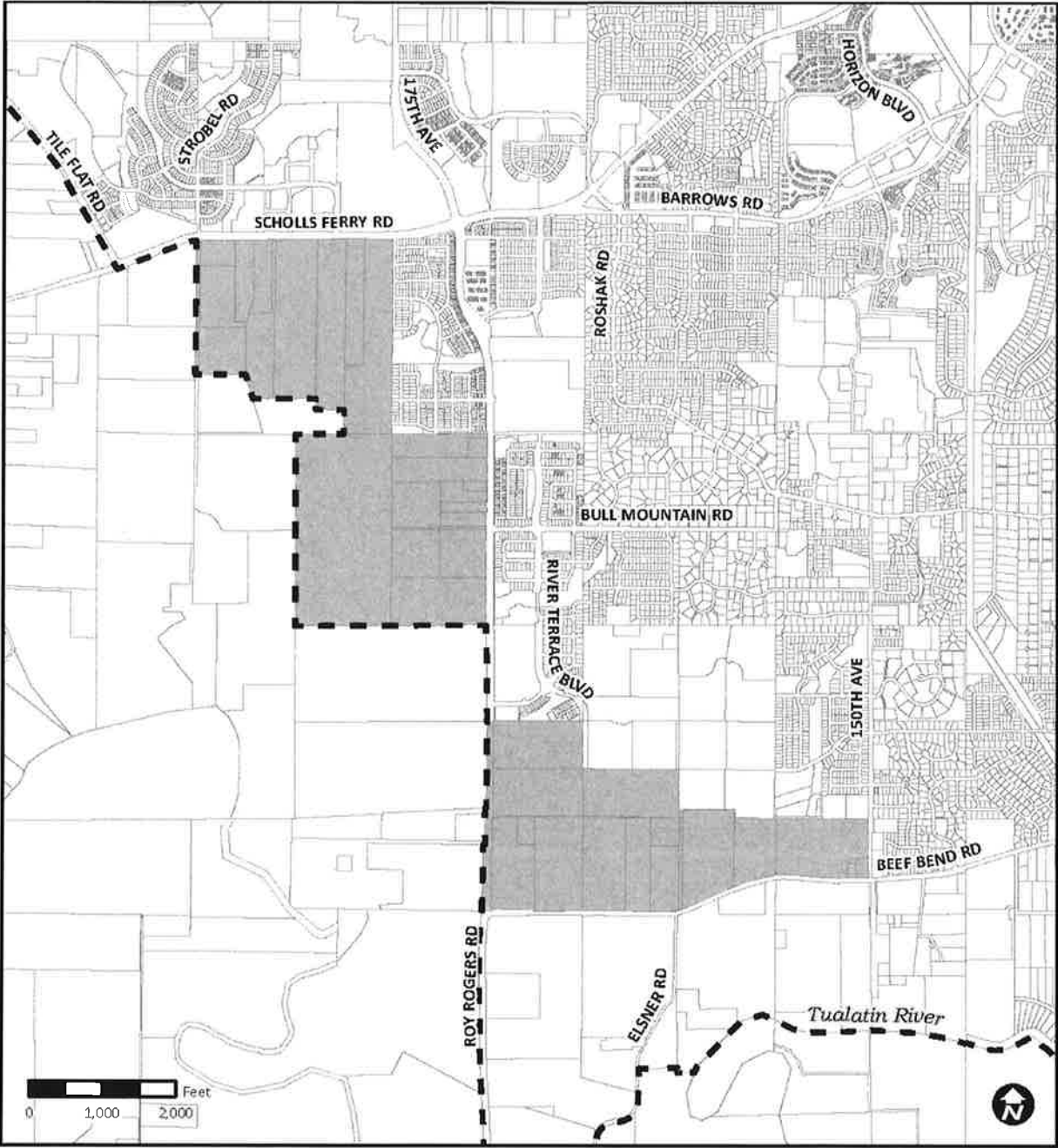
The 'Goal 5 Resources' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



- Remove Water Areas and Wetlands and Fish and Wildlife Habitat Designation
- Urban Growth Boundary

abcdef Proposed additions
~~abcdef~~ Proposed deletions

The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



Remove Urban Reserve Designation Urban Growth Boundary

abcdef Proposed additions
abcdef Proposed deletions

Sections of the BULL MOUNTAIN COMMUNITY PLAN are amended to reflect the following:

Background Summary

Planning Area

At the time the Community Plan was adopted in 1982, the planning area encompassed approximately 3.4 square miles and had a 1980 population of 2,158. Between 1983 and 2023~~18~~, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB in 2018 to include the Beef Bend South Urban Reserve area (also known as Urban Reserve Area 6D) and in 2023 to include River Terrace 2.0 (also known as Urban Reserve Area 6C). This-These areas, approximately 1.60-82 square miles, area has been~~were~~ added to the western portion of the planning area.

Land Use

~~In 1982, t~~The Bull Mountain Community Planning Area was largely undeveloped at this time in 1982. Some large lot residential subdivisions were scattered along the crest of the mountain off Bull Mountain Road; a few more existed along SW 150th Avenue and at the foot of the north slope around Fern Street. Mobile homes and multi-family dwellings were located south of Fischer Road. The only commercial activity in the ~~p~~Planning aArea was located along Pacific Highway southeast of King City. There was no industrial activity. Most of the area consisted of farms, forests, vacant land and rural homes.

In 1982, 1,290 acres of land was vacant and buildable, i.e., undeveloped, excluding powerline easements, and not in floodplain or steep slope. Various UGB expansions and annexations have occurred since 1982. The 2018 UGB expansion was 528 acres, including environmentally sensitive areas and about 400 developable acres. The 2023 UGB expansion was 508 acres, including environmentally sensitive areas and about 350 developable acres.

Natural Features

The 2018 and 2023 UGB expansions included County-identified Goal 5 resources near the Tualatin River, and mapped Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat. The 2018 UGB expansion area also included a small portion of Goal 5 resource designated "Mining District B" off the Pacific Highway near the Tualatin River National Wildlife Refuge.

Transportation

The primary roadways serving this area include Highway 99W, Scholls Ferry Road, Roy Rogers, Beef Bend and Bull Mountain Roads. ~~A new connection between Murray Boulevard and Highway 99W along Walnut and Gaarde has been identified and is being improved, and improvements to Roy Rogers Road, a major north-south Arterial connection, have been completed. Over time, i~~Improvements have also been ~~were~~ made to Roy Rogers, Bull Mountain and Beef Bend Roads, and to Fischer and 131st Avenues east of the planning area.

Bikeway and sidewalk improvements have been completed as part of major roadways projects in and near the Bull Mountain area during recent years (e.g., Roy Rogers Road and portions of Bull Mountain and Beef Bend Roads). Future bikeway and pedestrian projects will be completed, either as part of larger projects or stand-alone projects, as the Transportation System Plan priorities direct and as resources allow. The Transportation System Plan calls for bicycle and pedestrian routes on Arterials and Collectors in the planning area.

Services

Sewer service to the unincorporated Bull Mountain area is provided by the Clean Water Services (CWS). Sewer service to areas newly annexed into the UGB or currently in the UGB but undeveloped will receive sewer service through the private development process. Small areas consisting of 3 to 15 homes in the previously developed area do not have public sewer available. The areas south of Beef Bend Road, on the eastern edge of the planning area along Bull Mountain Road and on the north in the vicinity of 135th Avenue and Scholls Ferry Road have or shortly will have access to CWS sewers. Public sewer extensions service to the rest of these areas can be completed through depends on development interest and the formation of Local Improvement Districts and/or Reimbursement Districts initiated by property owners or CWS to finance extensions of major lines. A CWS-owned pump station will be required when serving multiple lots that are unable to be served by a gravity sewer system. Pumping will be necessary on the western portion of the mountain.

Water service for the Planning Area is available from the Tigard Water District. The District has sufficient storage and distribution capacity to meet year 2000 requirements for the entire area. Lines can be readily extended to areas within the District which currently do not have service. Since water must be pumped to the top of the mountain, emergency storage in the event of a prolonged electrical power outage is a concern. To help alleviate this, Tigard plans to acquire property in the adjacent River Terrace area that can be used for the construction of additional storage to serve the 2023 UGB expansion areas. The primary long-term source of water will continue to be the Clackamas River via the city of Lake Oswego with a backup supply from Portland's Bull Run system.

Subareas

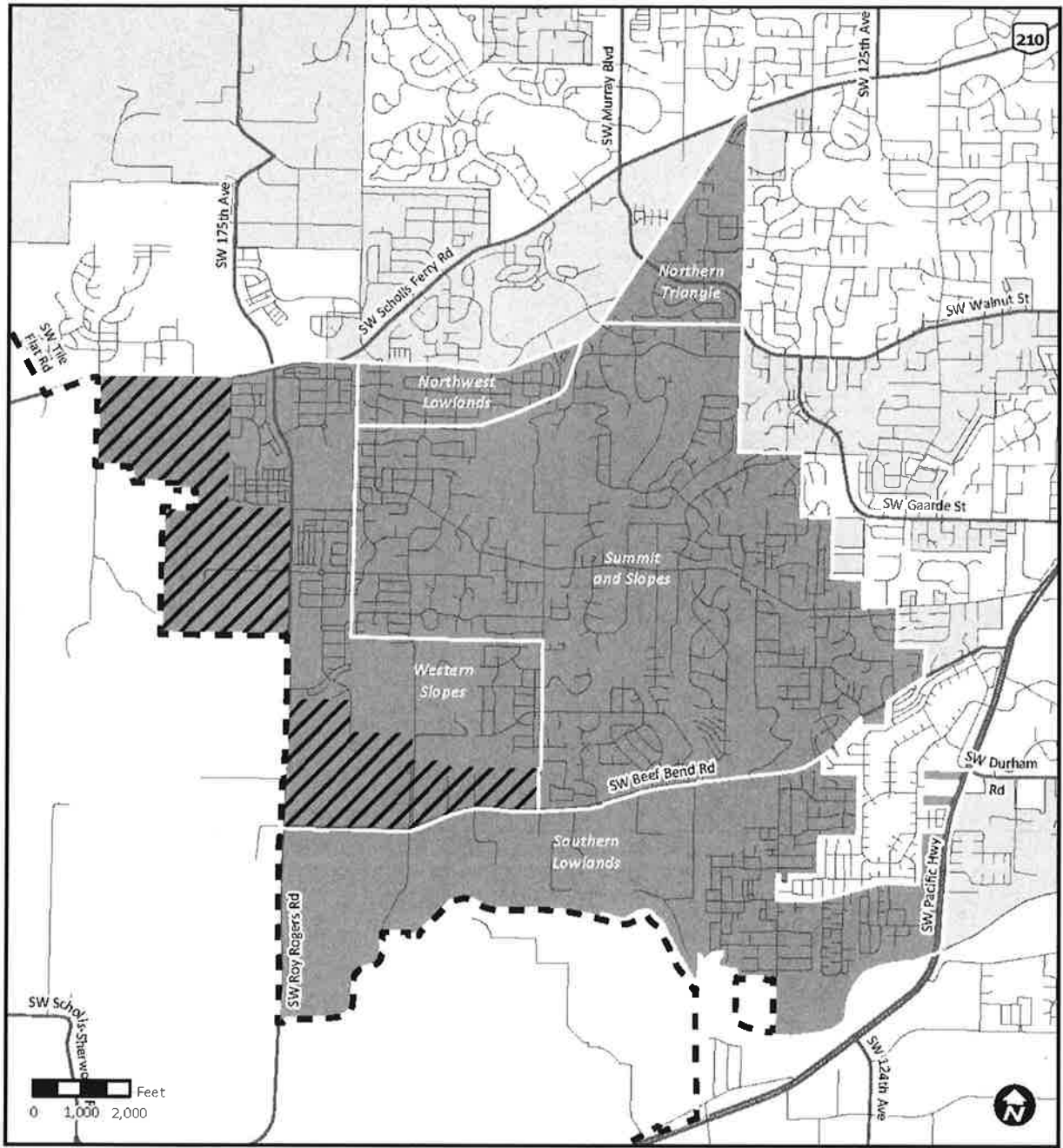
Western Slopes





The Over time, all of the original Western Slopes Subarea and areas added to it through UGB expansions between 2002 and 2018 have annexed to Tigard, is approximately 536 acres. In 2002, 485 of these acres were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 02-969B. 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. In 2023, 508 acres were added to the UGB through Metro Ordinance 23-1488, creating a reconfigured Western Slopes Subarea. The new subarea is bordered to the north by Scholls Ferry Road and to the south by Beef Bend Road. Vandermost Road is the westernmost boundary of the subarea and 150th Avenue is the easternmost boundary. Roy Rogers Road and Bull Mountain Road are the major transportation corridors within the subarea.

The predominant use of this subarea is agricultural with limited single-family detached residences. This area is designated Future Development - 20 Acres (FD-20), which allows limited land uses and is considered an urban holding district until properties are annexed to a city, 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.

abcdef Proposed additions
abedef Proposed deletions

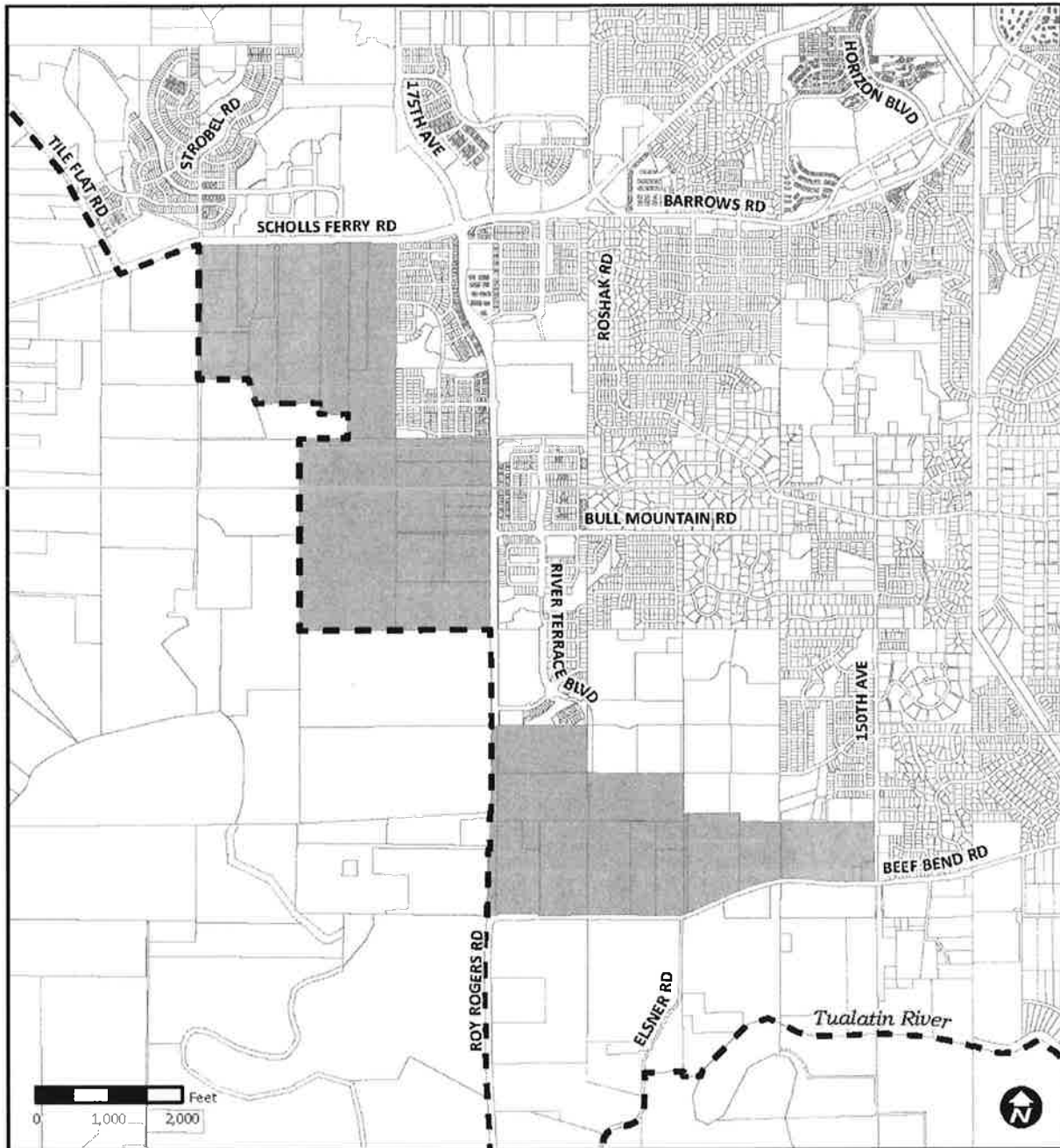
The 'Subareas' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



-  UGB Expansion Area to be Added to Subarea
-  Bull Mountain Community Plan Subareas
-  Other Community Plan Area
-  Urban Growth Boundary

abcdef Proposed additions
 abcdef Proposed deletions

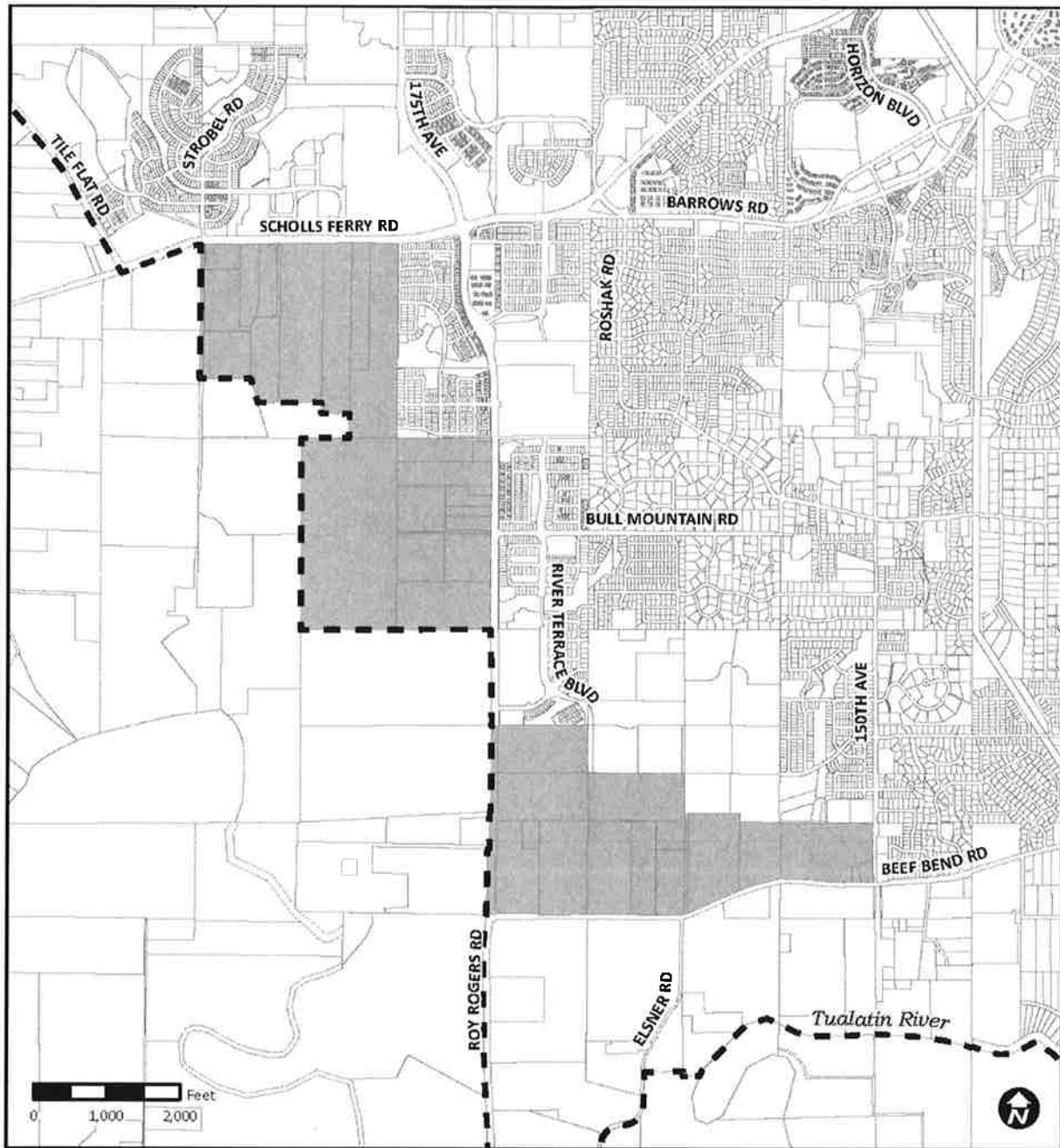
The 'Land Use Districts' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



■ Add FD-20 Land Use Designation - - - Urban Growth Boundary

abcdef Proposed additions
abedef Proposed deletions

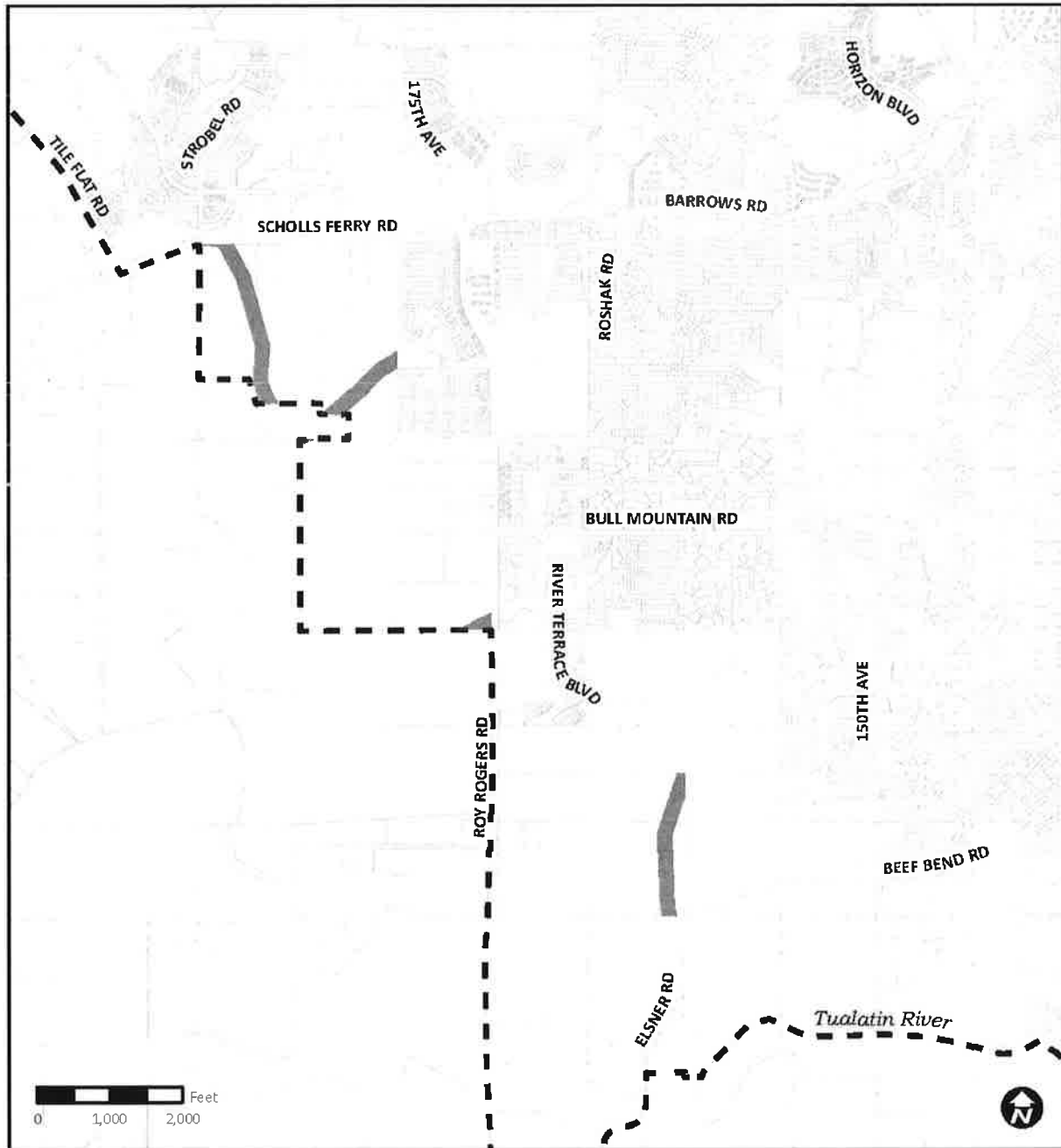
The 'Parking Maximum Designations' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



■ Add Zone B Parking Maximum Designation - - - Urban Growth Boundary

abcdef Proposed additions
abedef Proposed deletions

The 'Significant Natural and Cultural Resources' Map of the BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the River Terrace 2.0 UGB expansion area as shown:



- Add Water Areas and Wetlands and Fish and Wildlife Habitat Designation
- - - Urban Growth Boundary

abcdef Proposed additions
~~abcdef~~ Proposed deletions