



Washington County Limited Goal 5 Program Update



Technical Advisory Committee
Meeting 1 -- June 6, 2023

Land Use & Transportation

www.washingtoncountyor.gov



Agenda



- **Welcome and Introductions**
- Project Background, Purpose and Overview
- Goal 5 Inventory – Methodology and Preliminary Approach
- Public Comment
- Closing and wrap up



TAC meetings will be recorded





Introductions – Project Team



Washington County Land Use & Transportation

- Michelle Miller, Senior Planner (Project Manager)
- Theresa Cherniak, Principal Planner
- Suzanne Savin, Senior Planner
- Emily Brown, Planning Assistant

Consultant Team

- MIG | APG:
 - Cathy Corliss, Principal (Project Manager)
 - Kate Rogers, Senior Planner
 - Brandon Crawford, Planner
- David Evans & Associates
 - Ethan Rosenthal, Ecologist
 - Sara Gilbert, GIS



Introductions – TAC Members



Oregon Department of Fish and Wildlife	Joy Vaughan Ariana R Scipioni
Oregon Department of Forestry	Eric Perkins Mike Cafferata
Department of Land Conservation and Development	Amanda Punton Laura Kelley
Metro	Glen Hamburg
Clean Water Services	Damon Reische Lindsay Obermiller
Tualatin Hills Park & Recreation District	Gery Keck Bruce Barbarasch
City of Hillsboro	Rachel Marble
City of Beaverton	Rob Zoeller

Washington County LUT - Current Planning	Stephen Shane
Tualatin Soil and Water	Lacey Townsend
Local community engagement & environmental advocate	Fran Warren
Planning Commissioners	Deborah Lockwood Morgan Will
Home Building Association	Matt Wellner
Urban Greenspace Institute	Ted Labbe



TAC Roles and Responsibilities



See handout for...

Responsibilities

- TAC
- Washington County staff
- Project Facilitator (consultant)

Meeting Protocols

TAC Participation Rules

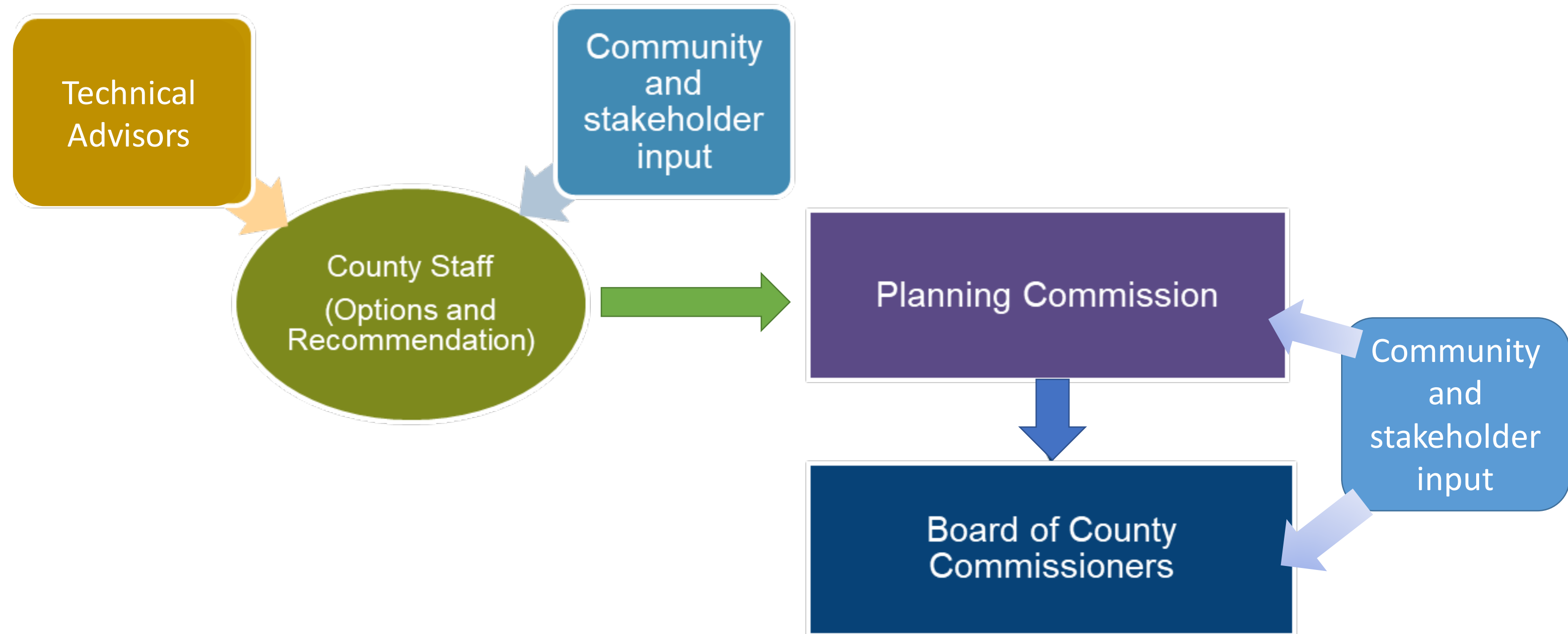
Advisory Role of TAC

Communication between Meetings

The TAC will advise Washington County staff and consultants on technical aspects of the project to update the County's Goal 5 Program for natural resources. TAC members will provide advice as representatives of their organizations.



Decision-making structure





Review Agenda



I. Welcome (15 min)

- Introductions
- Technical Advisory Committee (TAC) roles, responsibilities, and guidelines
- Review agenda

II. Project Background, Purpose and Overview (30 min)

III. Goal 5 Inventory – Methodology and Preliminary Approach (60 min)

- Statewide Planning Goal 5 Inventory process
- Project mapping and inventory methodology
- Preliminary inventory map examples
- Project inventory discussion questions (attached)
- Next Steps

IV. Public Comment (10 min)

V. Closing and wrap up (5 min)

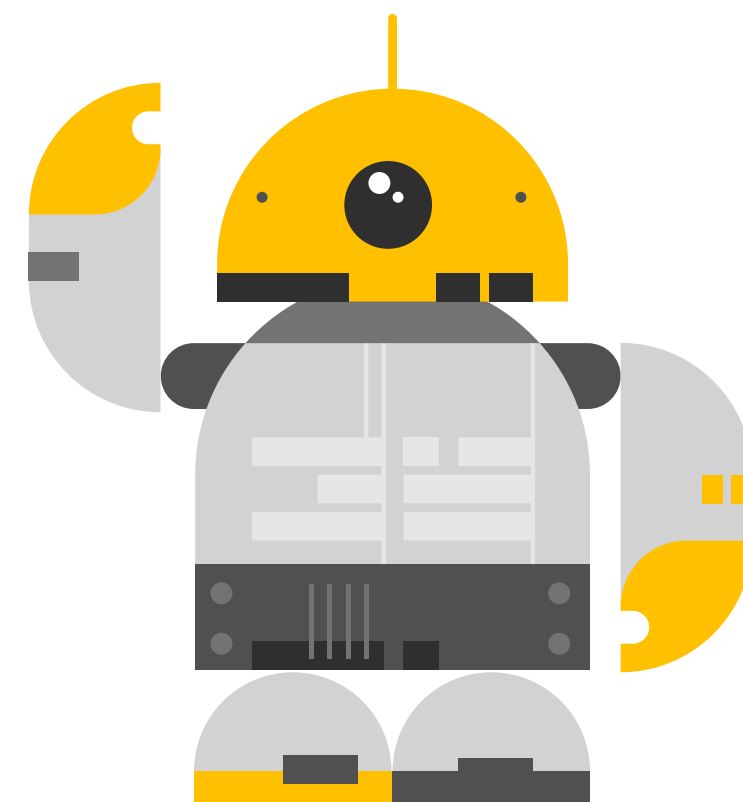
- Including discussion of next TAC meeting date in late July 2023



Questions



We'll take a quick pause for questions...please raise your hand if you have any questions





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Policy Framework



Statewide Land Use Planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) requires local governments to identify and protect Significant Natural Resource areas

The procedures and requirements for complying with Goal 5 are in the Oregon Administrative Rules (OARs)

- When Washington County originally created its Goal 5 program in the early 1980's Division **16** of OAR chapter 660 applied
- Current rule: Division **23** of OAR chapter 660



Policy Framework



OAR 660-023-0080 Metro Regional Resources

- “Regional resource” is a site containing a significant Goal 5 resource...which is identified as a regional resource on a map adopted by Metro ordinance
- Upon acknowledgment of Metro’s regional resource functional plan, local governments within Metro’s jurisdiction shall apply the requirements of the functional plan for regional resources rather than the requirements of Division 23



Policy Framework



Functional Plan Title 13 (Nature in Neighborhoods)

Title 13 Maps

- Regionally Significant Fish and Wildlife Habitat Inventory Map identifies the areas that have been determined to contain regionally significant fish and wildlife habitat
- Habitat Conservation Areas Map
 - Based on consideration of the results of the economic, social, environmental, and energy (ESEE) consequences of protecting the habitat, public input, and technical review, and the Metro Council's subsequent decision to balance conflicting uses in habitat areas
 - Identifies the areas that are subject to the performance standards in Title 13

Implementation alternatives: Washington County = Tualatin Basin Program

Resources that are not covered by Title 13 are subject to the procedures in OAR 660-023



Existing Policies and Regulations



Comprehensive Framework Plan for the Urban Area and Community Plan policies and maps

Community Development Code (CDC) Section 422 includes regulations that protect, preserve or mitigate impacts to significant natural resources, including:

- County Inventory: Significant Natural Resources
 - Water Areas and Wetlands
 - Water Areas and Wetlands and Fish and Wildlife Habitat
 - Wildlife Habitat
- Metro Inventory: Regionally Significant Fish and Wildlife Habitat
 - Riparian Habitat Class I (high value)
 - Riparian Habitat Class II (medium value)



Policy Framework



Legal Challenges to County regulations

Since 2018, the County's natural resource regulations have been under legal scrutiny

A petition was filed with the Land Conservation and Development Commission (LCDC) stating that since some of the regulations were not clear and objective, the County is out of compliance with state law

An enforcement order and stay was issued by LCDC, effective May 4, 2023

- The County cannot approve new land division and development applications for residential projects that would impact areas mapped as Wildlife Habitat
- The stay will be in place until new regulations become effective. New regulations are expected to be adopted by Oct. 1, 2024



Limited Goal 5 Program Update

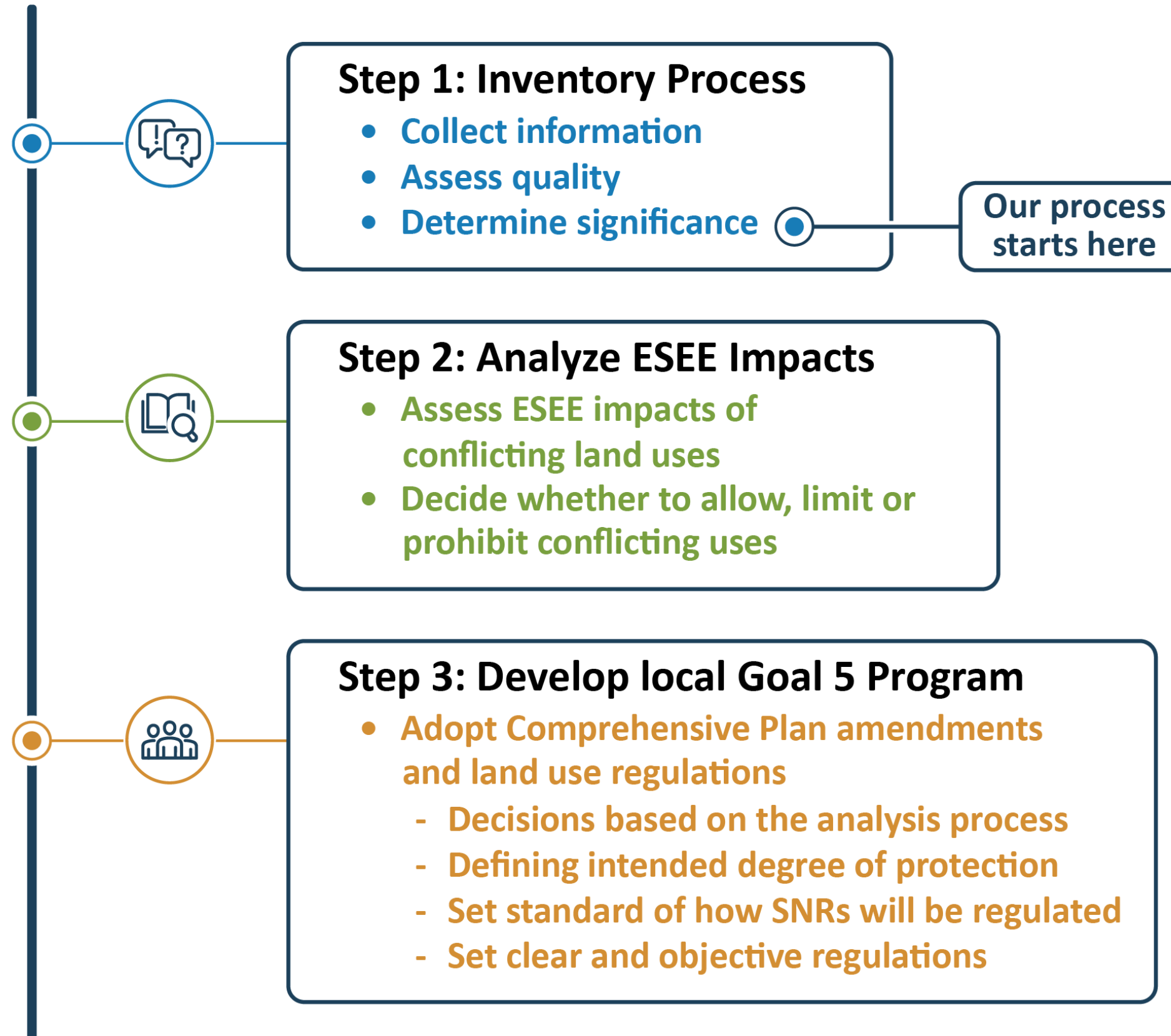


Where we're going ... expected project outcomes

- Updates to the SNR Inventory - building on existing inventories and available maps
- Some changes to comprehensive plan policies and clear and objective standards for the protection of Significant Natural Resources
 - Water-related habitat – continue to follow County's current comprehensive plan which provides clear policy direction consistent with Title 13
 - Wildlife Habitat (non-water-related habitat) - new clear and objective measures consistent with past practices and earlier land use decisions
 - Continue to provide natural resource protection through the land use review process



Goal 5 process under Division 23





Scope of Work



Phase I: Project initiation

- Finalize schedule, develop Public Engagement Plan

Phase II: Limited Goal 5 Inventory Update Process

- GIS analysis of natural resources in urban area
- Natural Resources Inventory Report

Phase III: Economic, Social, Environmental and Energy (ESEE) Analysis

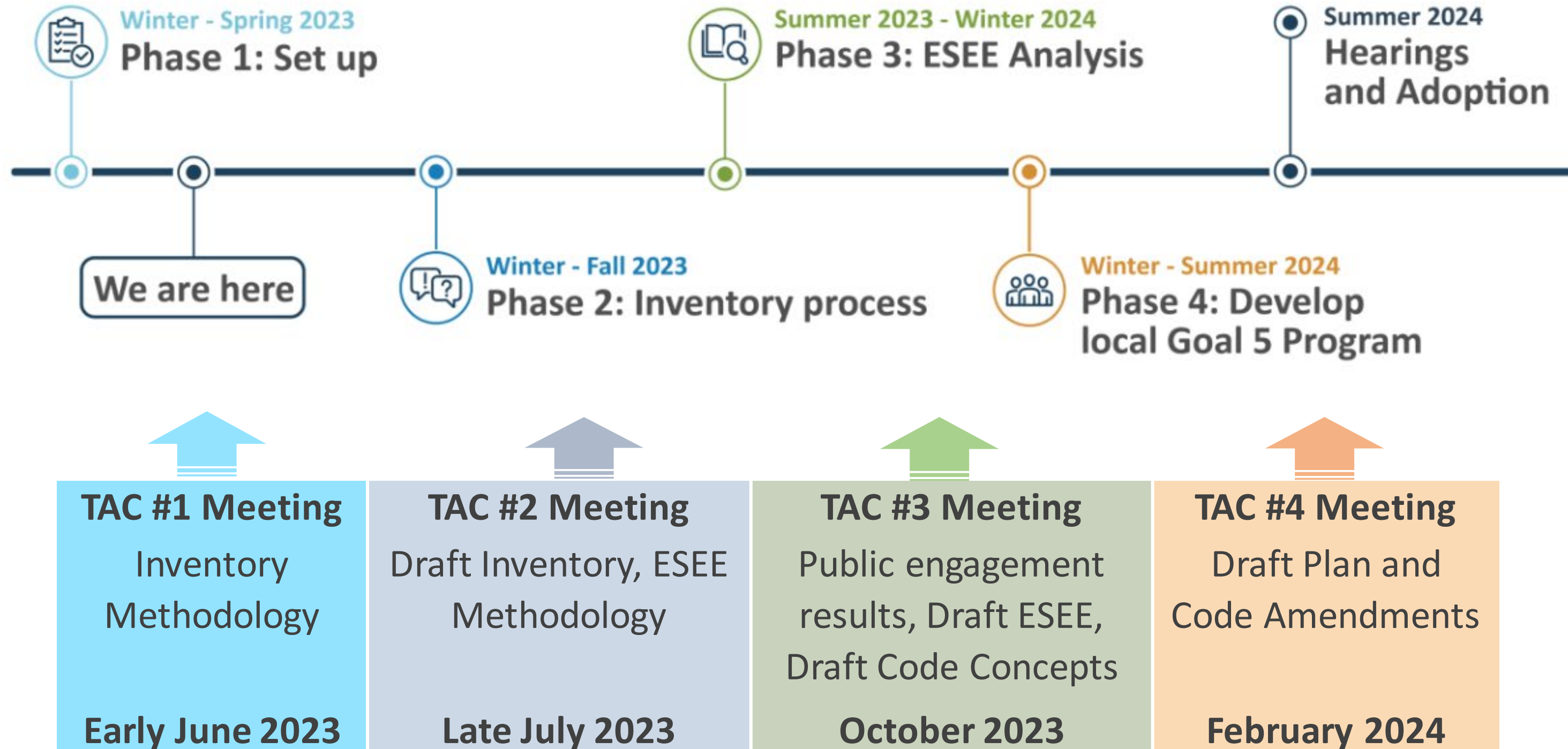
- Conflicting Use analysis
- ESEE report

Phase IV: Develop Goal 5 Program Decision

- Comprehensive Plan policies
- Clear and objective standards



Schedule





Public Engagement Plan



- Actively seek public input from broad, diverse audiences at key project milestones to understand the needs and desires of the community
- Advance racial equity and ensure approach to updating the natural resource program is inclusive by encouraging diverse and historically marginalized community members to participate and ensure feedback from multicultural engagement is integrated into the project
- Communicate accurate, understandable and timely information to the public throughout the project to help the public understand the County's natural resource program and SNR regulations
- Provide meaningful public involvement opportunities that involve the community with developing solutions and evaluating alternatives and demonstrate how input has influenced the process



Public Engagement Schedule



Phase I: Project Initiation and Kick-off

- Prepare public engagement plan
- Project webpage (project introduction)
- Stakeholder outreach regarding project purpose and public engagement
- Establish Technical Advisory Committee
- Planning Commission (PC) briefing

Phase II: Limited Goal 5 Inventory Update

- Project webpage (online open house, share draft inventory/report/ESEE approach)
- Community events, including culturally specific events
- Outreach to interested parties/stakeholder (email notification)
- Communication with affected property owners
- Input from Technical Advisors (TAC #1 and #2)
- PC and Board worksessions

Phase III: ESEE Analysis

- Project website (online open house materials about ESEE methodology [jointly with Phase II] and share draft ESEE [jointly with Phase IV])
- Attend community events
- Outreach to interested parties/stakeholders
- Input from Technical Advisors (TAC #3)
- PC and Board work session

Phase IV: Develop / Refine Local Goal 5 Program Decision

- Project website (share draft code concepts, draft amendments)
- Attend community events
- Outreach to interested parties/stakeholders
- Input from Technical Advisors (TAC #4)
- PC and Board worksessions
- PC and Board hearings



Project Webpage



<https://www.washingtoncountyor.gov/lut/planning/snr-focused-look>



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SNR: A Focused Look at Fish and Wildlife Habitat

This project will update the County's natural resource program including limited updates to the County's inventory maps, policies, and land use development standards.



A Focused Look at Fish and Wildlife Habitat

We are looking at our fish and wildlife habitat regulations related to Statewide Planning Goal 5. We will inventory and analyze habitat resources in the County for their economic, environmental, social and energy (ESEE) impacts and consequences. This will allow us to address changes to the County Comprehensive Plan policies and development review standards.

[Sign up for updates](#) to stay informed and learn of opportunities to share your point of view.



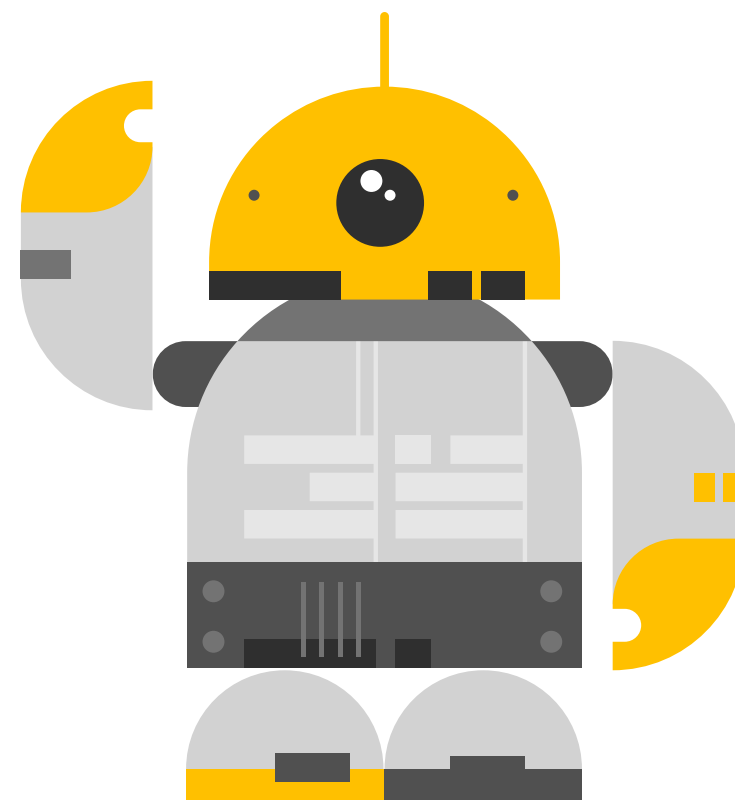
Housing & Community Planning
Middle Housing / HB 2001
Short-term Rentals
Significant Natural Resources
SNR: A Focused Look
Climate-Friendly Equitable Communities
Plan Amendments & Minor Boundary



Questions



We'll take a quick pause for questions...please raise your hand if you have any questions





Agenda



- Welcome and Introductions
- Project Background, Purpose and Overview
- **Goal 5 Inventory – Methodology and Preliminary Approach**
- Public Comment
- Closing and wrap up



Phase II- Inventory Update details



Inventory Starting Point

- County Inventory: Significant Natural Resources
 - Water Areas and Wetlands
 - Water Areas and Wetlands and Fish and Wildlife Habitat
 - Wildlife Habitat
- Metro Inventory: Regionally Significant Fish and Wildlife Habitat
 - Riparian Habitat Class I (high value)
 - Riparian Habitat Class II (medium value)
 - Upland Habitat Class A (high value)
 - Upland Habitat Class B (medium value)



Phase II- Inventory Update details

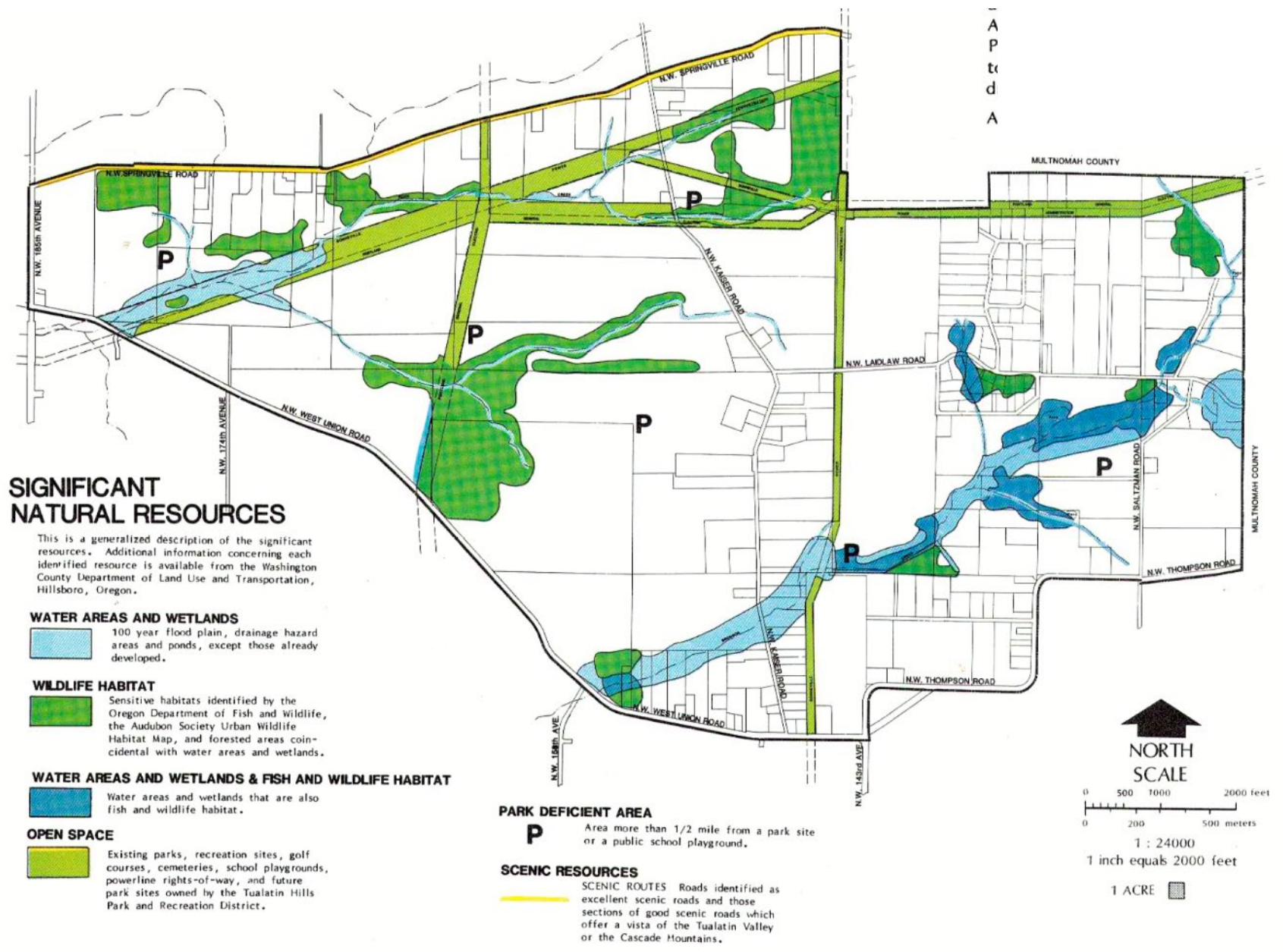


Inventory Steps

1. Define Study Area
2. Consolidate County and Metro Mapping
3. Remove Developed Areas
4. Test for Significance
5. Incorporate City Community Plan Data (if available)



County and Metro SNR maps





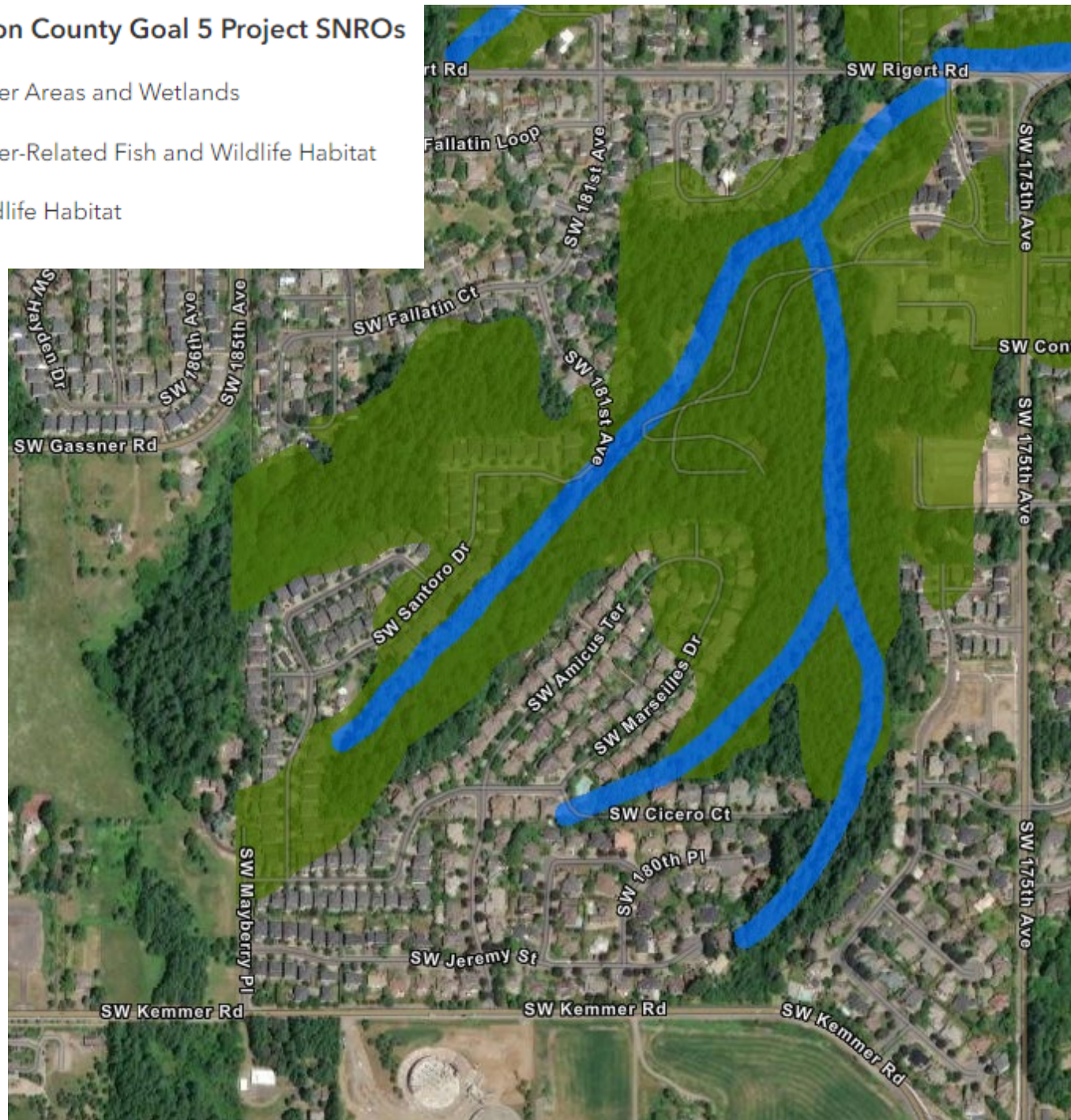
Phase II- Inventory Update



County Mapping

Washington County Goal 5 Project SNROs

- Water Areas and Wetlands
- Water-Related Fish and Wildlife Habitat
- Wildlife Habitat



Metro Mapping

Title 13 - Upland and Riparian Habitat

- Upland Class A
- Upland Class B
- Riparian Class I
- Riparian Class II





Phase II- Inventory Update

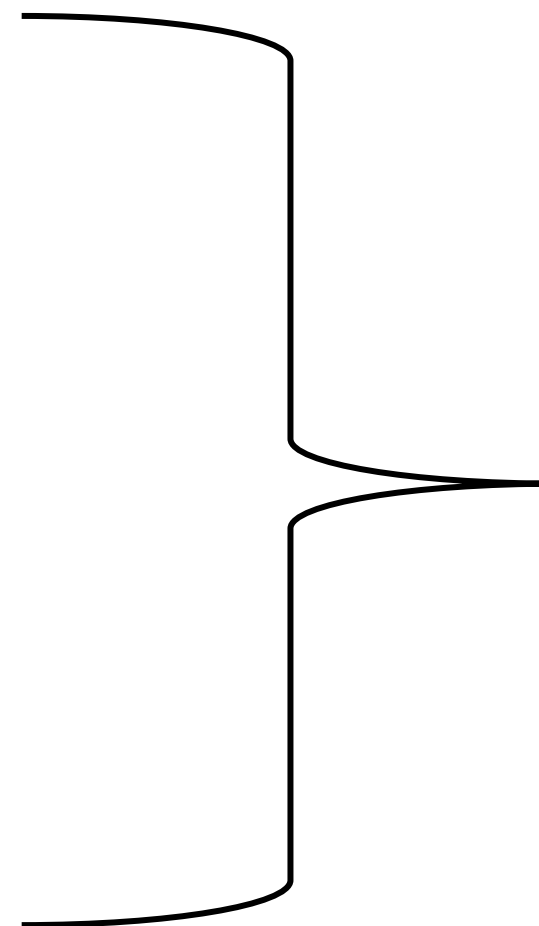


Consolidating Existing Inventories: Riparian Habitat

Metro Riparian Habitat Class 1 and 2

County Water Areas and Wetlands

County Water Areas and Wetlands and Fish and Wildlife Habitat



Riparian Habitat

- Based on Metro's mapping



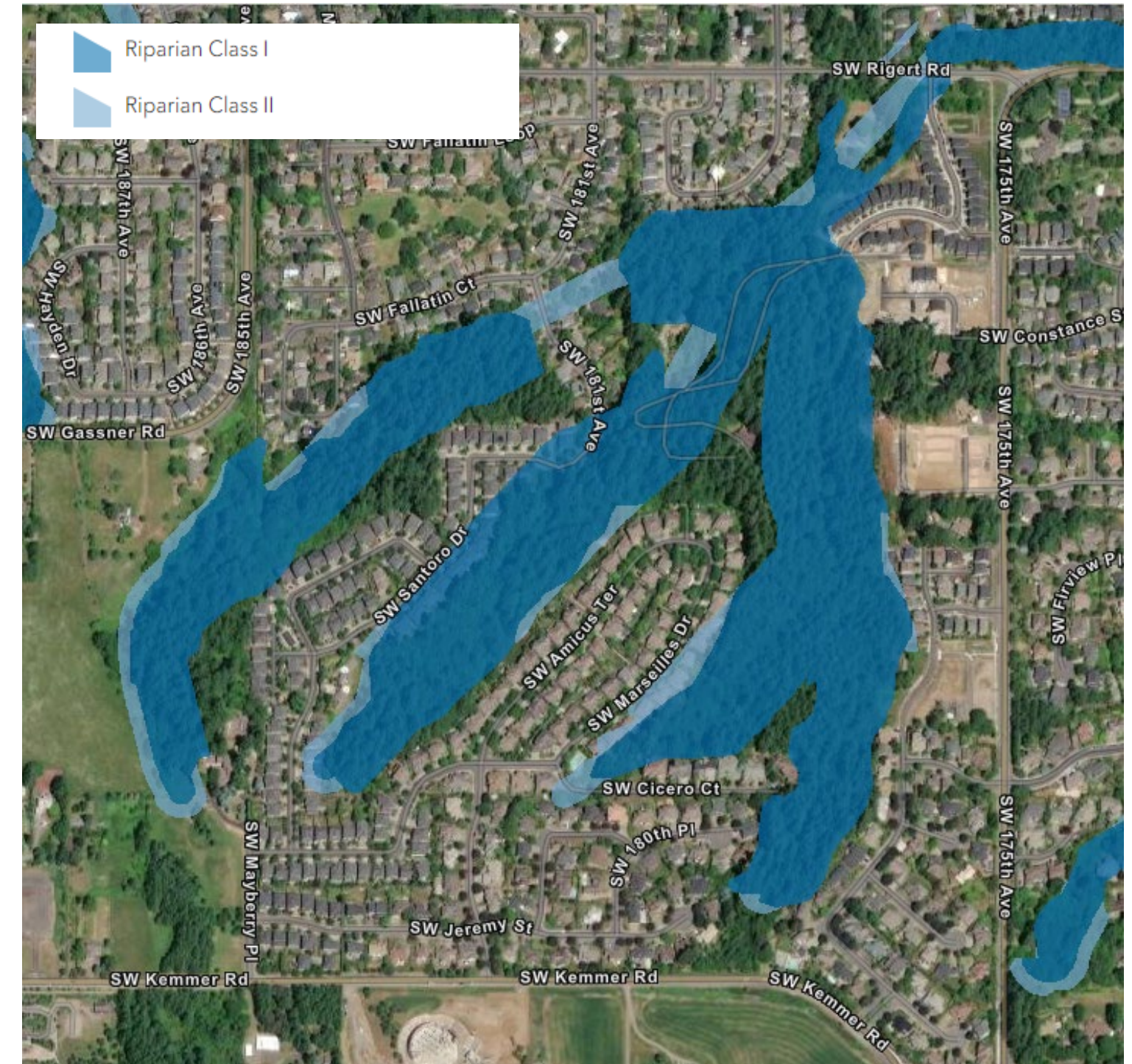
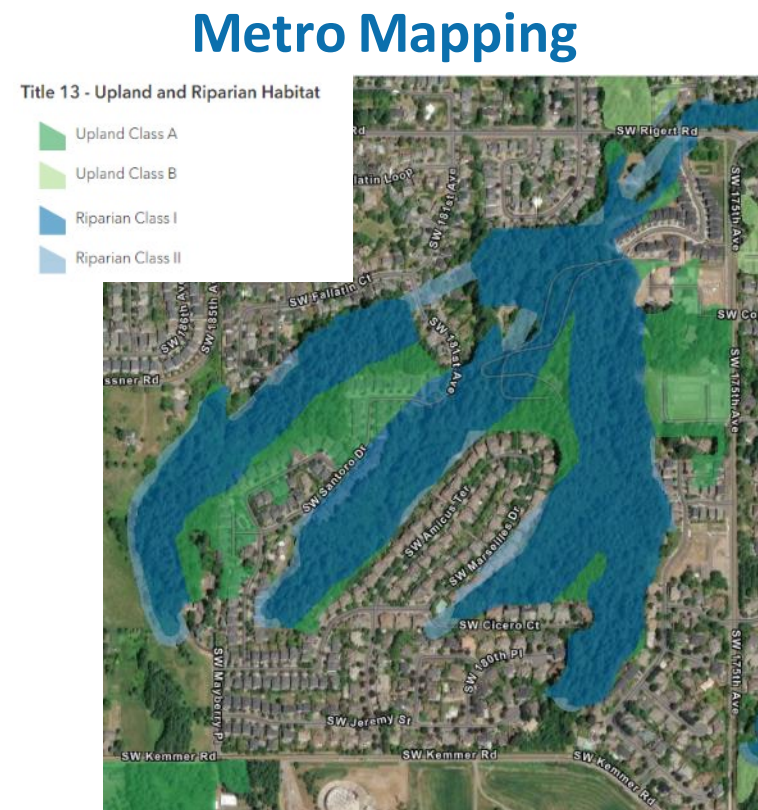
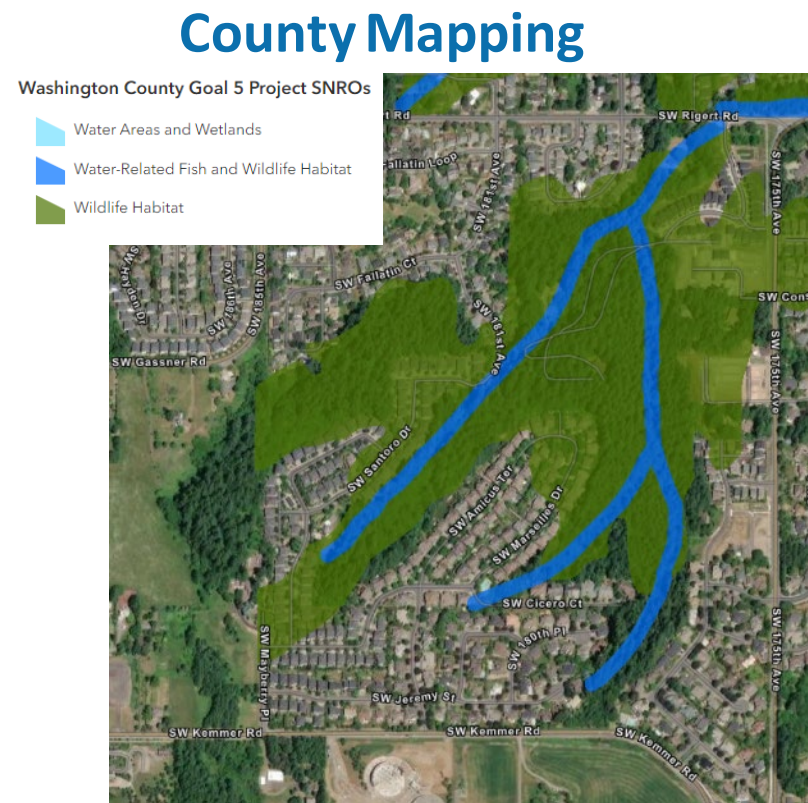
Phase II- Inventory Update



Riparian Habitat Results

- Matches Metro Riparian 1 and 2

Result
(for emphasis, only riparian mapping shown)





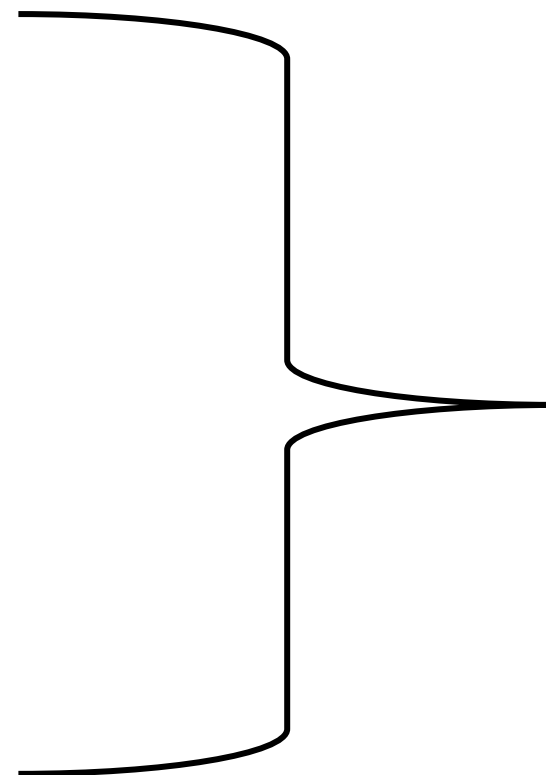
Phase II- Inventory Update



Consolidating Existing Inventories: Upland Habitat

Metro Upland Habitat Class A and B

County Wildlife Habitat
(not including overlap with Metro Riparian Habitat)



Upland Wildlife Habitat

- Overlap of County and Metro habitat
- County habitat that did not overlap with Metro habitat



Phase II- Inventory Update



Upland Habitat Results

Title 13 - Upland and Riparian Habitat

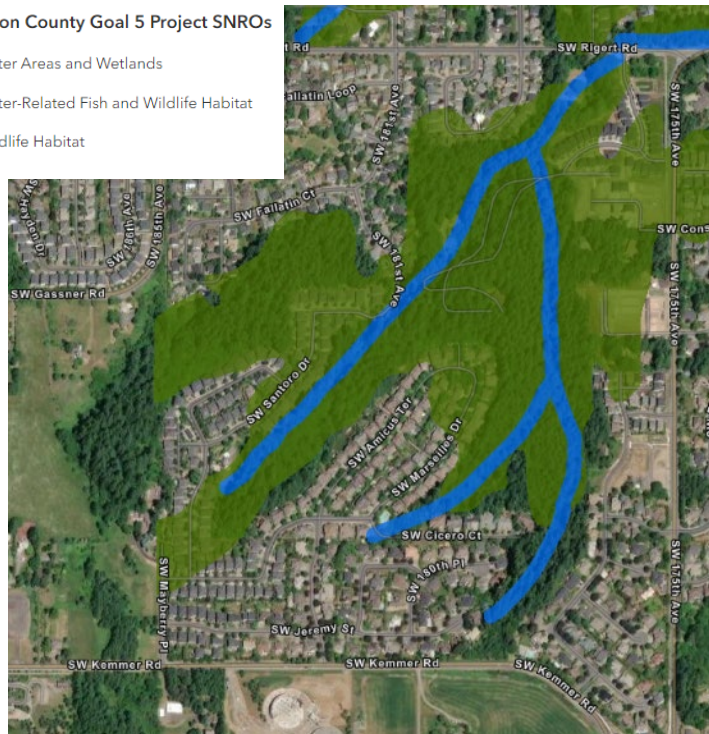
- Upland Class A
- Upland Class B
- Riparian Class I
- Riparian Class II
- County Only Upland Wildlife Habitat
 - UWH
- Metro Upland Only
 - Upland Class A
 - Upland Class B

Result (upland and riparian shown for contiguity)

County Mapping

Washington County Goal 5 Project SNROs

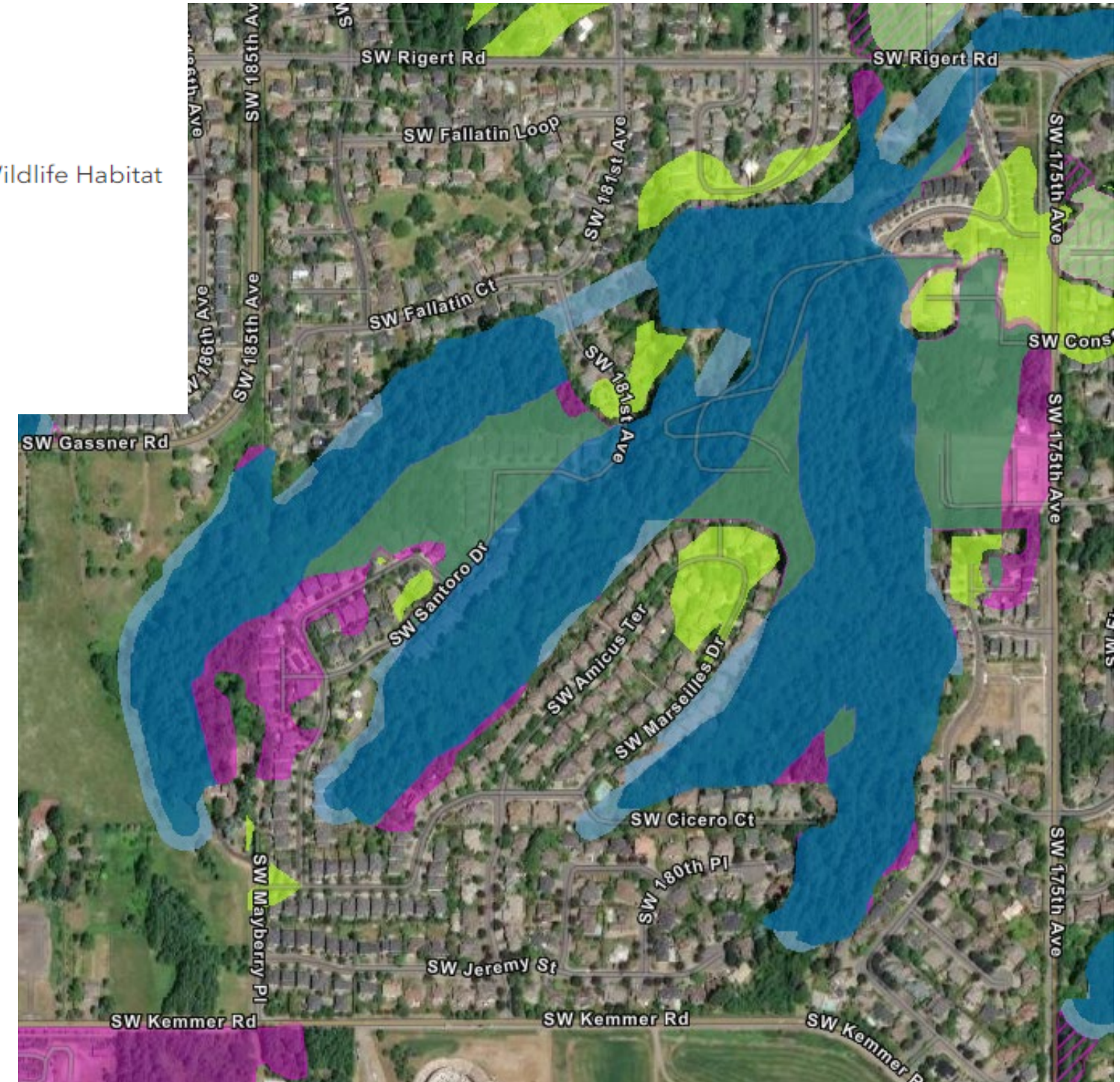
- Water Areas and Wetlands
- Water-Related Fish and Wildlife Habitat
- Wildlife Habitat



Metro Mapping

Title 13 - Upland and Riparian Habitat

- Upland Class A
- Upland Class B
- Riparian Class I
- Riparian Class II





Phase II- Inventory Update



Questions

1. Do you agree with the general approach to the inventory? Do you have specific questions or comments for us to consider?
2. The inventoried wildlife areas (Metro's Upland Wildlife Habitat (Classes A and B) and County-mapped wildlife areas (non-riparian)) have significant overlap.

For simplicity, we are considering merging these non-water related habitat types into a single "Upland Wildlife Habitat" mapped category.

This assumes that during implementation, the map could serve as an initial screening tool to determine if Upland Wildlife Habitat review requirements will be triggered.

Does the group have any concerns with this approach?



Phase II- Inventory Update



Remove Developed Areas

Riparian Habitat

- Parcels of < XX square feet with at least one structure (e.g., <10,000 sq ft)

Upland Wildlife Habitat

- Parcels of < X acres with at least one structure (e.g., <0.5 acres)





Phase II- Inventory Update



Test for Patch Size (Significance)

Riparian Habitat

- No test

Upland Wildlife Habitat

- Patches less than 2 acres (similar to Metro)?
- Or should it depend on...
 - Metro Class (e.g., Class A gets a smaller patch size)
 - Unique resources (e.g., Oak habitat)
 - HOA protected areas
 - Parks

Red circled areas = examples of upland patches that would be removed, since less than 2 acres





Phase II- Inventory Update



Questions

- 3.** As noted in the memo, we are proposing to consider non-significant (i.e., remove) isolated habitat patches that are smaller than 2 acres from the inventory (except in limited circumstances – see question 4, below). This is consistent with Metro’s general approach. What are your thoughts on this approach?
- 4.** We are proposing to retain mapped areas that are within tracts owned by a Homeowners Association (HOA) as part of the Upland Wildlife Habitat inventory, versus removing them. Do you agree with this approach?



Phase II- Inventory Update



Incorporate City Community Plan Goal 5 Mapping

Concept Plan Area	UGB Expansion Area description	City Responsible for Planning
Basalt Creek	South of Tualatin and North of Wilsonville west of I-5	Tualatin and Wilsonville
Tonquin Employment Area	South of Tualatin Sherwood Rd. between Oregon St and 124 th Avenue	Tualatin and Sherwood
Brookman Road	South of Sherwood and east of 99W	Sherwood
King City	North of Tualatin River and east of Roy Rogers Road and west of King City	King City
Cooper Mountain	West of Beaverton, north of Scholls Ferry Road and south of SW Kemmer Road	Beaverton
South Hillsboro	South of TV HWY between 209 th and Century Blvd.	Hillsboro
Witch Hazel	South of TV Highway and east of River Road	Hillsboro
Hillsboro Industrial Plan	Mostly South of Hwy 26 and West of Brookwood Parkway	Hillsboro



Phase II- Inventory Update



Question

5. Incorporating City Concept Planning Goal 5 Mapping

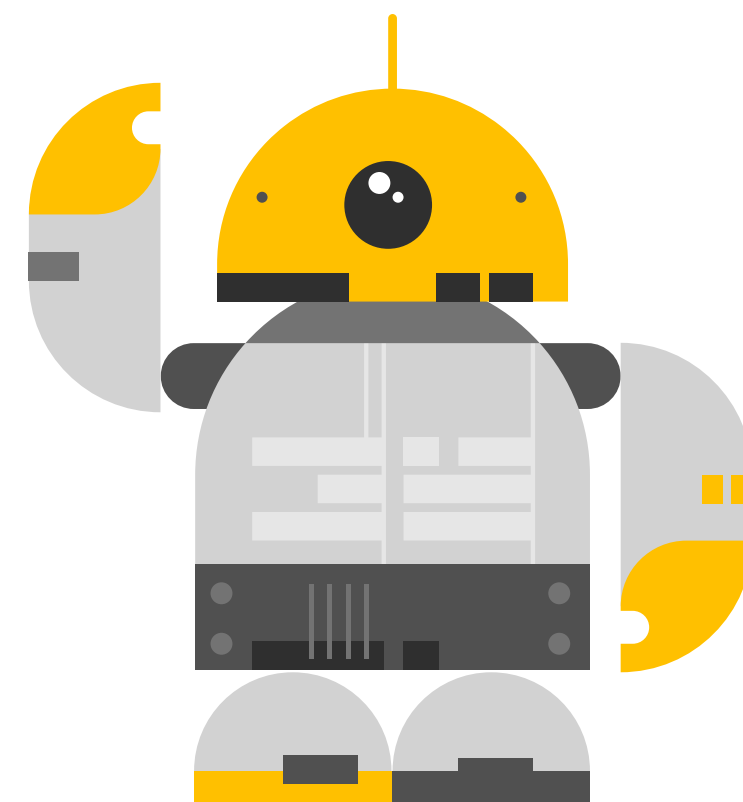
- City's comfort level with using their draft inventory? Issues of concern?
- Only include if mapping has gone through full approval or is there a suitable interim stage?
- What if the cities have used different habitat classes than the County? Could we use same boundaries but assign an appropriate County habitat type (e.g., Riparian Habitat and Upland Habitat)



Questions



We'll take a quick pause for questions...please raise your hand if you have any questions





Agenda



- Welcome and Introductions
- Project Background, Purpose and Overview
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- **Public Comment**
- Closing and wrap up



Public Comment



- Please raise your hand if you have a question or would like to make a comment
- Please limit your comment to two minutes
- To provide written comments following the meeting:

Michelle Miller, Senior Planner
michelle_miller@washingtoncountyor.gov



Agenda



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- Public Comment
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Next steps



Feel free to provide further comments in writing to:

- Michelle Miller, Senior Planner (Project Manager)
michelle_miller@washingtoncountyor.gov

A meeting summary will be posted to the project webpage prior to the next meeting:

<https://www.washingtoncountyor.gov/lut/planning/snr-focused-look>

The next TAC meeting will be late July/early August -- expect a scheduling email in the next week

Any last questions?

Thank you!



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