



## 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](mailto: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 River Terrace West and South 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**

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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 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:**

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#### **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
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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 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**

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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.

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