



# WASHINGTON COUNTY OREGON

## PROPOSED A-ENGROSSED LAND USE ORDINANCE NOS. 901 and 902 *Individual and General Notice 2024-04* *Oct. 11, 2024*

Initial notice was provided to interested parties July 3, 2024 regarding proposed Ordinance Nos. **901 and 902**. After a public hearing for these ordinances, the Board of Commissioners ordered substantive amendments. These changes have been incorporated into proposed **A-Engrossed Ordinance Nos. 901 and 902**. As required by Chapter X of the County Charter, the Board has directed staff to prepare and provide you with notice of these amendments.

### ORDINANCE PURPOSE AND SUMMARY:

**Ordinance No. 901** would amend the Comprehensive Framework Plan for the Urban Area (CFP) Policy 10 regarding Significant Natural Resources (SNR) and Policy 41, Map B (Goal 5 Resources for Future Development Areas). It would also amend text, design elements, and the Significant Natural and Cultural Resources Maps in each of the community plans for the urban unincorporated area to reflect updates to the County's statewide planning Goal 5 SNR program.

**Ordinance No. 902** would amend standards in the Community Development Code (CDC) related to Significant Natural Resources (SNRs) in the urban unincorporated area to ensure they are clear and objective and meet statewide planning Goal 5 and Metro Title 13 requirements. The standards will apply to properties with mapped SNRs as shown on updated maps in the community plans.

### Who is Affected

Property owners with mapped Significant Habitat, as shown on the detailed online map at: <https://www.washingtoncountyor.gov/lut/planning/snr-focused-look>.

### What Land is Affected

Land with mapped Significant Habitat.

### 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: <https://washingtoncounty.civicweb.net/Portal>

#### Board of Commissioners

**6:30 p.m.**

Oct. 22, 2024

**10 a.m.**

Nov. 5, 2024

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

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

The engrossed ordinances are available for review on the Land Use Ordinances webpage: [Land Use Ordinances in Progress | Washington County, OR \(washingtoncountyor.gov\)](#) Staff Reports will be available a week in advance of each hearing and will be posted on the ordinances in progress webpage.

At its Nov. 5, 2024, public hearing, the Board may choose to adopt the ordinances, make changes to them, continue the hearing to a future date, or reject the ordinances. If adopted Nov. 5, they would become effective Dec. 5, 2024.

**SUMMARY OF ORDINANCE NOS. 901 and 902 AS ORIGINALLY FILED:**

- Amends Washington County's CFP, Policy 10 regarding Significant Natural Resources (SNR) and Policy 41, Map B (Goal 5 Resources for Future Development Areas).
- Amends each of the community plans to remove those design elements that are no longer applicable or that have been completed with development, revises those design elements that are not clear and objective and adds a general description of the 2024 Goal 5 update process.
- Updates the SNR maps in each community plan to reflect changes made through the County's Goal 5 Inventory update process, removing mapped resources that are no longer significant, reflecting the reclassified and renamed natural resources and updating the location of the Significant Habitat boundary.
- Amends Section 422 of the CDC to implement the Goal 5 program decision, including:
  - Separating urban regulations from rural regulations. New sections are proposed for the urban unincorporated area, while the regulations for the rural area are unchanged.
  - Applying new Significant Habitat classifications of Riparian Wildlife Habitat and Upland Wildlife Habitat.
  - Exempting certain development activities from the standards and requirements of the section.
  - General provisions, including density transfer and adjustment process.
  - New Type I Tree Removal permit for certain sites with Significant Habitat.
  - Development standards for Riparian Wildlife Habitat.
  - A clear and objective path for tree retention and replacement within Upland Wildlife Habitat and two discretionary alternatives that address Upland Wildlife Habitat tree retention and replacement requirements.
  - Clarifying the requirements for Significant Natural Areas, a category of SNRs.
- Amends other CDC related sections to implement the Goal 5 program decision, including:
  - Refinement of definitions (Section 106).
  - Clarification of exclusions from development permit for certain tree cutting (Section 201).
  - Updates to the use provisions in all urban districts to provide for Type I, Type II and Type III tree removal.
  - Allows Upland Wildlife Habitat to count toward Planned Development open space (Section 404).
  - Provides an exception from additional requirements for Type II and III Development for certain SNR applications (Section 406).
  - Clarifies tree preservation and removal requirements (Section 407).
  - Updates references (multiple sections).

### **SUMMARY OF CHANGES TO ORDINANCE NOS. 901 & 902:**

#### **A-Engrossed Ordinance No. 901:**

Amendments to portions of the SNR mapped areas found in the following maps. Amendments reflect map change requests received by Aug. 31, 2024, that met the criteria used to develop the inventory included in the Draft Habitat Inventory Report:

- Goal 5 Resources for Future Development Areas, Map B of Comprehensive Framework Plan Policy 41 (Urban Growth Boundary Expansions)
- Significant Natural and Cultural Resources maps for the following Community Plans:
  - Aloha-Reedville-Cooper Mountain
  - Bull Mountain
  - Cedar Hills – Cedar Mill

#### **A-Engrossed Ordinance No. 902:**

Amendments to the following provisions in Section 422:

- Minor changes to the exemptions from tree removal requirements for parks and transportation facilities within Upland Wildlife Habitat in proposed Section 422-4.3.
- Clarifications to proposed Section 422-7, Type I Tree Removal Permit Requirements, to expand the allowed disturbance area to 10,000 square feet of a site's buildable area, and to enlarge the perimeter distance where native trees can be removed to 20 feet from habitable buildings.
- Amendment to Section 422-9 to reduce the required Tree Value Point percentage for sites two acres or less within the pre-2006 UGB area from 50% to 30%.
- Clarifications to the Map Modification process in proposed Section 422-12 to better describe the process and provide a new map modification category.
- Minor changes in other sections to provide clarity and consistency.

### **AFFECTED LAND USE PLANNING DOCUMENTS:**

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#### **A-Engrossed Ordinance No. 901:**

##### **Comprehensive Framework Plan for the Urban Area**

- Policy 10 – Biological Resources and Natural Areas
- Policy 41– Map B (Goal 5 Resources for Future Development Areas)

##### **The following Community Plans:**

- Aloha-Reedville – Cooper Mountain
- Bethany, Ch. 1
- Bethany, Ch. 2 – North Bethany Subarea
- Bull Mountain
- Cedar Hills – Cedar Mill
- East Hillsboro
- Metzger – Progress
- Raleigh Hills – Garden Home
- Sherwood
- Sunset West
- West Tigard
- West Union

#### **A-Engrossed Ordinance No. 902:**

##### **Community Development Code**

- Section 106 – Definitions;
- Section 201 – Development Permit;
- Section 203 – Processing Type I, II and III Development Actions;

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- Section 300 – Introduction;
  - Section 302 – R-5 District (Residential 5 Units Per Acre);
  - Section 303 – R-6 District (Residential 6 Units Per Acre);
  - Section 304 – R-9 District (Residential 9 Units Per Acre);
  - Section 305 – R-15 District (Residential 15 Units Per Acre);
  - Section 306 – R-24 District (Residential 24 Units Per Acre);
  - Section 307 – R-25+ District (Residential 25 Units or More Per Acre);
  - Section 308 – Future Development 20- Acre District (FD20);
  - Section 309 – Future Development 10 Acre-District (FD-10)
  - Section 311 – Neighborhood Commercial District (NC);
  - Section 312 – Office Commercial District (OC);
  - Section 313 – Community Business District (CBD);
  - Section 314 – General Commercial (GC);
  - Section 320 – Industrial District (IND);
  - Section 330 – Institutional District (INST);
  - Section 375 – Transit-Oriented Districts;
  - Section 390 – North Bethany Overlay District, multiple sections;
  - Section 392 – Pedestrian-Oriented Mixed-Use Districts;
  - Section 404 – Master Planning;
  - Section 406 – Building, Siting and Architectural Design;
  - Section 407 – Landscape Design;
  - Section 410 – Grading and Drainage;
  - Section 415 – Lighting;
  - Section 420 – Creation of Lots Below 20,000 Square Feet in the R-9, R-15, R-24 and R-25+ Districts;
  - Section 421 – Floodplain and Drainage Hazard Area Development;
  - Section 422 – Significant Natural Resources;
  - Section 428 – Forest Structure Siting and Fire Safety Standards;
  - Section 430 – Special Use Standards;
  - Section 701 – Public Transportation Facilities; and
  - Section 707 – Alternative Analysis Review.
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#### HOW TO SUBMIT COMMENTS:

Washington County is committed to broad community engagement and transparency of government. **Advance registration is recommended when providing testimony in person or via Zoom on agenda items or additional communication at designated times.**

For Board registration instructions and contact information, please visit the How to Testify webpage: [Board of County Commissioners \(BCC\) | Washington County, OR \(washingtoncountyor.gov\)](#)

#### Staff Contact

Michelle Miller, Senior Planner, [michelle\\_miller@washingtoncountyor.gov](mailto:michelle_miller@washingtoncountyor.gov), 503-846-8101

If you have general questions or would like more information, you can also contact Community Planning at 503-846-3519, select option 3, then option 2 or email at [lutplan@washingtoncountyor.gov](mailto:lutplan@washingtoncountyor.gov).

The ordinance is available for review on the Land Use Ordinances webpage: [Land Use Ordinances in Progress | Washington County, OR \(washingtoncountyor.gov\)](#) Staff Reports will be available a week in advance of each hearing and will be posted on the ordinances in progress webpage.

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

WASHINGTON COUNTY  
COUNTY CLERK

A-ENGROSSED ORDINANCE 901

An Ordinance Amending the  
Comprehensive Framework Plan for the  
Urban Area and All Community Plans  
Relating to Development in Areas  
Designated Significant Natural Resources

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, 889, 897, and 899.

B. The Board recognizes that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 292, 294, 344, 367, 418, 420, 471, 480, 551, 552, 588, 610, 615, 620, 649, 653, 674, 683, 776, 783, 785, 799, 857, and 865.

C. The Board recognizes that the Bethany Community Plan, including the North Bethany Subarea, was adopted by Ordinance Nos. 263 and 265 and subsequently amended by

1 Ordinance Nos. 345, 420, 471, 480, 551, 552, 588, 610, 615, 620, 649, 702, 712, 730, 739,  
2 744, 745, 758, 771, 783, 789, 790, 799, 801, 809, 838, 843, 846, and 866.

3 D. The Board recognizes that the Bull Mountain Community Plan was adopted by  
4 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 368, 420, 480,  
5 487, 547, 551, 552, 588, 610, 615, 659, 666, 783, 785, 799, 865 and 897.

6 E. The Board recognizes that the Cedar Hills-Cedar Mill Community Plan was  
7 adopted by Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 346,  
8 369, 396, 418, 420, 450, 471, 480, 484, 526, 551-553, 588, 609, 610, 620, 631, 732, 783, 799,  
9 802, and 809.

10 F. The Board recognizes that the East Hillsboro Community Plan was adopted by  
11 Ordinance Nos. 278 and 280 and subsequently amended by Ordinance Nos. 349, 420, 480,  
12 532, 551, 588, 610, 615, 686, 783, 785, 799, and 865.

13 G. The Board recognizes that the Metzger-Progress Community Plan was adopted  
14 by Ordinance No. 236 and subsequently amended by Ordinance Nos. 278, 280, 350, 364, 420,  
15 471, 480, 551, 552, 588, 608, 610, 783, and 799.

16 H. The Board recognizes that the Raleigh Hills-Garden Home Community Plan  
17 was adopted by Ordinance No. 215 and subsequently amended by Ordinance Nos. 278, 280,  
18 292, 347, 365, 408, 420, 471, 480, 551, 552, 588, 608, 610, 683, 758, 783, and 799.

19 I. The Board recognizes that the Sherwood Community Plan was adopted by  
20 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance No. 370, 420, 480,  
21 551, 588, 610, 615, 649, 783, and 799.

1 J. The Board recognizes that the Sunset West Community Plan was adopted by  
2 Ordinance No. 242 and subsequently amended by Ordinance Nos. 278, 280, 292, 294, 348,  
3 366, 418, 420, 480, 485, 503, 526, 531, 532, 551-553, 588, 610, 620, 717, 760, 780, 783, and  
4 799.

5 K. The Board recognizes that the West Tigard Community Plan was adopted by  
6 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 292, 294, 480,  
7 601, and 799.

8 L. The Board recognizes that the West Union Community Plan was adopted by  
9 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 420, 480, 551,  
10 588, 610, 671, 694, 783, 799, and 865.

11 M. In 2017, the Oregon Legislature amended ORS 197.307(4) to require local  
12 governments to apply only clear and objective standards, conditions, and procedures to the  
13 development of needed housing. On June 1, 2020, the Land Conservation and Development  
14 Commission (LCDC) issued an enforcement order requiring Washington County to amend its  
15 comprehensive plan with regard to specific aspects of its Significant Natural Resource  
16 regulations to comply with ORS 197.307(4) on or before May 1, 2021. In response to this, the  
17 County filed proposed Ordinance No. 869 on July 15, 2020, and conducted public hearings.  
18 The Board directed engrossment. A-Engrossed Ordinance No. 869 was filed October 8, 2020,  
19 and adopted October 27, 2020. That ordinance was challenged at the Land Use Board of  
20 Appeals (LUBA) and remanded to the County for further work. Subsequently a petition was  
21 filed with LCDC for a second enforcement order. LCDC issued Enforcement Order No. 23-  
22 ENF-001933, requiring the County to amend its subjective CDC standards that apply to

1 protection of Goal 5 Significant Natural Resources that were invalidated by the LUBA  
2 decisions so that they comply with ORS 197.307(4) on or before October 1, 2024, and  
3 imposing a stay of some housing developments in the meantime. The Board recognizes that  
4 the County must comply with these decisions of the Oregon Legislature, LUBA, and LCDC.

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

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

17 SECTION 2

18 The following exhibits, attached hereto and incorporated herein by reference, are  
19 adopted as amendments to the designated document as follows:

20 A. Exhibit 1 (5 pages), amends the following provisions of the Comprehensive  
21 Framework Plan for the Urban Area:

- 22 1. Policy 10 – Biological Resources and Natural Areas; and



1                                    2. Policy 41 – Urban Growth Boundary Expansions, Map B, Goal 5

2 Resources for Future Development Areas.

3                    B.    Exhibit 2 (16 pages) amends the Aloha-Reedville-Cooper Mountain Community  
4 Plan text and the Significant Natural and Cultural Resources Map.

5                    C.    Exhibit 3 (9 pages) amends the Bethany Community Plan, Chapter 1 text and  
6 the Significant Natural and Cultural Resources Map.

7                    D.    Exhibit 4 (6 pages) amends the Bethany Community Plan, Chapter 2, North  
8 Bethany Subarea text and the Significant Natural and Cultural Resources Map.

9                    E.    Exhibit 5 (10 pages) amends the Bull Mountain Community Plan text and the  
10 Significant Natural and Cultural Resources Map.

11                   F.    Exhibit 6 (16 pages) amends the Cedar Hills-Cedar Mill Community Plan text  
12 and the Significant Natural and Cultural Resources Map.

13                   G.    Exhibit 7 (17 pages) amends the East Hillsboro Community Plan text and the  
14 Significant Natural and Cultural Resources Map.

15                   H.    Exhibit 8 (14 pages) amends the Metzger-Progress Community Plan text and  
16 the Significant Natural and Cultural Resources Map.

17                   I.    Exhibit 9 (15 pages) amends the Raleigh Hills-Garden Home Community Plan  
18 text and the Significant Natural and Cultural Resources Map.

19                   J.    Exhibit 10 (13 pages) amends the Sherwood Community Plan text and the  
20 Significant Natural and Cultural Resources Map.

21                   K.    Exhibit 11 (13 pages) amends the Sunset West Community Plan text and the  
22 Significant Natural and Cultural Resources Map.

1 L. Exhibit 12 (7 pages) amends the West Tigard Community Plan text and the  
2 Significant Natural and Cultural Resources Map.

3 M. Exhibit 13 (10 pages) amends the West Union Community Plan text and the  
4 Significant Natural and Cultural Resources Map.

5 SECTION 3

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

8 SECTION 4

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

11 SECTION 5

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

15 SECTION 6

16 The Office of County Counsel and Department of Land Use and Transportation are  
17 authorized to prepare planning documents to reflect the changes adopted under Section 2 of  
18 this Ordinance, including deleting and adding textual material and maps, renumbering pages  
19 or sections, and making any technical changes not affecting the substance of these  
20 amendments as necessary to 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024, 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 \_\_\_\_\_  
9 CHAIR KATHRYN HARRINGTON

10 \_\_\_\_\_  
11 RECORDING SECRETARY

12 READING

13 PUBLIC HEARING

14 First \_\_\_\_\_  
15 Second \_\_\_\_\_  
16 Third \_\_\_\_\_  
17 Fourth \_\_\_\_\_  
18 Fifth \_\_\_\_\_  
19 Sixth \_\_\_\_\_

20 First \_\_\_\_\_  
21 Second \_\_\_\_\_  
22 Third \_\_\_\_\_  
Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

VOTE: Aye: \_\_\_\_\_

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

Recording Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

Sections of the COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA are amended to reflect the following:

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**POLICY 10, ~~BIOLOGICAL RESOURCES AND SIGNIFICANT NATURAL AREAS~~RESOURCES:**  
**It is the policy of Washington County to protect and enhance Significant Natural Resources Areas.**

### Implementing Strategies

The County will:

- a. ~~Identify Significant Natural Resources and directions for their protection or development in the community plans and in Map B of Policy 41 of this plan. Those directions shall assure that the unique values of Significant Natural Resources can be examined and that all reasonable methods for their preservation can be pursued prior to development, without penalty for the potential loss of development density that may result.~~
- b. Consider the following objectives for limiting conflicting uses on sites with Significant Natural Resources:
  - Prioritize limiting impacts to mature native trees.
  - Balance the need for urban land for housing and jobs with the protection of trees, in particular those native trees over 6 inches in diameter at breast height.
  - Provide a clear and objective path for mitigation as well as flexibility in mitigation opportunities to allow for variations in site conditions, habitat features, and existing conditions at impact and mitigation sites.
  - Support the clustering of residential development away from resources so that the economic and social benefits of providing housing are accomplished in conjunction with environmental benefits of protecting resources.
- c. ~~Outside of Significant Natural Resources, For Urban Growth Boundary expansion areas, provide an opportunity for the protection and enhancement of Regionally Significant Fish and Wildlife Habitat, as identified by Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map, in compliance with Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) and statewide planning Goal 5 Oregon Administrative Rules (660-023). without penalty for the potential loss of development density that may result.~~
- d.e. Through the Community Development Code (CDC), review and regulate proposed activities in identified Significant Natural Resource aAreas in a manner that balances resource protection of resources and community livability with the provision of housing and other urban development. The review process shall adhere closely to provisions in applicable community plans, which direct the manner and extent to which the area shall be protected.
- d. ~~Utilize the LCDC Goal 5 process described in Oregon Administrative Rule 660-016-0025 to review Goal 5 resources during the five-year update of community plans.~~

abcdef Proposed additions

~~abedef~~ Proposed deletions

- e. Support preferential taxation methods to encourage retention of Significant Natural Resource ~~significant natural~~ areas as open space.
- f. Explore preservation of Significant Natural Resource ~~significant natural~~ areas through fee simple purchase and encouragement of purchase by other concerned agencies and groups (e.g.i.e., Tualatin Hills Park & Recreation District (THPRD), Nature Conservancy or Metro).
- g. Evaluate the potential for including specific natural areas and habitats within the County's or ~~the Tualatin Hills Park and Recreation District's~~ THPRD's park and recreation system.
- ~~h. Develop tree conservation standards to regulate the removal of or damage to trees and vegetation in identified Significant Natural Areas within the unincorporated urban area, in order to retain the wooded character and habitat of urban forested lands.~~
- hi. Coordinate with Clean Water Services to adopt or amend local standards, which ensure that fish and wildlife habitats are adequately protected and enhanced in compliance with local, regional, state and federal requirements.
- ij. For new urban areas planned by the County, adopt Local Wetland Inventories (LWIs) as ~~part of supporting documents for~~ the Comprehensive Plan; pursuant to OAR 660-023-0100(3). New urban areas are urban unincorporated lands that came into the Urban Growth Boundary in 2002 or later (with the exception of the Arbor Oaks Subarea). Local Wetland Inventories (LWIs) may will be adopted by Resolution and Order. ~~LWIs will serve as supporting documents to the Comprehensive Plan, and will be adopted by reference into the~~ Volume IA of the Resource Document element of the Comprehensive Plan.

### Summary Findings and Conclusions

Natural areas within the Urban Growth Boundary include stream corridors, adjacent riparian areas, and large wooded tracts. These areas are important as they provide fish and wildlife habitats, scenic value, and remnants of the natural landscape. Such areas as the Tonquin Scabland Geological Area are important for their ecological and scientific value. The relative value of these natural areas increases as surrounding land is converted from rural to urban uses.

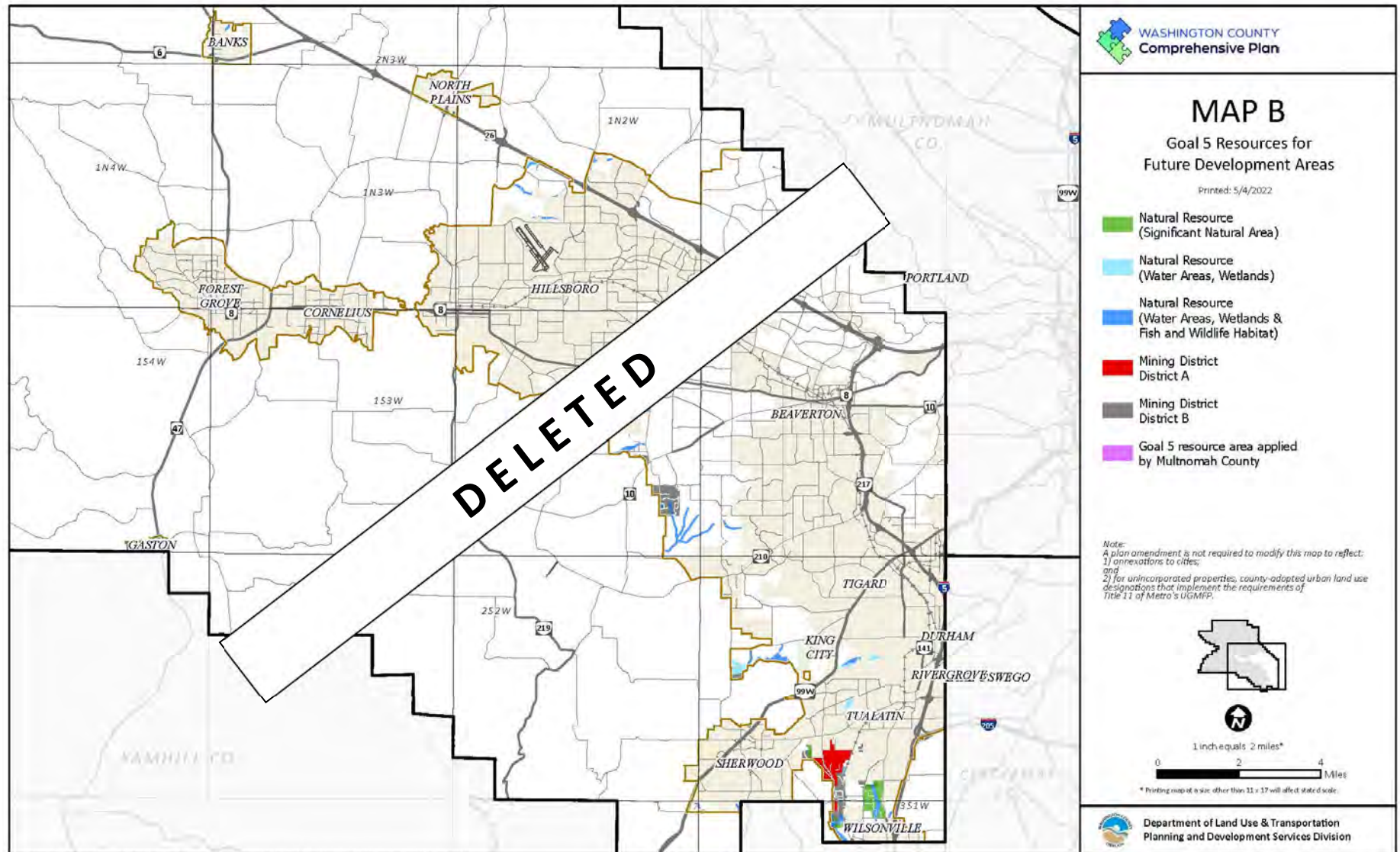
The original Goal 5 process and procedures used to analyze Biological Resources and Natural Areas (~~LCDC Statewide Planning Goal 5~~) are specified in Oregon Administrative Rule (OAR) 660-016-0000 ~~to 660-016-0025~~, and OAR 660-023-0000 ~~to 660-023-0250~~. The Comprehensive Plan reflects the County's participation in the completion of this process over ~~two~~ three distinct periods.

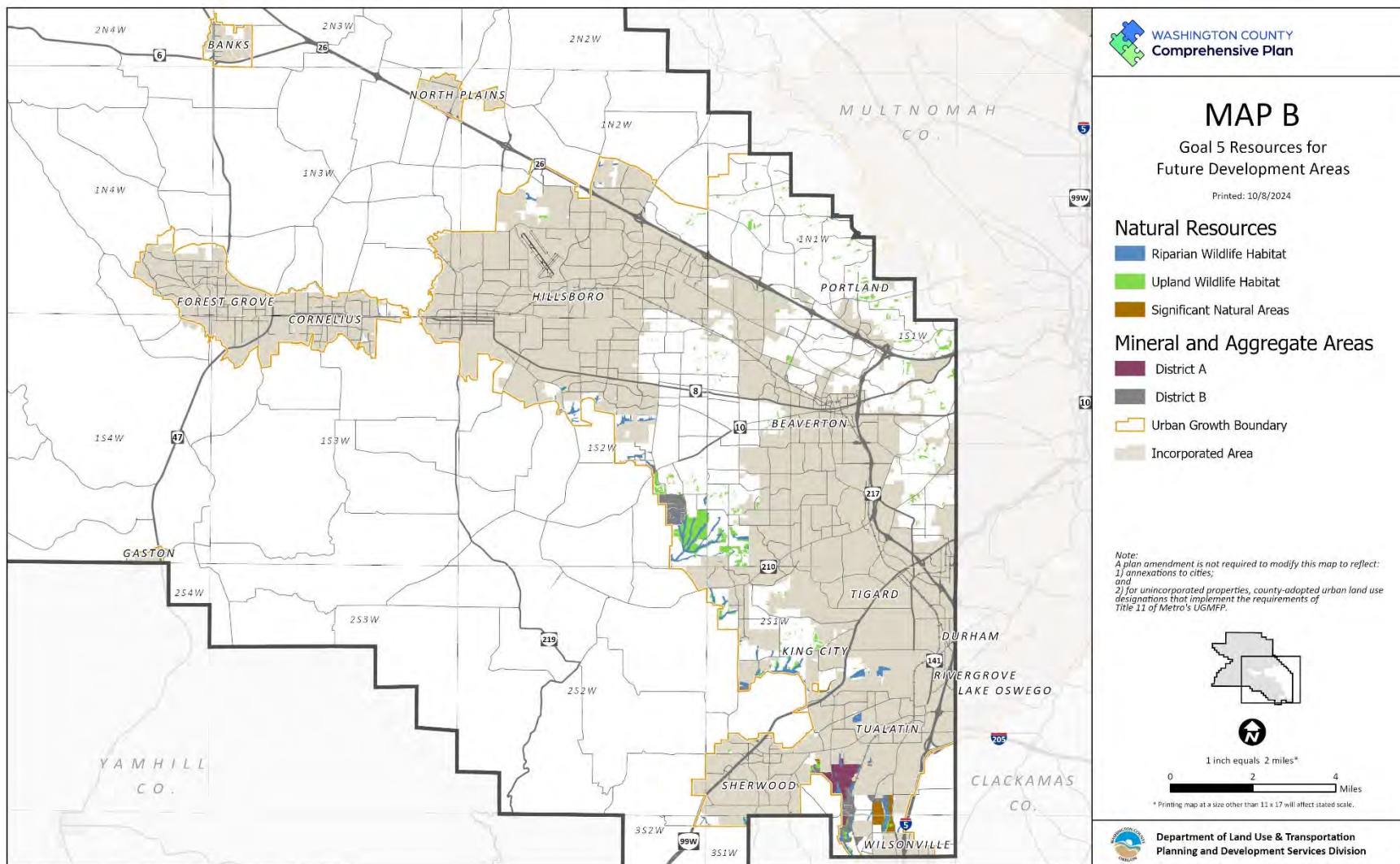
The first of these resulted in the program based on the recognition of Significant Natural Resources and still forms the basis for the County's mapping and regulations for the rural area. The second resulted in the Tualatin Basin Fish & Wildlife Habitat Program that is based upon Metro's Regionally Significant Fish and Wildlife Habitat Inventory. The documentation of these processes ~~are~~ is contained in the Resource Document and in the Tualatin Basin Fish & Wildlife Habitat Program document and its attachments, including the Economic, Social, Environmental and Energy (ESEE) Analysis for the Tualatin Basin. An overlap of statewide planning goals was found to exist between Goal 5 resources and the following Goals: Forest Lands (Goal 4), Air, Water, and Land Resources Quality (Goal 6), Areas Subject to Natural Disasters and Hazards (Goal 7), and Recreational Needs (Goal 8). Ancillary strategies relating to Goal 5 may be found in sections of this plan pertaining to the above goals.

The third of these resulted from a 2024 update to the County's Goal 5 program for Riparian Corridors and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13 of Metro's UGMFP. The resulting program decision is documented in the ESEE analysis found in Volume IA of the Resource Document, and implemented primarily by the CDC.

The 2024 Goal 5 program update included revisions to the Significant Natural Resources inventory and determination of significance. Volume IA of the Resource Document includes the updated inventory methodology and inventory maps. These were incorporated into the Significant Natural and Cultural Resources Maps (SNR Maps) in each of the community plans and in Map B of Policy 41 of this plan.

The current 'GOAL 5 RESOURCES FOR FUTURE DEVELOPMENT AREAS MAP B' of Policy 41 is deleted and replaced with a new map:





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Sections of the ALOHA - REEDVILLE - COOPER MOUNTAIN COMMUNITY PLAN are amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Aloha - Reedville - Cooper Mountain Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Aloha - Reedville - Cooper Mountain Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the Aloha - Reedville - Cooper Mountain Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the Aloha - Reedville - Cooper Mountain Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan

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### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which~~ that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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abcdef Proposed additions

~~abcdef~~ Proposed deletions

## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Aloha - Reedville - Cooper Mountain Community Planning Area is one such planning area. Community planning area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the community plan was originally adopted.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Map portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC, where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement~~ provisions in the Community Development Code ~~is intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserving significant natural features or achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains t~~The original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5 is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.~~

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park deficient areas was done in the early 1980s as part of the original community plan development. The identification was~~has been~~ made based on a ~~1/2-~~ 0.5-mile service area radius from ~~existing~~ park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park deficient. On this SNR Map, a "P" ~~has been~~was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities

needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant, and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

\*\*\*

## BACKGROUND SUMMARY

### Planning Area

The Aloha - Reedville - Cooper Mountain Community Planning Area is located in eastern Washington County between the cities of Beaverton and Hillsboro. In 1980, it was generally bounded on the east by the Beaverton city boundary, on the south by Scholls Ferry Road, on the west by the UGB and SW 219th Avenue, and on the north by SW Baseline Road, SW 185th Avenue and Beaverton Creek. Over time, those boundaries have shifted as areas annexed to Beaverton, Hillsboro and Tigard. Current boundaries are shown in the community plan maps.

\*\*\*

### Natural Features

Geologic formations underlying the planning area include marine sediments overlain successively by Columbia River Basalt and then sedimentary deposits of sand, silt and clay. Fault traces have been mapped along the northeast base of Cooper Mountain.

Some of the area's soils are characterized by a high water table, which lies within a few feet of the surface during the winter. Some area soils have low bearing strength and a potential for shrinking and swelling.

Periodic flooding problems in the planning area occur along Butternut Creek; just west of SW 170th Avenue between Farmington Road and Tualatin Valley T.V.-Highway; and in some areas along Beaverton Creek.

In 1983, approximately 638 forested acres providing wildlife habitat were identified in the area, most on Cooper Mountain but also on Madrona Terrace located southeast of SW 170th Avenue and SW Davis Road and along Beaverton Creek. In addition to this acreage, other natural resource areas were identified in the 2018 Cooper Mountain UGB Expansion Area. These included the McKernan Creek stream complex that contained high quality riparian and upland habitats connecting to the Cooper Mountain Nature Park and the stream corridor that connects to Summer Creek. This area contained County-identified Goal 5 resources and mapped Metro Title 13 Type I and Type II Riparian Wildlife Habitat and Class A and Class B Upland Wildlife Habitat. This UGB expansion area also included a small portion of Goal 5 resource designated "Mining District B" associated with the Farmington/Baker Rock Quarry.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

\*\*\*

## COMMUNITY PLAN OVERVIEW

The Aloha - Reedville - Cooper Mountain Community Plan has the following features:

\*\*\*

### Community Design

Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of the five general subareas of Aloha - Reedville - Cooper Mountain. This section addresses concerns relating to the design of development in the Aloha - Reedville - Cooper Mountain Planning Area.

#### General Design Elements:

The general design elements listed below pertain to development in the Aloha - Reedville - Cooper Mountain Planning Area as a whole.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way ~~shall~~ may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
2. ~~Master Planning—Primary Use or Development procedures and standards of the CDC shall be required for development on land which includes an SNR as a means of protecting the resource while accommodating new development. A density transfer from the resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~

\*\*\*

6. ~~Removal of trees located within a SNR area must follow the permitting requirements shall not be removed without a development permit for tree removal having first been obtained, as provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights-of-way, public parks and playgrounds, or mineral and aggregate sites.~~

\*\*\*

22. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREAS

~~The planning area can be divided into subareas that are distinguished by the similar types of land uses planned within each area. Presented below are: (1) A characterization of plan intent for each of six general subareas of the Aloha – Reedville – Cooper Mountain Planning Area, and (2) Following each subarea characterization, a set of design elements applicable to development on properties in these subareas. Included within the design elements are prescriptions for ASC’s identified on the plan map.~~

### North Residential Area

\*\*\*

#### Design Elements:

abcdef Proposed additions  
~~abcdef~~ Proposed deletions

1. ~~To preserve wildlife habitat and wetland attributes the Beaverton Creek and Willow Creek drainageways, including the immediately adjacent riparian zone, shall be retained in their natural condition in keeping with the provisions of the CDC.~~

2. ~~The drainageway and adjacent riparian zone running from a point just west of 201st to the Beaverton Creek drainageway shall be retained in its natural condition in keeping with the provisions of the Community Development Code.~~

3. ~~The drainageway and adjacent riparian zone running from 211th Avenue to Baseline Road shall be retained in its natural condition in keeping with the provisions of the Community Development Code.~~

\*\*\*

### Tualatin Valley (T.V.) Highway Corridor

\*\*\*

#### **4. Riparian/Drainageway Areas**

~~The drainageway and adjacent riparian zone running between Alexander Street and Sandra Lane shall be retained in its natural condition in keeping with the provisions of the CDC.~~

\*\*\*

### Central Residential Area

\*\*\*

#### **Design Elements:**

1. The portion of Butternut Creek between 209th Avenue and the eastern property line of the Butternut School grounds is ~~probably the most~~ significant wildlife habitat and wetland area ~~in the planning area~~. Because of this significance, this portion of the creek, including all adjacent riparian vegetation and stands of mature trees, should be encouraged to be acquired by the public through purchase or land dedication, in association with the development process. ~~In any case, this area shall be retained in its natural condition in keeping with the provisions of the CDC.~~

### Farmington Road Corridor

\*\*\*

#### **Design Elements:**

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abcdef Proposed additions

~~abcdef~~ Proposed deletions

- ~~3. The Johnson Creek drainage running between Tualatin Valley Highway and Farmington Road, including all adjacent riparian land and stands of mature trees, shall be retained in its natural condition in keeping with the provisions of the CDC.~~
  - ~~4. The portion of the Johnson Creek drainageway and the adjacent riparian zone running between Farmington Road and the Beaverton city limits shall be retained in its natural condition in keeping with the provisions of the Community Development Code.~~
  - ~~5. The portion of the Butternut Creek drainageway and the adjacent riparian zone running north of Farmington Road on Lot 100 of Tax Map 1S1 18CA shall be retained in its natural condition in keeping with the provisions of the Community Development Code.~~
36. The Neighborhood Commercial site at the southwest corner of 195th Avenue and Farmington Road shall not be allowed direct access to Farmington Road. Access shall be taken only from 195th Avenue and the point of access shall be at the maximum distance possible from the intersection.

\*\*\*

### **Cooper Mountain Area**

This subarea is generally a lower density residential area south of the Farmington Road corridor. It includes Cooper Mountain and areas around its base, as well as the majority of Jenkins Estate, a facility operated by THPRD. This subarea is bounded on the south and east by Beaverton, and on the west by the UGB. Several major streets traverse the area, including 155th, 170th, 175th, and 185th Avenues, and Hart, Bany, and Rigert Roads. Other roads on the east flank of the mountain, including Nora/Beard, Satterberg and Weir Road, were planned in 1983 for improvement, realignment or extension.

\*\*\*

### **Design Elements:**

- ~~1. There are several large forested areas on the north slope of Cooper Mountain which are traversed by small streams and have significance as wildlife habitat. These are also outstanding scenic features, as viewed from the valley floor to the north. The natural character of these forested areas shall be retained through careful development of properties which include them. Open space created in these forested areas through the master planning process should be contiguous. Streams and adjacent riparian land in these forested areas shall be retained in their natural condition in keeping with the provisions of the CDC. Exceptions may be allowed for the establishment of regional stormwater detention facilities.~~
- ~~2. The portion of the Johnson Creek drainageway and the adjacent riparian zone running northerly from Davis Road to the Beaverton city limits shall be retained in its natural condition in keeping with the provisions of the CDC.~~



13. ~~References to t~~The forested hill south of Davis Road between 170th and 155th Avenues ~~have been deleted since the area was annexed to the city of Beaverton. is an outstanding scenic feature, as viewed from the surrounding area, and also offers outstanding views of the surrounding area from the powerline right-of-way which traverses the top of the hill. To preserve the scenic attributes, the following shall apply to the area:~~
- a. ~~Development of the area shall occur in a manner which preserves the forested appearance of the hill while allowing judicious cutting of trees and development where this appearance will not be significantly affected.~~
  - b. ~~Open space created in the forested area through the master planning process should be contiguous;~~
  - c. ~~The powerline right-of-way segment between Davis Road and Burntwood Street shall be protected as a scenic corridor, with size, scope and appropriate restrictions on development being formulated through the master planning process; and~~
  - d. ~~Roads that are to be built on the hill in association with development may intersect scenic points on the powerline right-of-way or where trees have been removed. At these points, as determined through the master planning process, turn-out facilities shall be constructed as part of the road improvement.~~

*Renumber remaining sections accordingly*

\*\*\*

57. ~~References to property~~ The character of the wildlife habitat located at the northwest corner of Weir Road and 155th Avenue ~~have been deleted since the area was annexed to the city of Beaverton. shall be preserved to the maximum extent feasible, while allowing for its development. Open space established through the master planning process should be offered for dedication as a park and wildlife preserve. Public open spaces created through the development process should be contiguous wherever feasible.~~

*Renumber remaining sections accordingly*

\*\*\*

### **Scholls Ferry Road Area**

This entire area has been annexed to Tigard, and is no longer under County jurisdiction.

This area is not contiguous to the rest of the planning area. It is bounded on the north by Beaverton, on the west by the Regional Urban Growth Boundary (UGB) and on the south by the Bull Mountain Planning Area. In 2002, a small area north of Scholls Ferry Road and west of SW Loon Drive was added to the UGB.

Properties in the area have excellent access by way of Scholls Ferry and Old Scholls Ferry Roads and Murray Boulevard, to the north, east and west. A planned extension of Murray Boulevard through the subarea and on to the south should improve access in that direction.

The major potential constraints to development are relatively rugged topography in some locations and the existing rock quarry in the middle of the area, which may require special design considerations by those developing abutting residential properties.

Easy access, particularly to commercial and industrial areas to the east in Beaverton, makes this a good location for higher density residential uses. The highest densities in this area (up to 24 units per acre) are planned east of the B.P.A. powerline easement. Medium density residential development (up to 15 units per acre) is planned further to the west, because of the site constraints, and the greater distance from Beaverton. Residential development at up to 9 units per acre is planned on properties north of Old Scholls Ferry Road, due to more limited access and steeper slopes. The properties added to the UGB in 2002 are designated Future Development-20 Acres (FD-20). They will maintain this designation until the planning for this new urban area is complete. The planning shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

#### **Design Elements:**

1. Review of land partitioning and structural development proposals for areas within one half mile of rock quarries (existing and proposed) shall include 1) measurements of noise or anticipation of noise from such development or impacting such development and 2) appropriate mitigation measures which ensure that the future land uses meet Oregon Department of Environmental Quality noise standards. Conditions to development, such as requirements for berms, walls and other buffers shall be applied to the approval of new development when appropriate.
2. The drainage and adjacent riparian zone (Summer Creek) between Scholls Ferry and Old Scholls Ferry Roads and east of the powerline right-of-way shall be retained in its natural condition, except for approved alterations to control stream siltation and uses allowed by the Community Development Code.  
  
Where previous forestry management has established a practice of intermittent maintenance, thinning and harvesting of vegetation, including commercial forest harvesting, such forest management practices may continue.
3. To prevent excessive traffic flow onto Local Streets east of 135th Avenue in Tigard, a connection between the existing southerly terminus of Murray Blvd. and 135th shall not be completed until the entire right-of-way for the extension of Murray to 99W is defined and improvements are scheduled.

\*\*\*

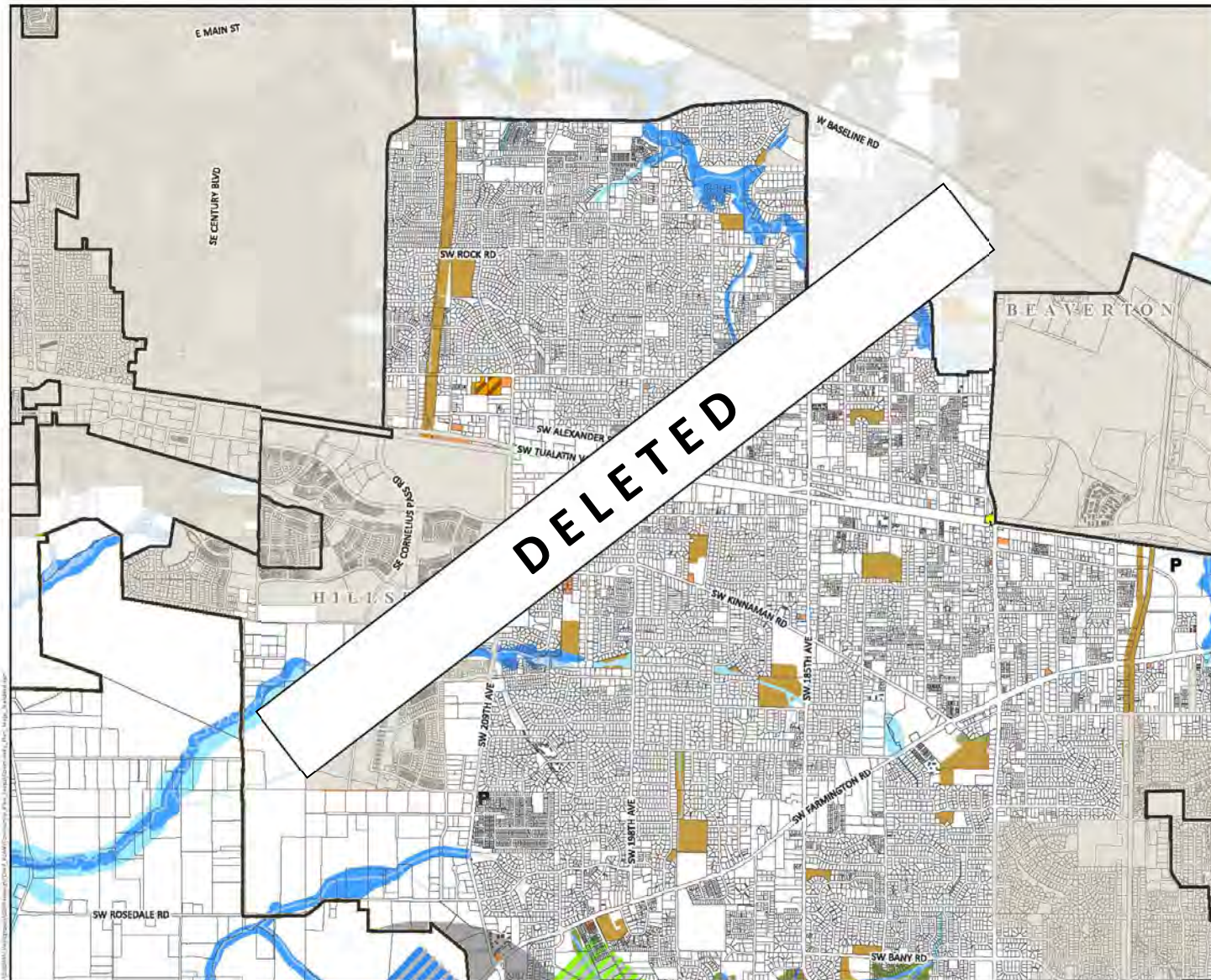
**DISTRIBUTION OF PLANNED LAND USES - 1980**

Land Use Districts		Acres	Percentage
Residential 5	R-5	1,949.51	37.52%
Residential 6	R-6	1,070.78	20.61%
Residential 9	R-9	816.32	15.71%
Residential 15	R-15	478.49	9.21%
Residential 24	R-24	252.10	4.85%
Residential 25+	R-25+	56.32	1.08%
Transit Oriented Residential 9-12	TO:R9-12		0.00%
Transit Oriented Residential 12-18	TO:R12-18		0.00%
Transit Oriented Residential 18-24	TO:R18-24		0.00%
Transit Oriented Residential 24-40	TO:R24-40		0.00%
Transit Oriented Residential 40-80	TO:R40-80		0.00%
Transit Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC	25.41	0.49%
Neighborhood Commercial	NC	26.55	0.51%
General Commercial	GC	26.72	0.51%
Community Business District	CBD	134.57	2.59%
Transit Oriented Retail Commercial	TO:RC		0.00%
Transit Oriented Business District	TO:BUS		0.00%
Transit Oriented Employment District	TO:EMP		0.00%
Industrial	IND	88.81	1.71%
Institutional	INST	269.75	5.19%
<b>Total</b>		<b>5,195.33</b>	<b>100.00%</b>

abcdef Proposed additions

~~abcdef~~ Proposed deletions

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAPS 4.1 and 4.2' are deleted and replaced with new maps:



**WASHINGTON COUNTY**  
 Comprehensive Plan

Map 4.1  
 Aloha - Reedville - Cooper Mtn.  
 Community Plan

**Significant Natural and Cultural Resources**

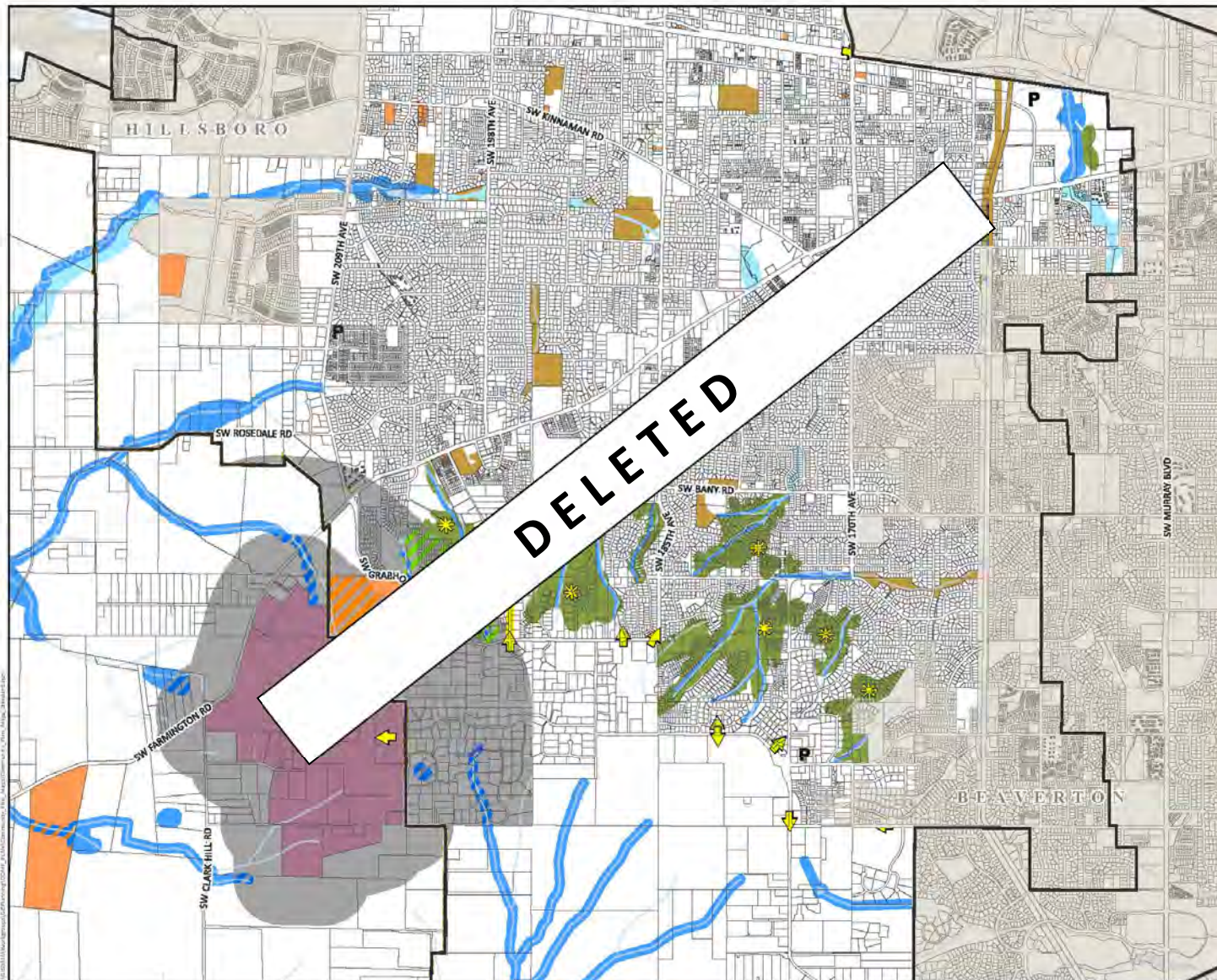
- Historic and Cultural Resource Overlay District** - Resources described in the Washington County Cultural Resources inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Route** - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Scenic Feature** - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic View** - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)**
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground
- Water Area and Wetlands** - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Wetland Area/Wetland and Fish/Wildlife Habitat** - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space** - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat** - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Significant Natural Area** - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlay**
- Mineral and Aggregate Areas**
- District B**
- Community Plan Boundary**
- Urban Growth Boundary**
- County Boundary**
- Incorporated Area**
- Taxlots**

1 inch equals 2,000 feet\*  
 0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 9/10/2022



WASHINGTON COUNTY  
 Comprehensive Plan  
 Map 4.2  
 Aloha - Reedville - Cooper Mtn.  
 Community Plan

### Significant Natural and Cultural Resources

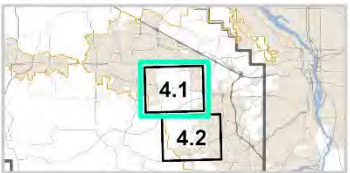
- Historic and Cultural Resource Overlay District** - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Route** - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Scenic Feature** - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic View** - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)**
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground.
- Water Area and Wetlands** - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat** - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space** - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat** - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Resource Overlap**
- Mineral and Aggregate Areas**
- District A**
- District B**
- Community Plan Boundary**
- Urban Growth Boundary**
- County Boundary**
- Incorporated Area**
- Taxlots**

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will effect stated scale.

**WASHINGTON COUNTY**  
**Comprehensive Plan** Map 4.1  
**Aloha - Reedville - Cooper Mtn.**  
**Community Plan**



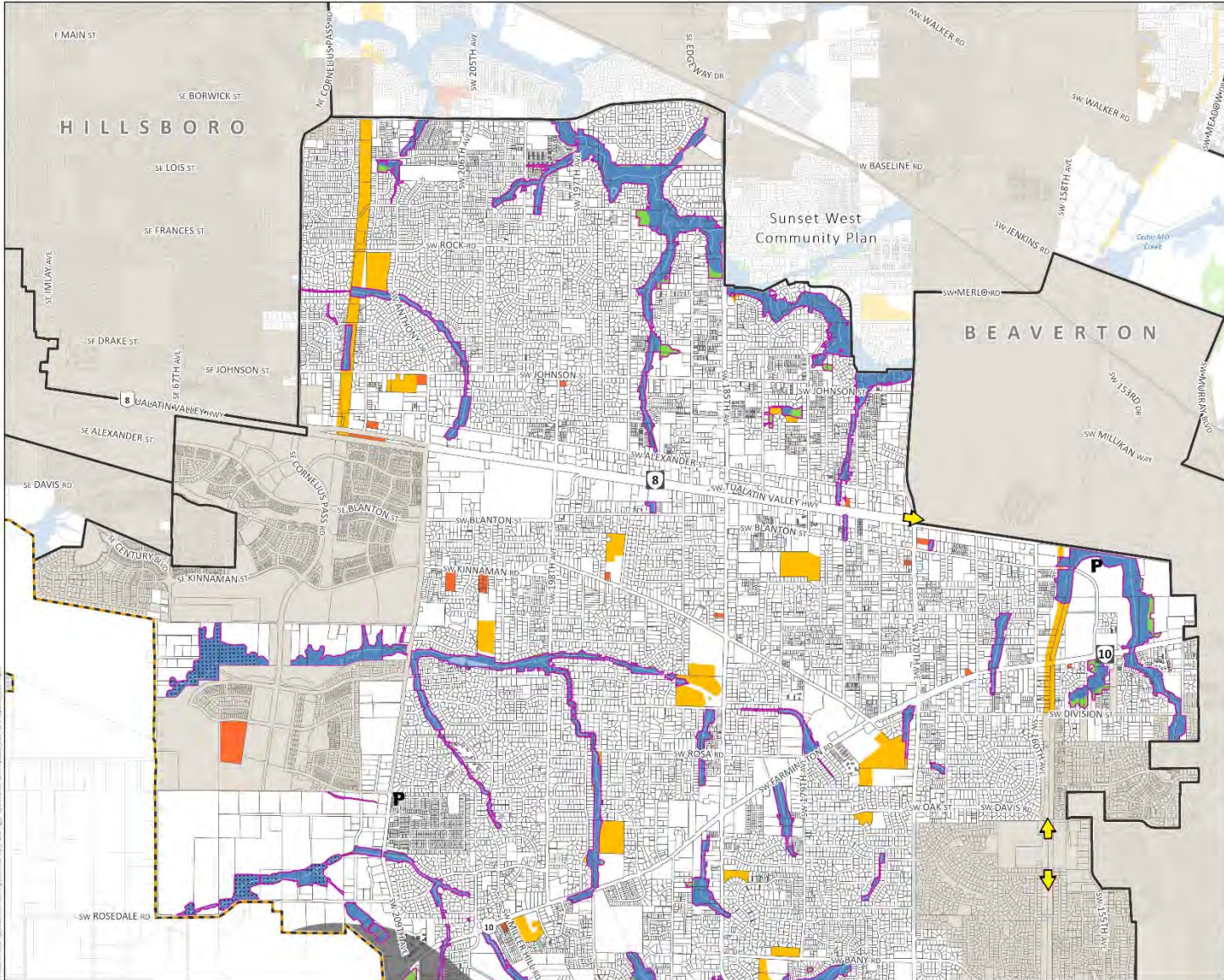
**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Post-2005 UGB Significant Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Mineral and Aggregate Areas
- District B
- Potential Park/Open Space/Recreation Area (A-G)
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

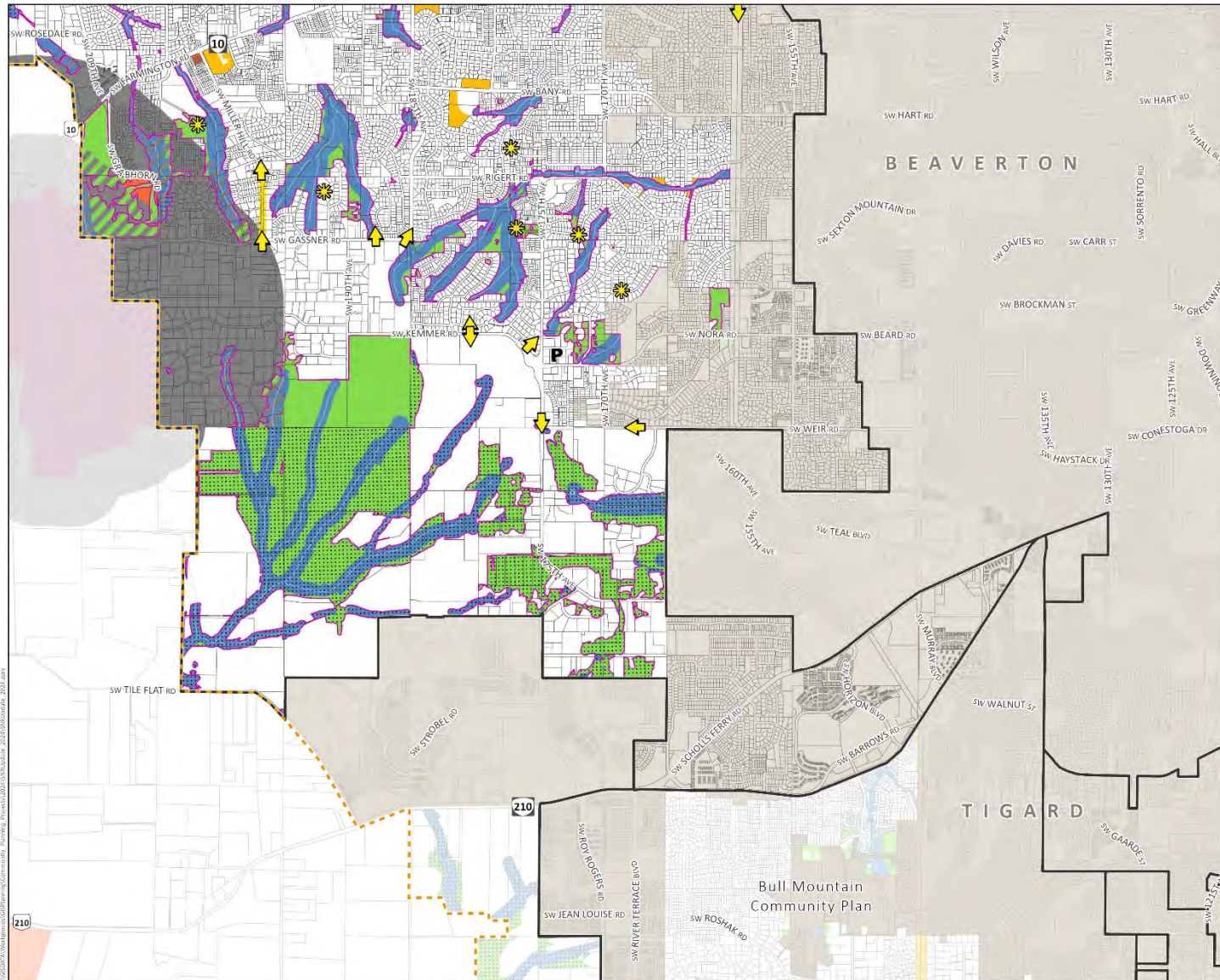
1 inch equals 2,000 feet\*



\* Printing map at a size other than 11 x 17 will affect stated scale.



Aloha - Reedville - Cooper Mtn.  
 Community Plan



**Significant Natural and Cultural Resources**

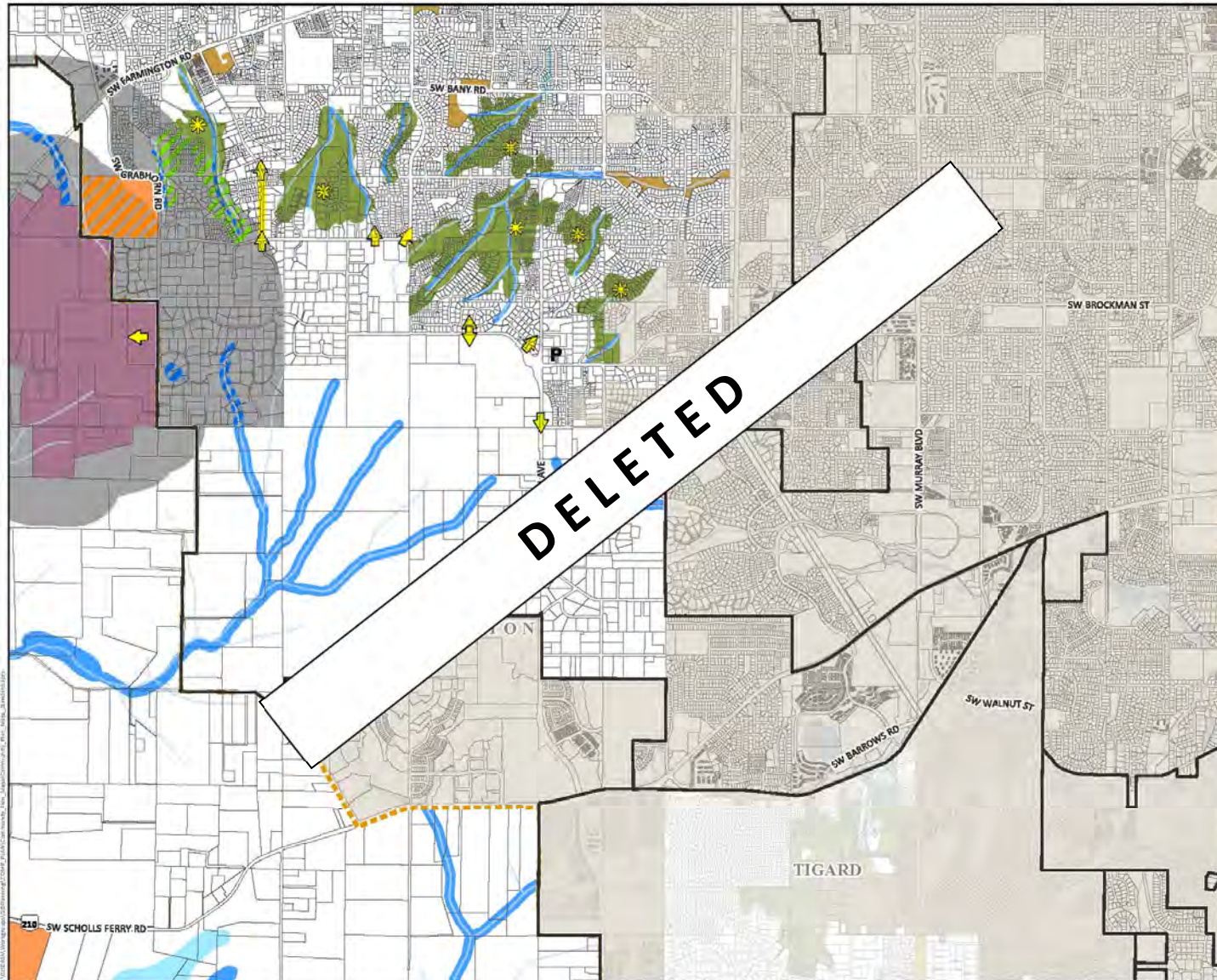
- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Post-2005 UGB Significant Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Mineral and Aggregate Areas
  - District B
  - Resource Overlap - where more than one resource exists. (colors on map reflect the overlapping resources)
- Potential Park/Open Space/Recreation Area (A-G)
  - P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
  - ↑ Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
  - ✱ Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
  - Scenic Route - Roads identified as excellent scenic roads and those sections of road scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

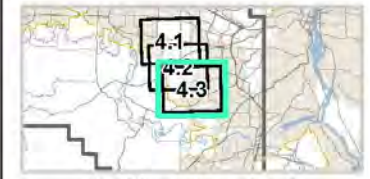
\* Printing map at a size other than 11 x 17 will affect stated scale.

The 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.3' is being deleted:



WASHINGTON COUNTY  
 Comprehensive Plan  
 Aloha - Reedville - Cooper Mtn.  
 Community Plan

Map 4.3



Significant Natural and  
 Cultural Resources

- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Routes - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)
- P Park Deficient - Area more than 1/2 mile from a park site or a public school playground
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlap
- Mineral and Aggregate Areas
- District A
- District B
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Tracts

1 inch equals 2,000 feet\*

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Department of Land Use & Transportation  
 Planning and Development Services Division  
 Printed: 9/27/2022



The BETHANY COMMUNITY PLAN, Chapter 1 is amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Bethany Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Bethany Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan elements.

In general, the Bethany Community Plan is an area and site-specific application of County Comprehensive Planning policy and a description of community development activities envisioned for the Planning Area. Implementation of the Bethany Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation Plan

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### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which~~ that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

\*\*\*

## Community Plan

The unincorporated portion of the county within the metropolitan regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Bethany Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which~~ that identifies and addresses the design opportunities or constraints. Usually land is designated as an area of special concern when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an area of special concern to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement~~ provisions in the Community Development Code ~~is intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserve significant natural features or achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation Plan and the Unified Capital Improvement Plan. Standards and requirements of the Community Plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains t~~The original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5 is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.~~

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Mmap included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification ~~was~~~~has been~~ made based on a 0.51/2-mile service area radius from ~~existing~~ park or school playground sites ~~existing at the time~~. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR

~~M~~map, a “P” ~~has been~~was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC also sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Bethany Community Plan encompasses three square miles of the unincorporated portion of northeast Washington County. The planning area is bordered on the north by NW Springville Road and the UGB; on the south by NW West Union and NW Thompson Roads; on the west by NW 185th Avenue; and on the east by the Washington/Multnomah County line. The Bethany planning area is a part of a larger planning area (Sunset West planning area, CPO #7), located to the south of Bethany. In 1980, Bethany had a population of 554 residents.

\*\*\*

### Natural Features

Rock Creek and Bronson Creek are the primary streams in the planning area. Both creeks and tributaries are subject to periodic flooding along the lower elevations. In the early 1980s, eEleven forested sites of 5 acres or larger ~~are were~~ found in the planning area. Those forested sites comprised approximately 118 acres in total area. The largest site, located in the central portion of Bethany, ~~is~~was 33 acres.

Bales Pond in eastern Bethany is a 5-acre site that ~~has been~~was identified as an important natural area by the Audubon Society. This pond ~~is~~was one of the few remaining natural pond and habitat areas inside the ~~Urban Growth Boundary~~UGB.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

The Bethany Community Plan establishes two main land use focal points for future development in the planning area. The intent is twofold: first, to focus the more intensive land use types to activity areas and, by doing so, establish identifiable neighborhoods; and second, to protect the character of existing residential neighborhoods from conflicting land uses.

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### Community Design

Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of the five general subareas of Bethany. The general design elements listed below apply to the Bethany planning area as a whole and shall be considered during development actions in Bethany. Some of the general design elements are further refined to site specific applications in the Design Element section of each subarea.

#### General Design Elements:

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way ~~shall~~ may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected consistent with the provisions of the Community Development Code to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
2. ~~Master Planning – Primary Use of Planned Development procedures and/or standards specified in the Community Development Code shall be required for development on land which includes a Significant Natural Resource as a means of protecting the resource while accommodating new~~

abcdef Proposed additions

~~abcdef~~ Proposed deletions

~~development.~~ A density transfer from the resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.

- 3. ~~Removal of trees located within a SNR Area must follow the permitting requirements shall not be removed without first obtaining a development permit for tree removal as provided for within the CDC. A permit shall not be required for tree removal from power line rights-of-way, public parks and playgrounds, or mineral aggregate sites.~~

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- 15. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREAS

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### Central Bethany

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- 4. ~~The Master Planning – Primary Use or Planned Development procedures and standards shall be required for development on land which includes the Bronson Creek floodplain as a means of protecting the resource while allowing new development consistent with the provisions of the Community Development Code. An exception to this requirement shall be allowed if all of this Significant Natural Resource site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.~~

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### Thompson

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#### Design Elements:

- 1. ~~The Master Planning – Primary Use or Planned Development procedures and standards shall be required for development on land which includes the Bronson Creek floodplain as a means of protecting the resource while allowing new development consistent with the provisions of the Community Development Code. An exception to this requirement shall be allowed if all of this Significant Natural Resource site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.~~

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## Springville

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### Design Elements:

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3. ~~The Master Planning – Primary Use or Planned Development procedures and standards shall be required for development on land which includes the Bronson Creek floodplain as a means of protecting the resource while allowing new development consistent with the provisions of the Community Development Code. An exception to this requirement shall be allowed if all of this Significant Natural Resource site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource area to the buildable portion of a site shall be allowed as specified in the CDC.~~

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## Arbor Oaks

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### Design Elements:

1. The Arbor Oaks Subarea encompasses land located east of the PCC Rock Creek Campus and north of Springville Road. This area was included within the regional UGB by action of the Metro Council in 1999. Consistent with the conditions of that action, the following provisions shall apply to the new development in this area:

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- d. ~~Significant natural resources within the area that are identified on the Bethany Community Plan Significant Natural and Cultural Resources map shall be protected as required by the Washington County Community Development Code and Title 3 of the Metro Urban Growth Management Functional Plan. Boundaries of the significant natural resources in the area may be refined through review of a development application based on new inventory information submitted by the applicant.~~

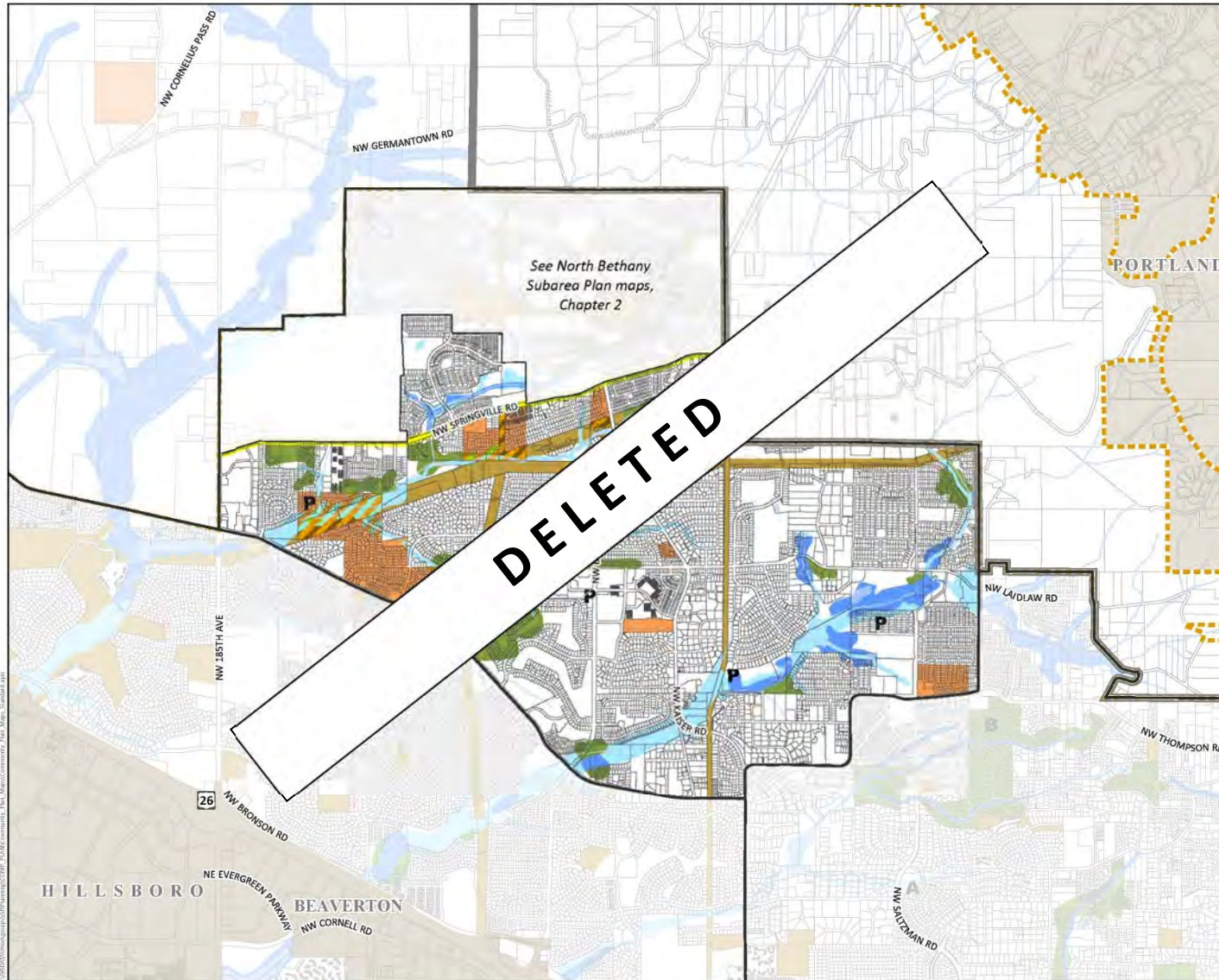
*Renumber remaining sections accordingly.*

\*\*\*

abcdef Proposed additions

~~abcdef~~ Proposed deletions

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:



WASHINGTON COUNTY  
 Comprehensive Plan

Map 4.1

Bethany  
 Community Plan

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Potential Park/Open Space/Recreation Area (A-G)
  - A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.
  - P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground
  - Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
  - Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
  - Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
  - Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
  - Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlap
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

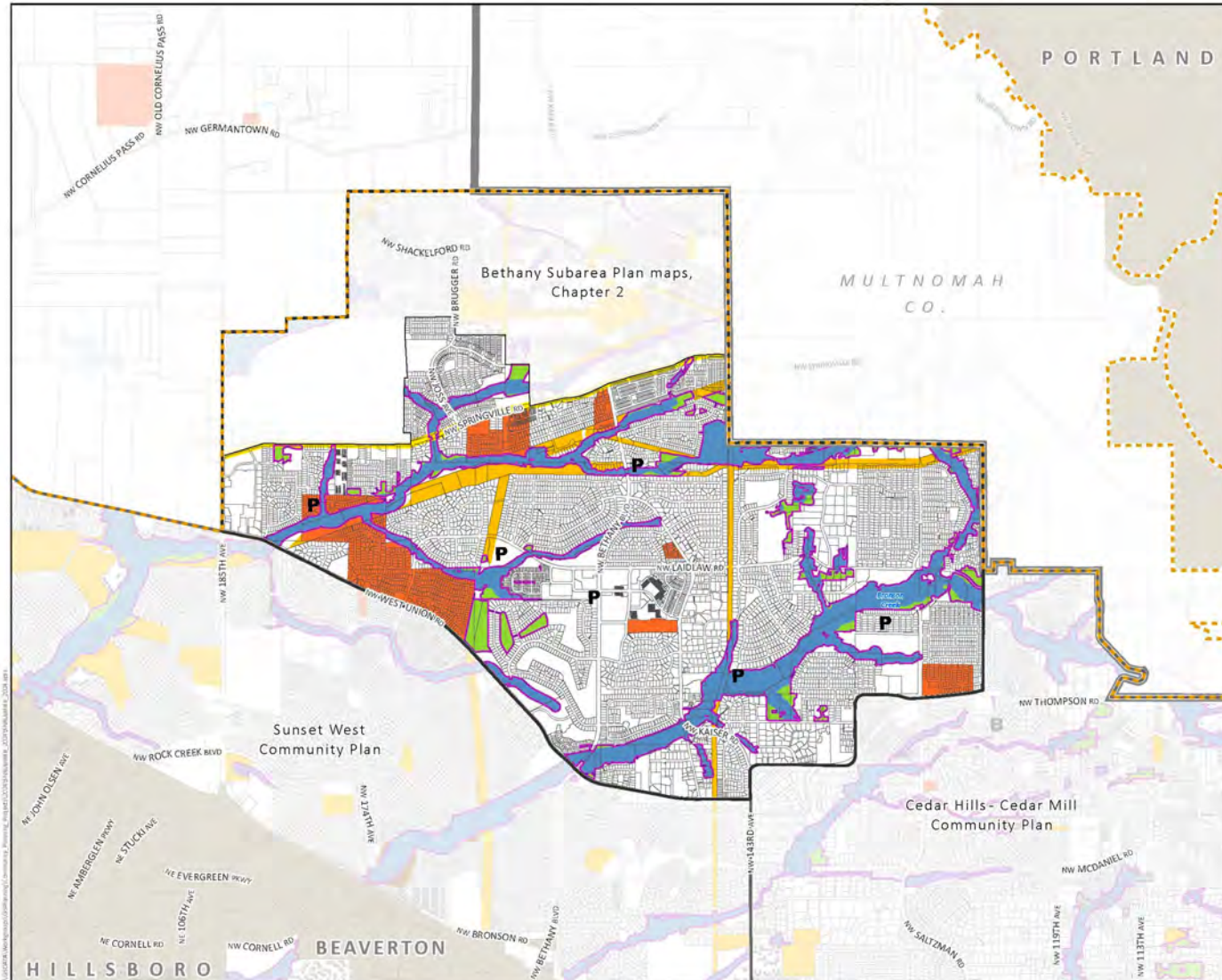
0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 5/22/2023





**WASHINGTON COUNTY**  
 Comprehensive Plan

Map 4.1

**Bethany Community Plan**

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Potential Park/Open Space/Recreation Area (A-G)
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 01/17/2024

The BETHANY COMMUNITY PLAN, CHAPTER 2, North Bethany Subarea, is amended to reflect the following:

## I. INTRODUCTION

The North Bethany Subarea Plan applies to land north of NW Springville Road with the exception of the Arbor Oaks Subarea. This chapter provides background and an overview of the subarea's community planning principles and goals, describes the relevant maps, and prescribes general and neighborhood design elements. Where applicable, the subarea plan identifies the plan amendment procedure and criteria for proposing changes to the subarea plan.

## II. AREA OF DESCRIPTION

The North Bethany Subarea is located north of Highway 26 in northeast Washington County. The eastern boundary of the subarea is the Washington - Multnomah County line. The subarea is bounded on the west and north by the floodplain associated with Rock Creek and Abbey Creek. Rural agricultural lands are the predominant land uses to the north, east, and west. The southern boundary is NW Springville Road, with the other Bethany Community Plan Subareas to the south.

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## III. BACKGROUND, PLANNING PROCESS, COMMUNITY DESIGN GOALS & PLAN AMENDMENTS

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### D. Community Design Goals

The community planning work for North Bethany represents an innovative approach for the County and its partner service provider agencies. As compared with the 1983 community plans, the North Bethany Subarea was planned and designed to be a more complete community, with better provision and integration of urban services and amenities. While some degree of flexibility remains, the North Bethany Subarea Plan is a more detailed level of planning, specifically with respect to the design of the public realm. Integrating this level of community planning with urban service facility planning results in a greater degree of certainty for the community, for developers, and for service providers who must provide necessary infrastructure.

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Five design goals form the basis of the North Bethany Subarea Plan. The design goals are complemented by a growth management policy that ensures public facilities and services and urban infrastructure are provided and financed in an equitable and feasible manner.

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**4. *Integration of Urban and Natural Areas.*** A variety of parks, trails, protected open spaces and water quality facilities will result in a coordinated system that is integrated with the urban fabric.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

The planning process prioritized public spaces such as parks and trails as a key element in creating the range of amenities found in complete communities. The design concept for the subarea plan is a landform-based design that takes advantage of existing natural features for the location of vantage points, orientation of streets, and drainage of stormwater. The community parks and park block elements form an axis along the existing ridge. This predominant open space feature is complemented by neighborhood parks, trails, and community gathering areas, each of which are located and sized in relation to the surrounding natural and designed landscapes.

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A large portion of the subarea boundary consists of floodplain and vegetated corridors. These areas provide a natural buffer between the urban uses in the North Bethany Subarea and adjacent rural uses. They also provide opportunities to establish a trail system to provide recreational opportunities to residents. Efforts shall be made to establish trails and connections to natural areas and rural views while reducing conflicts between urban and rural uses.

The subarea's protected natural resource areas are consistent with the County's 1983 adopted and acknowledged Goal 5 program as well as the 2005 Tualatin Basin Partners Goal 5 Program. In addition, a Goal 5 post-acknowledgement plan amendment (PAPA) was conducted in order to address wetlands, open spaces, and to refine the wildlife habitat designation along Bethany Creek. The subarea plan supports habitat-friendly design and development practices, including site design and on-site stormwater management practices. In addition to on-site stormwater management, stormwater will be managed at the street level, through regional stormwater facilities and with the protection of natural resource areas that assist in flood management (such as drainage hazard areas and wetlands). Stormwater quantity and quality facilities are consistent with CWS standards while parks are consistent with THPRD standards.

\*\*\*

#### **IV. DESCRIPTIONS OF NORTH BETHANY SUBAREA PLAN & MAPS**

The North Bethany Subarea Plan is comprised of several plans, maps, and figures that are described below. These plans and maps are referenced throughout the North Bethany Subarea Design Elements and the Neighborhood Design Elements (see Section V and Section VI, respectively). The plans and maps are in Section VII.

Four of the North Bethany Subarea Plan maps are designated as official regulatory maps for the locations of principal features of the subarea: the Land Use Designations Map; the Primary Streets Map; the Parks, Trails and Pedestrian Connections Map; and the Significant Natural and Cultural Resources Map (SNR Map). These official regulatory maps are the sole maps that control the principal features they reference. The official regulatory maps and other North Bethany maps may also include other data that is present only for informational purposes. For example, the Primary Streets Map may also contain data about the ~~location of Significant Natural Resources (SNRs)~~, but the location of ~~SNRs~~ those resources is regulated by the SNR Map, and not by the Primary Streets Map.

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abcdef Proposed additions

~~abcdef~~ Proposed deletions

## F. Significant Natural & Cultural Resources Map

The generalized location of Goal 5 designations in the North Bethany Subarea that were identified prior to the 2002 UGB expansion for the North Bethany Subarea, ~~including Water Areas and Wetlands & Fish and Wildlife Habitat areas, have been moved from Chapter 1 to~~ are shown on the SNR Maps for Chapter 2 of the Bethany Community Plan. Through the concept planning process for the North Bethany Subarea, these designations were also refined in conjunction with the development of a Local Wetland Inventory (LWI). The LWI identified Locally Significant Wetlands, which are wetland areas that are important for reasons related to location, size, quality and/or function. The LWI received approval from the Department of State Lands, and Clean Water Services is responsible for reviewing development proposals for compliance with the LWI.

Significant resources were identified through the application of statewide Land Use Planning Goal 5. ~~When the plan was adopted, the~~ The SNR Map included in Chapter 2 showeds the general locations of three types of Goal 5 resources: Water Area and Wetlands, Water Area and Wetlands & Fish and Wildlife Habitat, and Open Space. (Note that not all jurisdictional wetland areas are defined as significant pursuant to Goal 5 and therefore, not all jurisdictional wetland areas are shown on the map; the depictions are limited to those wetlands in the North Bethany Subarea that were determined to be significant.)

The wetland boundaries depicted on the SNR Map represent preliminary planning level information. More refined and precise on-site delineations of the wetland areas and vegetated corridors will be provided through the development review process and it is expected that the boundaries shown on the SNR Map will be adjusted accordingly. Delineation of the ultimate site boundaries for these features will be coordinated with the County and CWS and shall take into account all applicable regulations and Plan requirements.

Open Space resources shown on the SNR Map include generalized locations for future parks and off-street trails, as well as existing features such as powerline rights-of-way, an existing cemetery and school ball fields and playgrounds. The ball fields and playgrounds for future schools will be designated as Open Space when they have been constructed.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP). The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed or modified, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. Volume IA of the Resource Document includes the updated inventory methodology and inventory maps.

No changes were made to the location of resources on the North Bethany SNR Map, since North Bethany's inventory was completed more recently than Metro's Title 13 inventory. The only change to North Bethany's SNR Map was to rename the category Water Areas and Wetlands and Fish and Wildlife Habitat to Riparian Wildlife Habitat to match the new naming convention.

The SNR Map, included as part of this community plan, is the official regulatory map for the location of Goal 5 Riparian and Upland Wildlife Habitat resources in the North Bethany Subarea Plan. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat resource boundaries shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments (such as adjustments to Locally Significant Wetland boundaries and to school ball fields and playgrounds) that are permitted through the development review process described above.

When other North Bethany Subarea Plan maps are amended to ensure consistency with the SNR Map, such amendments may be accomplished administratively outside of the ordinance and plan amendment process.

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## V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All development shall be consistent with the following design elements and Area of Special Concern (ASC) requirements.

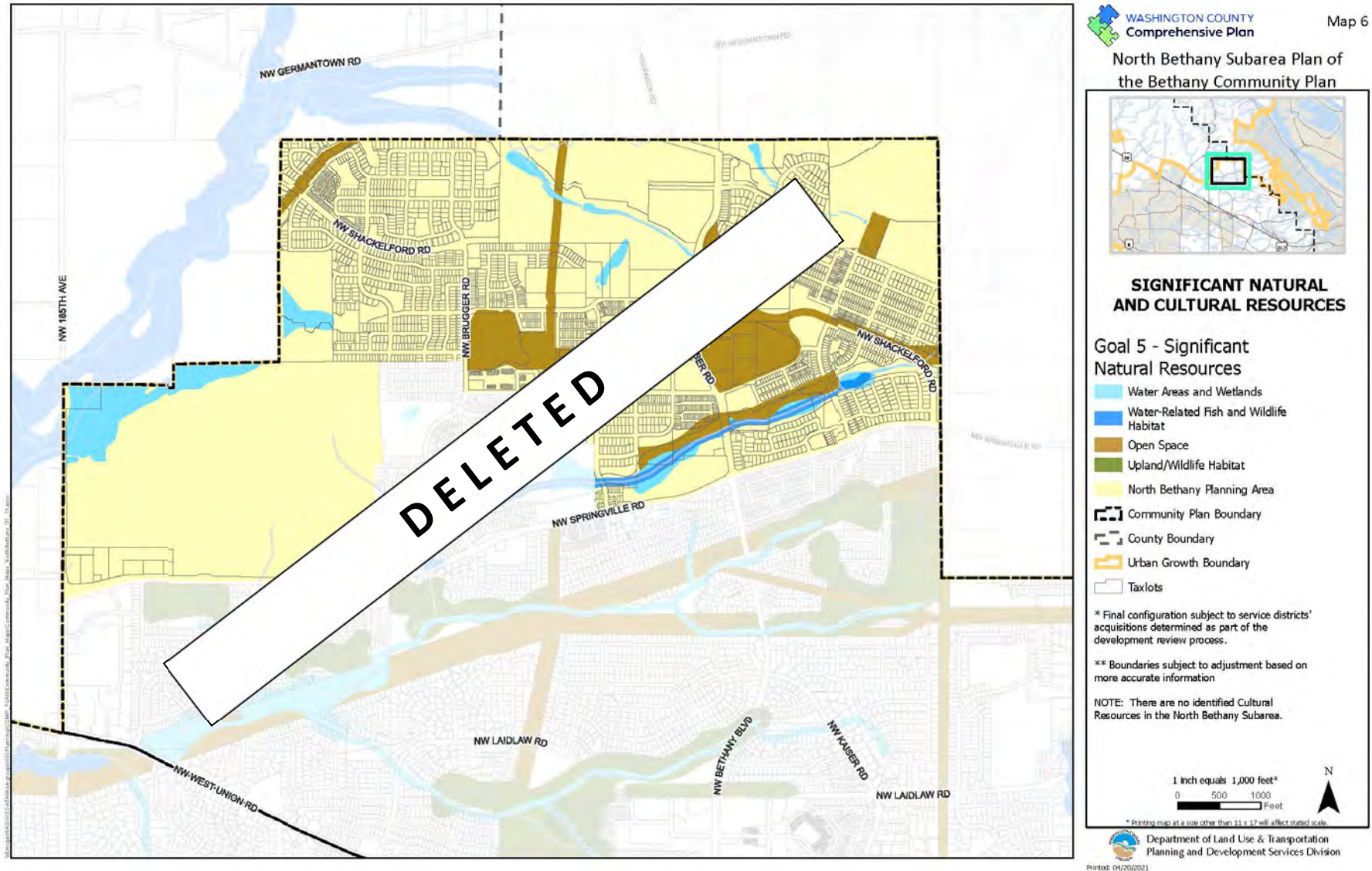
### A. General Design Elements

1. Floodplains, drainage hazard areas, streams and their tributaries, and riparian wooded areas, steep slopes, scenic features, power line easements, and rights-of-way are preserved and protected by being designated as a ~~Significant Natural Resource~~ SNR Area and/or Density Restricted Lands. In the design of new development, these areas shall be interconnected with the park and open space system and the stormwater and water quality management system consistent with the requirements and standards for CWS and THPRD.

\*\*\*

3. Removal of trees located within a Significant Natural Resource SNR Area must follow the permitting requirements ~~shall not be removed without first obtaining a development permit for tree removal as provided for within the Community Development Code CDC. A permit shall not be required for tree removal from power line rights-of-way, public parks or playgrounds.~~

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 6' is deleted and replaced with a new map:



North Bethany Subarea Plan of  
 the Bethany Community Plan



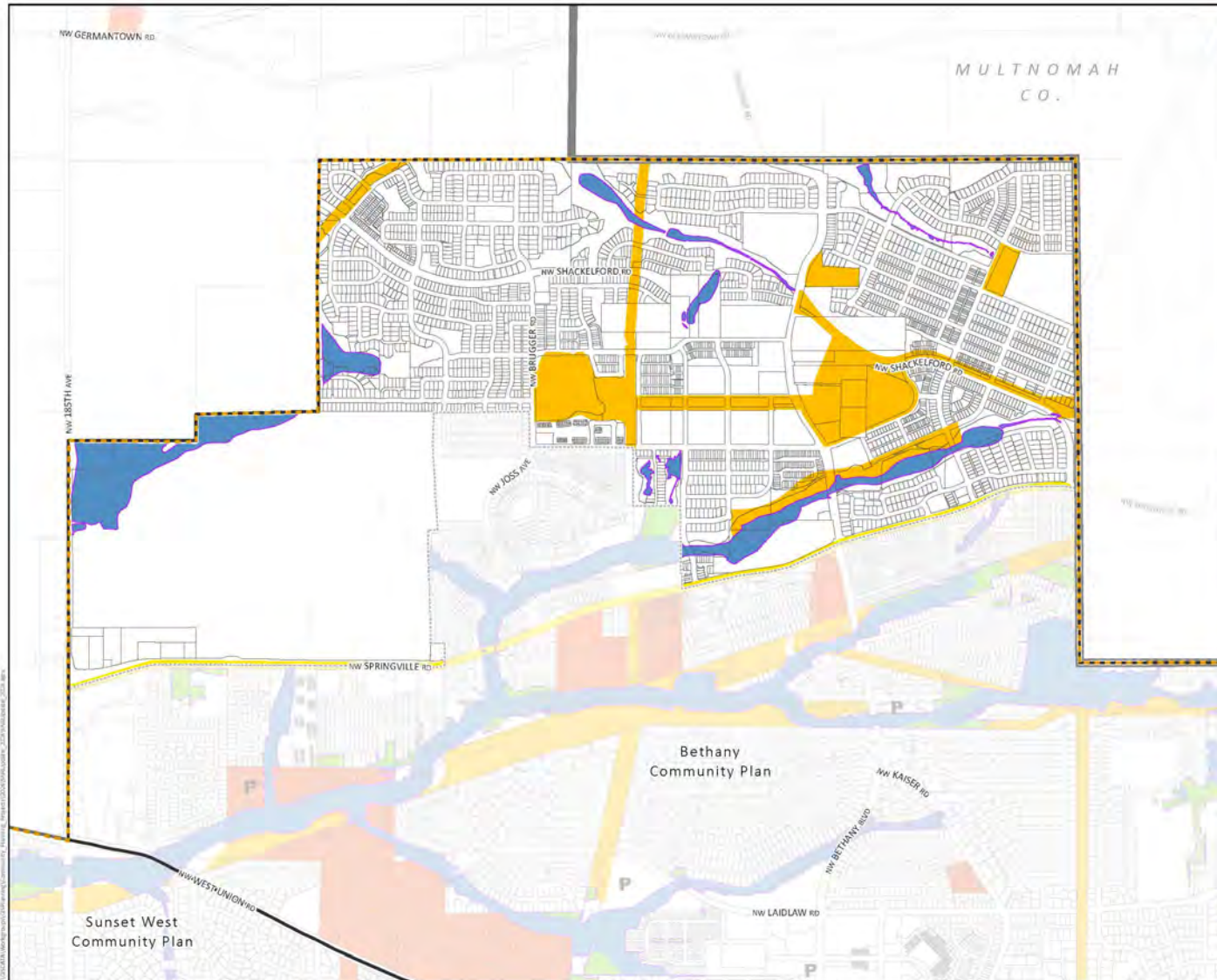
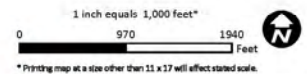
Significant Natural  
 and Cultural Resources

- Riparian Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- North Bethany Planning Area
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Taxlots

\* Final configuration subject to service districts' acquisitions determined as part of the development review process.

\*\* Boundaries subject to adjustment based on more accurate information

NOTE: There are no identified Cultural Resources in the North Bethany Subarea.



I:\2024\A-Engrossed Ordinance No. 901\Map 6 - Significant Natural and Cultural Resources - North Bethany Subarea Plan.mxd

The BULL MOUNTAIN COMMUNITY PLAN is amended to reflect the following:

\*\*\*

## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Bull Mountain Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Bull Mountain Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the Bull Mountain Community Plan is an area and site specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the Bull Mountain Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

\*\*\*

The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
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- Community Plans
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\*\*\*

### Comprehensive Framework Plan

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A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

\*\*\*



## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Bull Mountain Community Planning Area is one such planning area. Community planning area boundaries reflect the original boundaries from 1982. As such, the boundaries sometimes extend into areas that have been annexed by cities since the community plan was originally adopted.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the Land Use Districts community plan Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement~~ provisions in the Community Development Code ~~is intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserve~~ ing significant natural features or achieving the design objectives of the design elements and ~~while~~ encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

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With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' *Design and Construction Standards*. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was ~~has been~~ made based on a ~~1/2-~~ 0.5-mile service area radius from ~~existing~~ park or school playground sites ~~existing~~ at the time. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~has been~~ was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

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## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Bull Mountain Community Planning Area is located in southeastern Washington County approximately 10 miles southwest of Portland's central business district. It includes the unincorporated area south of SW Scholls Ferry Road, west of the Tigard Urban Planning Area, west and south of King City, north of the Tualatin River, and east of the UGB.

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### Natural Features

Land in the area consists of Bull Mountain, a steep sloped, flat topped landform which rises over 700 feet from the Tualatin Valley floor, and the gently sloped lowland to the north and south of the mountain.

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In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove areas annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The

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2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

The development approach planned for the Bull Mountain Area is intended to ensure the careful and deliberate growth of a distinct residential community. In concept, the community is intended to be supportive of and dependent upon nearby retail and employment centers in Tigard, Beaverton, and, to a lesser extent, other centers in the Portland metropolitan area. The Bull Mountain Area is not intended to be developed as an independent or self-sufficient community, mainly because of its 1) Rugged and scenic terrain, 2) Proximity to existing and planned shopping and employment centers, 3) Lack of bisecting Arterial Roadways, 4) History of residential development, and 5) Location on the edge of the UGB. Rather, Bull Mountain is to be developed as a distinctive residential environment in a naturally fortunate setting with development opportunities for a variety of housing options.

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### Community Design

Major development concerns, community design considerations and the land use prescriptions created to address them are enumerated as community design elements in this section of the plan. The community design elements are central to the community plan. They protect what is unique about the Bull Mountain Community Planning Area and at the same time connect its land uses with the surrounding metropolitan community.

Those community design elements which apply to the whole planning area are first listed. Then, the land uses planned for Bull Mountain are characterized by subarea and design elements specific to each subarea are presented. Bull Mountain Subareas include the Summit and Slopes, the Southern Lowlands, the Northwestern Lowlands, and the Northern Triangle. All of the design elements in this plan, both general to the planning area and site-specific, shall guide land use in the Bull Mountain Area.

Areas of Special Concern (ASCs) are also defined in this community plan. Some sites within the planning area present special resources, opportunities or problems to the Bull Mountain Community. In such cases, a creative site design approach is required to assure resolution of development conflicts and/or assure consideration of important amenities, such as proper circulation and open space. Special ~~prescriptions~~ considerations for analysis or design, as well as directions for the public review process are given where these special areas are noted. The ASCs are mapped and numbered on the community plan map. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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**General Design Elements:**

The general design elements listed below pertain to development in the Bull Mountain Planning Area as a whole.

- 1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian zones and wooded areas,~~ steep slopes, scenic features, and power line easements and right-of-way ~~shall~~may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.

\*\*\*

- 2. ~~Master planning – primary use or planned development procedures and standards shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development. An exception to this requirement shall be allowed if all of the SNR site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~

- 3. ~~Removal of trees located within a SNR area must follow the permitting requirements shall not be removed without a development permit for tree removal having first been obtained, as provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights-of-way, public parks and playgrounds.~~

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- 19. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

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**SUBAREAS**

**Summit and Slopes**

The landform between SW Beef Bend Road and Scholls Ferry Road is designated primarily for low density residential use at a maximum of 6 units per acre. The exceptions are at the edges on the south, north, and northwest along major roadways. Low densities are planned in the Bull Mountain Summit and Slopes mainly because of the dominance of steep slopes and the established pattern of low density

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residential development. This low density designation extends from the Fern Street development and the eastern edge of the planning area, where it is contiguous to a similar land use designation in the city of Tigard, to the southwest edge of the planning area at the UGB.

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**Design Elements:**

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5. ~~Because trees are such an important natural and scenic resource on Bull Mountain, development shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in SNR areas. development in areas of standing trees shall be designed to minimize the number of trees to be cut. At the time of development, no more than 50% of the mature standing trees (6 inch diameter or greater) shall be removed from any parcel. Development design and clearing for structures shall provide for maximum retention of old growth trees. Prior to development, the harvesting of forest tree species for their commercial value shall be in accord with the Oregon Forest Practices Act. The slope stabilization and revegetation plan shall indicate the mature trees planned for removal and describe the replacement programs. Replacement trees must be of at least 1.5 inch diameter.~~
6. ~~Streams, seasonal waterways and immediately adjacent riparian zones, as defined in the CDC, shall be preserved in their natural condition including topography and vegetation. Where roads are required, bridges shall be the preferred means of crossing streams and waterways rather than infill and piping or channelization of water flow.~~

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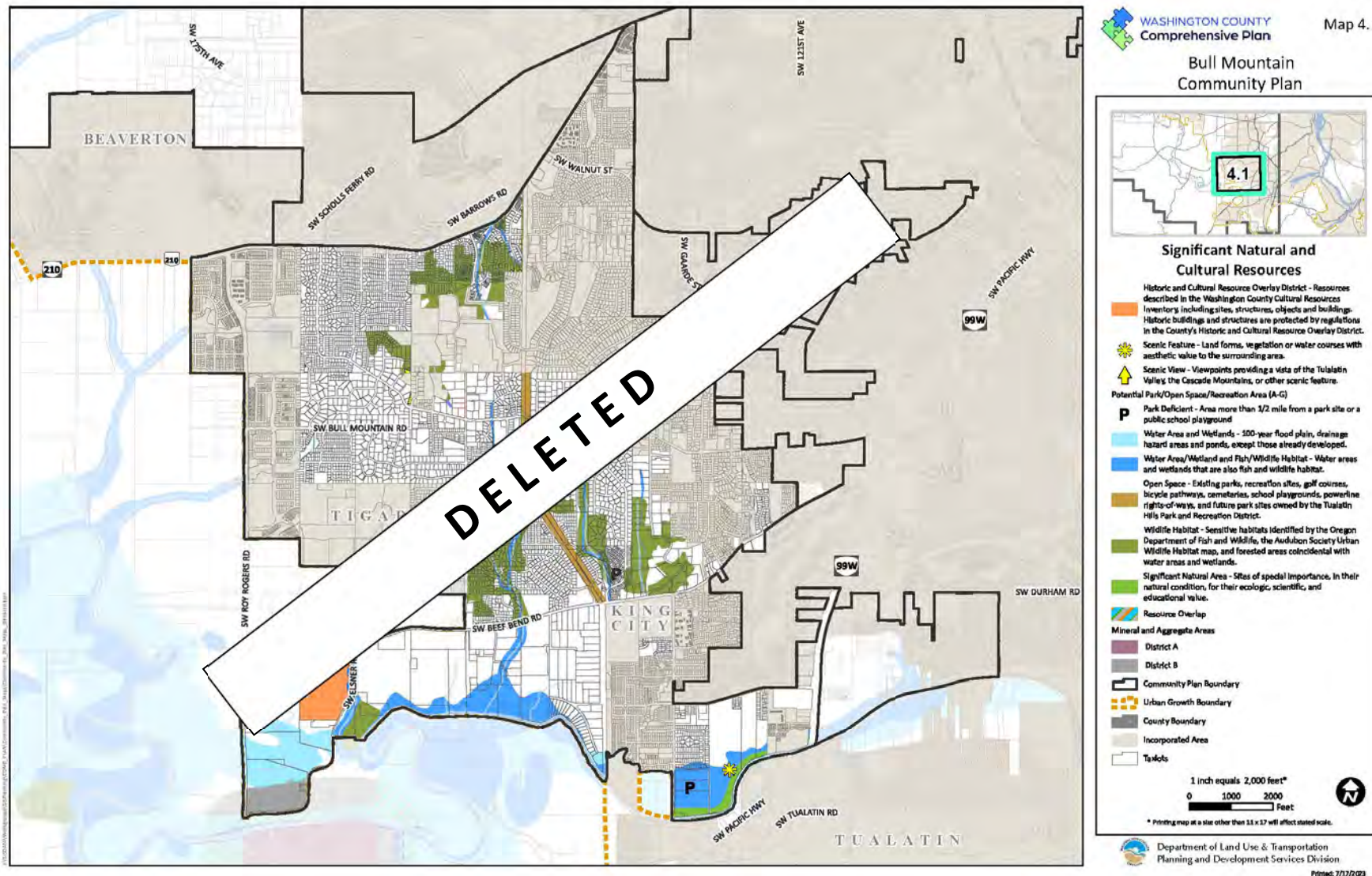
**DISTRIBUTION OF PLANNED LAND USES\_ - 1980**

Land Use Districts		Acres	Percentage
Residential 5	R-5	26.65	1.78%
Residential 6	R-6	1,091.46	72.96%
Residential 9	R-9	192.74	12.88%
Residential 15	R-15	148.12	9.90%
Residential 24	R-24	15.13	1.01%
Residential 25+	R-25+		0.00%
Transit-Oriented Residential 9-12	TO:R9-12		0.00%
Transit-Oriented Residential 12-18	TO:R12-18		0.00%
Transit-Oriented Residential 18-24	TO:R18-24		0.00%
Transit-Oriented Residential 24-40	TO:R24-40		0.00%
Transit-Oriented Residential 40-80	TO:R40-80		0.00%
Transit-Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC		0.00%
Neighborhood Commercial	NC		0.00%
General Commercial	GC		0.00%
Community Business District	CBD	3.71	0.25%
Transit-Oriented Retail Commercial	TO:RC		0.00%
Transit-Oriented Business District	TO:BUS		0.00%
Transit-Oriented Employment District	TO:EMP		0.00%
Industrial	IND		0.00%
Institutional	INST	18.19	1.22%
<b>Total</b>		<b>1496.00</b>	<b>100.00%</b>

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:







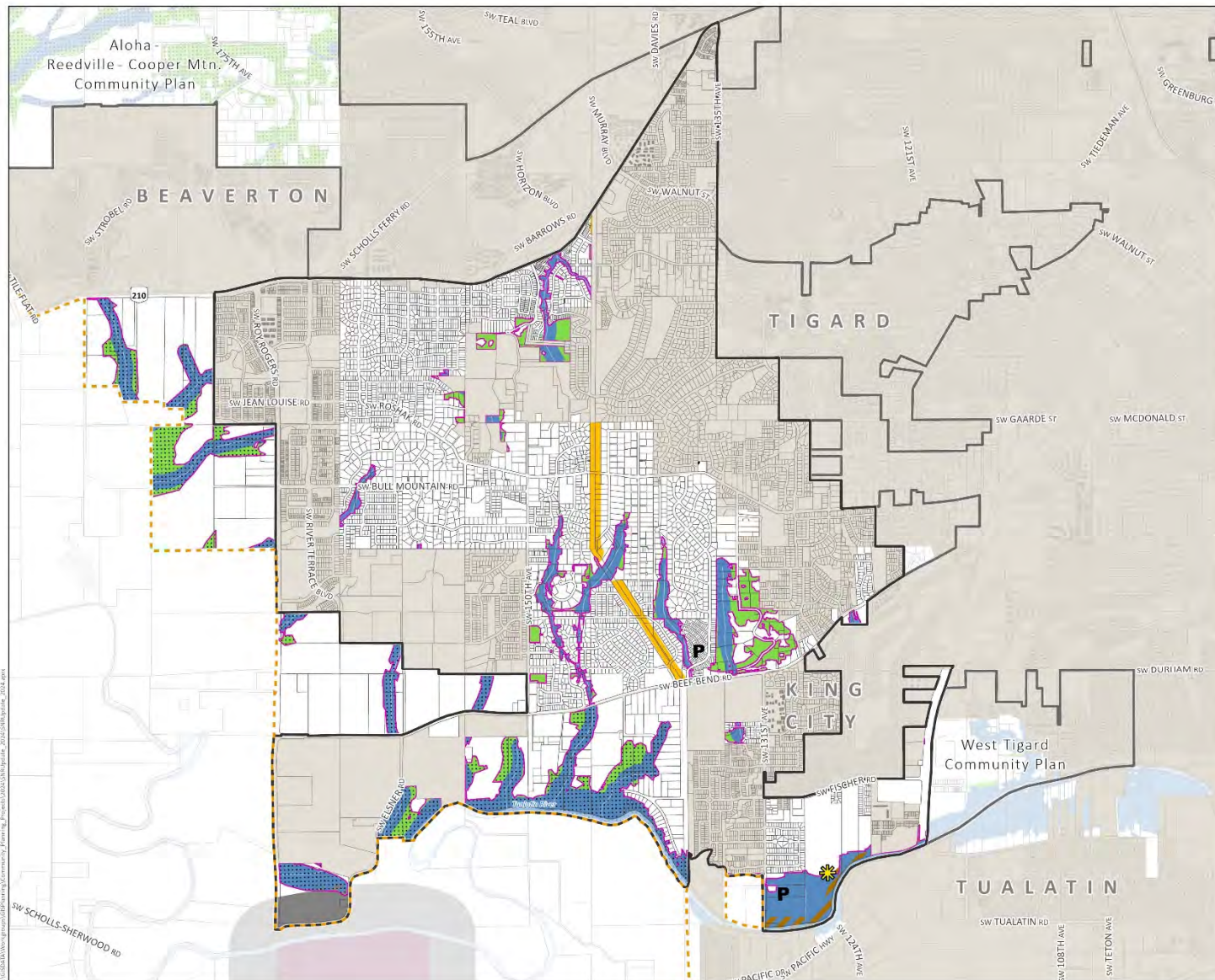
Map 4.1

### Bull Mountain Community Plan

**Significant Natural and Cultural Resources**

- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Post-2005 UGB Significant Habitat
- Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Mineral and Aggregate Areas
- District B
- Resource Overlap - where more than one resource exists (colors on map reflect the overlapping resources).
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Community Plan Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*  
 0 1000 2000 Feet  
 \* Printing map at a size other than 11 x 17 will affect stated scale.



A:\GIS\Map\WashingtonCounty\GIS\Community\_Planning\_P\Projects\2024\Bull Mountain\_Community\_Plan\_2024\Bull Mountain\_Community\_Plan\_2024.aprx

Sections of the CEDAR HILLS – CEDAR MILL COMMUNITY PLAN are amended to reflect the following:

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## THE RELATIONSHIP OF THE COMPREHENSIVE PLAN ELEMENTS

The Cedar Hills - Cedar Mill Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Cedar Hills - Cedar Mill Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the Cedar Hills - Cedar Mill Community Plan is an area and site-specific application of County Comprehensive Planning policy and a description of community development activities envisioned for the planning area. Implementation of the Cedar Hills - Cedar Mill Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan

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### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which that~~ are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Cedar Hills - Cedar Mill Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions for particular areas or sites which shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

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The ~~Significant Natural Resources (SNR Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for~~ shows the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

For most of the community plan's subareas, an identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was ~~has been made based on a 1/2-0.5-mile service area radius from existing park or school playground sites existing at the time.~~ Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~was been~~ placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. For most of the community plan's subareas, this has not been updated since the early 1980s.

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The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Cedar Hills - Cedar Mill Community Planning Area is located in eastern Washington County, approximately 5 miles west of Portland's central business district. In 1980, it was bounded generally on the east by the Washington/Multnomah County line, south by SW Canyon Road, west by SW Murray Boulevard and NW 143rd Avenue, and north by NW Thompson Road, the Multnomah County/Washington County line, and the UGB.

At the time the community plan was adopted in 1983, this unincorporated area encompassed 10 square miles and contained a 1980-population of approximately 30,000 persons. This has changed over time as development occurred, population increased, Bonny Slope West was added to Washington County, and areas annexed to adjacent cities. A comprehensive update of this plan has not occurred since its initial adoption.

The existing plan of development for this area (POD #17) is 10 years old.

### Land Use

At the time the community plan was originally developed, existing land uses in the planning area were predominantly low density residential. Commercial activities in the community occur primarily in the Cedar Hills Shopping Center, along SW Canyon Road, at the SW Murray - NW Cornell Road intersection, and at the intersection of NW Barnes, NW Cornell and NW Saltzman Roads. Industrial development is dominated by the large Tektronix plant located in the southwest corner of the planning area.

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In 1983, ~~t~~The Cedar Hills - Cedar Mill Planning Area contained ~~s~~ approximately 2,000 acres of ~~currently~~ vacant buildable land (i.e., undeveloped and not in 100-year floodplain or steep slopes; and excluding power line easements). Significant portions of vacant buildable land ~~were~~~~are~~ located north of Highway 26 (Sunset Highway). The area to the south of Highway 26 is generally developed.

~~Recently,~~Since 1983, the Cedar Hills - Cedar Mill area has been the subject of a number of private land development proposals. Of significance is the Peterkort development, located north of Highway 26 ~~Sunset Highway~~ between the Highway 217 and SW Cedar Hills Boulevard interchanges, which is proposed for intense urban use, including low and medium density residential, retail, and Office Commercial uses.

## Natural Features

The topography of the planning area consists of low-lying Tualatin Valley floor extending upward, in the north and east, into the West Hills of Portland. Four major soil types cover much of the area: Cornelius and Kinton silt loam, Woodburn silt loam, Cascade silt loam, and Aloha silt loam. High water tables in association with these poorly drained soils and the area's topography necessitate careful attention to drainage as development occurs.

Several streams traverse the planning area, including Willow, Cedar Mill, Johnson, Beaverton, Golf, Sylvan, and Ward Creeks. North of Highway 26, drainage hazard areas have been identified in conjunction with the creeks. In the low-lying area south of Highway 26, two large floodplains have been mapped along Cedar Mill Creek and Beaverton Creek into which several of the smaller streams drain.

The most significant geologic feature in Cedar Hills - Cedar Mill is the Boring lava flow. The 1970 discovery of the lava tubes associated with the lava flow at the St. Vincent Hospital site, on SW Barnes Road, resulted in costly engineering and structural modifications to that project. Boring lava flow and lava tubes may exist elsewhere in the community. If so, the uneven basalt formation and depth to the bedrock may constrain development of some types of structures in the future.

Approximately 650 forested acres ~~have been~~~~were~~ identified in the planning area ~~at the time the plan was developed~~. These wooded sites, of at least 5 acres in size, ~~are~~~~were~~ particularly dominant in the area north of Highway 26.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

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### Community Design

Presented below are first, a set of general implementation ~~considerations~~prescriptions relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of ~~the~~ 10 general subareas of ~~the~~ Cedar Hills - Cedar Mill Community Plan. Following each explanation are design elements and, as appropriate, ~~recommendations~~prescriptions for nine ASCs identified on the community plan map. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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### General Design Elements

The general design elements listed below pertain to development in the Cedar Hills - Cedar Mill Planning Area as a whole.

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way (ROW) ~~shall~~may be:
  - a. Used to accept, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected consistent with the provisions of the CDC to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
2. ~~Master planning primary use or planned development procedures and standards specified in the CDC shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development. A density transfer from the resource area to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~
3. ~~Removal of trees located within a SNR area shall not be removed without first obtaining a development permit for tree removal as must follow the permitting requirements provided for within the CDC. A permit shall not be required for tree removal from powerline ROW, public parks and playgrounds or mineral and aggregate sites.~~

\*\*\*

14. The following shall apply to a~~All~~ planned developments shall consider means available in the CDC to affect a transition from planned lower density areas to higher density areas on the subject

~~property, whether required in this plan or chosen by the developer, when the subject property is located adjacent to areas which that have a lower density plan designation.;~~

~~All means available in the CDC shall be considered in preparing the master plan in order to affect a transition from planned lower density areas to higher density development on the subject property. Taking into account the size and other features and limitations of the subject property, such means shall include:~~

- ~~a. Applying the height restriction of the adjacent district along the perimeter of the Planned development as prescribed in the CDC;~~
- ~~b. Buffering and screening; and~~
- ~~c. Taking advantage of terrain, existing vegetation, and identified SNRs to locate structures and required open space such that the privacy and character of adjacent neighborhoods are protected as far as possible.~~

\*\*\*

17. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREAS

### Willow Creek

Now largely in low density and agricultural use, the Willow Creek Subarea is proposed for increased residential densities. Neighborhood Commercial activities were also planned for the southwestern section of Area of Special Concern No. 1, near NW Saltzman and NW Thompson Roads in the community plan as originally adopted.

#### Design Elements:

- ~~1. Willow Creek – its tributaries and immediately adjacent riparian zone, shall be retained in their natural condition in keeping with the provisions of the CDC.~~
- ~~2. In order to maintain the open space and wildlife attributes of the resource, future development is encouraged to use trees, riparian vegetation, and steeply sloping lands coincidental with the Willow Creek floodplain and drainage hazard area as open space if allowable densities can be accommodated elsewhere on the site.~~
23. Retention of trees shall be encouraged, particularly when existing stands of trees can be used to lessen the impact of new attached unit development on adjacent neighborhoods.



- 34. Direct access from new development on individual lots onto NW Saltzman, NW Thompson, and NW 143rd shall be prohibited unless no alternatives exist. Access standards are included in the CDC.

**Area of Special Concern No. 1.** ~~This ASC has been fully developed. A 2-acre (maximum) Neighborhood Commercial center shall be provided in the vicinity of the Saltzman—Thompson intersection as depicted on the plan map. The location of this Neighborhood Commercial area (formerly tax map and lot number 1N128 / 100) was allowed to be moved if it was developed under the master planning—planned development process. It is worth noting that Thompson Road bisected the parcel resulting in approximately 15 acres of the parcel being located north of Thompson Road and within the Bethany Community Plan.~~

~~In 1994, master plan approval was granted (Casefile 94-468-S/P/V/DHA/W/DFR) for tax lot 100, which included a two-lot partition and the transfer of the two-acre commercial area to the new parcel 1, located north of Thompson Road. Consequently, the planned Neighborhood Commercial area moved from the Cedar Hills—Cedar Mill Community Plan to the Bethany Community Plan.~~

~~The Willow Creek ponds, south of NW Thompson Road and east of NW Saltzman Road, shall be incorporated into the site plans of any future development proposals in order to preserve the wildlife and wetland attributes of the site.~~

~~Residential development on the remainder of this site should be designed to access Thompson and Saltzman Roads, both Arterials, from Local or Neighborhood Route Streets.~~

\*\*\*

**Barnes - Peterkort**

This area included~~s~~ the largest amount of vacant buildable land in the planning area. This land also is located close to two regional traffic ways (Highways 26 and 217) and two Arterials (SW Barnes and NW Cornell Roads). As a result, the currently undeveloped area is proposed for intense urban development over time, including high density residential, retail, and Office Commercial uses. For the most part, residential densities on the buildable land are “stepped down” next to existing single-family neighborhoods. Where this is not the case, new attached unit development will be required to include buffers which protect existing neighborhoods from possible impacts (including noise and lights) of increased densities.

Varied natural features in the subareas - streams, slopes, and wooded areas - provide a backdrop for development designs which accomplish a degree of protection while accommodating new residential and commercial uses. Satisfactory implementation of the land use plan for this subarea will depend to a significant extent on development of the subarea’s planned transportation system, including connection of new streets developed on the Peterkort property to streets in adjacent neighborhoods.

**Design Elements:**

\*\*\*

~~2. Cedar Mill Creek and Johnson Creek, their tributaries and immediately adjacent riparian zone, as shown on the protected SNR Map for the area, shall be retained in their natural condition in keeping with the provisions of the CDC.~~

23. In order to maintain the open space and wildlife attributes of the resource, future development is encouraged to use trees, riparian vegetation, and steeply sloping lands coincidental with the Cedar Mill and Johnson Creek floodplains and drainage hazard areas as open space if allowable densities can be accommodated elsewhere on the site.

*Renumber remaining sections accordingly*

\*\*\*

7. A portion of the Peterkort Property has been identified as significant wildlife habitat in an inventory of natural resources in this subarea conducted by Washington County pursuant to Statewide Planning Goal 5 ~~(see the map “Protected Natural Resources in the Sunset Transit Center Area”)~~ (See Section 431). This area is outside of a “safe harbor” riparian corridor, does not include significant wetlands, and is outside areas subject to requirements of Title 3 of the Metro Urban Growth Management Functional Plan.

After considering the environmental, social, economic and energy consequences of allowing “conflicting uses” of the site, as required by OAR 660-23-040, the Board of Commissioners found that the conflicting use should be allowed fully, notwithstanding possible impacts on the resource site, due to the importance of the conflicting use relative to the resource site. The conflicting use is any use allowed by the land use districts applicable to the resource sites, including the Transit-Oriented TO:R9-12, TO:R12-18, TO:R18-24, TO:R24-40, TO:R40-80, and TO:R80-120 districts, all of which allow medium to high density residential and limited non-residential development which is supportive of public transit and takes advantage of the region’s investment in light rail transit. Commercial forestry operations not conducted in conjunction with an approved development of the resource site under the listed land use districts is not an allowed conflicting use. Commercial forestry operations independent of development applications may only be conducted pursuant to ~~Section 407-3.5 of the provisions of the CDC,~~ after addressing wildlife habitat impacts.

In 2024, the SNR map was updated to identify the Significant Habitat that remained after the Peterkort Property was developed and that Significant Habitat is shown on the SNR map.

\*\*\*

**Potential Park/Open Space/Recreation Area E - Cedar Mill Creek and Falls**

~~This area has been annexed to Beaverton, and is no longer under County jurisdiction. THPRD has proposed three neighborhood parks in this area. Generally these parks are located near the juncture of Cedar Mill Creek and Barnes Road, Cedar Mill Falls and parallel to Cedar Hills Boulevard between Cornell and Johnson Creek. Specific park locations shall be determined during the review of particular development plans. Neighborhood parks are ideally 3 to 5 acres in size, except within light rail transit~~

~~station areas or town centers where they may be less than 3 acres in size if they are within one quarter mile or less of the station or the town center core.~~

~~The Cedar Mill Falls area would remain as a natural area as an integral cultural and natural resource amenity of the Cedar Mill Creek Neighborhood Trail Corridor Loop.~~

### **Westhaven**

The community plan recommends limited change to the present low density land use pattern in the Westhaven Subarea. The only exceptions are (1) the designation of a large parcel of land along SW Leahy (south of Leahy Terrace) as R-9, (2) the designation of properties fronting on 90th Avenue south of Leahy and south of Westhaven Drive east of 95th Avenue as TO:R12-18, and (3) the allowance of accessory dwelling units for single-family detached dwellings in the area.

### **Design Elements**

- ~~1. Stands of trees and dense vegetation bordering the west side of the area shall be retained, to the extent reasonably practicable and consistent with public safety concerns, as a buffer between existing low density neighborhoods and new attached unit residential areas included in the Peterkort property development, as required by Development shall meet screening and buffering standards in the Community Development Code CDC.~~

\*\*\*

### **West Sylvan**

\*\*\*

### **Design Elements:**

\*\*\*

- ~~3. Golf Creek, its tributaries and immediately adjacent riparian zone, shall be retained in their natural condition in keeping with the provisions of the CDC.~~

34. In order to maintain the open space and wildlife attributes of the resource, future development is encouraged to use trees, riparian vegetation, and steeply sloping lands coincidental with the Golf Creek drainage hazard area as open space if allowable densities can be accommodated elsewhere on the site.

45. Elk Point and Swede Hill Vistas shall be preserved as points of scenic significance. Establishment of scenic viewpoints, with vehicle turnout facilities, where appropriate, shall be constructed as part of improvement to bring roads up to County standards. The actual points of scenic significance shall be determined through the master planning process.

\*\*\*

## **Bonny Slope West**

The Bonny Slope West Subarea is located in the northeast portion of the Cedar Hills – Cedar Mill Community Plan Area, near the base of the West Hills. The subarea is approximately 160 acres in size. Bonny Slope West was added to the UGB in 2002, and at that time it was known as “Area 93” and was located in Multnomah County. In 2008, Multnomah County began work on an Area 93 concept plan. By 2009, Multnomah County had developed a preferred concept plan for Area 93 based on public input from open houses and charrettes, but the concept plan was never finalized.

\*\*\*

Through the planning process for the Bonny Slope West Subarea, the SNR designations were refined in conjunction with the development of a Local Wetland Inventory (LWI) for Bonny Slope West. The LWI identified Locally Significant Wetlands, which are wetland areas that are important for reasons related to location, size, quality and/or function. The LWI received approval from the Department of State Lands, and Clean Water Services is responsible for reviewing development proposals for compliance with the LWI.

\*\*\*

### **Design Elements:**

- ~~1. Ward Creek —its tributaries and immediately adjacent riparian zone, are designated as Significant Natural Resources and shall be retained in their natural condition and/or enhanced in keeping with the provisions of the CDC). The boundaries of the SNRs are subject to adjustment based on more accurate information. The actual extent of the SNRs shall be identified per the requirements of CDC Section 422.~~

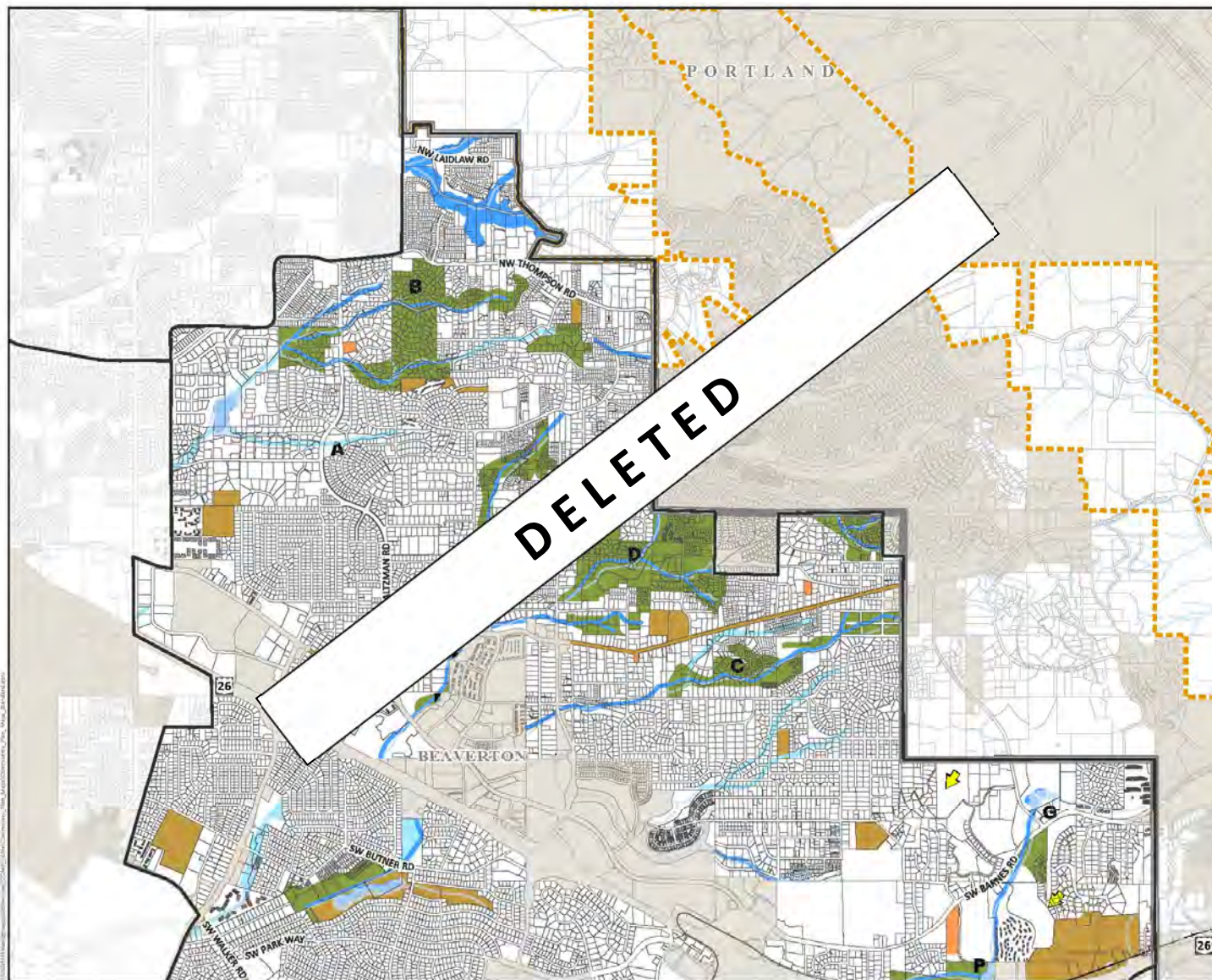
~~Through the planning process for the Bonny Slope West Subarea, the SNR designations were refined in conjunction with the development of a Local Wetland Inventory (LWI) for Bonny Slope West. The LWI identified Locally Significant Wetlands, which are wetland areas that are important for reasons related to location, size, quality and/or function. The LWI received approval from the Department of State Lands, and Clean Water Services is responsible for reviewing development proposals for compliance with the LWI.~~

2. In order to maintain the open space and wildlife attributes of the resource, future development is encouraged to use trees, riparian vegetation, and steeply sloping lands coincidental with the Ward Creek drainage hazard area and tributaries as open space if allowable densities can be accommodated elsewhere on the site. Proposed development in areas with SNRs must comply with the provisions of the CDC.
2. Retention of trees shall be encouraged, particularly when existing stands of trees can be used to lessen the impact of new attached unit development on adjacent neighborhoods.

*Renumber remaining sections accordingly*

\*\*\*

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAPS 4.1 and 4.2' are deleted and are being replaced with new maps:



**WASHINGTON COUNTY**  
Comprehensive Plan

Map 4.1

Cedar Hills - Cedar Mill  
Community Plan

**Significant Natural and Cultural Resources**

Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.

Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.

Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.

Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.

Potential Park/Open Space/Recreation Area (A-G)

**A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.

**P** Park District - Area more than 1/2 mile from a park site or a public school playground.

Water Areas and Wetlands - 100-year flood plain, drainage hazard areas, ponds, except those already developed.

Water Areas and Wetlands & Fish and Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.

Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline right-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.

Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.

Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

Resource Overlap

Community Plan Boundary

Urban Growth Boundary

County Boundary

Incorporated Area

Tallos

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
Planning and Development Services Division

Printed: 10/25/2022

Cedar Hills - Cedar Mill  
 Community Plan



**Significant Natural and Cultural Resources**

Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory, including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.

Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.

Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.

Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.

Potential Park/Open Space/Recreation Area (A-G)

**A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.

**P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground.

Water Area and Wetlands - 100-year flood plain, drainage hazard areas, ponds, except those already developed.

Water Area and Wetlands & Fish and Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.

Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-way, and future park sites owned by the Tualatin Hills Park and Recreation District.

Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.

Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

Resource Overlap

Community Plan Boundary

Urban Growth Boundary

County Boundary

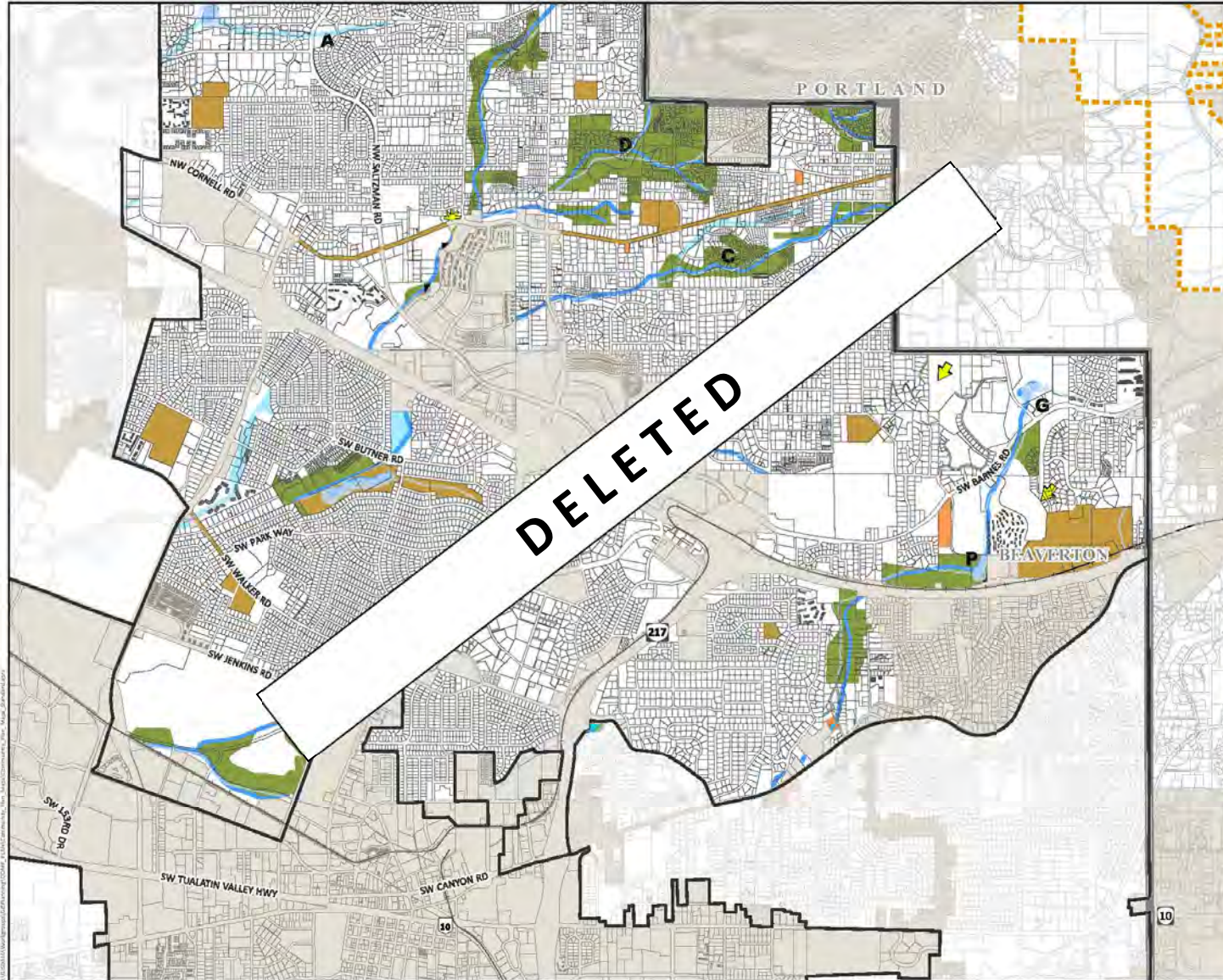
Interagency Area

Taxlots

1 inch equals 2,000 feet\*

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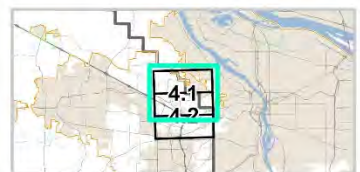
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**WASHINGTON COUNTY**  
**Comprehensive Plan** Map 4.1

**Cedar Hills - Cedar Mill**  
**Community Plan**



**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Resource Overlap - where more than one resource exists. (colors on map reflect the overlapping resources)

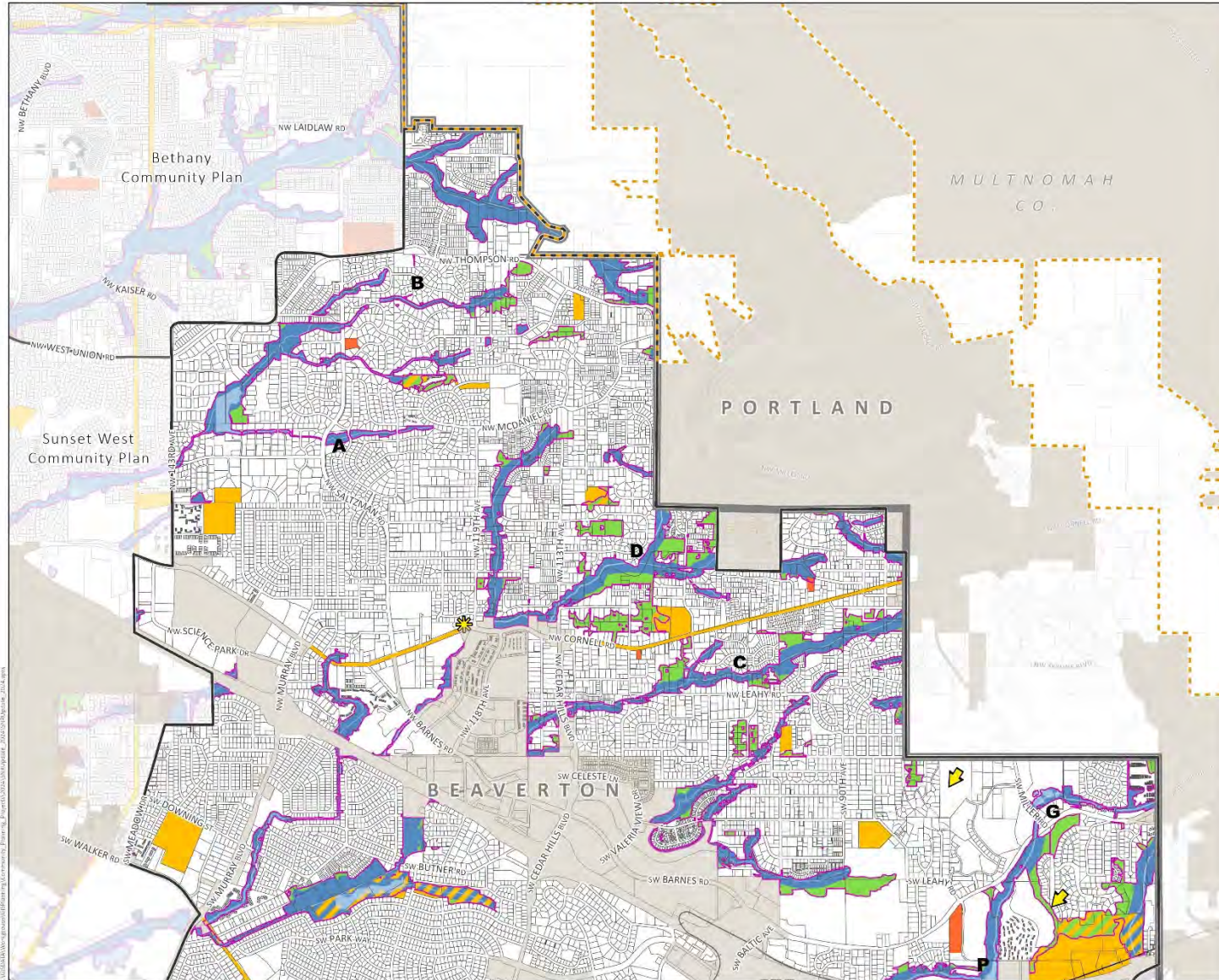
Potential Park/Open Space/Recreation Area (A-G)

- A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.
- P** Park Deficient - Areas more than 1/2 mile from a park site or a public school playground when plan was adopted.
- ▲ Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- ✿ Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.


- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*  
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\* Printing map at a size other than 11 x 17 will affect stated scale.








Cedar Hills - Cedar Mill  
 Community Plan



**Significant Natural and Cultural Resources**

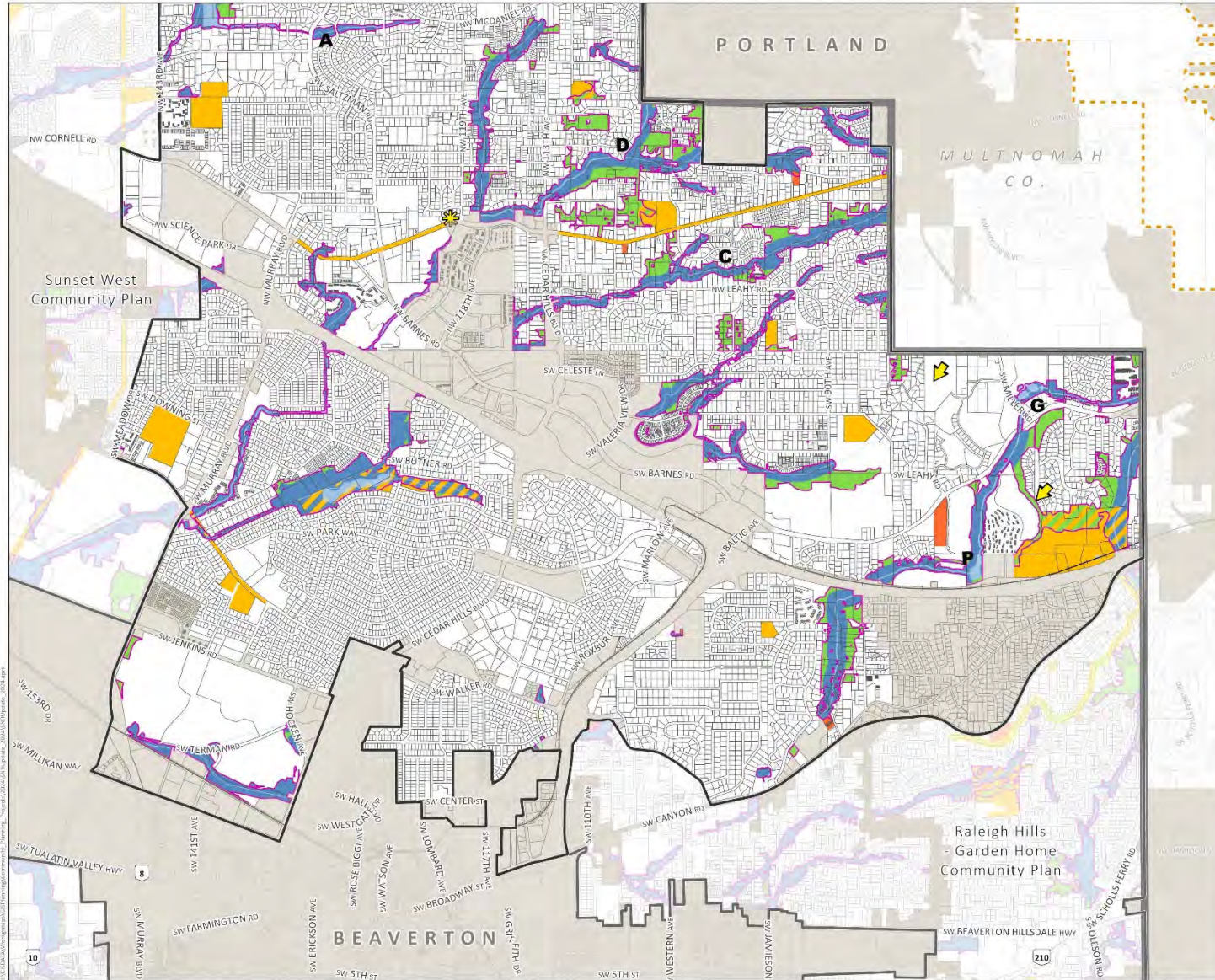
-  Historic and Cultural Resource Overlay District
-  Riparian Wildlife Habitat
-  Upland Wildlife Habitat
-  Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
-  Significant Habitat Boundary
-  Resource Overlap - where more than one resource exists. (colors on map reflect the overlapping resources)

Potential Park/Open Space/Recreation Area (A-G)

- A** Generalized indication of an area described in the Community Plan that is offering the opportunity for private or public recreational or open space uses.
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
-  Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
-  Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
-  Community Plan Boundary
-  Urban Growth Boundary
-  County Boundary
-  Incorporated Area
-  Taxlots

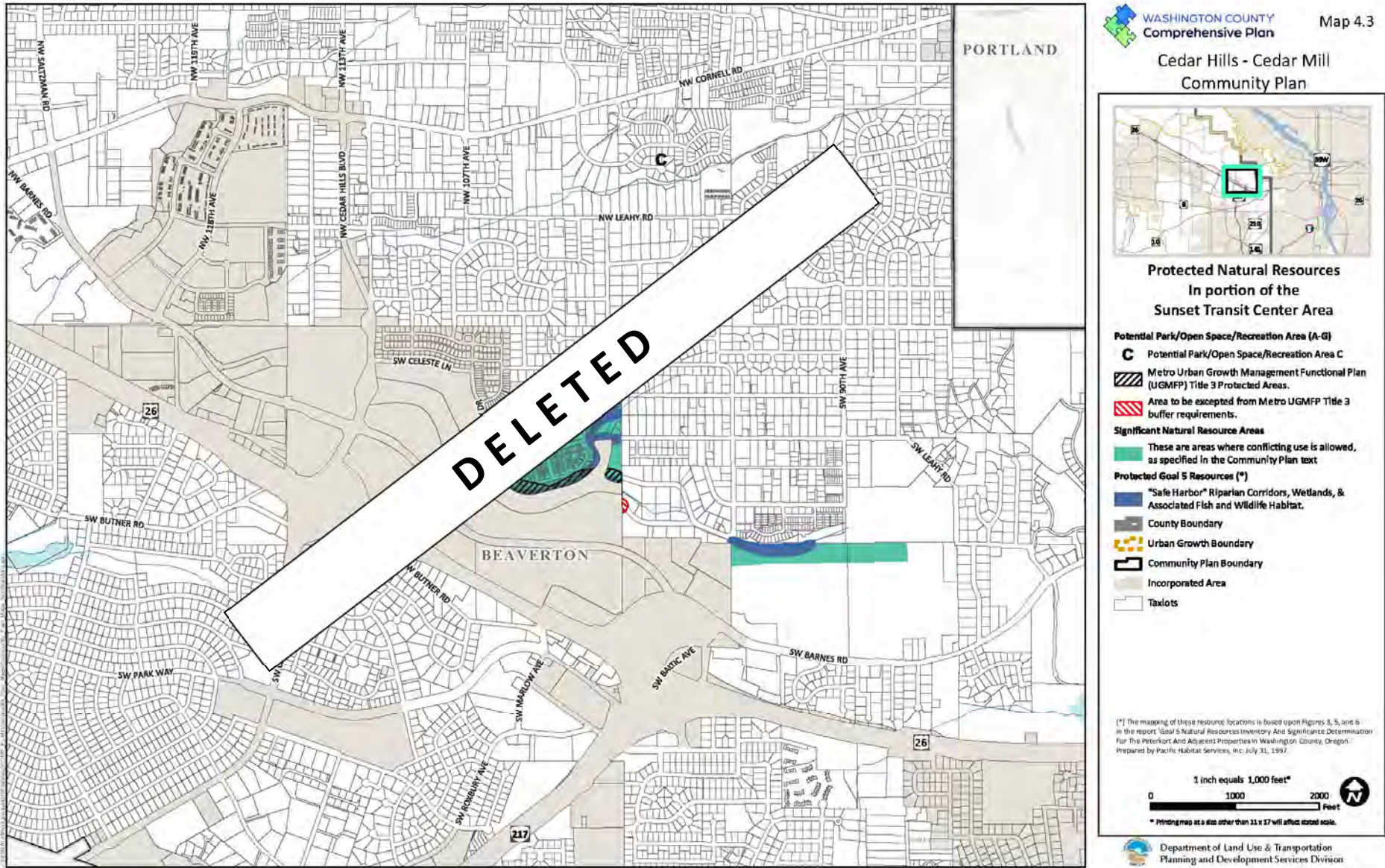
1 inch equals 2,000 feet\*  
 0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.





The 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.3' is being deleted:



The EAST HILLSBORO COMMUNITY PLAN is amended to reflect the following:

\*\*\*

## THE RELATIONSHIP OF THE COMPREHENSIVE PLAN ELEMENTS

The East Hillsboro Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the East Hillsboro Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the East Hillsboro Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the East Hillsboro Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan, the Unified Capital Improvement Plan, and the Urban Planning Area Agreement.

\*\*\*

### Planning Context

#### Comprehensive Framework Plan

A major function of the Comprehensive Framework Plan (CFP) policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

\*\*\*

#### Community or Area Plans

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided for planning purposes into a number of planning areas. The East Hillsboro Planning Area is one such planning area, unique in that it also lies within a city planning area. Community planning area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the community plan was originally adopted.

The policies and plan designations of the CFP are applied in a site-specific manner to each planning area. The result of this application is a unique plan document, composed of a plan maps and plan text. The Land Use Districts plan Mmap portrays a land use designation for each parcel of land in the planning area. The plan text provides a written description of the plan Land Use Districts Mmap in order to specify the intent of the mapped designations.

Additionally, the plan text includes design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented within the county. For certain areas specified by the plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC, where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development.

The master planning - planned development ~~requirement~~ provisions of the Community Development Code ~~is intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserving significant natural features or achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains the original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5 is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting

abcdef Proposed additions

~~abcdef~~ Proposed deletions

program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The Significant Natural Resources (SNR) Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans in incorporated areas. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

\*\*\*

## BACKGROUND SUMMARY

### Planning Area

The planning area is bordered by the Sunset Highway, Tualatin Valley Highway, NW Cornelius Pass Road, and NW 216th/219th Avenues, and the east city limits of Hillsboro. At the time the community plan was adopted in 1983, the planning area encompassed approximately 3,166 acres and 930 residences,

abcdef Proposed additions

~~abcdef~~ Proposed deletions

including the Orenco neighborhood and a portion of the Reedville neighborhood. Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB to include the Witch Hazel Village South Urban Reserve Area (also known as Urban Reserve Area 6A), which was approved by the Land Conservation and Development Commission in 2019. This approximately 150-acre area has been added to the southern portion of the planning area. The planning area is primarily flat, with the exception of the Dawson Creek, Gordon Creek, Rock Creek and Beaverton Creek drainage channels which flow through the area.

\*\*\*

## Natural Resources

The oldest geologic formations in the area are marine sediments, which are overlain in succession by Columbia River Basalts, sediments (Troutdale Formation), and alluvial deposits of clay, silt, and sand (Willamette Silt Formation).

\*\*\*

In 2024, the Goal 5 inventory was updated to incorporate changes to the natural resources since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat inventory and more updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier significant habitat mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

\*\*\*

## COMMUNITY PLAN OVERVIEW

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### Community Design

Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of the subareas of the East Hillsboro Community Plan. Following each explanation are design elements and, as appropriate, recommendations for ASCs identified on the community plan map. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

~~This section addresses concerns relating to the design of development in the East Hillsboro Planning Area.~~

abcdef Proposed additions

~~abcdef~~ Proposed deletions

### General Design Elements

The general design elements listed below pertain to development in the East Hillsboro Planning Area as a whole.

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power\_line easements and rights-of-way may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected consistent with the provisions of the CDC to enhance the economic, social, wildlife, open space, scenic, and recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
  
2. ~~Master planning – primary use or planned development procedures and standards specified in the CDC shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development. A density transfer from the resource area to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~

\*\*\*

5. ~~Removal of t~~Trees located within a SNR area ~~shall not be removed without a development permit for tree removal having first been obtained as~~ must follow the permitting requirements provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights-of-way, public parks and playgrounds, or mineral and aggregate sites.

\*\*\*

18. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

### SUBAREAS

The planning area is divided into subareas that are distinguished by the similar types of land uses planned within each area. Presented below are:

1. A characterization of plan intent for each subarea of the East Hillsboro Planning Area, and
2. ~~Following each subarea characterization, a~~ A set of design elements applicable to development on properties in these subareas. Included within the design elements are ~~prescriptions~~ considerations for ASCs identified on the plan map.

## **The Airport Area**

This entire area has been annexed to Hillsboro, and is no longer under County jurisdiction.

This area is bounded on the south, east and west by the city of Hillsboro, and on the north by the regional UGB along Evergreen Road. It also sits between two Hillsboro Airport runways. Because of this proximity to the airport, and because several parcels in the area are owned by the Port of Portland, the entire area is designated for industrial use.

### **Design Elements:**

1. This area is identified in the Hillsboro UPAA as requiring annexation to Hillsboro to receive services for urban-level development.

\*\*\*

## **The Shute Road Area**

This entire area has been annexed to Hillsboro, and is no longer under County jurisdiction.

This area is north of the Hawthorne Farm residential area, and is generally bounded on the south by Airport Road, on the east by the Ronler Acres subdivision, on the north by Evergreen Road, and on the west by the city of Hillsboro.

The area is relatively undeveloped, and consists of several large properties east and west of Shute Road. The largest of these is the Shute Farm property.

A stream, Dawson Creek, runs in a southwesterly direction through the area. Properties along the stream west of Shute Road are heavily forested and provide wildlife habitat.

The Hillsboro Union High School District owns a large piece of property on the east side of Shute Road south of Evergreen that is reserved for a future high school site. This is the only property in the area that is committed to any particular land use.

Most of the properties in this area are large and undeveloped. Due to their proximity to the Hillsboro Airport, Sunset Highway and other industrial properties within Hillsboro's city limits, the majority of the area is designated for industrial use. The exceptions to this are the high school site which is designated R-9 as a holding zone, and the area west of Shute Road between the stream and Airport Road which is designated for medium density residential development (R-15) to allow people who are employed in the surrounding industrial areas to live close to their jobs. The existing vegetation on these R-15 properties should also enhance the design of residential development occurring there. Additionally, people living in this area will be able to use the high school athletic fields for recreation.

### **Design Elements:**

1. This area is identified in the Hillsboro UPAA as requiring annexation to Hillsboro to receive services for urban-level development.

2. ~~Dawson Creek and the adjacent riparian zone running through the subarea shall be retained in its natural condition in keeping with the provisions of the Washington County CDC or the Hillsboro Zoning Ordinance, subsequent to annexation.~~
3. ~~The natural character of the forested areas near the stream shall be retained through careful development of properties which include them allowing them to be consistent with the provisions of the CDC. Open space created in these forested areas through the master planning process should be contiguous.~~
4. ~~**Area of Special Concern No. 5** addresses a 2-acre parcel, Tax Lot 2801 on Tax Map 1N2-21. The property is located north of the intersection of Evergreen and Dawson Creek Roads. This property is designated Future Development – 20 Acres and it is part of a larger 200-acre group of parcels added to the regional UGB by Metro Ordinance 02-983B in December 2002. All properties included in the Shute Road UGB addition, with the exception of the parcel in ASC No. 5, have been annexed to the city of Hillsboro. The Future Development – 20-Acres designation shall be maintained until the property is annexed to Hillsboro.~~

The following development criteria apply to ASC No. 5:

- a. ~~This site is designated as a Regionally Significant Industrial Area (RSIA) by Metro.~~
- b. ~~Future lot/parcel reconfigurations must result in: (1) At least one parcel that is 100 acres or larger, or (2) At least three parcels 50 acres or larger.~~
- c. ~~New commercial retail uses are not allowed.~~
- d. ~~Industrial uses on parcels 50 acres or larger that result from the reconfiguration plan are limited to high technology product manufacturing, either as the main activity or in conjunction with experimental product research, testing or prototype production, or other high technology industrial uses that need a dependable and uninterrupted supply of specialized, dual feed electric power or nitrogen gas.~~
- e. ~~Industrial uses on parcels smaller than 50 acres that result from the reconfiguration plan are limited to those that are supportive of the industrial uses described above.~~

## Ronler Acres Area

This entire area has been annexed to Hillsboro, and is no longer under County jurisdiction.

~~This area consists of an old subdivision which, with a few exceptions, has never been developed due to lack of services. The Ronler Acres rea lies north of Cornell Road and extends up to Evergreen Road. It is between the Shute Road and Cornelius Pass/Cornell Areas. This area is flat and unobstructed by trees. In addition, it shares the same industrial location advantages as the Shute Road Area.~~

~~Most of the lots in the area are about 15,000 square feet in area and are limited by covenants and restrictions to residential use. The covenants and restrictions allow commercial use of some of the lots on the north side of Cornell Road. Some of the lots in this area have been consolidated by a few property owners, but most of the lots in the subdivision are under separate ownership.~~



An additional consideration is that, at the time of the development of this plan, studies were underway to determine the appropriate alignment for an improved Cornell Road. One alternative alignment would follow the existing right-of-way through the area, but two others would follow paths through the subarea.

Given this background, the Ronler Acres Area has been designated for a variety of land uses. The area north of Pomeroy Street and east of 227th Avenue is planned for industrial use. Inclusion of this area as industrial allows for the creation of a large, contiguous industrial district running the full distance of Evergreen Road between the east Hillsboro city limits and Cornelius Pass Road. The area south of Pomeroy, north of Butler Street and west of 229th is designated for lower density residential development (R-9). Property between 229th and 227th Avenues south of Pomeroy and just north of Bennett Street is designated for high density residential (R-24). The plan for the area south of Butler varies depending upon which alignment is chosen for Cornell Road. In general, the common land use scheme includes a community business district fronting on Cornell Road, with high density (R-24) and medium density (R-15) residential to the north and low density (R-9) residential to the west. Property east of the commercial area is designated industrial.

#### **Design Elements:**

1. This area is identified in the Hillsboro UPAA as requiring annexation to Hillsboro to receive services for urban-level development.
2. The land use designations for the area south of Butler Street will be determined by the final alignment chosen for Cornell Road. When an alignment is chosen, the land use designations associated with that alignment will automatically become effective.

**Area of Special Concern No. 1.** This area will be difficult to develop because of its high degree of parcelization, multiplicity of ownership, subdivision restrictions, and lack of services. The following steps would facilitate implementation of the plan's land use designations, although other options may be used to achieve implementation.

- a. The property owners could make application to the appropriate jurisdiction to vacate the existing plat. A new plat with new covenants and new lot lines and streets, where appropriate, could then be filed. The application for vacation can leave islands of non-consenting owners.
- b. At the least, a new lot and street pattern must be created to allow the development of attached housing, offices, retail, commercial and industrial uses in accordance with the plan.
- c. Local Improvement Districts should be formed to establish a means for financing the construction of roads, water lines, sanitary sewer lines and storm sewer lines to service the area. The construction of capital improvements to service areas where lots have been consolidated could be privately financed.

### **Cornelius Pass/Cornell Road Area**

This entire area has been annexed to Hillsboro, and is no longer under County jurisdiction.

This area is bounded on the north by Evergreen Road, on the west by Ronler Acres, on the south by the Burlington Northern Railroad tracks and on the east by Cornelius Pass Road and 216th Avenue. The area is almost entirely in agricultural use with the exception of a small industrial development along 216th Avenue.

With the exception of two lots on the north side of the old Oregon Electric Railroad (Burlington Northern) tracks, the entire area is proposed for future industrial use. Two Arterials, Cornell and Cornelius Pass Roads, either pass through or border the property and provide excellent regional access. Direct access to rail facilities can also be provided. The parcels which make up this area are predominantly flat and unobstructed by vegetation or structures. In addition, most of the parcels are larger than 10 acres in size. All of these factors make this area highly desirable for industrial development.

The two lots along the old Oregon Electric Railroad (Burlington Northern) tracks, commonly known as the Pitman Estate, are designated for lower density residential use (R-9) for two reasons. First, the western lot is the site of the Pitman home and accessory structures, considered by many to have historical significance. Second, the eastern triangular shaped parcel is heavily forested with a park-like setting. Residential development can more effectively utilize this wooded site. The site is also contiguous to the residential community of Orenco.

#### **Design Elements:**

1. ~~The majority of this area is identified in the Hillsboro UPAAs as requiring annexation to Hillsboro to receive services for urban-level development.~~
2. ~~To preserve wildlife habitat and wetland characteristics, the Rock Creek drainageway, including the immediately adjacent riparian zone, shall be retained in its natural condition in keeping with the provisions of the CDC or the Hillsboro Zoning Ordinance, subsequent to annexation.~~
3. ~~Development in the portion of this subarea north of Cornell Road will require additional Neighborhood Routes and Local Streets for internal circulation. In addition, the realignment of Cornell Road may require the dedication of new right-of-way, depending on which realignment option is ultimately chosen. Site planning for this area shall be required to address the issue of new Collector Streets and the realignment of Cornell Road.~~
4. ~~Access onto Arterial and Collector Roads shall be consolidated whenever possible, in keeping with the provisions of the CDC or, subsequent to annexation, with the provisions of the Hillsboro Transportation Plan.~~
5. ~~To preserve wildlife habitat, the wooded area of the Pitman property shall be retained in its natural condition to the maximum extent feasible in keeping with the provisions of the CDC, or subsequent to annexation, with the provisions of the Hillsboro Zoning Ordinance.~~

#### **Orenco Area**

This entire area has been annexed to Hillsboro, and is no longer under County jurisdiction.

The Orenco Subarea is situated south of the Burlington Northern Railroad tracks, east of the city of Hillsboro, west of 216th Avenue and north of Baseline Road.

The primary existing land use in the area is large lot residential, with a small industrial area located on 231st Avenue adjacent to the city limits. A major exception to the large lot pattern is the community of Orenco. Orenco was platted and incorporated by the Oregon Nursery Company in the early 1900s to provide housing for its employees. The Oregon Nursery Company has long since gone out of business, and the city has been disincorporated.

The majority of the area is planned for low density residential development, with the community of Orenco planned for R-5 residential and most of the remaining area for R-9 residential. A small area is designated for medium density development (R-15) at the intersection of Baseline Road and 216th/219th Avenues. An Industrial designation has been placed on the area lying between the Hawthorne Farm Industrial Park and 231st Avenue. The Orenco Woods Golf Course and Elk's Lodge property have been designated for Institutional use. A Neighborhood Commercial designation has been placed on the site where the Orenco Store in Orenco is located.

1. — That portion of this area which lies west of NW 231st Avenue is identified in the UPAA as requiring annexation to Hillsboro to receive services for urban-level development. The remainder of the area may receive services either through annexation or through service districts.
2. — To preserve wildlife habitat and wetland characteristics, the Rock, Orenco and Beaverton Creek drainageways, including the adjacent riparian zones, and the forested area north of Oelrich Road, shall be retained in their natural condition in keeping with the provisions of the CDC, or subsequent to annexation, with the provisions of the Hillsboro Zoning Ordinance.
3. — Access onto Baseline Road shall be consolidated whenever possible in keeping with the provisions of the CDC or, subsequent to annexation, with the provisions of the Hillsboro Transportation Plan.
4. — Wooded areas in the industrially planned area adjacent to the northern boundary of the Orenco community shall be preserved to the greatest extent possible so as to provide a buffer between industrial development and the community of Orenco.

**Area of Special Concern No. 2.** The community of Orenco was at one time a self-sufficient, incorporated settlement. The service and retail establishments in the community have long since been discontinued, but the early 1900s residential character is still strongly evident. In order to maintain the historical and architectural character of the community, the following design elements shall apply in this area:

- a. — Development in the Orenco community should be limited to lower density residential uses with the exception of existing non-residential uses (a church and fire station), the West Union School District site, and the neighborhood commercial site at the present location of the original Orenco Store.

- b. ~~The original Orenco Store site should be developed for commercial uses that are intended to serve primarily the Orenco community. The Orenco Store shall retain its original architectural integrity in accordance with the provisions of the CDC.~~

## **Reedville**

The Reedville Area comprises the largest subarea in the East Hillsboro Planning Area. It is located south of Baseline Road, west of 219th Avenue, north of Johnson Street and east of the city of Hillsboro Immediate Urban Boundary. With the exception of an elementary and junior high school, the area consists primarily of large lot residential homesites and limited agricultural uses.

The majority of this subarea has been planned for low density residential (R-9). The exceptions to this designation occur on 219th Avenue where areas have been designated for medium density residential (R-15) or Institutional to reflect the two existing schools in the area, and a Neighborhood Commercial site in the southwest corner of the intersection of Baseline Road and 219th Avenue.

### **Design Elements:**

1. Those portions of this area adjacent to the Hillsboro city limits are identified in the UPAA as requiring annexation to Hillsboro to receive services for urban-level development.
2. ~~To preserve wildlife habitat and wetland characteristics, drainageways in this area, including the adjacent riparian zones, shall be retained in their natural condition in keeping with the provisions of the CDC or, subsequent to annexation, with the provisions of the Hillsboro Zoning Ordinance.~~

*Renumber remaining sections accordingly*

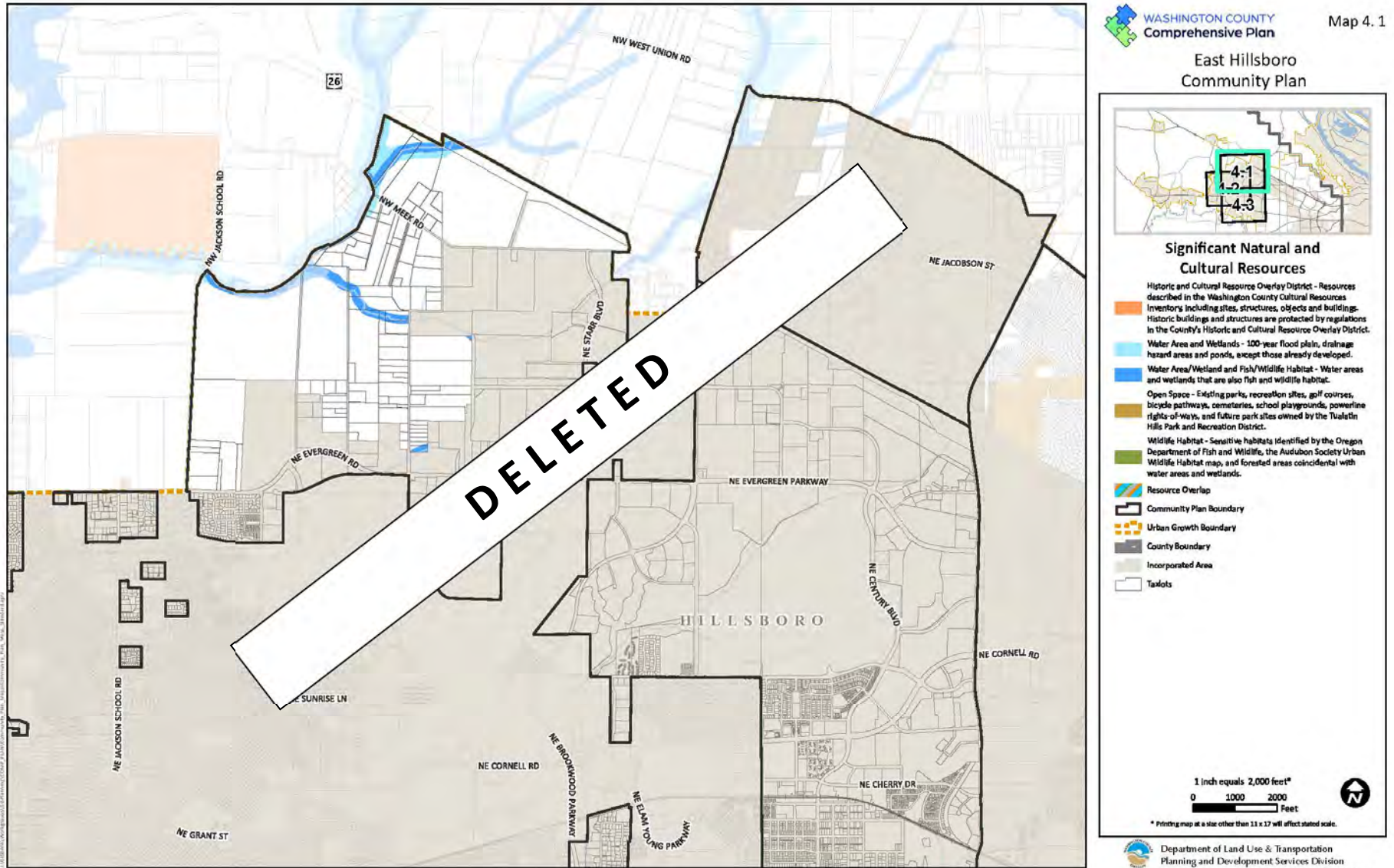
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7. ~~An old oak tree on Tax Lot 1300 of Map 1S2 2C (north side of Francis, west of 219th) has been identified as a nesting site for the Acorn Woodpecker, a rare species in this area. Consequently, the provisions of CDC Sections 407-4, 5 and 6 shall apply to this tree. Subsequent to annexation, appropriate sections of the Hillsboro Zoning Ordinance will be acceptable.~~

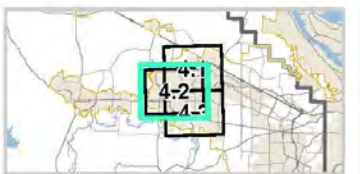
Referenced tax lot has been annexed to Hillsboro

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAPS 4.1, 4.2, and 4.3' are deleted and will be replaced with new maps:



East Hillsboro  
 Community Plan

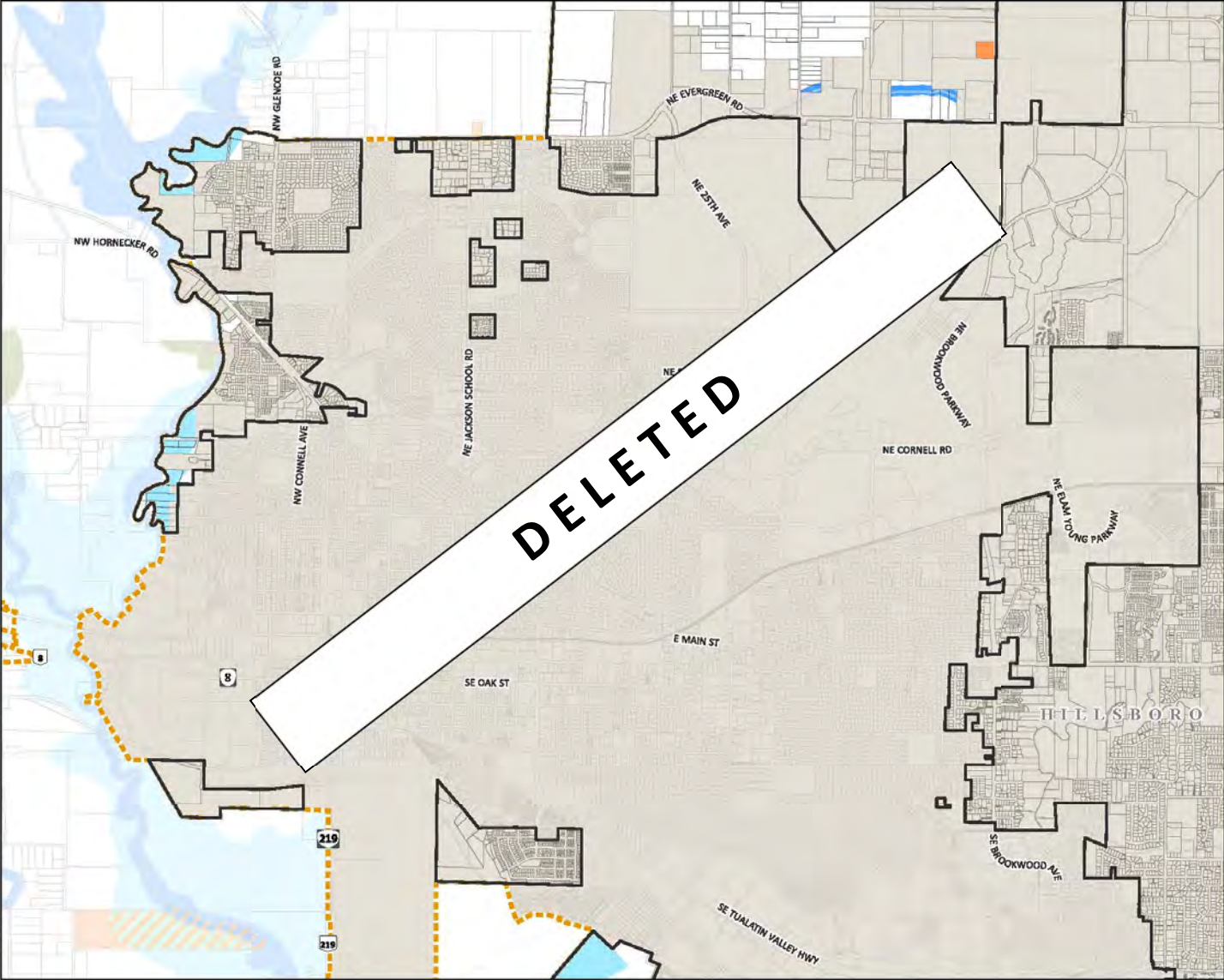


Significant Natural and  
 Cultural Resources

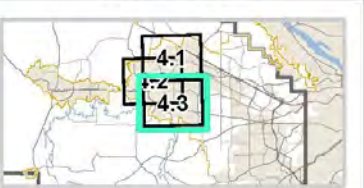
- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Resource Overlap
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



\* Printing map at a size other than 11 x 17 will affect stated scale.



East Hillsboro  
 Community Plan



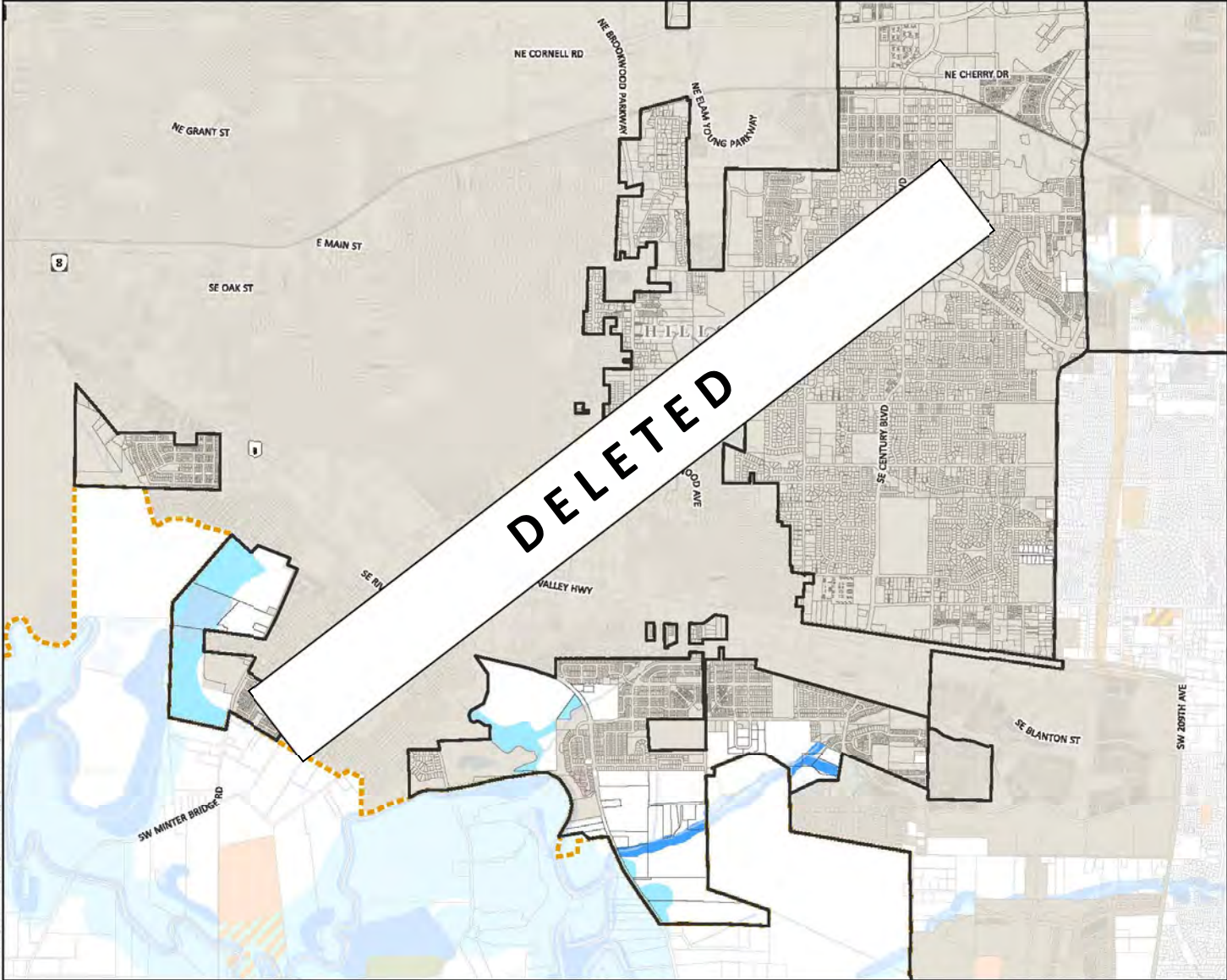
Significant Natural and Cultural Resources

- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Resource Overlap
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*



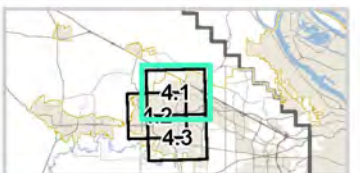
\* Printing map at a size other than 11 x 17 will affect stated scale.



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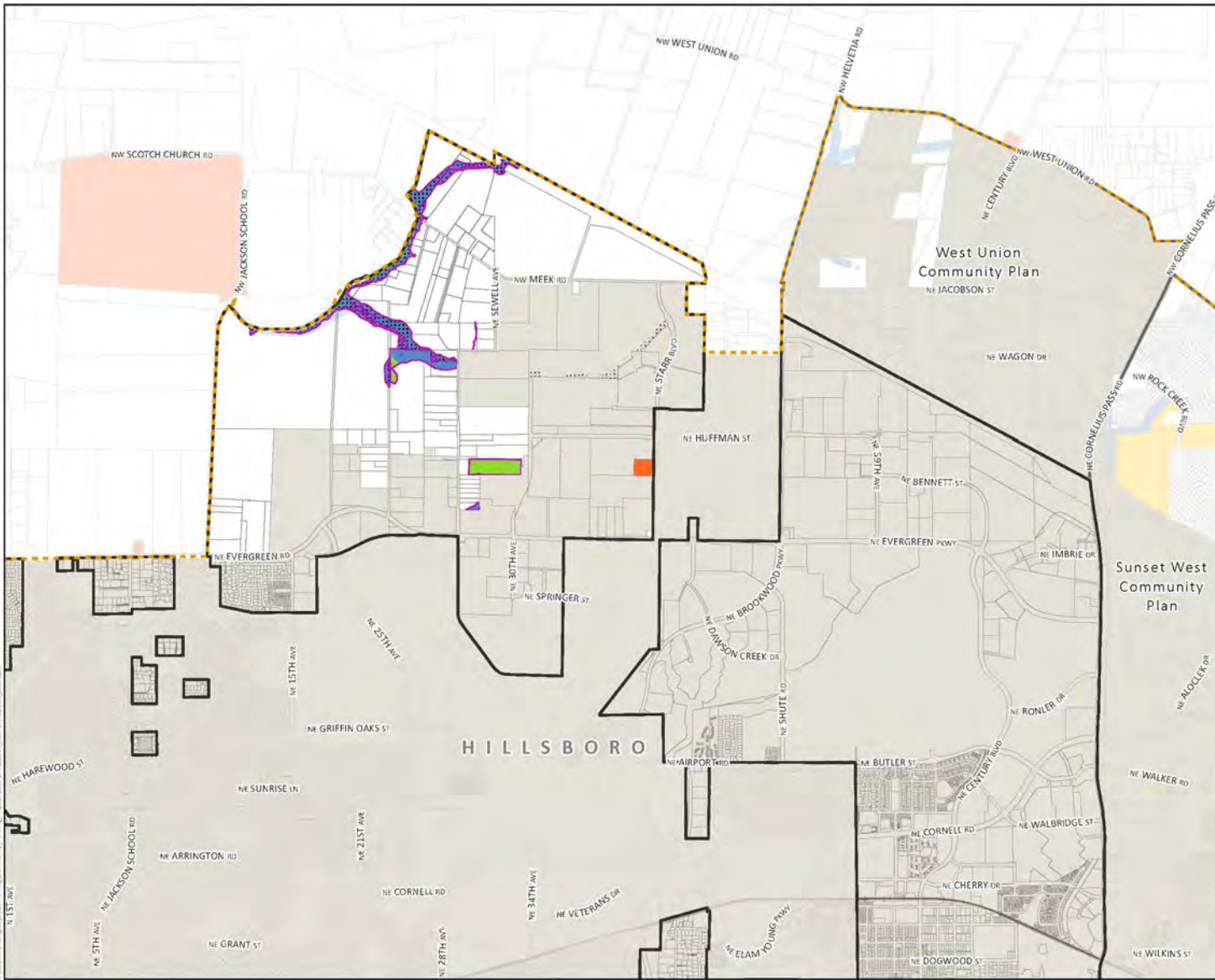
**WASHINGTON COUNTY**  
**Comprehensive Plan** Map 4.1

**East Hillsboro**  
**Community Plan**



**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots



1 inch equals 2,000 feet\*

0 1000 2000 Feet



\* Printing map at a size other than 11 x 17 will effect stated scale.



East Hillsboro  
 Community Plan



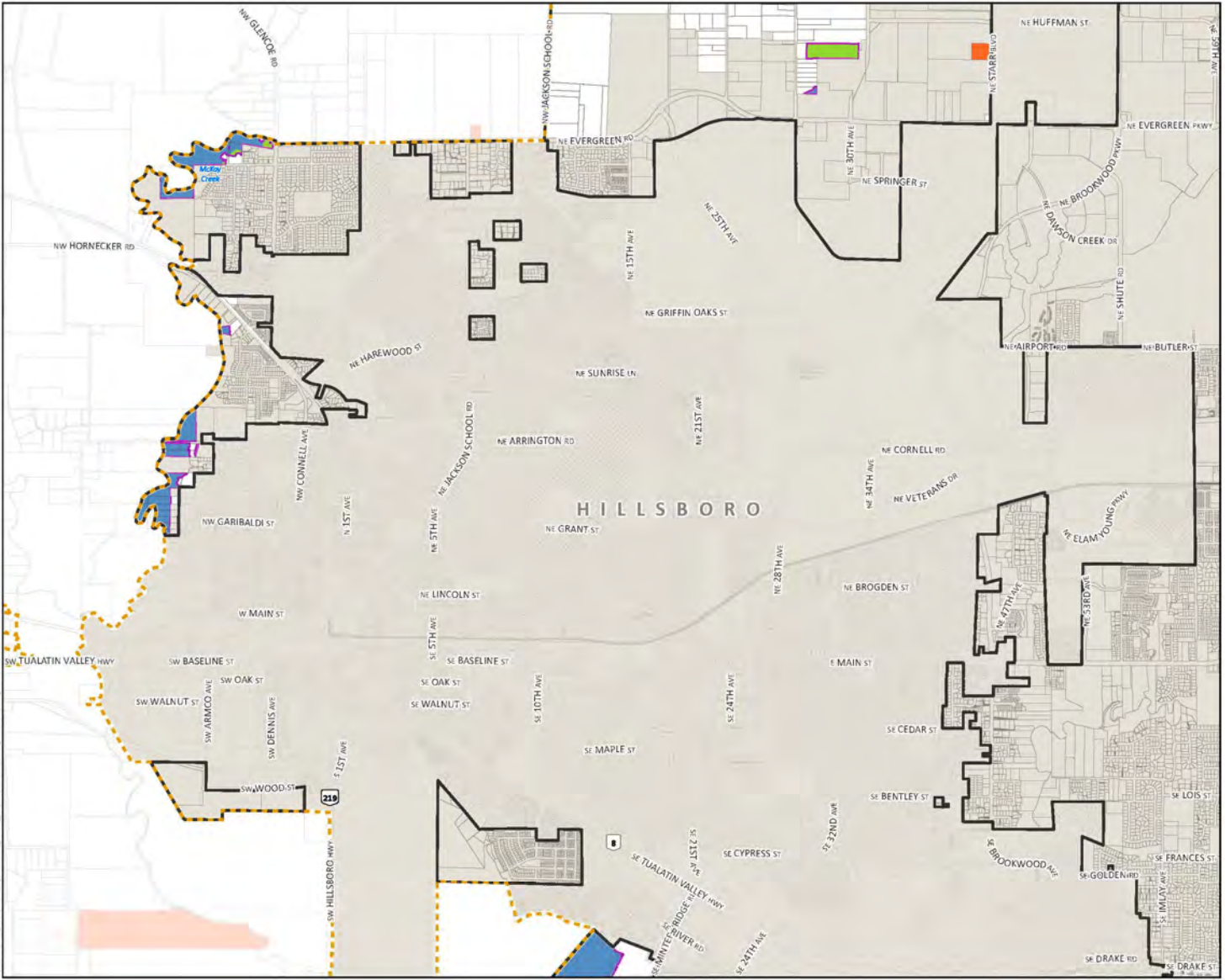
**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

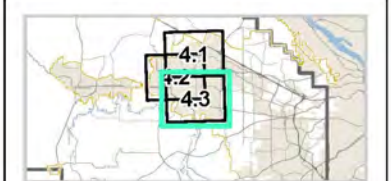
1 inch equals 2,000 feet\*  
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\* Printing map at a size other than 11 x 17 will affect stated scale.



**East Hillsboro  
 Community Plan**



**Significant Natural and  
 Cultural Resources**

- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Post-2005 UGB Significant Habitat
- Significant Habitat Boundary
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet  
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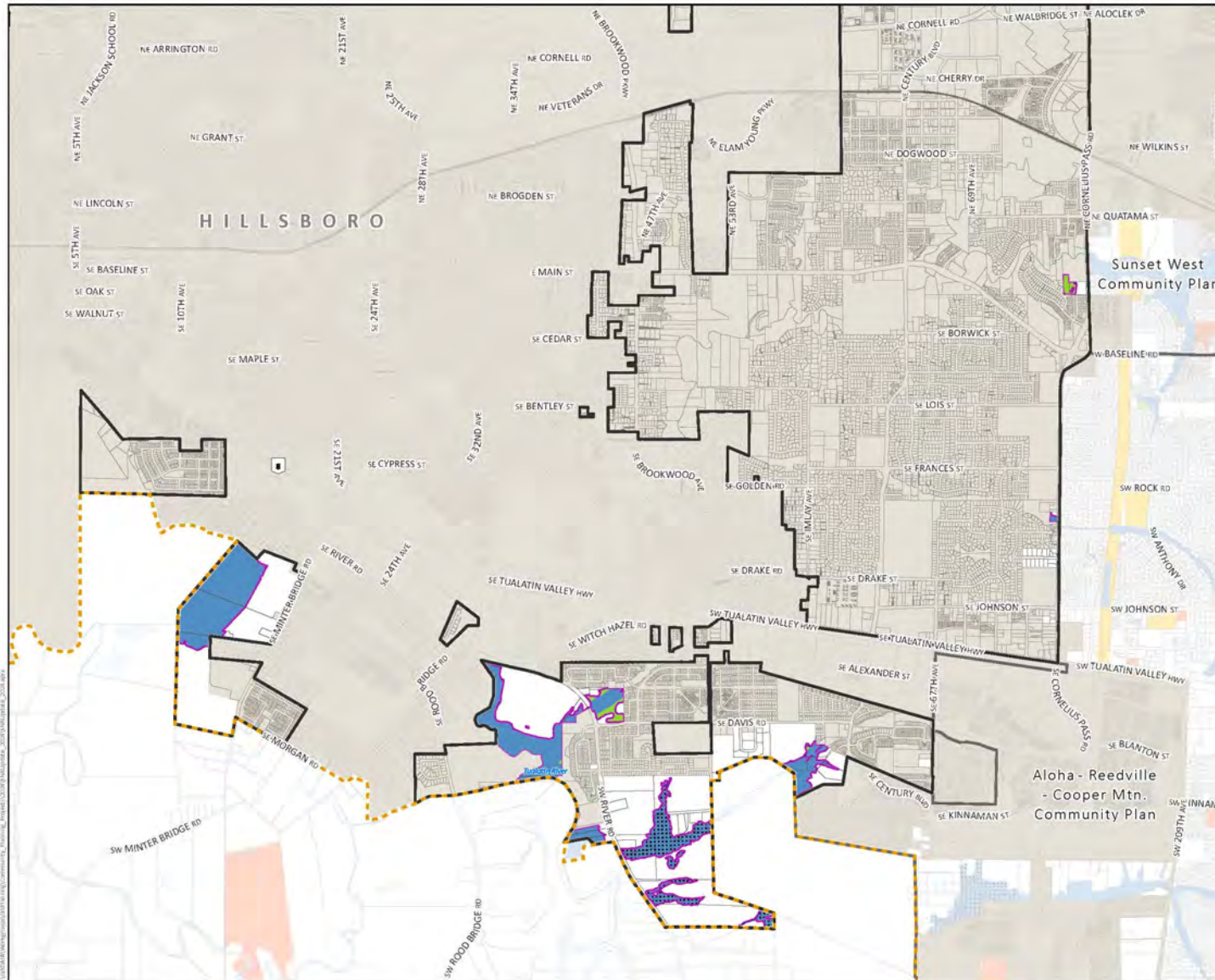


\* Printing map at a size other than 11 x 17 will affect stated scale.



Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 6/17/2024



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The METZGER-PROGRESS COMMUNITY PLAN is amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Metzger - Progress Community Plan is one of a number of planning elements which will in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Metzger - Progress Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan Elements.

In general, the Metzger - Progress Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the Metzger - Progress Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan

### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which that~~ are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Metzger - Progress Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts M map portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts M map in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~provisions in the Community Development Code~~ requirement is intended to provide the open space, density transfer and design flexibility that applicants can consider to help necessary to achieve the dual objectives of preserving significant natural features or achieving the design objectives of the design elements and while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the TSP that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains the original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division

16) and Statewide Planning Goal 5 is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The Significant Natural Resources (SNR) Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of ~~the~~ significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was ~~has been~~ made based on a ~~1/2-0.5~~-mile service area radius from ~~existing~~ park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park deficient. On this SNR Map, a "P" ~~has been~~ was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the TSP that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Metzger - Progress Community Planning Area is located in eastern Washington County about 6 miles southwest of Portland's central business district. It includes two distinct communities, Metzger and Progress/Washington square, within the unincorporated area north of the city of Tigard, east of the city of Beaverton, south of the Raleigh Hills - Garden Home Community Planning Area and west of the county line and city of Portland.

In 1980, the planning area encompassed about 1.75 square miles and contained a 1980 population of 6,152 residents. Over time, the boundaries and area have shifted as areas have annexed to Beaverton and Tigard. Current boundaries are shown in the community plan maps.

~~The existing Metzger - Progress Community Plan was adopted three years ago, in November 1980. This document replaces and supersedes the 1980 Community Plan.~~

\*\*\*

### Natural Features

The planning area is situated on the lower and middle slopes of the Tualatin Mountains, as high as 560 feet above sea level, and lowlands of the Tualatin Valley.

Sedimentary formations and Columbia River Basalt underlay the planning area. Slopes exceed 20% in some places in the northeast corner of the community. Soils fall within three main associations: Cascade - Cornelius, Woodburn - Quatama - Willamette, and Wapato - Verboort-Cove. Many of these soils pose moderate to severe limitations to development, according to Soil Conservation Service ratings, primarily due to wetness, low strength or steep slope.

abcdef Proposed additions

~~abcdef~~ Proposed deletions

Ash Creek and its tributaries are the major streams in the community. One eastern tributary flows through a canyon. Much of Ash Creek flows across a broad floodplain, especially south of Oak Street. The other streams are also subject to periodic winter flooding along their courses.

\*\*\*

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

## COMMUNITY PLAN OVERVIEW

Metzger - Progress Planning Area encompasses two substantially developed urban communities in unincorporated Washington County - one, historically a residential community, the other, a younger community of primarily commercial activities. "Old Metzger," the residential community, is conceived as generally east of Greenburg and Oleson Roads and west of the county line, between Taylors Ferry Road and Pacific Highway and Highway 217. Hall Boulevard and Locust Street form the main axis for neighborhood commercial activity in Metzger, Progress, including Washington Square, that lies west of Greenburg and Oleson Roads. Most of this area is developed as a fairly intensive regional commercial center.

\*\*\*

Significant Natural Resources within the planning area are shown in the SNR Maps incorporated into the land use plan map and design elements. It is the intention of this plan to retain as much of this dwindling resource as is feasible. A number of public and quasi-public uses which incorporate significant natural resources are designated institutional in the Metzger - Progress Plan. Three of the largest institutional uses are the Progress Downs Golf Course, Crescent Grove Cemetery and Metzger Park.

\*\*\*

### Community Design

Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of the Major community development concerns, design considerations and the land use policies created to address them are enumerated as community design elements in this section of the community plan. The community design elements are central to the community plan. They identify and protect what is

abcdef Proposed additions

~~abcdef~~ Proposed deletions

~~unique about the Metzger – Progress Community Plan Area, and at the same time, connect its land uses with the surrounding metropolitan community.~~

~~General design elements are first listed which describe policy direction for the whole planning area. Then, the land uses planned for Metzger – Progress are characterized for six three remaining subareas and design elements specific to each subarea are presented. All of the design elements in this plan, both general to the planning area and specific to subareas, shall guide land use in the Metzger - Progress Area.~~

~~Areas of Special Concern (ASCs) are also defined in this community plan. Some sites within the planning area present special resources, opportunities or problems to the Metzger and Progress community. In such cases, a creative design approach is called for to resolve development conflicts and/or assure consideration of important amenities, such as proper circulation and open space. Special policies for analysis or design, as well as directions for the public review process, are given where these special areas are noted. In 1983, ~~f~~Fifteen ASCs are were mapped and numbered on the community plan map. Eight ASCs have been annexed to Tigard or Beaverton and are no longer under County jurisdiction.~~

### **General Design Elements:**

The general design elements listed below pertain to development in the Metzger - Progress Planning Area as a whole.

1. In the design of new development, floodplains, drainage hazard areas, ~~stream and their tributaries, riparian zones and wooded areas,~~ steep slopes, scenic features, and powerline easements and rights-of-way ~~shall~~may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected, consistent with the provisions of the CDC, to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
2. ~~Master planning – primary use or planned development procedures and standards specified in the CDC shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development. An exception to this requirement shall be allowed if all of the SNR site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource area to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~
3. Open space shall be used for a variety of recreational activities, the protection of wildlife habitats, scientific research, or aesthetic purposes, such as scenic views.
4. ~~Removal of t~~Removal of trees located within a SNR must follow the permitting requirements ~~site shall not be removed without a development permit for tree removal having first been obtained, as provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights-of-way, public parks and playgrounds.~~



\*\*\*

23. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

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## SUBAREAS

The planning area is divided into subareas. Presented below are: (1) A characterization of plan intent for each of the three remaining general subareas of the Metzger - Progress Planning Area, and (2) A set of design elements applicable to development on properties in these subareas. Included within the design elements are considerations for ASCs identified on the plan map. As noted above, design elements related to SNR are policy statements and are not used as criteria for development applications.

### Washington Square

This entire area has been annexed to Tigard, and is no longer under County jurisdiction.

~~The subarea bounded by Highway 217, Greenburg Road and Hall Boulevard is primarily designated CBD. Crescent Grove Cemetery is designated Institutional. Near the corner of Hall Boulevard and Scholls Ferry Road is an area planned as OC. To the south of it are parcels designated R-25+. The entire subarea is located within the Washington Square Regional Center boundary.~~

#### **Design Elements:**

- ~~1. A traffic circulation study shall be conducted of the Greenburg Road - Oak Street - Highway 217 intersection area by July 1985. The resulting design plan for improved circulation in this area shall meet the following objectives:
  - ~~a. Consistent with the County TSP, Oak Street west of Hall Boulevard shall be used for local neighborhood circulation only, not for through traffic.~~
  - ~~b. Adequate access for commercial uses shall be provided on both sides of Greenburg Road, including Lincoln Square, Washington Square and surrounding and future establishments.~~~~

### Progress Downs

This subarea is bounded by Hall Boulevard on the southwest, Oleson Road on the southeast, and the Raleigh Hills - Garden Home Community Planning Area to the north. The central portion, consisting of the Red Tail Golf Course, is designated Institutional. The area bound by the Red Tail Golf Course, including the golf course, Hall Boulevard and Raleigh Hills - Garden Home Community Planning Area to the north are located within the Washington Square Regional Center boundary.

The area east of the golf course is planned R-5. Adjacent to the golf course on the is a parcel designated Transit-Oriented Residential 24-40. The parcels south of the golf course and north of Hall Boulevard are designated Transit-Oriented Retail Commercial and Transit-Oriented Employment.

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**Design Elements:**

1. Scenic views from parcels located along Hall Boulevard and Oleson Road shall be incorporated into the site and building designs of development.
2. **Area of Special Concern No. 1.** The forested parcels located around SW 89th Avenue in the eastern corner of this subarea comprise ASC No. 1. Development shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in SNR areas. ~~of structures and land divisions within this special area shall be planned and reviewed under the Type II review provisions of the CDC. Because of the importance of trees and other natural vegetation to the wildlife habitat and scenery of the community, development shall be designed to minimize the area disturbed.~~

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

Direct access to the site from Oleson Road shall be limited to SW 89th Avenue, except for temporary access if access to 89th Avenue is not immediately feasible.

\*\*\*

**Metzger School**

~~This subarea has been annexed to Tigard, and is no longer under County jurisdiction. This subarea is bounded by Greenburg Road on the west, Hall Boulevard on the north and east, and Highway 217 and the city of Tigard to the south. The central portion of this subarea is planned for R-5. Institutional is the designation on Metzger School property and a church to the north, as well as on a church parcel on Greenburg Road. The entire subarea is located within the Washington Square Regional Center boundary. Residential R-9 is planned along Hall Boulevard near Spruce and Pine Streets in the south. Transit-Oriented 18-24 is planned along SW Hall Boulevard west of its intersection with SW 90th Avenue. This area comprises ASC No. 16. Transit-Oriented Residential 18-24 is also planned along SW Hall Boulevard to the east of its intersection with SW 90th Avenue. This area comprises ASC No. 17. R-9 is also found east of Greenburg Road along Locust and Coral Streets, west of SW 87th Avenue and south of the Ash Creek floodplain adjacent Highway 217. Transit-Oriented Residential 24-40 is designated on parcels in the bend of Hall Boulevard. Residential R-24 is designated north of the Institutional designation on Greenburg Road.~~

~~Residential R-9 is planned along Hall Boulevard near Spruce and Pine Streets in the south and near SW 90th Avenue in the north. The same designation is found east of Greenburg Road along Locust and Coral Streets, west of SW 87th Avenue and south of the Ash Creek floodplain adjacent Highway 217. Residential R-24 is designated on parcels in the bend of Hall Boulevard and north of the Institutional designation on Greenburg Road.~~

abcdef Proposed additions

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OC is planned on Hall Boulevard in the vicinity of Oak and Maple Streets. The properties located at the northwest corner of Locust Street and Hall Boulevard are designated Transit-Oriented Retail Commercial, while lands west of these properties located on the north side of Locust Street are designated Transit-Oriented Residential 18-24 Residential. All of these commercial uses are to be buffered from residential uses in the subarea.

**Design Elements:**

1. ~~A traffic circulation study shall be conducted of the Greenburg Road—Oak Street—Highway 217 intersection area by July 1985. The resulting design plan for improved circulation in this area shall meet the following objectives:~~

~~Consistent with the County TSP, Oak Street west of Hall Boulevard shall be used for local neighborhood circulation only, not for through traffic.~~

~~Adequate access for commercial uses shall be provided on both sides of Greenburg Road, including Lincoln Square, Washington Square and surrounding and future establishments.~~

~~**Area of Special Concern No. 5.** Land designated OC off of Greenburg Road between Lehman and Coral Streets is ASC No. 5. Because of its proximity to and location between low and low-medium density residential uses and Crescent Grove Cemetery, development within this special area shall be limited to 40 feet in height.~~

~~**Area of Special Concern Nos. 6 and 7.** Two groups of parcels, one located east of Greenburg Road between Coral and Locust Streets, the other southwest of Locust Street and 87th Avenue, comprise ASC Nos. 6 and 7, respectively. Development of structures and land divisions within these special areas shall be planned and reviewed under the Type III review provisions of the CDC.~~

~~Plans for such development shall give special attention to efficient access to all parts of the special area, impacts on local, primarily residential, streets and other design considerations which will help make the new development compatible with adjacent residential property.~~

~~**Area of Special Concern No. 8.** Lots which include portions of the Ash-Creek floodplain between Oak Street and Highway 217 make up ASC 8. Development of structures and land divisions within this area shall be planned and reviewed under the master planning—planned development (Type III) provisions of the CDC. Because of the importance of trees and other natural vegetation to the wildlife habitat and scenery of the community, development shall be designed to minimize the area disturbed. No modification of the floodplain topography shall be permitted without detailed specific improvements to the wildlife habitat which have been prepared by a qualified wildlife biologist. Floodwater storage capacity shall be maintained.~~

~~Any proposed development for the portion of this site above the floodplain and adjacent to Highway 217 shall have access only from SW 89th Avenue and shall be effectively buffered from the traffic noise on Highway 217.~~

~~Master planning for development on this site shall provide for open space for the non-buildable floodplain portion in cooperation with the appropriate park/open space managing agency, in order to preserve as much as practicable of this wetland along Ash-Creek.~~

\*\*\*

## **East Metzger**

This subarea is bordered by the city of Tigard and Spruce Street on the south, Hall Boulevard and Washington Drive on the west, the Raleigh Hills - Garden Home Community Planning Area on the north, and the county line and city of Portland on the east. Most of this subarea is designated low density R-5. A small portion of the area near the bend in Hall Boulevard is located within the Washington Square Regional Center boundary.

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### **Design Elements:**

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**Area of Special Concern No. 10.** ~~Parcels which include the forested land along the east fork of Ash Creek comprise ASC No. 10. These parcels have been developed and open space tracts have been recorded. Development of structures and land divisions in this special wooded area shall be planned and reviewed under the Type III review provisions of the CDC. Because of the importance of trees and other natural vegetation to the wildlife habitat and scenery of the community, development shall be designed to minimize the area disturbed.~~

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6 inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

~~No additional street crossings of the stream, except for SW 74th Avenue, shall be permitted within this ASC. Since the portion of this site east of SW 74th Avenue is within a park-deficient area, public open space use of the part along the creek shall be considered during the development review process, in coordination with the appropriate park/open space managing agency.~~

**Area of Special Concern No. 11.** ~~This area has been annexed to Tigard, and is no longer under County jurisdiction. A number of wooded lots south of Ventura Avenue are designated ASC No. 11. Development of structures and land divisions within this area shall be planned and reviewed under the Type III review provisions of the CDC. Because of the importance of trees and other natural vegetation to the wildlife habitat and scenery of the community, development shall be designed to minimize the area disturbed.~~

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6 inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize~~

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~~removal. Development design and clearing for structures shall provide for maximum retention of larger trees. Site plans shall show the location of any springs on the site and adequately protect them.~~

~~Since this site is within a park-deficient area, public open space use of a portion of the area shall be considered during the development review process, in cooperation with the appropriate park/open space managing agency.~~

\*\*\*

## **Pfaffle**

This subarea is located between Hall Boulevard, Spruce Street, and the city of Tigard. Most of this subarea is designated R-5.

\*\*\*

### **Design Elements:**

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~~**Area of Special Concern No. 15.** This area has been annexed to Tigard, and is no longer under County jurisdiction. Several parcels north of Pfaffle and west of SW 83rd Avenue make up ASC No. 15. Development of structures and land divisions within this area shall be planned and reviewed under the Type III review provisions of the CDC. Because of the importance of trees and other natural vegetation to the wildlife habitat and scenery of the community, development shall be designed to minimize to area disturbed.~~

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

~~The access and circulation system shall provide for no crossings of the stream.~~

~~Since the site is on the fringe of a park-deficient area, the development proposal shall include consideration of dedicated public open space, coordinated with the appropriate park/open space managing agency.~~

\*\*\*

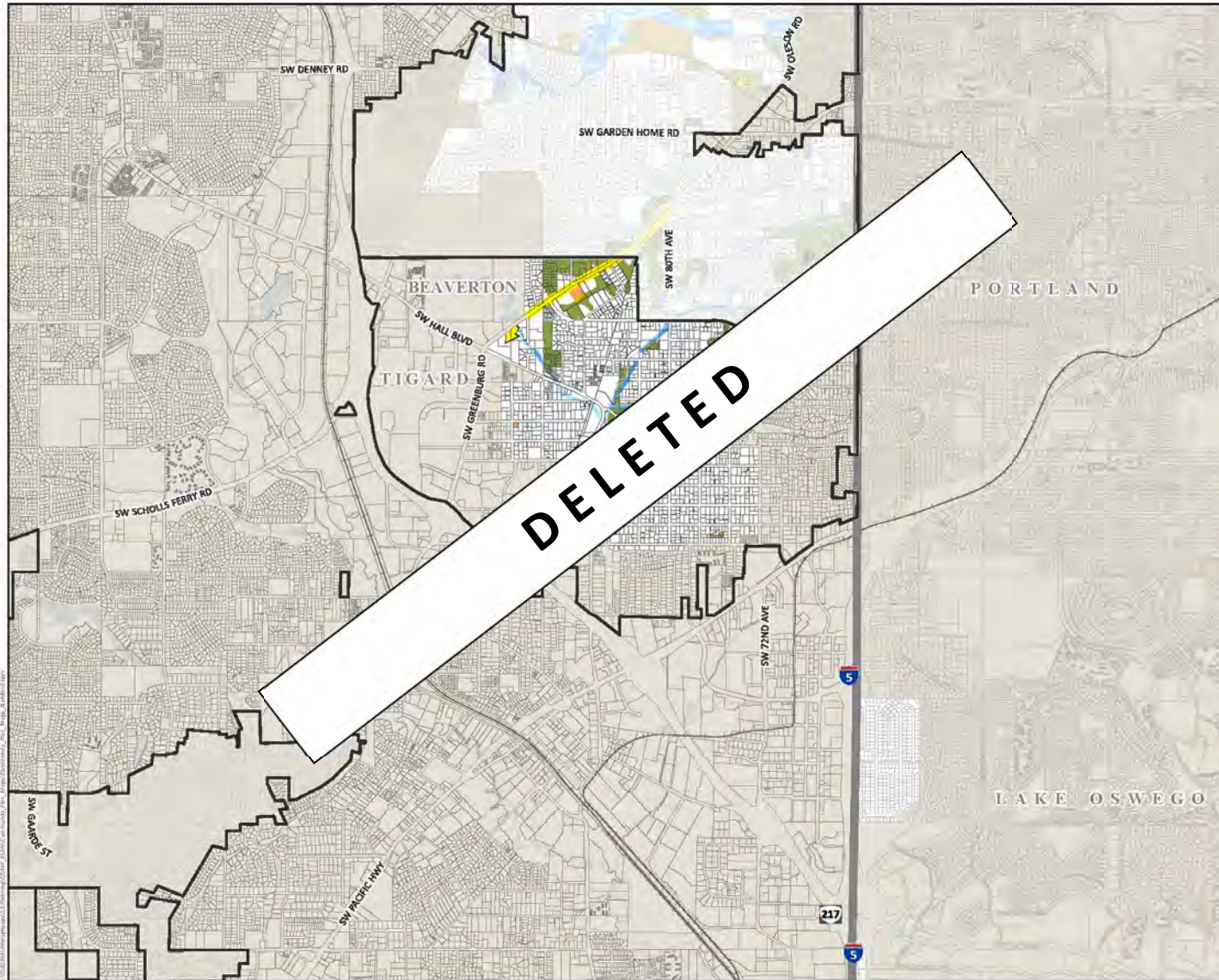
**DISTRIBUTION OF PLANNED LAND USES - 1980**

Land Use Districts		Acres	Percentage
Residential 5	R-5	349.82	67.70%
Residential 6	R-6		0.00%
Residential 9	R-9	26.08	5.05%
Residential 15	R-15	17.38	3.36%
Residential 24	R-24	21.90	4.24%
Residential 25+	R-25+		0.00%
Transit-Oriented Residential 9-12	TO:R9-12		0.00%
Transit-Oriented Residential 12-18	TO:R12-18		0.00%
Transit-Oriented Residential 18-24	TO:R18-24		0.00%
Transit-Oriented Residential 24-40	TO:R24-40		0.00%
Transit-Oriented Residential 40-80	TO:R40-80		0.00%
Transit-Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC	12.23	2.37%
Neighborhood Commercial	NC	6.40	1.24%
General Commercial	GC		0.00%
Community Business District	CBD	6.61	1.28%
Transit-Oriented Retail Commercial	TO:RC		0.00%
Transit-Oriented Business District	TO:BUS		0.00%
Transit-Oriented Employment District	TO:EMP		0.00%
Industrial	IND		0.00%
Institutional	INST	76.29	14.76%
<b>Total</b>		<b>516.71</b>	<b>100.00%</b>

abcdef Proposed additions

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:



**WASHINGTON COUNTY**  
 Comprehensive Plan

Map 4.1  
 Metzger - Progress  
 Community Plan

**Significant Natural and Cultural Resources**

Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.

Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.

Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.

Scenic View - Viewpoints providing a vista of the Tualatin Valley the Cascade Mountains, or other scenic feature.

Potential Park/Open Space/Recreation Area (A-G)

**P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground

Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.

Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.

Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.

Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with Water areas and Wetlands.

Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.

Resource Overlay

Community Plan Boundary

Urban Growth Boundary

County Boundary

Incorporated Area

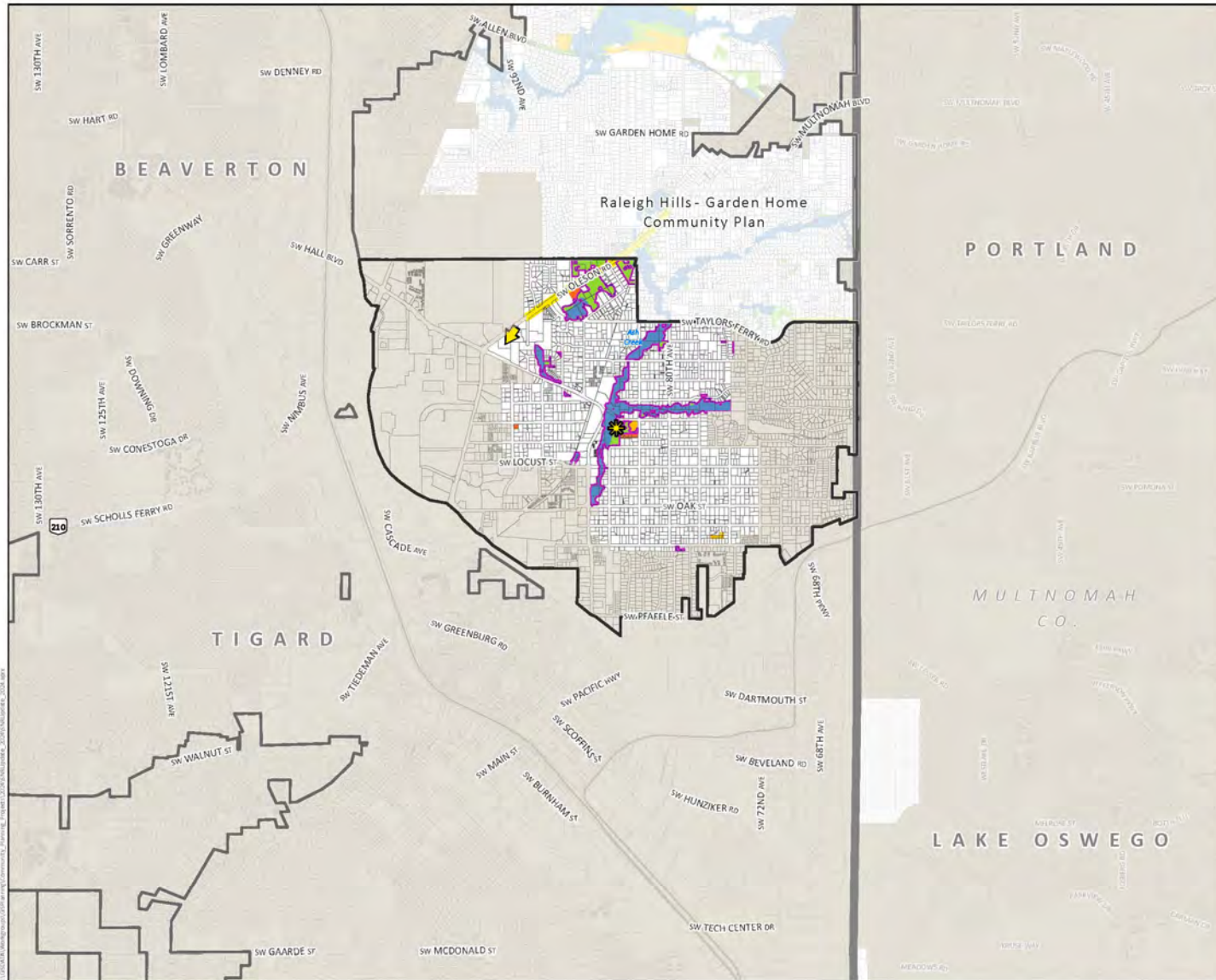
Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division  
 Printed: 9/27/2022



**WASHINGTON COUNTY**  
 Comprehensive Plan

Map 4.1

**Metzger - Progress  
 Community Plan**

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- ▲ Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- ✿ Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

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\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 01/7/2024

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The RALEIGH HILLS-GARDEN HOME COMMUNITY PLAN is amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Raleigh Hills - Garden Home Community Plan is one of a number of planning elements which will in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Raleigh Hills - Garden Home Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the Raleigh Hills - Garden Home Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the Raleigh Hills - Garden Home Community Plan is guided primarily by other plan elements such as the Community Development Code and the Unified Capital Improvement Plan.

### Planning Context

\*\*\*

The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan
- Capital Improvement Plan

\*\*\*

### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which~~ that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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abcdef Proposed additions

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## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Raleigh Hills - Garden Home Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of a community plan map and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement~~ provisions in the Community Development Code ~~is intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserving significant natural features or achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). ~~The~~ That document explains the

original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5 is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The Significant Natural Resources (SNR) Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was ~~has been~~ made based on a ~~one-half~~ 0.5-mile service area radius from ~~existing~~ park or school playground sites ~~existing at the time~~. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~has been~~ was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the Comprehensive Framework Plan. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, any remaining design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Raleigh Hills - Garden Home Community Planning Area is located in eastern Washington County about 5 miles southwest of Portland's central business district. It includes the unincorporated area south of Canyon Road/Walker Road, east of the city of Beaverton, west of the county line and city of Portland, and north of Taylors Ferry Road and a westerly line from Kensington Road to Highway 217.

\*\*\*

### Land Use

The Raleigh Hills - Garden Home Community Planning Area is largely developed ~~at this time~~. Most of the area consists of detached single-family dwellings. Multifamily dwellings are located along or near the major roads such as Canyon Road, Beaverton - Hillsdale Highway, Scholls Ferry Road and Oleson Road. Commercial uses are concentrated along the central and western sections of Canyon Road, along Beaverton - Hillsdale Highway, and at the intersection of the latter Arterial with Scholls Ferry Road and Oleson Road. There is basically no industry in the community. Other land uses include two golf courses - Portland and Progress Downs - churches, schools and parks.

There are relatively few remaining vacant parcels, though many dwellings are located on large lots containing developable land. A total of about 710 acres of land are considered buildable, i.e., undeveloped excluding floodplain and steep slopes.

## Natural Features

The planning area is situated on the middle and lower slopes of the Tualatin Mountains, as high as 680 feet, and lowlands of the Tualatin Valley.

Sedimentary formations and Columbia River Basalt underlay the planning area. Slopes exceed 20% in some places, especially in the northeast corner of the community. Soils fall within three main associations: Cascade - Cornelius, Woodburn - Quatama - Willamette, and Wapato - Verboort - Cove. Many of these soils pose moderate to severe limitations to development, according to Soil Conservation Service ratings, primarily due to wetness, low strength, or slope.

Major streams in the area include Fanno Creek, Ash Creek, Golf Creek, and Hall Creek and their tributaries. Upper Fanno Creek and an eastern branch of Ash Creek flow through deep canyons. Much of Fanno Creek flows across a broad floodplain, and the other streams are also subject to periodic winter flooding along their courses. There are several ponds located at places on these streams, and extensive wetlands are found in a few locales.

Within the planning area, there are less than a half-dozen wooded areas of at least 5 acres in size. Most forested areas are vacant, undeveloped parcels or portions of large residential lots. Remaining wooded areas, especially riparian zones along streams, are important wildlife habitats.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

Raleigh Hills - Garden Home Planning Area encompasses one of the most substantially developed urban communities in unincorporated Washington County. It includes several neighborhoods, and for planning purposes only is divided into 13 subareas....

\*\*\*

A high quality of life is the underlying intention in the application of the CFP policies and CDC, as well as the community plan design elements found herein. To this end, the following four plan objectives, historically important to Raleigh Hills - Garden Home, shall continue to apply, consistent with the

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complete range of policies in the CFP. These are plan objectives and are not considered approval criteria for development applications:

1. The future residential density of the Raleigh Hills - Garden Home Planning Area should be maintained at a level that is compatible with the ability of the community to meet the needs of all citizens without resulting in the deterioration of the physical or social environments, or the impairment of the existing quality of life.
2. Commercial centers should simultaneously serve the needs of the community and be compatible with the surrounding area.
3. The transportation system should safely meet the needs of residents and businesses while increasingly becoming non-auto oriented.
4. Natural resources should be preserved to provide a living/working environment which offers ample recreation opportunity and reasonable safety from natural hazards.

\*\*\*

~~Significant n~~ Natural resources within the planning area are shown in the SNR Maps~~incorporated into the land use plan map and design elements.~~ It is the intention of this plan to retain as much of this dwindling resource as is feasible. A number of public and quasi-public uses which present or incorporate significant natural resources are designated Institutional in the Raleigh Hills - Garden Home Plan. Three of the largest are the Portland Golf Club, Red Tail Golf Course and Raleigh Hills Park.

\*\*\*

## Community Design

~~Presented below are first, a set of general implementation considerations relating to design of development for the community plan and second, a characterization or explanation of plan intent for each of Major community development concerns, design considerations and the land use policies created to address them are enumerated as community design elements in this section of the community plan. The community design elements are central to the community plan. They identify and protect what is unique about the Raleigh Hills - Garden Home Community Plan Area, and at the same time connect its land uses with the surrounding metropolitan community.~~

~~General design elements are first listed which describe policy direction for the whole planning area. Then, the land uses planned for Raleigh Hills - Garden Home are characterized for the 13 subareas and design elements specific to each subarea are presented. All of the design elements in this plan, both general to the planning area and specific to subareas shall guide land use in of the Raleigh Hills - Garden Home area.~~

Areas of Special Concern (ASCs) are also defined in this community plan. Some sites within the planning area present special resources, opportunities or problems to the Raleigh Hills - Garden Home communities. In such cases, a creative design approach is called for to resolve development conflicts and/or assure consideration of important amenities, such as proper circulation and open space. Special policies for analysis or design, as well as directions for the public review process are given where these

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special areas are noted. When the plan was adopted, there are were 21 ASCs mapped and lettered on the community plan map. Two ASCs have been annexed to Beaverton and are no longer under County jurisdiction.

### **General Design Elements:**

The general design elements listed below pertain to development in the Raleigh Hills – Garden Home Planning Area as a whole.

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian zones and wooded areas,~~ steep slopes, scenic features, and powerline easements and rights-of-way ~~shall~~may be:
  - a. Used to accent, define, or separate areas of differing or similar residential densities and differing planned land uses;
  - b. Preserved and protected, consistent with the provisions of the CDC, to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.

Site planning for new development shall be consistent with designated land uses.

2. ~~Master planning – primary use or planned development procedures and standards specified in the CDC shall be required for development on land which includes a SNR, as a means of protecting the resource while accommodating new development. An exception to this requirement shall be allowed if all of the significant natural resource site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource area to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~
3. Open space shall be used for a variety of recreational activities, the protection of wildlife habitats, education, scientific research, or aesthetic purposes, such as scenic views.
4. ~~Removal of trees located within a SNR site shall not be removed without a development must follow the permitting requirements for tree removal having first been obtained, as provided for within the CDC.~~
5. ~~Fanno Creek floodplain and tributary drainage hazard areas, as well as Golf and Hall Creeks, and tributaries, shall be left substantially in their natural condition. Individual property maintenance of privately owned stream channels shall be enforced. Alterations to stream channels shall be prohibited except as provided by the CDC. Filling of a floodplain which results in a net decrease in water holding capacity shall be prohibited. Access shall be dedicated or public easement granted along waterways where appropriate.~~
56. THPRD, as the primary public owner/manager of wildlife habitat in the community, is ~~urged~~encouraged to retain existing natural vegetation on established park properties, except as provided by currently-adopted park development plans adopted prior to 1984.

*Renumber remaining sections accordingly*

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20. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREA DESIGN ELEMENTS

As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

### Subarea 1

This subarea, in the northwest corner of the planning area, lies between Canyon Road, Walker Road, and Highway 217. It is designated primarily for residential uses.

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### **Specific Design Elements:**

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5. The parcel which includes a forested site at the corner of Walker Road and Highway 217 makes up **Area of Special Concern C**. Development shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in Significant Natural Resource areas. Type III review provisions of the CDC shall be followed for development of structures on or land division of this site. Because of the importance of trees and other vegetation to the slope stability, wildlife habitat, and scenery of the community, development shall be designed to minimize the natural area disturbed.

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

Access from the ASC C to Walker Road shall be limited to one point, designed with careful attention to sight distance.

Since the site contains several valuable natural features and is located in a part of the community without immediate park facilities, this site is recommended to THPRD for consideration as park land.



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### **Subarea 4**

This subarea is located in the northeast corner of the planning area, south of Canyon Road - Sunset Highway, east of SW 78th Avenue and north of Beaverton - Hillsdale Highway. Most of this subarea is planned R-5.

The area around the Scholls Ferry Road/Beaverton - Hillsdale Highway intersection is designated mainly Community Business District, with Office Commercial and some R-24 to the west and to the north on Scholls Ferry Road. Residential R-24 and R-15 is planned near one parcel designated Neighborhood Commercial north of Canyon Lane. Institutional is the plan designation for several parcels in the subarea such as Raleigh Park.

### **Specific Design Elements:**

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3. Land parcels which include the forested steep slopes east of Canyon Road adjacent to the county line make up **Areas of Special Concern M and N**. Development shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in Significant Natural Resource areas. Type III review provisions of the CDC shall be followed for development of structures on or land division on these sites. Because of the importance of trees and other natural vegetation to the slope stability, wildlife habitat, and scenery of this community, development in these areas shall be designed to minimize the natural area disturbed consistent with the provisions of the CDC.

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6 inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

Access to ASC M shall be minimized from Canyon Drive and limited to one point on Raab Road. Shared access shall be required when necessary to provide access to all parcels. There shall be no road crossing of Fanno Creek.

Since these sites contain several significant natural features and are located in a relatively park-deficient area, ~~public open space use of a portion shall be addressed at the time of development review. Coordination with THRPD and Multnomah County shall~~ should be sought in order to realize the potential for linear open space along upper Fanno Creek.

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## **Subarea 9**

This subarea is bounded by SW 86th Avenue and Scholls Ferry Road on the west, Nicol Road and the Fanno Creek floodplain or center line on the north, Oleson Road on the east, and the old railroad right-of-way alignment on the south. Institutional designations are a dominant feature of this subarea, and are applied to the Portland Gold Club, Oregon Episcopal School, Montclair School, and the park site off Oleson Road near SW Dover Lane.

Much of the remaining portion is designated R-5, though a large portion is unbuildable floodplain. Residential R-9, R-15, and R-24, are variously planned for parcels north of Arranmore and R-9 on the Aaron Frank Estate.

### **Specific Design Elements:**

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2. ~~Parcels which include the floodplain east of Nicol Road in the vicinity of SW Vermont Street is~~ **Area of Special Concern O**. This area has annexed to Beaverton, and is no longer under County jurisdiction. This wetland, known as the Nicol Road Marsh, has been identified as a Significant Natural Area and therefore deserves extraordinary preservation treatment by public agencies and private developers.

~~Master planning—planned development provisions of the CDC shall be followed for development of structures and land division in this ASC. Modification of the floodplain or its topography and vegetation shall not be permitted except for the expansion of the existing wetland or enhancement of degraded portions of the existing wetland pursuant to the CDC, including wetland maintenance activities permitted through the development review process. Modification may also be permitted, where necessary and allowed by the CDC, for a single house on a lot of record located within the floodplain.~~

~~The floodplain may be used to satisfy open space requirements of planned development. However, this floodplain shall not be used to satisfy parking requirements beyond those for a single house on a lot of record located within the floodplain. The review authority shall review any planned development to determine whether design flexibility has been used to protect wildlife habitat to the maximum extent feasible. Review shall be coordinated with THPRD.~~

3. The lots known as the Aaron Frank Estate west of Oleson Road is **Area of Special Concern P**. Any future redevelopment shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in Significant Natural Resource areas. Type III review provisions of the CDC shall be followed for development of structures on and land divisions of this site. Because of the importance of trees and other natural vegetation to the slope stability, wildlife habitat, and scenery of the community, development shall be designed to minimize the natural area disturbed.

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit~~

development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.

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## **Subarea 10**

This entire subarea has been annexed to Beaverton, and is no longer under County jurisdiction.

This subarea is located east of Oleson Road, south of Vermont Street and north and west of the city of Portland/Multnomah County. Most of this subarea is designated R-5. A church and Hideaway Park are planned Institutional. A few lots on SW 68th and SW 69th Avenues are designated R-9.

### **Specific Design Elements:**

1. — The predominately urban low density residential development pattern of this subarea shall be maintained and protected, consistent with the CDC.
2. — Tax lot 5600, a forested area east of SW 66th and southeast of Hideaway Park comprises **Area of Special Concern R**. Type III review provisions of the CDC shall be followed for development of structures on or land divisions of this site. Because of the importance of trees and other natural vegetation to the slope stability, wildlife habitat and scenery of the community, development shall be designed to minimize the natural area disturbed.

Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.

## **Subarea 11**

This entire subarea has been annexed to Beaverton, and is no longer under County jurisdiction.

This subarea occupies the portion of the plan area west of Scholls Ferry Road, with the city of Beaverton to the north and west and the Metzger Community Planning Area to the south. Most of this subarea is planned Residential R-5. The southern portion of this subarea and nearby properties within the city of Beaverton are located in the Washington Square Regional Center boundary.

Residential R-9 is planned for an area in the north near Denney Road. Several parcels south of Heather Lane along Scholls Ferry Road are designated R-15. Whitford Intermediate School, McKay Elementary School, and Camille Park are designated Institutional.

### **Specific Design Elements:**

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1. ~~Development proposals in this subarea shall be reviewed especially for their effect on the separation of road functions in and around the subarea. In order to keep through traffic off of local streets, no additional roads shall be constructed connecting Denney Road and Heather Lane.~~

## **Subarea 12**

This subarea is located east of Oleson Road, south of the city of Portland, west of the county line (and city of Portland), and north of the Metzger Community Planning Area. Almost all of the subarea is planned Residential R-5. Residential R-9 is found on several lots in the vicinity of Garden Home Road and also along Taylors Ferry Road east of SW 80th Avenue.

### **Specific Design Elements:**

1. The predominately urban low density residential development pattern of this subarea shall be maintained and protected, consistent with the CDC.
2. Lots which include the forested sites between Florence Lane and Mayo Street, and between Taylors Ferry Road and Florence Lane comprise **Areas of Special Concern S and T**. Development shall follow the requirements of CDC Section 422, Significant Natural Resources, which address tree preservation and replacement in Significant Natural Resource areas. Type III review provisions of the CDC shall be followed for development on this site. Because of the importance of trees and other natural vegetation to the slope stability, wildlife habitat, and scenery of the community, development of structures shall be designed to minimize the natural area disturbed.

~~Development approval shall not permit removal of more than 50% of the mature standing trees (6-inch diameter or greater) unless demonstrated that removal is necessary to permit development of the site at the planned density. This demonstration shall be reviewed by the review authority to ensure that the applicant has used the flexibility provided in planned development provisions of the CDC to minimize removal. Development design and clearing for structures shall provide for maximum retention of larger trees.~~

ASC S is an identified park-deficient area and contains several valuable natural features, so the potential public open space use of a portion of the area - preferably along the creek - ~~shall receive priority during the development review process. The development review process shall~~ should be coordinated with THRPD through the development review process. Access for development in ASC S shall be restricted to one point on Mayo Street and two points on Florence Lane, with careful attention to sight distance on the latter. Access for development in ASC T from this area shall be restricted to two points on Taylors Ferry Road and two points on Florence Lane, with particular attention given to sight distance and grade (slope). No street crossing of the intermittent stream shall be permitted.

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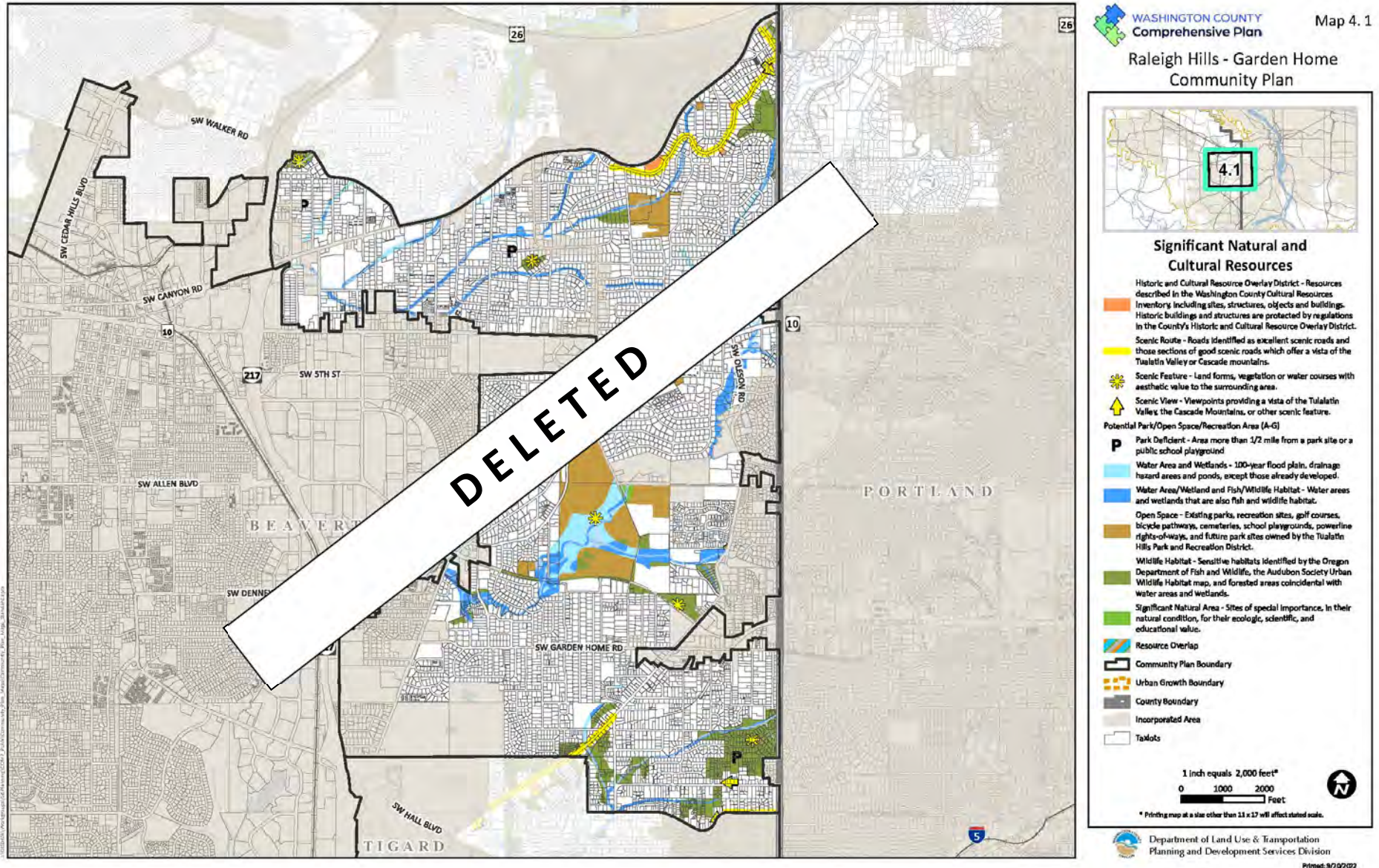
**DISTRIBUTION OF PLANNED LAND USES - 1980**

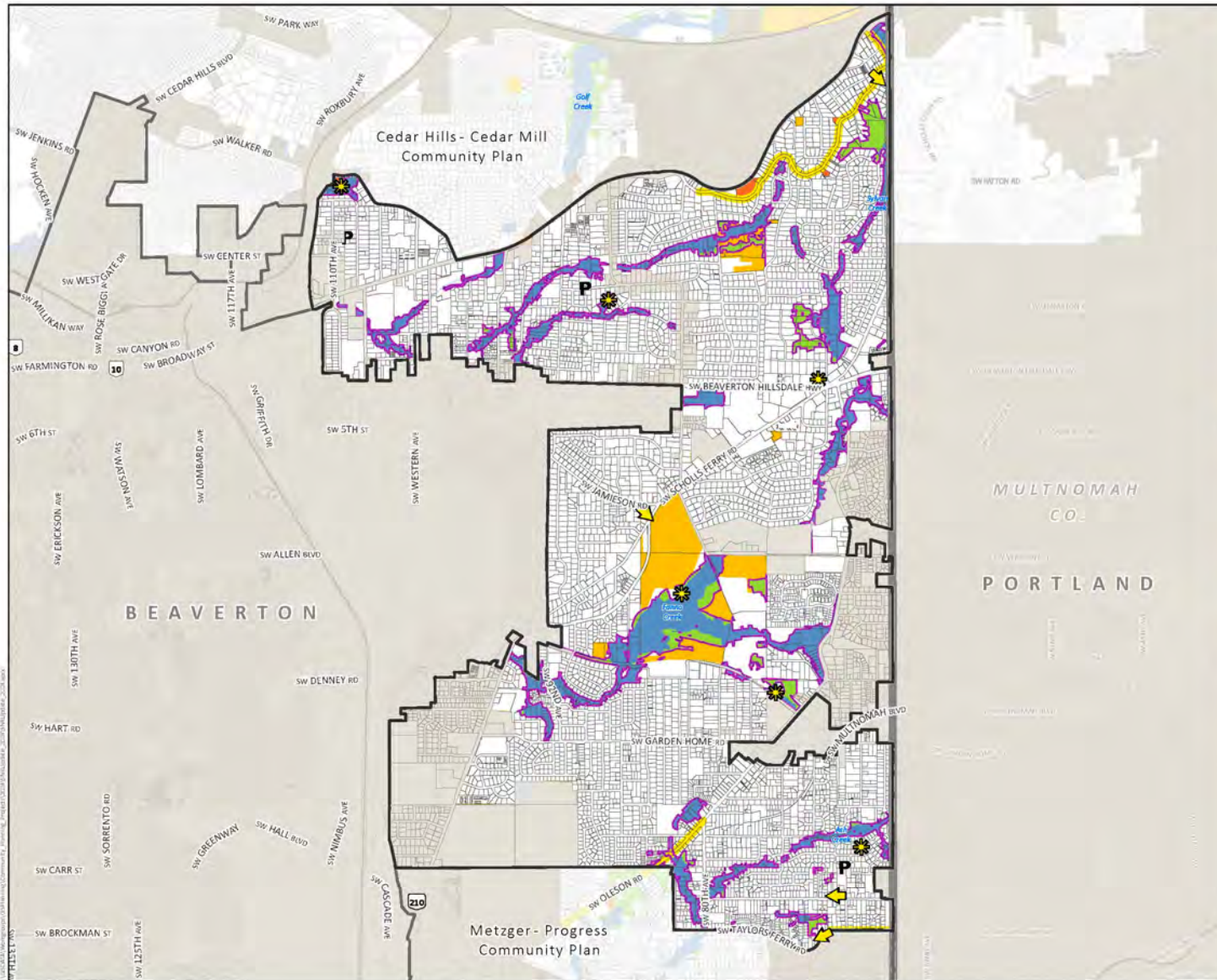
Land Use Districts		Acres	Percentage
Residential 5	R-5	1,625.18	68.78%
Residential 6	R-6		0.00%
Residential 9	R-9	98.77	4.18%
Residential 15	R-15	68.87	2.91%
Residential 24	R-24	96.08	4.07%
Residential 25+	R-25+	4.90	0.21%
Transit-Oriented Residential 9-12	TO:R9-12		0.00%
Transit-Oriented Residential 12-18	TO:R12-18		0.00%
Transit-Oriented Residential 18-24	TO:R18-24		0.00%
Transit-Oriented Residential 24-40	TO:R24-40		0.00%
Transit-Oriented Residential 40-80	TO:R40-80		0.00%
Transit-Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC	21.03	0.89%
Neighborhood Commercial	NC	0.20	0.01%
General Commercial	GC	38.16	1.61%
Community Business District	CBD	75.06	3.18%
Transit-Oriented Retail Commercial	TO:RC		0.00%
Transit-Oriented Business District	TO:BUS		0.00%
Transit-Oriented Employment District	TO:EMP		0.00%
Industrial	IND		0.00%
Institutional	INST	334.72	14.17%
<b>Total</b>		<b>2632.97</b>	<b>100%</b>

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:





**WASHINGTON COUNTY**  
 Comprehensive Plan Map 4.1

**Raleigh Hills - Garden Home**  
 Community Plan

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- P Potential Park/Open Space/Recreation Area (A-G)
- Park Deficient - Area more than 1/2 mile from a park site or a public school playground when plan was adopted.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*  
 0 1000 2000 Feet  
 \* Printing map at a size other than 11 x 17 will effect stated scale.

The SHERWOOD COMMUNITY PLAN is amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Sherwood Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Sherwood Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan elements.

In general, the Sherwood Community Plan is an area and site-specific application of County Comprehensive Planning policy and a description of community development activities envisioned for the planning area. Implementation of the Sherwood Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan

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### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which~~that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Sherwood Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ASC where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement~~ provisions in the Community Development Code ~~is intended to provide the open space, density transfer and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserve significant natural features or achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains t~~The original~~

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determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5, ~~is explained in the Resource Document and shown graphically as part of this community plan.~~ In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' *Design and Construction Standards*. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification was ~~has been~~ made based on a ~~1/20.5~~-mile service area radius from ~~existing~~ park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~has been~~ was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

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## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

The Sherwood Community Planning Area is located in southeastern Washington County approximately 15 miles southwest of Portland's Central Business District. In 1980, it generally surrounded the city of Sherwood and consisted of all the unincorporated land inside the regional UGB south of the Tualatin River and west of Cipole Road. Over time, those boundaries have shifted as areas have annexed to the city of Sherwood. Current boundaries are shown in the community plan maps.

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### Natural Features

Land in the planning area consists of low lying Tualatin Valley floor extending gradually upward to the south. Unconsolidated sediments generally underlie the area, with Columbia River Basalt underneath. A fault line traverses the area from the southwest to the northeast. Moderately well drained soils, including Woodburn, Aloha, and Willamette loams are common. Poorly drained soils including Wapato, Verboort and Cove are found in the lowest areas. Slopes exceed 20% in places along major streams and in the Tonquin area.

In the early 1980s, Cedar Creek, Chicken Creek and Rock Creek ~~were~~ are the primary streams in the planning area. They flow to the Tualatin River. Several ponds ~~were~~ are located near Wilsonville Road. These waterways and wetlands together with their tributaries and riparian uplands provide an important habitat for fish and wildlife. Winter flooding is common along the streams. Over time, the areas containing Chicken Creek, Rock Creek, most of Cedar Creek, and the ponds near the former Wilsonville Road were annexed to the city of Sherwood.

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In the early 1980s, the planning area contained about a dozen wooded sites of 5 acres or larger. Those within the floodplain, drainage hazard area or riparian zones were especially significant wildlife habitat. The ponderosa pine forest south of Wilsonville Road was very rare in the county. A fir and cedar forest off Scholls-Sherwood Road, now SW Roy Rogers Road was noteworthy for the planning area. Over the years, the areas containing most of these wooded sites were annexed to the city.

The Tonquin Scablands geological area southeast of Sherwood has been identified by scientists as an important geological and biological feature. This area, important mainly for its unique scientific and educational value, is marked by channels, depressions and bedrock knolls and presents some constraints to development.

Local areas distinguished for their beautiful scenery include portions of the Tonquin Scablands, Cedar Creek, and a small stream canyon which flows into the cultivated farmland of the Tualatin River floodplain. Most of these areas have been incorporated into the city.

Five rock quarries are active east of Sherwood outside the regional UGB. These quarries may not be compatible with residential and other sensitive uses inside the UGB, primarily because of the noise, dust and truck traffic they produce.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove areas annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

The development approach planned for the Sherwood Community Planning Area is related directly to its scattered location around the boundary of the city of Sherwood. Development planned for this planning area is intended to be a supportive extension of existing and previously planned development within Sherwood. This approach operates to complete the definition of Sherwood as a distinct, increasingly self-sufficient city with a balance of land uses.

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Implicit throughout the Sherwood Community Plan is the assumption that policies in the CFP will be implemented through the CDC, the Unified Capital Improvements Plan, the TSP and other functional plans. This is particularly important with regard to County policies on public facilities, which mandate

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the provision of adequate services before development is permitted. Adherence to these policies is critical to preserving the livability of the planning over time.

## Community Design

Major development concerns, community design considerations and the land use prescriptions created to address them are enumerated as community design elements in this section of the plan. The community design elements are central to the community plan. They protect what is unique about the Sherwood Community Planning Area and at the same time connect its land uses with the rest of the region.

Community design elements are first listed which apply to the whole planning area. Then, the land use plan for the Sherwood community is characterized by subarea and design elements specific to each subarea are presented. Sherwood community subareas include Northeast of Sherwood, North of Sherwood, Southwest of Sherwood and Southeast of Sherwood. All of the design elements in this plan, both general to the planning area and site-specific, shall guide land use in the Sherwood Community Planning Area. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

ASCs are also defined in this community plan. Some sites within the planning area present special resources, opportunities or problems to the Sherwood community. In such cases, a creative site design approach is required to assure resolution of development conflicts and/or assure consideration of important amenities, such as proper circulation and open space. Special ~~considerations~~ prescriptions for analysis or design, as well as directions for the public review process are given where these special areas are noted. The ASCs are mapped and numbered on the community plan map.

### General Design Elements:

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian zones and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way shall may be:
  - a. Used to accent, define or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected, consistent with the provisions of the CDC, to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
2. ~~Master Planning – Primary Use or Planned Development procedures and standards specified in the CDC shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development. An exception to this requirement shall be allowed if all of the SNR site is retained as open space. Public dedication of this open space is not required, but is encouraged. A density transfer from the resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~

- 3. ~~Removal of trees located within a SNR area must follow the permitting requirements shall not be removed without a development permit for tree removal having first been obtained, as provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights-of-way, public parks and playgrounds.~~

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- 16. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREAS

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### Northwest of Sherwood

The majority of this subarea is designated for residential use supportive of the neighborhood unit envisioned by the city of Sherwood north of Pacific Highway. Designated densities generally diminish with distance from Pacific Highway and the CBD. Areas most apt to be served directly by transit service on Pacific Highway and closest to the business district at Six Corners are designated for residential uses at a maximum of 15 units per acre and 9 units per acre. The areas to the north and more remote from the activity at Six Corners are designated for lower density residential uses at a maximum of 6 units per acre.

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#### **Design Elements:**

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- 2. ~~The portions of this subarea that contained creeks, tributaries and riparian corridors have been annexed to Sherwood and are no longer under County jurisdiction. Cedar Creek, its tributaries, Chicken Creek, and an unnamed creek northeast of Six Corners, and their immediately adjacent riparian zones, as defined in the CDC shall be retained in their natural condition, including topography and vegetation. This land shall be dedicated as public open space for pedestrian access and recreational purposes whenever possible.~~

\*\*\*

- 6. Area of Special Concern No. 7 This area has been annexed to Sherwood, and is no longer under County jurisdiction. ~~is comprised of approximately 44 acres of land located on both sides of Highway 99, north of Roy Rogers Road. This area was added to the UGB by Metro Ordinance 02-986A in December 2002. No urbanization shall occur in this area until the actual alignment of the Adams Road Extension has been determined and adopted in the city of Sherwood Transportation Plan.~~

7. **Area of Special Concern No. 8** ~~This area has been annexed to Sherwood, and is no longer under County jurisdiction. is comprised of approximately 89 acres of land located southeast of the intersection of Edy and Elwert Roads. This area, known as a portion of Metro Study Area 59, was added to the UGB by Metro Ordinance No. 02-969B in December 2002. The Title 11 planning process for this area shall determine the size and location for one or more sites for public school facilities. The governing jurisdiction shall adopt provisions in its comprehensive plan to provide the opportunity to site one or more public school facilities consistent with Section 3.07.1120 of Metro's UGFMP.~~

### **Southwest of Sherwood**

This subarea contains the most significant change of designation over that recommended by the city of Sherwood when it adopted its comprehensive plan. The parcels west of the Cedar Creek floodplain and south of Wilsonville Road are designated for industrial use primarily because of city of Sherwood goals for industrial development, general suitability of the land, a regional deficiency of large industrial sites, proximity to the Southern Pacific Railroad and Pacific Highway, and the lack of an employment center on the west side of town. This subarea also includes approximately 237 acres that were added to the Regional UGB by Metro in 2002. This new area is bordered to the north by the city of Sherwood, to the south by Brookman Road, and to the west by Highway 99. The properties in this area are designated FD-20.

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The new UGB properties shall maintain the FD-20 designation until the planning for the new urban area is complete. The planning for this area shall be consistent with the requirements of the CFP and Title 11 of Metro's UGFMP.

#### **Design Elements:**

1. Housing development at 10-15 units per acre shall include provisions for pedestrian access to transit service on Pacific Highway.
2. Cedar Creek, its tributaries and their immediately adjacent riparian corridor zone, ~~as defined in the CDC, shall be retained in their natural condition, including topography and vegetation consistent with the provisions of the CDC. This land shall should be dedicated as public open space for pedestrian access and recreational purposes whenever feasible.~~
3. ~~An area including seven existing land parcels north of Wilsonville Road is~~ **Area of Special Concern No. 3.** This area has been annexed to Sherwood, and is no longer under County jurisdiction. ~~Partitioning of land and building any structures within this area shall be designed and reviewed for location and orientation as they affect circulation according to the Master Planning-Planned Development provisions of the CDC. A general circulation plan for the area shall be provided which minimizes 1) Crossing of the major Cedar Creek tributary and 2) Access onto Wilsonville Road.~~
4. ~~The approximately 121 acres of land designated for industry south of Wilsonville Road, east of Old Highway 99, north of the UGB and west of the Cedar Creek floodplain is~~ **Area of Special Concern No. 4** This area has been annexed to Sherwood, and is no longer under County jurisdiction. ~~and is~~

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a Special Industrial District (SID). This district is proposed in order to efficiently accommodate large ventures of specialized light industrial and related uses, as allowed in the CDC. Industrial development in this subarea shall be planned and reviewed under the SID provisions of the CDC, which include Master Planning – Planned Development requirements.

The impacts of noise, light, odor and dust from these industrial uses shall be buffered from the adjacent residential uses. All borders of industrial development, which are shared with residential uses, shall be landscaped appropriately to be attractive visually. Industrial sites shall be planned so that heavy vehicle access shall not be allowed onto Middleton Road or south of the SID, except by means of the Southern Pacific Railroad.

5. ~~All of the ponderosa pine forest south of Wilsonville Road has been annexed to Sherwood, and is no longer under County jurisdiction, or a portion sufficient to protect the unique natural values of the site, as determined through the Master Planning – Planned Development process, shall be preserved as a significant area. County staff with the assistance of a plant ecologist will make the initial determination of that portion of the forest sufficient to protect the unique natural features. If the developer objects to this staff recommendation, they must furnish such a determination by a plant ecologist. For the purposes of this provision, a plant ecologist is an academically trained ecologist or botanist with at least a master’s degree in the subdiscipline of plant ecology.~~

~~The adjacent pond shall be protected, in conjunction with the pine forest, as part of the open space requirement of the master plan for development.~~

### Southeast of Sherwood

The rolling uplands southeast of the Sherwood city limits are designated for low density residential uses of a maximum of 6 units per acre, except for a small area designated for low to medium uses at a maximum of 9 units per acre adjacent to an existing apartment zone within Sherwood. This subarea is planned as an extension of a developing neighborhood within the city of Sherwood mainly because of its distance from major transportation routes, rugged terrain, and proximity to planned neighborhood park and school facilities within the city of Sherwood.

#### Design Elements:

1. ~~An area including six existing land parcels between Wilsonville and Murdock Roads is **Area of Special Concern No. 5**. This area has been annexed to Sherwood, and is no longer under County jurisdiction. The partitioning of land and building of any structures within this area shall be designed and reviewed for location and orientation as they affect circulation according to the Master Planning – Planned Development provisions of the CDC. A general circulation plan for the area shall be provided which minimizes 1) crossing of the major Rock Creek tributary and 2) access onto Wilsonville and Murdock Roads.~~
2. All of the land east of Murdock Road within this southeastern subarea is **Area of Special Concern No. 6**. This area is part of what may be the county’s most significant natural area. Most of ASC No. 6 has been annexed to Sherwood and is no longer under County jurisdiction.



**A. *Tonquin Scabland (TSGA) Study***

~~In 2004, conjunction with the city of Sherwood, Tualatin, Wilsonville, and Metro, and Washington and Clackamas Counties will participated in a master study of the significant natural elements of the Tonquin Scabland geologic area to consider the feasibility for a regional trail to connect the community with this geological area. if and when funding becomes available. The Tonquin Trail Feasibility Study purpose of this study is to further determine the significance of the geologic area and identified critical natural areas for public use, or preservation and possible acquisition by a public agency. The results of this study shall be balanced with appropriate uses of mineral and aggregate resources in the rural area. At minimum the study shall included:~~

- ~~a. Examination of significant natural areas both in the urban, and rural and natural resource areas of the county;~~
- ~~b. Participation by responsible agencies, such as Parks and Recreation Branch of the State Department of Transportation, State Department of Fish and Wildlife, State Department of Geology and Mineral Industries, Washington and Clackamas Counties and the cities of Sherwood and Tualatin;~~
- ~~c. Consideration of geological resources including mineral and aggregate resources and biological, educational, scenic and open space/recreational resource potential;~~
- ~~d. Identification and survey of critical sites;~~
- ~~e. Consideration of the feasibility of a regional trail Plan for public and private use and protection, including agency role identification and financing strategies; and~~
- ~~f. Involvement of affected property owners and other interested citizenscommunity members.~~

~~In 2013, the Ice Age Tonquin Trail Master Plan was completed and endorsed by the jurisdictional partners, identifying an alignment of a 22-mile regional trail. Ultimately, the Ice Age Tonquin Trail will connect the cities and unincorporated Washington County with many of the significant natural elements of the Tonquin Scabland geologic area as funding becomes available.~~

**B. *Review Process***

~~Prior to completion of the study, the Any unannexed portions of the mapped potential Significant Natural Areas or critical areas identified as Riparian or Upland Wildlife Habitat on the SNR Map shall be protected from development by the use of transfer of densities, open space requirements and variance to the growth management policies and follow the development review standards other requirements consistent within the CDC.~~

~~In all cases, prior to and following the completion of the TSGA Study, the Master Planning-Planned Development design and review process shall be required for all development in the natural area (ASC No. 6). Critical subareas of this natural area shall be retained in their~~

natural condition, including topography and vegetation. Density transfers may be allowed from the critical features of the natural area to other parts of the area as determined by the TSGA Study. Prior to completion of the TSGA Study, determination of critical subareas shall be made by Planning Department staff, using the best available data, including applicant's submittal and the advice of knowledgeable authorities. Such determinations may be appealed by affected parties.

Dedication of land as public open space shall be encouraged for subareas identified as critical natural features and for other areas noted as appropriate for public use in the Tonquin Scabland Geologic Area Master Plan. Barring public dedication, every effort should be made for public acquisition of critical areas of this resource site.

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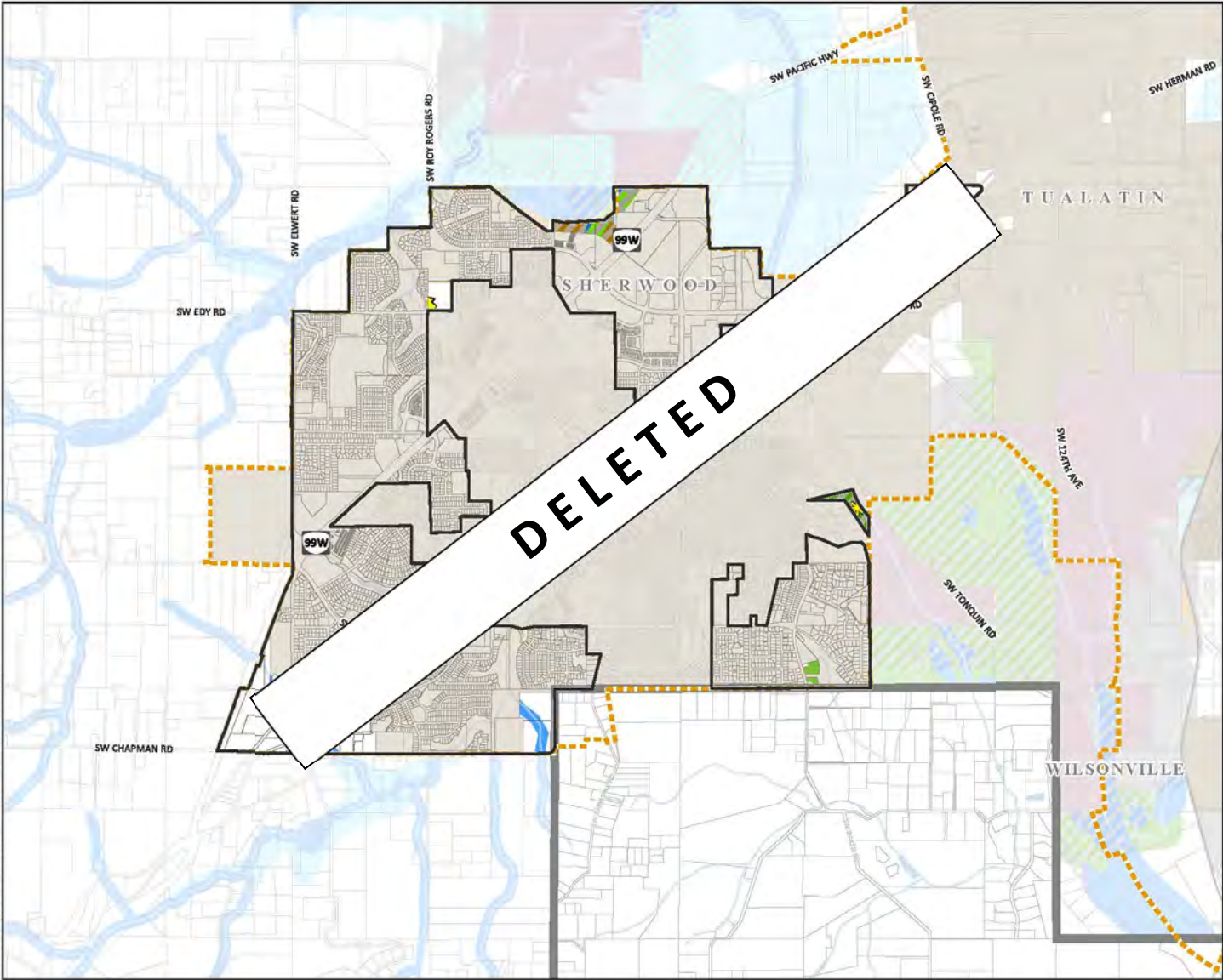
**DISTRIBUTION OF PLANNED LAND USES - 1980**

Land Use Districts		Acres	Percentage
Residential 5	R-5		0.00%
Residential 6	R-6	43.34	39.29%
Residential 9	R-9	6.72	6.09%
Residential 15	R-15	20.11	18.23%
Residential 24	R-24		0.00%
Residential 25+	R-25+		0.00%
Transit-Oriented Residential 9-12	TO:R9-12		0.00%
Transit-Oriented Residential 12-18	TO:R12-18		0.00%
Transit-Oriented Residential 18-24	TO:R18-24		0.00%
Transit-Oriented Residential 24-40	TO:R24-40		0.00%
Transit-Oriented Residential 40-80	TO:R40-80		0.00%
Transit-Oriented Residential 80-120	TO:R80-120		0.00%
Office Commercial	OC		0.00%
Neighborhood Commercial	NC		0.00%
General Commercial	GC		0.00%
Community Business District	CBD		0.00%
Transit-Oriented Retail Commercial	TO:RC		0.00%
Transit-Oriented Business District	TO:BUS		0.00%
Transit-Oriented Employment District	TO:EMP		0.00%
Industrial	IND	40.13	36.38%
Institutional	INST		0.00%
<b>Total</b>		<b>110.30</b>	<b>100.00%</b>

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:



**WASHINGTON COUNTY**  
 Comprehensive Plan

Map 4.1

**Sherwood  
 Community Plan**

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlap

**Mineral and Aggregate Areas**

- District A
- District B

**Community Plan Boundary**

- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.



Map 4.1

### Sherwood Community Plan



#### Significant Natural and Cultural Resources

- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Natural Areas - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Mineral and Aggregate Areas**
- District B
- Resource Overlap - where more than one resource exists (colors on map reflect the overlapping resources).
- ▲ Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- ✿ Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

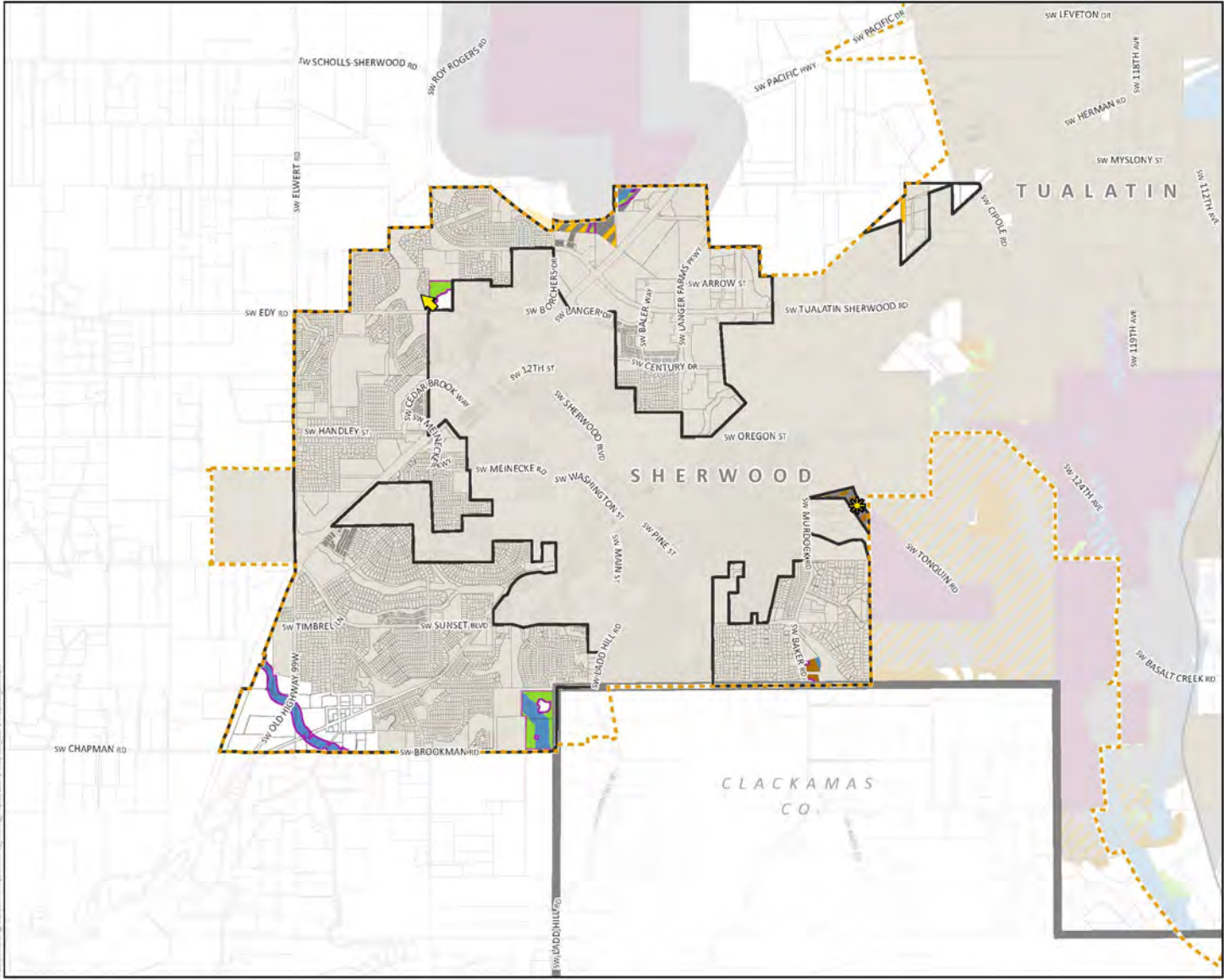
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\* Printing map at a size other than 11 x 17 will affect stated scale.

Department of Land Use & Transportation  
 Planning and Development Services Division

Printed: 8/7/2024



I:\2024\A-Engrossed Ordinance No. 901\Map 4.1\_Sherwood\_Community\_Plan\Map 4.1\_Sherwood\_Community\_Plan\_20240807\_20240807.aprx

The SUNSET WEST COMMUNITY PLAN is amended to reflect the following:

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## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Sunset West Community Plan is one of a number of planning elements which will in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Sunset West Community Plan with a basic understanding of its relationship to the various other comprehensive plan elements.

In general, the Sunset West Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the Sunset West Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

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The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan

\*\*\*

### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which~~that are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The Sunset West Community Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~community plan~~ Land Use Districts Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ~~Area of Special Concern (ASCs)~~ where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which~~ that identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirements~~ provisions in the Community Development Code is intended to provide the open space, density transfers and design flexibility ~~necessary to achieve the dual objectives of~~ that applicants can consider to help preserving significant natural features of ~~achieving the design objectives of the design elements and~~ while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standard and requirements of the community plan and the Transportation System Plan that are applicable to development application, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains ~~The~~ the

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original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5, is explained in the Resource Document, and shown as part of this community plan. In 1983, components of the County's the Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The Significant Natural Resources (SNR) Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of ~~the~~ significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas was done in the early 1980s as part of the original community plan development. The identification ~~was~~ ~~has been~~ made based on a 1/2-0.5-mile service area radius from ~~existing~~ park or school playground sites ~~existing~~ at the time. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~has been~~ ~~was~~ placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

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## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans.

The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and ~~as~~ aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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## BACKGROUND SUMMARY

### Planning Area

In 1980, the Sunset West Community Plan ~~P~~ encompassed 11 square miles of unincorporated central Washington County. The planning area is bordered on the north by West Union Road; on the south by roughly Baseline and Jenkins Roads; on the east by Murray Boulevard and Meadow Drive; and on the west by Cornelius Pass Road and 216th Avenue. Over time, some of the land within the planning area has annexed to Beaverton and Hillsboro. Current boundaries are shown in the community plan maps.

The Sunset West Community Plan ~~P~~ covered the majority of Community Planning Organization (CPO) 7, although CPO 7 extends to the north and includes the Bethany Community Plan and portions of the RNRP. In 1980 the Sunset West Planning Area had an estimated population of 17,000.

\*\*\*

### Natural Features

There are creeks that traverse the Sunset West Planning Area: Rock Creek, Bronson Creek, Willow Creek, Cedar Mill Creek and Beaverton Creek. These creeks offer the planning area natural areas for a variety of habitat as well as offering natural breaks in the land use pattern.

In 1980, there were ~~are~~ approximately 250 acres of forested area in the Sunset West Community. The largest site was 45 acres on the canyons of the Oregon Regional Primate Center, although this site was later annexed to Hillsboro.

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Additionally, ~~there are~~ three separate stands of ponderosa pine were found within the planning area. Ponderosa pine are relatively uncommon in Washington County and, therefore, these stands are unique natural areas within the county. The majority of the mapped area containing trees has been annexed to Beaverton. The remaining area has been developed with single family home, except for two tracts, that have been mapped as Riparian Wildlife Habitat on the 2024 update.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

The Sunset West Planning Area encompasses what is perhaps the fastest growing portion of the Portland metropolitan region. Significant commitments to development, particularly industrial and office uses, have occurred since the 1981 adoption of the Sunset West Community Plan.

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### Community Design

During the course of the preparation of the Sunset West Community Plan the policies of Washington County and the desires of its citizens produced a consistent vision concerning the planning area: a balanced community with more jobs near homes; higher densities which would reduce housing costs and sprawl; logical identifiable neighborhoods with neighborhood shopping; improved transportation system for downtown Portland and internal trips, including a light rail system following the northern alignment; and efficient provisions of public facilities. The tool with which to sculpt this vision was felt to be a plan which was at once flexible and innovative.

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The 1983 completion of the CFP and associated community plans established a standard set of general design elements to be included in each community plan. These general design elements apply to the Sunset West Planning Area as a whole and shall be considered during development actions within the planning area. Some of the general design elements are further refined to site-specific applications in the design element section of each subarea. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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**General Design Elements:**

- 1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way ~~shall~~ may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected consistent with the provisions of the CDC to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
- 2. ~~Master planning – planned development and/or master planning – primary use shall be required for development on land which includes a SNR and steep slopes as a means of protecting the resource while accommodating new development. A density transfer from the resource areas to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.~~
- 3. ~~Removal of trees located within a SNR area must follow the permitting requirements shall not be removed without first obtaining a development permit for tree removal as provided for within the CDC. A permit shall not be required for tree removal from powerline rights of way, public parks and playgrounds, or mineral aggregate sites.~~

\*\*\*

- 17. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

**SUBAREAS**

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The design elements listed for each area are intended to augment the development standards and procedures found in the CDC. Future development actions shall respond to both the development standards provided in the CDC and the design elements of the Sunset West Community Plan. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

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**Windolph**

The Windolph Subarea is located in the eastern portion of the Sunset West Planning Area. Industrial uses are the predominant land use type in this subarea. Windolph Industrial Park, Cornell Oaks Industrial Park and Leupold and Stevens are located within this subarea. This area has been annexed to Beaverton.

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The THPRD Recreation Center is also located in this subarea. Park officials indicate that approximately 300,000 visitors annually use the recreation facilities located at the center. This area has been annexed to Beaverton.

Residential uses are located in the center of this subarea. Medium density residential uses are proposed along both Walker and 158th Avenue.

This subarea contains two stands of ponderosa pines, identified as significant natural resources. Design policies regarding the retention of these stands are included in the design elements listed below. The stands are located in the Windolph Industrial Park and adjacent to the THPRD Recreation Center site.

### Design Elements:

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3. The two stands of ponderosa pines noted above and the natural areas noted on the natural resources map accompanying this plan shall be retained to the greatest extent feasible through site design process. The Windolph Industrial Park and THPRD Recreation Center are now in Beaverton. The mapped natural area east of the THPRD Center has been developed with single family homes. Two tracts preserve the habitat and have been mapped as Riparian Wildlife Habitat on the SNR map updated in 2024.

~~**Windolph Industrial Park:** A vegetation analysis approved as a part of the master plan for the Windolph Industrial Park (Case File 74-116-D, June 26, 1974) has identified the stand of ponderosa pines and other forested sites within the industrial park's boundary. Future development shall preserve to the greatest extent feasible through the development review process the forested areas identified in the 1974 vegetation analysis.~~

~~**THPRD Rec. Center:** The stand of ponderosa pines is located in the northeastern corner of the THPRD site and is currently undisturbed by development. However, future use of this site could threaten its features. Any request in the future for a Type II or Type III institutional use shall consider the disposition of the pines and steps shall be taken through the development review process to provide for the maximum feasible retention of this stand in accordance with its recreational and education value.~~

~~Additionally, this stand extends east into a residential (R-5) area. Retention of these trees is encouraged for educational and open space purposes and to provide a buffer between the institutional and residential uses. For residential lands which include this significant natural resource, development will be encouraged to follow the master planning planned development procedures as a means of protecting the resource while accommodating new development. A density transfer from the resource area to the buildable portion shall be allowed as specified in the CDC.~~

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## Elmonica

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~~The This subarea contains a sizable stand of ponderosa pines at 158th Avenue and Walker Road has been annexed to Beaverton and is no longer under County jurisdiction, which have been identified as a significant natural resource. The area surrounding the trees has been identified as an ASC and design policies regarding future development affecting this area are included below in the design elements.~~

\*\*\*

**Area of Special Concern No. 4.** ~~The entire area of this ASC has been annexed to Beaverton, and is no longer under County jurisdiction. ASC No. 4 shall be developed through the master planning—planned development process. The master planning—planned development procedures are applied in this instance as a means of protecting the natural resource while accommodating new development. The review authority shall encourage the maximum retention of the ponderosa pines and forested areas through architectural and landscape architectural design techniques. Areas retained shall be used to satisfy the open space requirements of the master planning—planned development process. Density transfer from the resource area to the buildable portion shall be allowed as specified in the CDC. Any Type III use proposed within this ASC shall maximize the retention of the forested areas.~~

\*\*\*

## Quatama

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3. ~~While tThe 45-acre forested site on the Oregon Regional National Primate Research Center grounds has been annexed to Hillsboro and is no longer under County jurisdiction, is currently undisturbed and in its natural state, a change in use could threaten its features. Any request in the future for a Type II or Type III institutional use or a request for a plan amendment shall consider the disposition of the 45-acre forest site. No plan amendment shall be granted unless the review authority applies the master planning—planned development requirement or applies alternative conditions of maximum feasible retention of this or the forested site.~~

~~Should change in the use be permitted, the forested site should be considered for park and open space use. The recreational potential shall be examined with the THPRD. Upon determining its recreational value, steps shall be taken through the development review process to provide for the maximum feasible retention of this site in accordance with its recreational potential.~~

\*\*\*

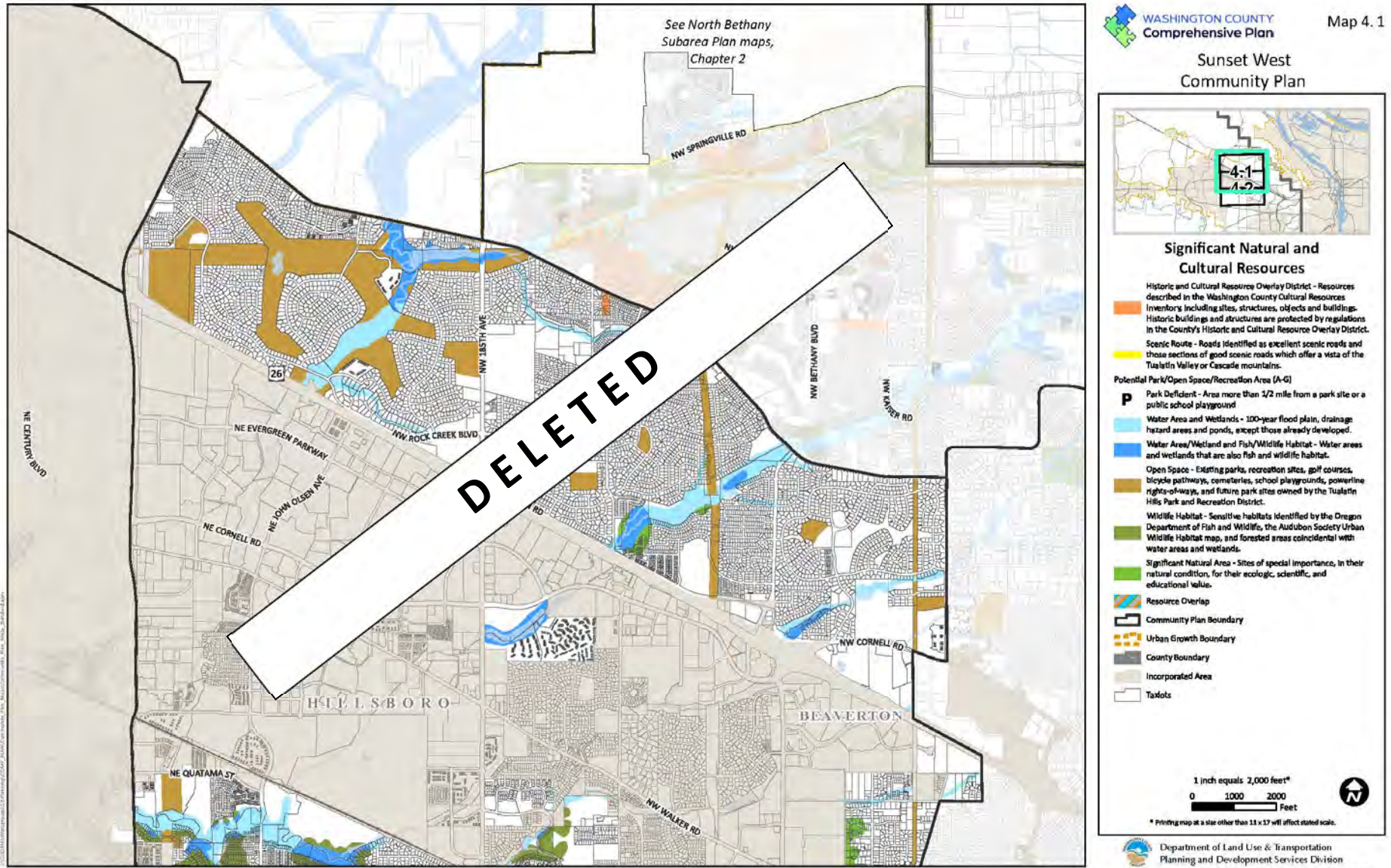
**DISTRIBUTION OF PLANNED LAND USES - 1980**

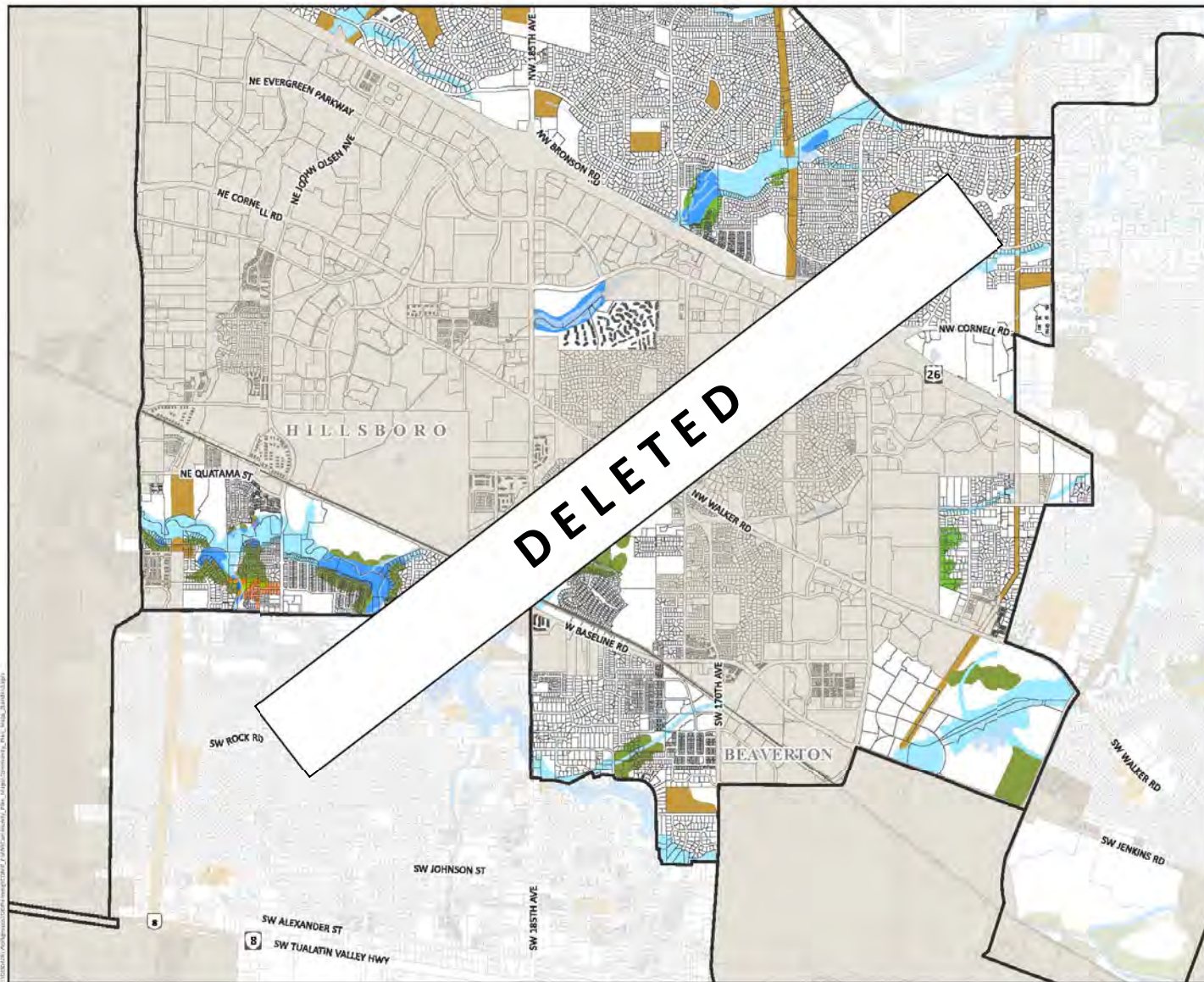
Land Use Districts		Acres	Percentage
Residential 5	R-5	1067.21	37.29%
Residential 6	R-6	506.53	17.70%
Residential 9	R-9	155.64	5.43%
Residential 15	R-15	284.78	9.95%
Residential 24	R-24	6.26	0.21%
Residential 25+	R-25+	0	0.00%
Transit-Oriented Residential 9-12	TO:R9-12	50.47	1.76%
Transit-Oriented Residential 12-18	TO:R12-18	0.73	0.02%
Transit-Oriented Residential 18-24	TO:R18-24	72.19	2.52%
Transit-Oriented Residential 24-40	TO:R24-40	71.56	2.50%
Transit-Oriented Residential 40-80	TO:R40-80	0	0.00%
Transit-Oriented Residential 80-120	TO:R80-120	0	0.00%
Office Commercial	OC	10.88	0.38%
Neighborhood Commercial	NC	7.93	0.27%
General Commercial	GC	0.84	0.02%
Community Business District	CBD	0	0.00%
Transit-Oriented Retail Commercial	TO:RC	0	0.00%
Transit-Oriented Business District	TO:BUS	2.76	0.59%
Transit-Oriented Employment District	TO:EMP	236.22	8.25%
Industrial	IND	62.16	2.17%
Institutional	INST	325.18	11.36%
<b>Total</b>		<b>2861.34</b>	<b>100.00%</b>

abcdef Proposed additions

~~abcdef~~ Proposed deletions

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAPS 4.1 and 4.2' are deleted and replaced with new maps:





**WASHINGTON COUNTY**  
Comprehensive Plan

Map 4.2

Sunset West  
Community Plan

**Significant Natural and Cultural Resources**

Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory. Including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.

Potential Park/Open Space/Recreation Area (A-G)

**A** Generalized indication of an area described in the Community Plan text as offering the opportunity for private or public recreational or open space uses.

**P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground

Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.

Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.

Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.

Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.

Significant Natural Area - Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

Resource Overlap

Community Plan Boundary

Urban Growth Boundary

County Boundary

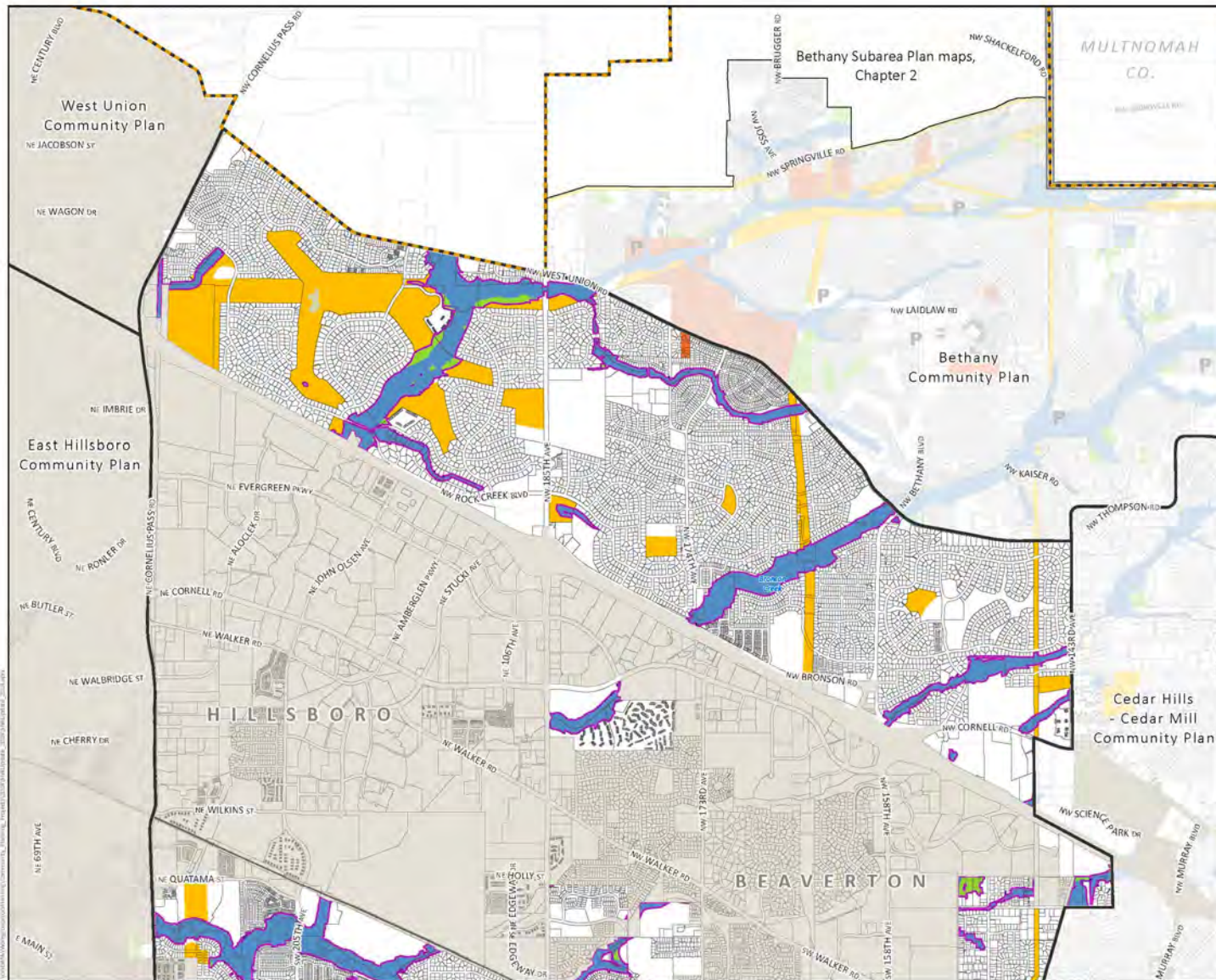
Incorporated Area

Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

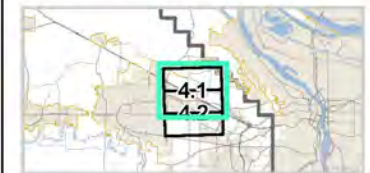
\* Printing map at a size other than 11 x 17 will affect stated scale.



WASHINGTON COUNTY  
Comprehensive Plan

Map 4.1

Sunset West  
Community Plan



Significant Natural and  
Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Resource Overlap - where more than one resource exists (colors on map reflect the overlapping resources).
- Scenic Route - Roads identified as excellent scenic roads and those sections of good scenic roads which offer a vista of the Tualatin Valley or Cascade mountains.
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*  
0 1000 2000  
Feet



\* Printing map at a size other than 11 x 17 will effect stated scale.



Department of Land Use & Transportation  
Planning and Development Services Division

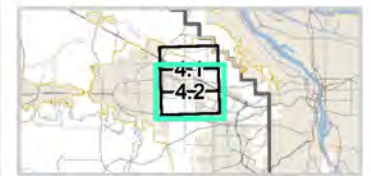
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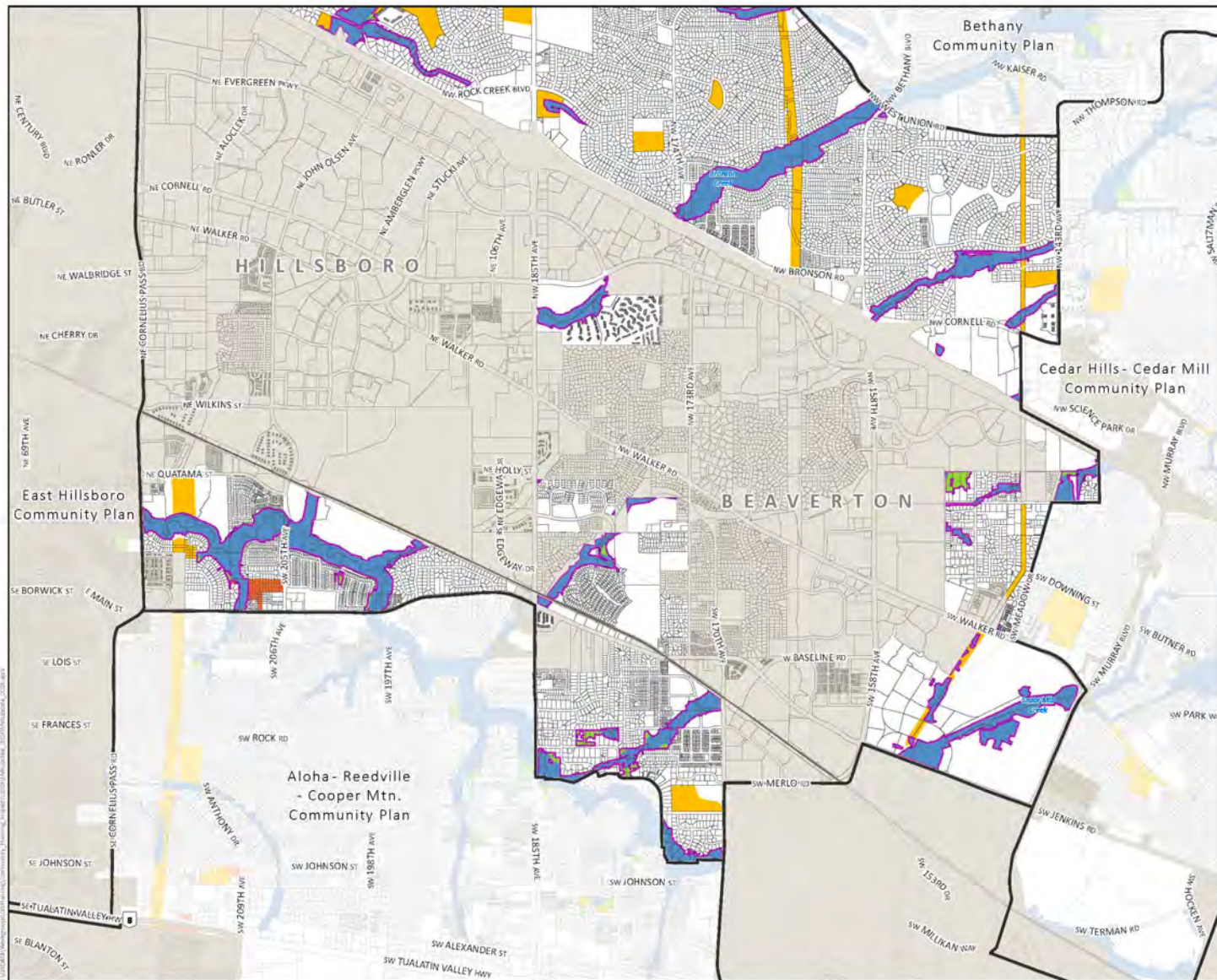
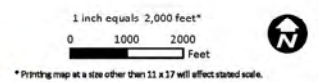
Map 4.2

### Sunset West Community Plan



#### Significant Natural and Cultural Resources

- Historic and Cultural Resource Overlay District
- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Open Space - Existing when plan adopted, including parks, golf courses, bicycle paths, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by THPRD.
- Significant Habitat Boundary
- Community Plan Boundary
- Incorporated Area
- Taxlots



The WEST TIGARD COMMUNITY PLAN is amended to reflect the following:

\*\*\*

## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The West Tigard Community Plan (~~CP~~) is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the West Tigard CP with a basic understanding of its relationship to various other comprehensive plan elements.

In general, the West Tigard is an area and site specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the West Tigard ~~CP~~ Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan, the Unified Capital Improvement Plan, and the Urban Planning Area Agreement.

### Planning Context

\*\*\*

The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development Code
- Transportation System Plan
- Urban Planning Area Agreements

\*\*\*

### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which that~~ are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

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abcdef Proposed additions

~~abcdef~~ Proposed deletions

## Community ~~or Area~~ Plans

The unincorporated portion of the county within the metropolitan area regional UGB and outside of city planning areas is divided into a number of community planning areas. The West Tigard Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts ~~M~~map portrays a land use designation for each parcel of land in the planning area.

The community plan text provides a written description of the ~~Land Use Districts~~community plan ~~M~~map in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements, ~~which are written prescriptions~~ for particular areas or sites which ~~shall be adhered to~~ may be considered as the plan is implemented. ~~For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.~~

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains the original determination of significance, as specified in the Oregon Administrative Rules (OAR) Chapter 660, Division 16) and Statewide Planning Goal 5, ~~is explained in the Resource Document and shown graphically as part of this community plan.~~ In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community

plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park deficient areas was done in the early 1980s as part of the original community plan development. The identification ~~was~~ ~~has been~~ made based on a 1/2-0.5-mile service area radius from ~~existing~~ park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park deficient. On this SNR Map, a "P" ~~has been~~ was placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service area basis. This has not been updated since the early 1980s.

## **Community Development Code**

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public note requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements related to SNR areas are not considered approval criteria for development applications.

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abcdef Proposed additions

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## BACKGROUND SUMMARY

### Planning Area

The planning area consists of the remaining unincorporated lands in the city of Tigard's Active Planning Area. These lands lie generally west of the corporate limits of Tigard, the majority within a wedge roughly bounded by SW Walnut Street to the north, SW Beef Bend Road to the south, and the Tigard UGB to the west. Other smaller areas are located east of King City and north of the Tualatin River; along SW Scholls Ferry Road; west of the Durham city limits; and adjacent to Highway 217.

\*\*\*

### Natural Features

Five different geological formations and deposits can be found in the West Tigard Planning Area. Columbia River Basalt underlies the entire area but is exposed only on the slopes of Bull Mountain. This basalt formation is overlaid by the Helvetia Formation, a wind deposited, unconsolidated soil; and the Willamette Silt, Lacustrine Sand and Young Alluvium, all water deposited, unconsolidated soil formations.

\*\*\*

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

## COMMUNITY PLAN OVERVIEW

\*\*\*

### Community Design

Presented below is a set of general implementation considerations relating to design of development for~~section addresses concerns relating to the design of development in~~ the West Tigard Planning Area.

#### General Design Elements:

1. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and powerline easements and rights-of-way ~~shall~~may be:

abcdef Proposed additions

~~abcdef~~ Proposed deletions

- a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
- b. Preserved and protected to enhance the economic, social, wildlife, open space, scenic, and recreation qualities of the community; and
- c. Where appropriate, interconnected as part of a park and open space system.

2. ~~Master planning—primary use or planned development procedures and standards shall be required for development on land which includes a SNR as a means of protecting the resource while accommodating new development.~~ A density transfer from the resource area to the buildable portion of a site shall be allowed for any SNR site as specified in the CDC.

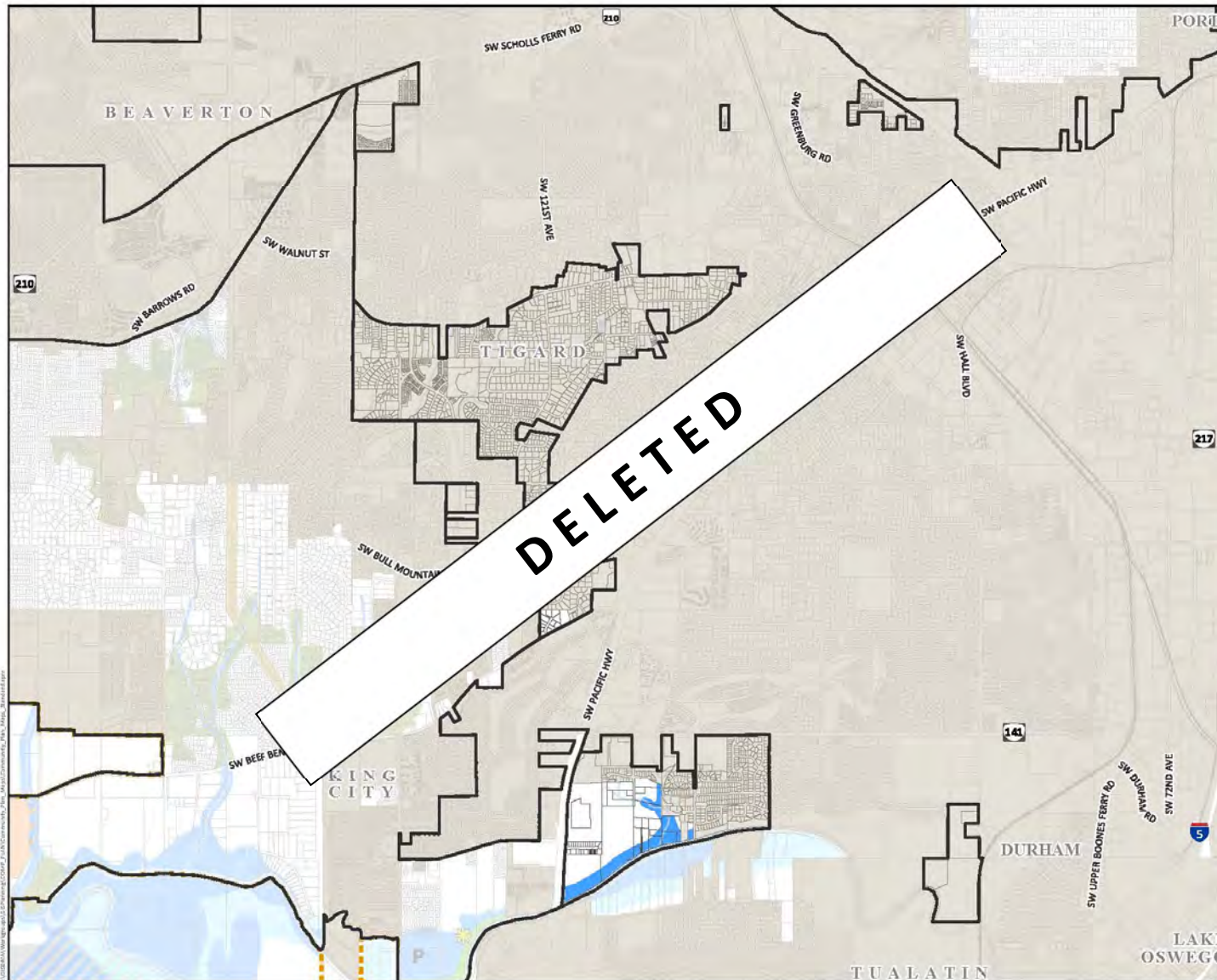
3. Open space shall be utilized for park and recreation facilities or passive recreation and dedicated to the appropriate recreation service provider whenever feasible.

4. ~~Removal of trees located within a SNR area shall not be removed without a development permit for tree removal having first been obtained, as must follow the permitting requirements provided for within the CDC. A permit shall not, however, be required for tree removal from powerline rights of way, public parks and playgrounds, or mineral and aggregate sites.~~

\*\*\*

15. Attributes of any upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:



**WASHINGTON COUNTY**  
Comprehensive Plan

Map 4.1

West Tigarid  
Community Plan

**Significant Natural and Cultural Resources**

- Historic and Cultural Resource Overlay District - Resources described in the Washington County Cultural Resources Inventory including sites, structures, objects and buildings. Historic buildings and structures are protected by regulations in the County's Historic and Cultural Resource Overlay District.
- Scenic Feature - Land forms, vegetation or water courses with aesthetic value to the surrounding area.
- Scenic View - Viewpoints providing a vista of the Tualatin Valley, the Cascade Mountains, or other scenic feature.
- Potential Park/Open Space/Recreation Area (A-G)
- P** Park Deficient - Area more than 1/2 mile from a park site or a public school playground
- Water Area and Wetlands - 100-year flood plain, drainage hazard areas and ponds, except those already developed.
- Water Area/Wetland and Fish/Wildlife Habitat - Water areas and wetlands that are also fish and wildlife habitat.
- Open Space - Existing parks, recreation sites, golf courses, bicycle pathways, cemeteries, school playgrounds, powerline rights-of-ways, and future park sites owned by the Tualatin Hills Park and Recreation District.
- Wildlife Habitat - Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat map, and forested areas coincidental with water areas and wetlands.
- Significant Natural Area - Sites of special importance, in their natural condition, for their ecologic, scientific, and educational value.
- Resource Overlap
- Mineral and Aggregate Areas
  - District A
  - District B
- Community Plan Boundary
- Urban Growth Boundary
- County Boundary
- Incorporated Area
- Taxlots

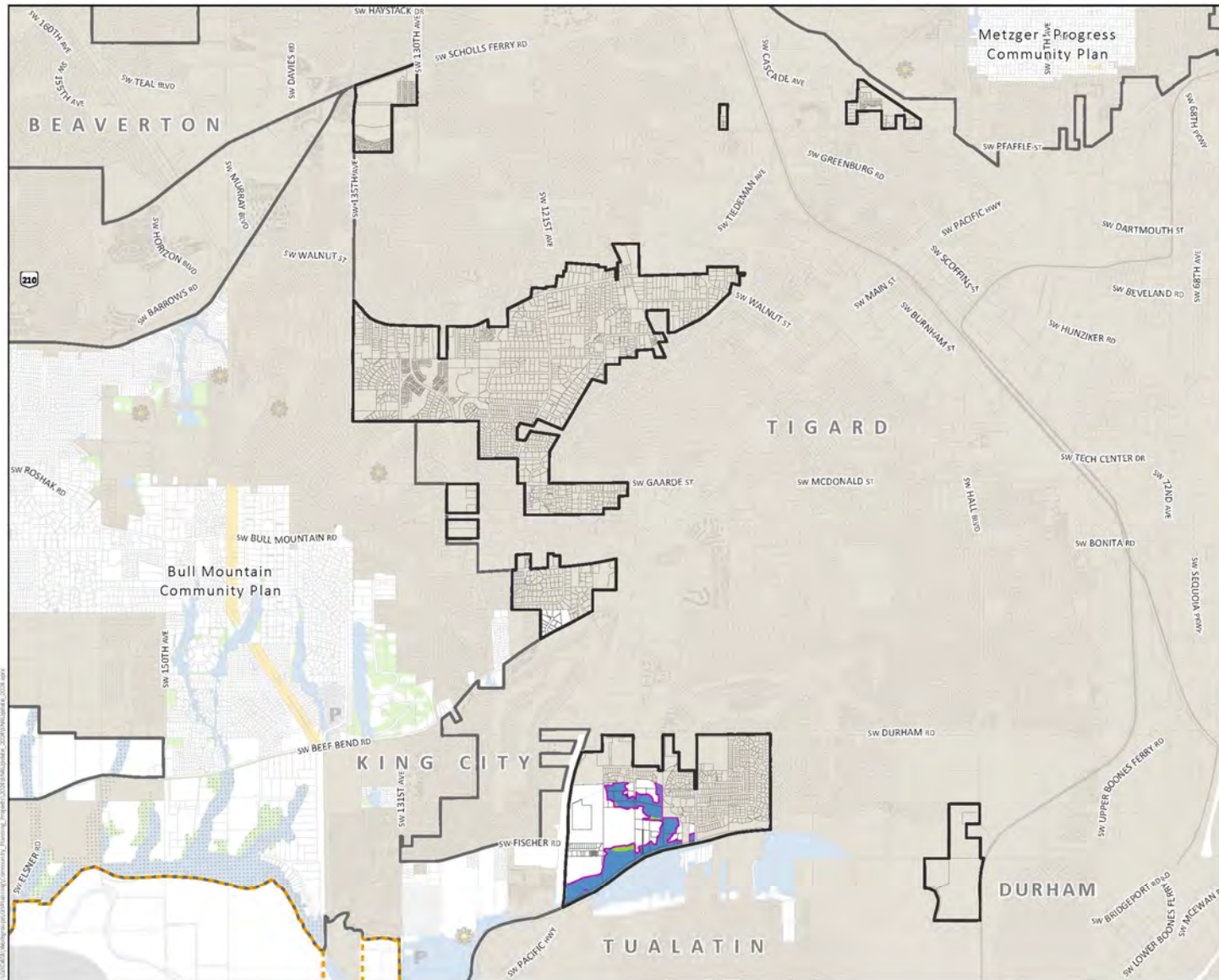
1 inch equals 2,000 feet\*

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\* Printing map at a size other than 11 x 17 will effect stated scale.

Department of Land Use & Transportation  
Planning and Development Services Division

Printed: 7/17/2023



**WASHINGTON COUNTY**  
Comprehensive Plan

Map 4.1

**West Tigard Community Plan**

**Significant Natural and Cultural Resources**

- Riparian Wildlife Habitat
- Upland Wildlife Habitat
- Significant Habitat Boundary
- Community Plan Boundary
- Urban Growth Boundary
- Incorporated Area
- Taxlots

1 inch equals 2,000 feet\*

0 1000 2000 Feet

\* Printing map at a size other than 11 x 17 will affect stated scale.



The WEST UNION COMMUNITY PLAN is amended to reflect the following:

\*\*\*

## THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The West Union Community Plan is one of a number of planning elements which, in total, comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the West Union Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan elements.

In general, the West Union Community Plan is an area and site-specific application of County comprehensive planning policy and a description of community development activities envisioned for the planning area. Implementation of the West Union Community Plan is guided primarily by other plan elements such as the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan.

### Planning Context

\*\*\*

The following are elements of the Washington County Comprehensive Plan:

- Comprehensive Framework Plan
- County Resource Document
- Community Plans
- Community Plan Background Documents
- Community Development code
- Transportation System Plan

\*\*\*

### Comprehensive Framework Plan

The Comprehensive Framework Plan (CFP) is a policy document. Its function is to articulate the County's policy regarding the broad range of comprehensive planning and community development matters. Additionally, the CFP contains strategies ~~which that~~ are intended to guide the implementation of each policy directive.

A major function of the CFP policies is to provide specific direction and parameters for the preparation of community plans, functional plans and implementing mechanisms.

\*\*\*

## Community Plan

The unincorporated portion of the county within the metropolitan area regional Urban Growth Boundary (UGB) and outside of city planning areas is divided into a number of community planning areas. The West Union Planning Area is one such planning area.

The policies and plan designations of the CFP are applied in a site-specific manner to the community planning area. The result of this application is a community plan, composed of ~~a~~ community plan maps and community plan text.

The ~~community plan~~ Land Use Districts Mmap portrays a land use designation for each parcel of land in the planning area. Community planning area boundaries reflect the original boundaries from 1983. As such, the boundaries sometimes extend into areas that have been annexed by cities since the community plan was originally adopted.

The community plan text provides a written description of the ~~Land Use Districts~~ community plan Mmap in order to specify the intent of the mapped designations. Additionally, the community plan text includes community design elements ~~, which are written prescriptions for particular areas or sites which that shall be adhered to~~ may be considered as the plan is implemented. For certain areas specified by the community plan, the concept of Area of Special Concern (ASC) is applied.

The designation of ~~Area of Special Concern (ASC)~~ where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the community plan text includes specific language ~~which that~~ identifies and addresses the design opportunities or constraints. Usually land is designated as an ASC when parcelization and/or varied ownership require that the area be considered as one unit during development. In some cases, the community plan requires an ASC to develop through a mandatory master planning - planned development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

The master planning - planned development ~~requirement is~~ provisions in the Community Development Code intended to provide the open space, density transfers and design flexibility necessary to achieve the dual objectives of that applicants can consider to help preserving significant natural features or achieving the design objectives of the design elements and while encouraging development of a variety of housing types at the density permitted by the district. As provided in the Community Development Code, conditions of approval shall not unduly increase the cost of needed housing beyond the minimum necessary to meet the provisions of this plan. Densities shall not be restricted to less than that authorized by the development standards.

The ~~prescriptions~~ provisions of the community plan are augmented and implemented by the Community Development Code, the Transportation System Plan and the Unified Capital Improvement Plan. Standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions, are specified in the Community Development Code. Design elements or ASC provisions related to Significant Natural Resource (SNR) areas are not considered approval criteria for development applications.

~~An~~ The original inventory and discussion of natural resources adopted in 1983 is contained in Chapter 1 of the Resource Document (Volume I of the Comprehensive Plan). That document explains: tThe original determination of significance, as specified in the Oregon Administrative Rules (OAR Chapter 660, Division 16) and Statewide Planning Goal 5, is explained in the Resource Document, and shown graphically as part of this community plan. In 1983, components of the County's Goal 5 program included specific and directive design elements in the community plans to guide implementation through the development review process.

With the subsequent adoption of Metro's Title 13 in late 2005, the County codified some of Metro's requirements for SNRs in the Community Development Code, but retained the directive design elements related to natural resources. Applicants proposing development were able to meet the requirements of Title 13 of Metro's Urban Growth Management Functional Plan (UGMFP) for Metro's Regionally Significant Riparian Wildlife Habitat through compliance with Clean Water Services' Design and Construction Standards. These standards were generally consistent with the objectives identified in the community plans to strictly limit development in these Riparian Wildlife Habitat areas.

In 2024, the County completed an update of its Goal 5 program for Riparian Wildlife Habitat and Upland Wildlife Habitat under OAR Chapter 660, Division 23 rules and in compliance with Title 13. The resulting program is implemented by the Community Development Code. The design elements of this community plan related to these categories of natural resources were therefore removed, as they are no longer applicable.

The 2024 Goal 5 program update replaced the County's 1983 inventory for the SNR categories, Water Areas and Wetlands and Water Areas and Wetlands and Fish and Wildlife Habitat, with the categories Riparian Wildlife Habitat Class I and II from Metro's Regionally Significant Fish and Wildlife Habitat Inventory map. It also included updates to the County's SNR category Wildlife Habitat and added areas of Metro Upland Wildlife Habitat from the Metro Inventory Map. The County then completed a Goal 5 Economic, Social, Environmental and Energy (ESEE) analysis for the Significant Habitat, resulting in changes to the Significant Natural and Cultural Resources Map (SNR Map). Resource Document Volume IA includes the updated inventory methodology, inventory maps and the Goal 5 ESEE Analysis.

The SNR Map, included as part of this community plan, reflects the results of the inventory update and Goal 5 analysis. This map is the official regulatory map for ~~shows~~ the location of the significant Goal 5 Riparian and Upland Wildlife Habitat resources in the planning area. The Riparian and Upland Wildlife Habitat together comprise the Significant Habitat. Changes to the mapped Significant Habitat boundary shall be made through a plan amendment. A plan amendment is not required for map refinements, corrections, or adjustments that are permitted through the development review process.

An identification of neighborhood park-deficient areas ~~has been~~ was done in the early 1980s as part of the original community plan development. The identification was made based on a 1/2-0.5-mile service area radius from existing park or school playground sites existing at the time. Those portions of the planning area not within this service area are generally regarded as park-deficient. On this SNR Map, a "P" ~~has been~~ placed in the general locale where a neighborhood park could serve the deficient area. The letter indicators are not site-specific, but do reflect the number of neighborhood park facilities needed to serve the deficient area on a service-area basis. This has not been updated since the early 1980s.

## Community Development Code

The chief function of the Community Development Code (CDC) is to assist in the implementation of the various community plans and the CFP. The CDC is intended to achieve certain streamlining objectives necessary to ensure ease of operation, certainty, flexibility when conditions warrant and responsiveness to public concern.

The CDC contains specific procedures and development standards necessary to assist in the implementation of the community plans. The CDC addresses issues such as allowed uses, density, dimensional requirements, public facility requirements, land division requirements, changes in use, allowances in SNR areas, and aesthetic concerns. The CDC sets forth processes and procedures for review of specific development proposals, including public notice requirements. The CDC also sets forth the standards and requirements of the community plan and the Transportation System Plan that are applicable to development applications, including but not limited to new development and land divisions. As noted above, design elements or ASC provisions related to SNR areas are not considered approval criteria for development applications.

\*\*\*

## BACKGROUND SUMMARY

### Planning Area

The West Union Planning Area, located north of U.S. Highway 26 (Sunset Highway) directly west of NW Cornelius Pass Road. At the time the community plan was adopted in 1983, the planning area encompassed approximately one square mile in size. It was bounded primarily on the north by NW West Union Road, on the south by the Sunset Highway, on the east by NW Cornelius Pass Road and on the west by the UGB. Between 1983 and 2018, the planning area was reduced by city annexations and increased by UGB expansions. In 2018, Metro expanded the UGB through an administrative amendment to include one parcel known as West Union Square in the Bendemeer Urban Reserve area (also known as Urban Reserve Area 8C). This approximately 5-acre parcel was added to the northeastern portion of the planning area.

\*\*\*

### Land Use

At the time the community plan was developed in 1983, land use in West Union reflected a combination of industrial, residential and agricultural uses. In 1983, the West Union Planning Area encompassed 530.8 acres, of which approximately 478 acres were considered vacant and buildable (undeveloped and not constrained by floodplains or steep slopes).

\*\*\*

### Natural Features

In 1983, topography ranged from nearly level to gently sloping landforms. Vegetation was sparse and scattered. Waible Gulch, a tributary of McKay Creek, flows through the former center of West Union on its

abcdef Proposed additions

~~abcdef~~ Proposed deletions

course to the Tualatin River. This stream is subject to periodic flooding north of the existing industrial use. Dawson Creek, a tributary of Rock Creek, and an unnamed tributary of Waible Gulch also flows through the planning area. The 2018 UGB expansion included Metro Title 13 Type I Riparian Wildlife Habitat.

A variety of soil types (Woodburn - Willamette - Verboort Association) are present in the planning area. Building constraints are associated with Verboort and Woodburn soils due to poor drainage.

In 2024, the Goal 5 inventory was updated to incorporate changes to the Riparian and Upland Wildlife Habitat since 1983, to include areas added to the UGB and not yet annexed to a city, and to remove area annexed to a city since the original inventory. As part of the 2024 work, the County consolidated its 1980s inventory with the more recent Metro Regionally Significant Fish & Wildlife Habitat Inventory Map and updated inventories done by cities or the County as part of Metro Title 11 Comprehensive Planning. This work included removing areas that were determined to no longer be significant because they were developed or were considered too small or fragmented to provide meaningful habitat. The 2024 inventory replaced earlier natural resource mapping. Volume IA of the Resource Document contains information about this work. This updated inventory is reflected in the community plan SNR Maps.

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## COMMUNITY PLAN OVERVIEW

The West Union Planning Area encompasses an area of approximately one square mile and is located in the northwest corner of the UGB in Washington County. West Union presently consists of a mix of industrial and agricultural uses and has been designated for industrial use since 1973. The West Union Community Plan represents a commitment to continued expansion of the industrial base in the West Union area and, at a larger scale, to continued economic development in the Sunset Highway corridor.

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The following sections present the specific design elements which are recommended to guide future industrial development in West Union.

## COMMUNITY DESIGN

### General Design Elements:

The General Design Elements listed below apply to the West Union Planning Area as a whole and shall be considered during the development review process. Some of the General Design Elements are further refined to site-specific applications in the Design Element section of each subarea.

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abcdef Proposed additions

~~abcdef~~ Proposed deletions

- 12. In the design of new development, floodplains, drainage hazard areas, ~~streams and their tributaries, riparian and wooded areas,~~ steep slopes, scenic features, and power line easements and rights-of-way ~~shall~~ may be:
  - a. Used to accent, define, or separate areas of differing residential densities and differing planned land uses;
  - b. Preserved and protected to enhance the economic, social, wildlife, open space, scenic, recreation qualities of the community; and
  - c. Where appropriate, interconnected as part of a park and open space system.
  
- 13. ~~Removal of trees located within a SNR Area shall not be removed without first obtaining a development permit for tree removal as must follow the permitting requirements provided for within the CDC. A permit shall not be required for tree removal from powerline rights of way, public parks and playgrounds, or mineral aggregate sites.~~

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- 19. Attributes of upland wildlife habitat and riparian habitat within the community plan area, including creeks and drainageways, shall be addressed through application of the provisions of the CDC.

## SUBAREAS

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### Cornelius Pass

The Cornelius Pass Subarea has excellent access to the Burlington Northern rail line which bisects the subarea. As such, this subarea is viewed as an appropriate location for distribution, warehousing or storage activities. In particular, this subarea could function as a distribution point utilizing both rail and trucking services. Potential noise and vibration factors associated with rail activities in the eastern portion of the Cornelius Pass Subarea may limit the potential for high technology-related uses. Should high technology-related uses or related office uses locate in this subarea, such uses will be encouraged to locate in the western portion of the Cornelius Pass Subarea.

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### **Design Elements:**

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- 4. ~~The preservation of existing vegetation is justified in an industrial development when it will be located along roadways or in front yard setback areas. The stand of trees on the Old West Union School site (1N2 14, tax lot 300) at Croeni and Jacobson Roads has been annexed to Hillsboro and is no longer under County jurisdiction. shall be preserved as part of the setback requirement.~~

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## **Five Oaks**

~~This subarea has been annexed to Hillsboro, and is no longer under County jurisdiction. The Five Oaks Subarea contains the only existing industrial activity within the West Union Planning Area. This use is characterized as a low-profile office building, training center and warehouse complex. The development quality and use already established in Five Oaks is similar to industrial/office activities located throughout Washington County in campus-like industrial parks. Such uses generally involve the assembly of final products of small unit size, research and development in an office-based atmosphere and other industrial activities conducted inside, generally utilizing highly skilled, technical labor. Such special light industrial or high technology uses are considered appropriate for the Five Oaks Subarea, in addition to the warehouse and distribution activities already in place.~~

~~The Five Oaks area is presently under one ownership. The Special Industrial District Overlay has been applied to the Five Oaks Subarea as a whole. Industrial development shall conform to the provisions detailed in the CDC.~~

~~Finally, a landscaping pattern utilizing a tree-lined parkway entrance has already been established as a prominent characteristic of the Five Oaks Subarea.~~

~~This landscaping approach features consistent use of species and harmonious spacing of trees and has formed a popular image for the entire West Union Planning Area in the minds of many area residents. A continuation of the landscaping theme shall be a primary design objective for future development in West Union.~~

### **Design Elements:**

- ~~1. New development in the Five Oaks Subarea shall at minimum address the traffic impacts on the proposed internal road system, the Croeni Road entrance off of Cornelius Pass Road and the Helvetia Road crossing and Cornelius Pass Road interchange at the Sunset Highway.~~
- ~~2. If proposed new development in the Five Oaks Subarea establishes labor intensive uses, such development shall consider implementing rideshare and flexible work time programs to relieve peak-hour traffic congestion on the major road system.~~
- ~~3. The floodplain area in the northwest portion of Five Oaks shall be preserved, protected and incorporated to site development plans as set forth in the CDC.~~
- ~~4. New development shall provide a continuation of the landscape pattern in the Five Oaks Subarea and shall also consider landscape and open space patterns established in adjacent areas in West Union.~~

## **Jacobson**

~~This subarea has been annexed to Hillsboro, and is no longer under County jurisdiction. Land uses envisioned in the Jacobson Subarea basically represent a continuation of those proposed in the Five Oaks Subarea. Light industrial or high technology uses in combination with distribution activities are considered~~

abcdef Proposed additions

abedef Proposed deletions

appropriate in the Jacobson Subarea. The eastern portion of this subarea, however, may be appropriate for rail-related industrial activities due to the presence of the Burlington Northern Railroad.

The Jacobson Subarea total 212 acres, of which 203 acres are under single ownership. The Special Industrial District Overlay has been applied to the Jacobson Subarea as a whole. Industrial development shall conform to the provisions detailed in the CDC.

There are currently no industrial-related activities in the Jacobson Subarea. There are not natural constraints which would limit industrial development. The Jacobson area lacks an internal road system. New development in this area will be required to design an internal road system to meet expected demand.

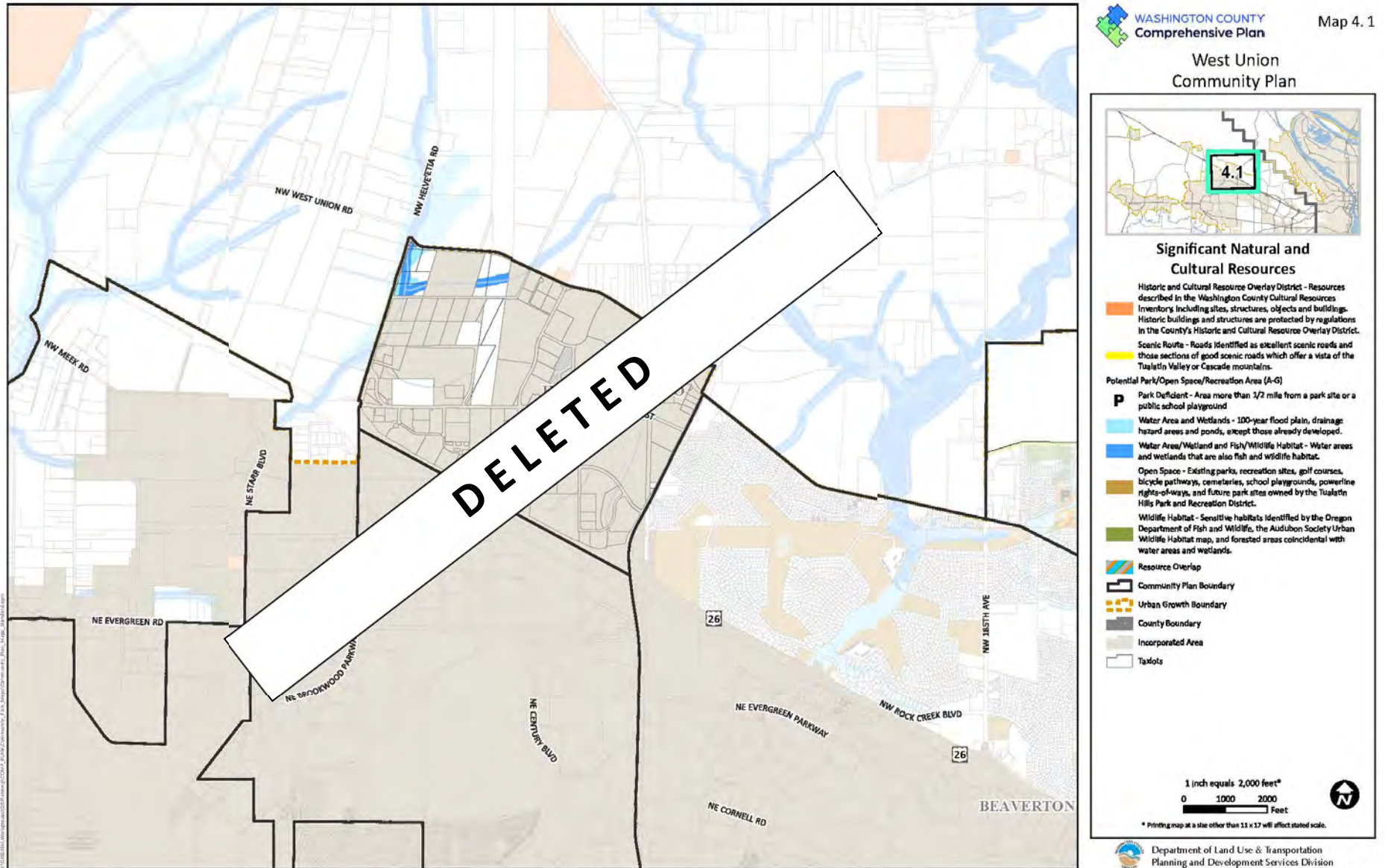
**Design Elements:**

1. ~~—~~ New rail spur tracks in the Jacobson Subarea shall run parallel to existing and proposed roads.
2. ~~—~~ No additional rail line crossings of public roads shall be allowed.
3. ~~—~~ Individual access to West Union Road by new development will be strongly discouraged. Access shall be achieved via well-spaced connections to the major transportation system shown on the plan map. Access shall be consolidated unless demonstrated to be infeasible.
4. ~~—~~ Landscaping along the perimeter of the planning area shall be used to minimize visual and noise impacts, provide a buffer between adjacent residential areas, coordinate the appearance of differing architectural styles and soften the appearance of industrial development.
5. ~~—~~ New development in Jacobson shall at minimum address the traffic impacts on the proposed internal road system, the Croeni Road entrance off of Cornelius Pass Road, the Cornelius Pass Road/West Union Road intersection, and the Helvetia Road crossing and Cornelius Pass Road interchange at the Sunset Highway.
6. ~~—~~ If proposed new development in the Jacobson Subarea establishes labor intensive uses, such development shall consider implementing rideshare and flexible work time programs to relieve peak-hour traffic congestion on the major road system.
7. ~~—~~ New development shall provide a continuation of the landscape pattern established in the Five Oaks Subarea and shall also consider landscape and open space patterns established in adjacent areas in West Union.

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The current 'SIGNIFICANT NATURAL AND CULTURAL RESOURCES MAP 4.1' is deleted and replaced with a new map:



West Union  
 Community Plan

