

# 1 DLCD Notice of Proposed Amendment

DATE STAMP	in person <input type="checkbox"/>	electronic <input type="checkbox"/>	mailed <input type="checkbox"/>
	For DLCD Use Only		

THIS FORM 1 **MUST BE RECEIVED** BY DLCD AT LEAST  
**45 DAYS PRIOR TO THE FIRST EVIDENTIARY HEARING**  
 PER ORS 197.610, OAR 660-018-000

Jurisdiction: **Washington County**

Date of First Evidentiary Hearing: **03/02/11**

Local File Number: **Ordinance No. 740**

Date of Final Hearing: **04/26/11**

Is this a **REVISION** to a previously submitted proposal?  Yes  No Date submitted: **01/12/11**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Urban Growth Boundary Amendment

Transportation System Plan Amendment

Other:

Briefly Summarize Proposal. Do not use technical terms. Do not write "See Attached"(limit 500 characters):

**Ordinance No 740 amends the Rural/Natural Resource Plan Element of the Comprehensive Plan to adopt rural reserves and to adopt Metro's designation of urban reserves pursuant to ORS 195.137-145 and OAR 660 Division 27. These amendments are described in detail in Attachment A.**

Has sufficient information been included to advise DLCD of the effect of proposal?  Yes, text is included

For Map Changes: Include 8½"x11" maps of Current and Proposed designation.  Yes, Maps included

Plan map changed from: **N/A**

To: **N/A**

Zone map changed from: **N/A**

To: **N/A**

Location of property (do not use Tax Lot): **N/A**

Previous density: **N/A**

New density: **N/A**

Acres involved: **N/A**

Applicable statewide planning goals:

- |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |                                       |  |  |  |  |  |                             |                             |                             |                             |                             |
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Is an exception to a statewide planning goal proposed?  YES  NO Goals:

Affected state or federal agencies, local governments or special districts (It is jurisdiction's responsibility to notify these agencies. DLCD only records this information):

**Oregon Department of Forestry; Oregon Department of Agriculture; Oregon Water Resources Department; Oregon Department of Transportation; Metro; Cities of Banks, Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, North Plains, Tigard, Tualatin, Sherwood, Wilsonville; Tualatin Valley Fire and Rescue; Washington County Fire District #2; Cornelius Rural Fire District; Forest Grove Rural Fire District; Gaston Rural Fire District; Hillsboro Fire Department; Banks Fire Protection District; Tualatin Valley Water District; Tigard Water District; Tualatin Hills Parks and Recreation District; Clean Water Services; Banks School District #13; Forest Grove School District #15; Sherwood School District #88J; Tigard School District #23J.**

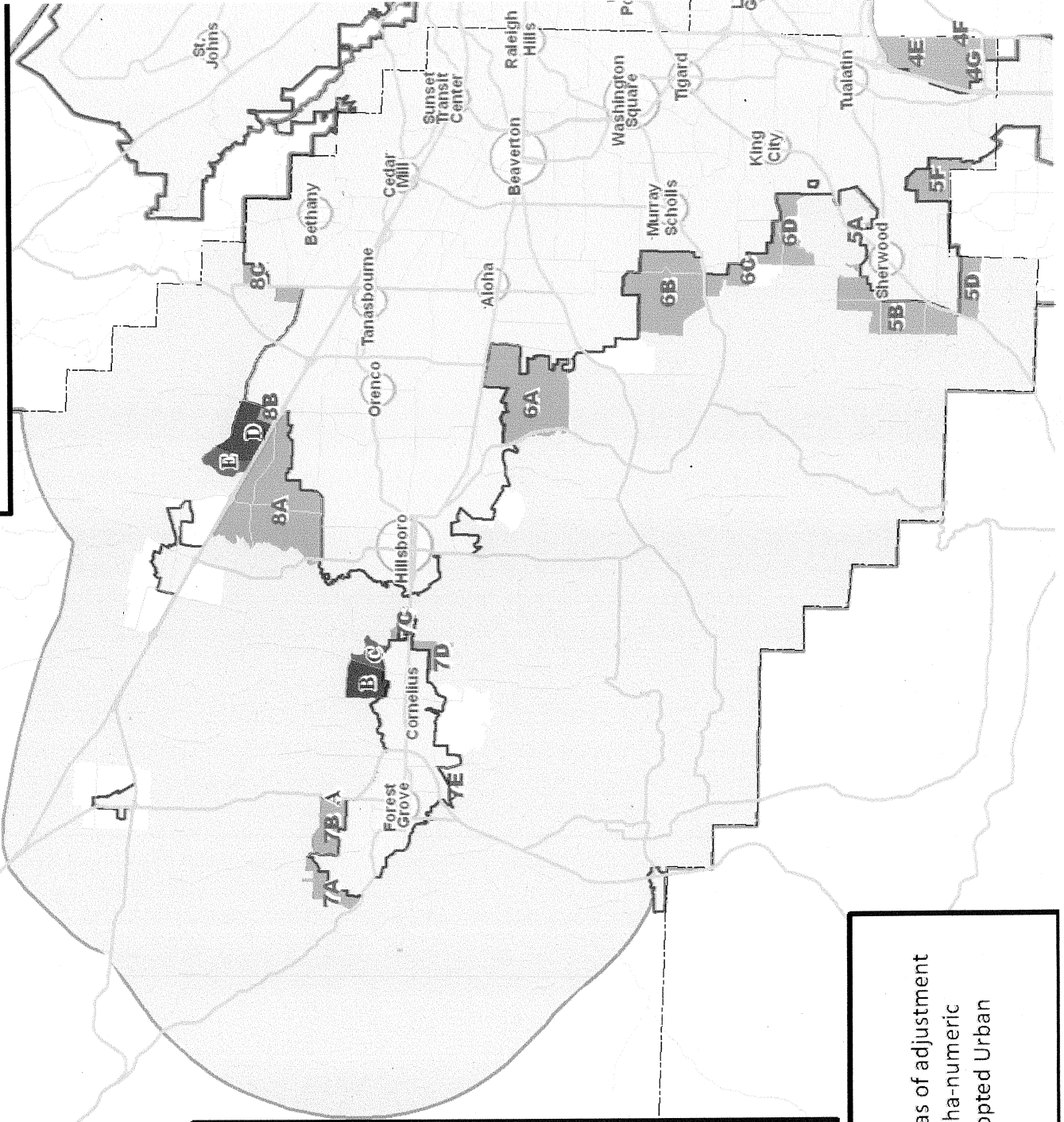
Local Contact: **Stephen Shane**  
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Fax Number:

Phone: **503-846-3717** Extension:  
City: **Hillsboro** Zip: **97124**  
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**Stephen\_Shane@co.washington.or.us**

DLCD file No. \_\_\_\_\_

Adjustment Areas	Total Acres	Constrained Acres	Buildable Acres
<p><b>Area A (Change from Urban Reserve to Undesignated)</b>  A portion of Forest Grove North, east of Council Creek  The Board of County Commissioners, after reviewing LCDC's proceedings with staff, determined that using Council Creek as a boundary would be appropriate. Therefore, the Board recommended that 28 acres of Urban Reserve Area 7B on the east side of Council Creek be changed to Undesignated. The area surrounding the intersection of Purdin/Verboort/Highway 47 is also recommended for Undesignated status in order to facilitate any needed future road improvements.</p>	28	12	16
<p><b>Area B (Change from Urban Reserve to Rural Reserve)</b>  West side of former Urban Reserve Area 7I, west of Susbauer  In accordance with LCDC's oral remand, the Board recommended elimination of this area featuring large lots from Urban Reserve designation.</p>	430	106	324
<p><b>Area C (Change from Urban Reserve to Undesignated)</b>  East side of former Urban Reserve Area 7I, east of Susbauer  The Board has asked that this area be changed from Urban Reserve to Undesignated land. The area, designated as Tier 2 agricultural land, is appropriate for industrial uses and features many small exception land parcels as well as a strong natural boundary.</p>	194	48	146
<p><b>Area D (Change from Undesignated to Urban Reserve)</b>  North of Sunset Highway, adjacent to Urban Reserve Area 8B  In an attempt to replace 652 gross acres of industrial/employment land lost from 7B and 7I, the Board proposes to change this portion of Undesignated land to Urban Reserve. The land stretches north and west of Urban Reserve Area 8B. The land provides 585 acres towards replacing the 652 acres lost in Areas 7B and 7I.</p>	585	193	392
<p><b>Area E (Change from Rural Reserve to Undesignated)</b>  North of Sunset Highway, directly west of Area D  This area, previously designated Rural Reserve land, would provide an additional 290 acres of Undesignated land.</p>	290	30	260

**Proposed Adjusted  
Urban and Rural Reserves  
In Washington County  
1/11/11**



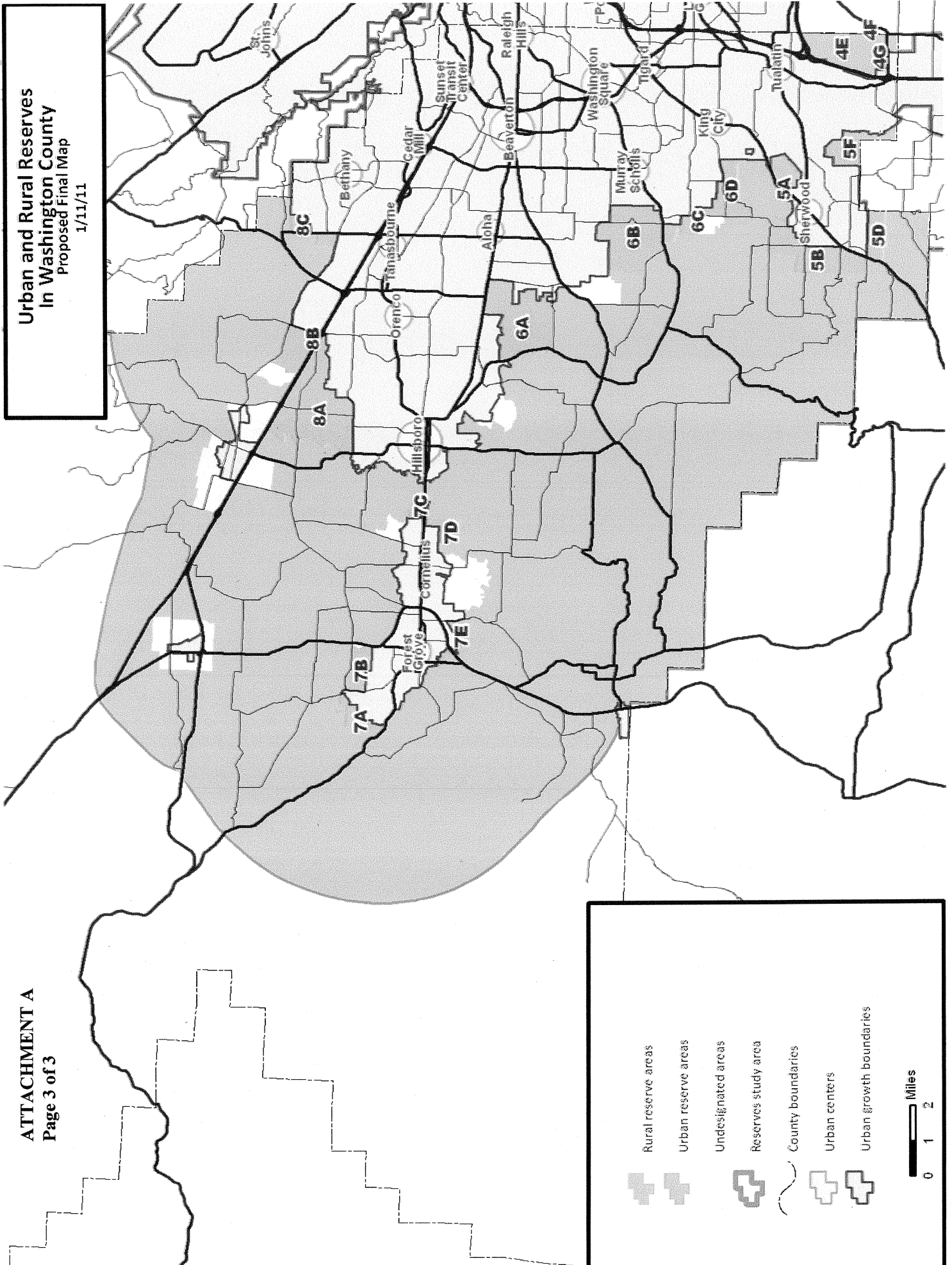
**Changes**

- New Undesignated
- Replacement Urban Reserve from Rural Reserve
- Replacement Urban Reserve from Undesignated
- Additional Rural Reserve from Urban Reserve
- Unchanged Urban & Rural Reserves
- Rural reserve areas
- Urban reserve areas
- Undesignated areas
- Reserves study area
- County boundaries
- Urban centers
- Urban growth boundaries

**Miles**  
0 1 2 4

Note: Letters A - E on the map indicate areas of adjustment since the 6/10/10 adoption of this IGA. Alpha-numeric references (e.g. 6A) indicate previously-adopted Urban Reserves in Washington County.

Urban and Rural Reserves  
In Washington County  
Proposed Final Map  
1/11/11



Rural reserve areas  
 Urban reserve areas  
 Undesignated areas  
 Reserves study area  
 County boundaries  
 Urban centers  
 Urban growth boundaries

Miles  
 0 1 2