



WASHINGTON COUNTY OREGON

January 21, 2011

To: Citizen Participation Organizations and Interested Parties

Ray Valone (Metro)

From: Brent Curtis, Planning Manager *BC*
Department of Land Use & Transportation

Subject: **PROPOSED ORDINANCE NO. 740**

Enclosed for your information is a copy of proposed Ordinance No. 740. Listed below is a description of the ordinance, hearing dates, and other relevant information. If you have any questions about the ordinance, or if you would like additional information, please contact the Long Range Planning Division.

Ordinance Purpose and Summary

Ordinance No. 740 amends the Rural and Urban Reserves map in Policy 29 of the Rural/Natural Resource Plan Element of the Comprehensive Plan. The map is amended to modify Reserves designations described in the "Key Provisions" section below. These amendments are proposed in response to the Land Conservation and Development Commission's (LCDC) oral remand of the county's original Reserves ordinance (Ordinance No. 733) in October 2010. Except for those specific changes set forth in Exhibit 1 of Ordinance No. 740, the Reserves map and applicable policy provisions adopted by Ordinance No. 733 are unchanged.

Who Is Affected

Owners of land whose property is located within a proposed rural or urban reserve.

What Land is Affected

Rural areas outside the Metro Urban Growth Boundary (UGB) and the cities of North Plains and Banks, as shown on the maps in Ordinance No. 740.

Key Provisions:

In response to LCDC's oral remand of the original Reserves ordinance, map amendments are proposed for the following areas:

- North of Forest Grove: Twenty-eight (28) acres of Urban Reserve Area 7B on the east side of Council Creek are changed to undesignated.
- North of Cornelius: Four hundred thirty (430) acres of former Urban Reserve Area 7I west of NW Susbauer Road are changed from Urban to Rural Reserve.
- North of Cornelius: One hundred ninety four (194) acres of former Urban Reserve Area 7I east of NW Susbauer Road are changed from Urban Reserve to undesignated.
- North of Highway 26: Five hundred eighty five (585) acres adjacent to Urban Reserve Area 8B (on the west side of NW Helvetia Road) are changed from undesignated to Urban Reserve.
- North of Highway 26: Two hundred ninety (290) acres west of the area described in the preceding bullet item are changed from Rural Reserve to undesignated.

**Initial Public Hearings
Time and Place**

**Planning Commission
1:30 PM
March 2, 2011**

**Board of County Commissioners
10:00 AM
March 15, 2011**

Hearings will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 North 1st Avenue, Hillsboro, Oregon.

On March 15, the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on April 14, 2011.

**Rural/Natural
Resource Plan Element**

- Ordinance No. 740 amends Policy 29 of the Rural/Natural Resource Plan Element of the Comprehensive Plan to modify the Rural and Urban Reserves map.

**How to Submit
Comments**

Submit oral or written testimony to the Planning Commission and/or the Board at one of the public hearings. Written testimony may be mailed or faxed to the Planning Commission or Board in advance of the public hearings in care of the Long Range Planning Division. **We are unable to accept e-mail as public testimony.**

Washington County, Long Range Planning Division
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Fax: 503-846-4412

Staff Contact

Stephen Shane, Associate Planner
155 North 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3717 Fax: 503-846-2908
e-mail: Stephen_Shane@co.washington.or.us

**Proposed Ordinance is
available at the
following locations:**

- Washington County Department of Land Use & Transportation
Long Range Planning Division, 155 North 1st Ave.
Hillsboro, OR 97124-3072 Telephone: 503-846-3519
- **www.co.washington.or.us/LUT/Divisions/LongRangePlanning/land-use-ordinances.cfm**
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-821-1128 for a directory of CPOs.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE NO. 740

An Ordinance Amending Policy 29 of the Rural/Natural Resource Plan Element of the Comprehensive Plan to Modify the Rural and Urban Reserves Map

The Board of County Commissioners of Washington County, Oregon ("Board") ordains as follows:

SECTION 1

A. The Board recognizes that the Rural/Natural Resource Plan Element of the Comprehensive Plan (Volume III) was readopted with amendments, by way of Ordinance No. 307, with portions subsequently amended by Ordinance Nos. 342, 383, 411, 412, 458, 459, 462, 480, 482, 499, 539, 547, 572, 574, 578, 588, 598, 606, 609, 615, 628, 630, 631, 637, 643, 648, 649, 653, 662, 671, 686 and 733.

B. A-Engrossed Ordinance No. 733 designated Rural Reserves and adopted Urban Reserves designated by Metro on June 15, 2010. The ordinance became effective on July 15, 2010.

C. On October 29, 2010, the Land Conservation and Development Commission (LCDC) orally remanded two Urban Reserves in Washington County and, at the request of Washington County and Metro, all Washington County Rural Reserves to allow flexibility in redesignation of Urban Reserves.

1 D. The Board approved a Supplemental Intergovernmental Agreement (IGA) that
2 included a new Reserves map reflecting changes to urban and rural in light of the oral
3 remand. The Supplemental IGA was approved by the Board on December 15, 2010.
4 Ordinance No. 740 reflects the modifications to the Reserves map as indicated in the
5 Supplemental IGA.

6 E. The Board takes note that from time to time such changes to the planning
7 documents are necessary for the benefit of the residents of Washington County, Oregon.

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

14 G. The Board finds and takes public notice that it is in receipt of all matters and
15 information necessary to consider this Ordinance in an adequate manner, and that this
16 Ordinance complies with the Statewide Planning Goals and other relevant standards and
17 criteria set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
18 County Charter, and the Washington County Community Development Code.

19 SECTION 2

20 A. Exhibit 1, (3 pages) incorporated herein by reference, is hereby adopted, amending
21 the Rural/Natural Resource Plan by modifying the map entitled "Rural and Urban Reserves"
22 in Policy 29;

1
2 B. Exhibit 2, incorporated herein by reference, is hereby adopted repealing and
3 replacing the Rural and Urban Reserves Map in Policy 29 of the Rural/Natural Resource Plan
4 adopted by Ordinance No. 733, and reflecting the amendments shown in Exhibit 1.

5 C. Except for those changes set forth in Exhibit 1 and 2, the reserves maps originally
6 adopted by Ordinance No. 733 are unchanged.

7 SECTION 3

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

10 SECTION 4

11 All applications received prior to the effective date shall be processed in accordance
12 with ORS 215.427 (2009 Edition).

13 SECTION 5

14 If any portion of this Ordinance, including the exhibit, shall for any reason be held
15 invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be
16 affected thereby and shall remain in full force and effect. In the event that this Ordinance or
17 any portion thereof is invalidated on jurisdictional grounds, the provisions of Ordinance No.
18 733 amended or repealed by the stricken portion of this Ordinance, shall be revived and
19 again be considered in full force and effect.

20 SECTION 6

21 The Office of County Counsel and Department of Land Use and Transportation are
22 authorized to prepare planning documents to reflect the changes adopted under Section 2 of

1 this Ordinance, including deleting and adding textual material and maps, renumbering pages or
2 sections, and making any technical changes not affecting the substance of these amendments,
3 as necessary to conform to the Washington County Comprehensive Plan format.

4 SECTION 7

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

6 ENACTED this _____ day of _____, 2011, being the _____ reading
7 and _____ public hearing before the Board of County Commissioners of Washington
8 County, Oregon.

9 BOARD OF COUNTY COMMISSIONERS
10 FOR WASHINGTON COUNTY, OREGON

11 _____
12 CHAIRMAN

13 _____
14 RECORDING SECRETARY

15 READING

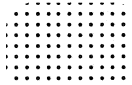


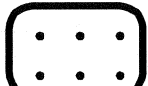
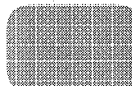
15 PUBLIC HEARING

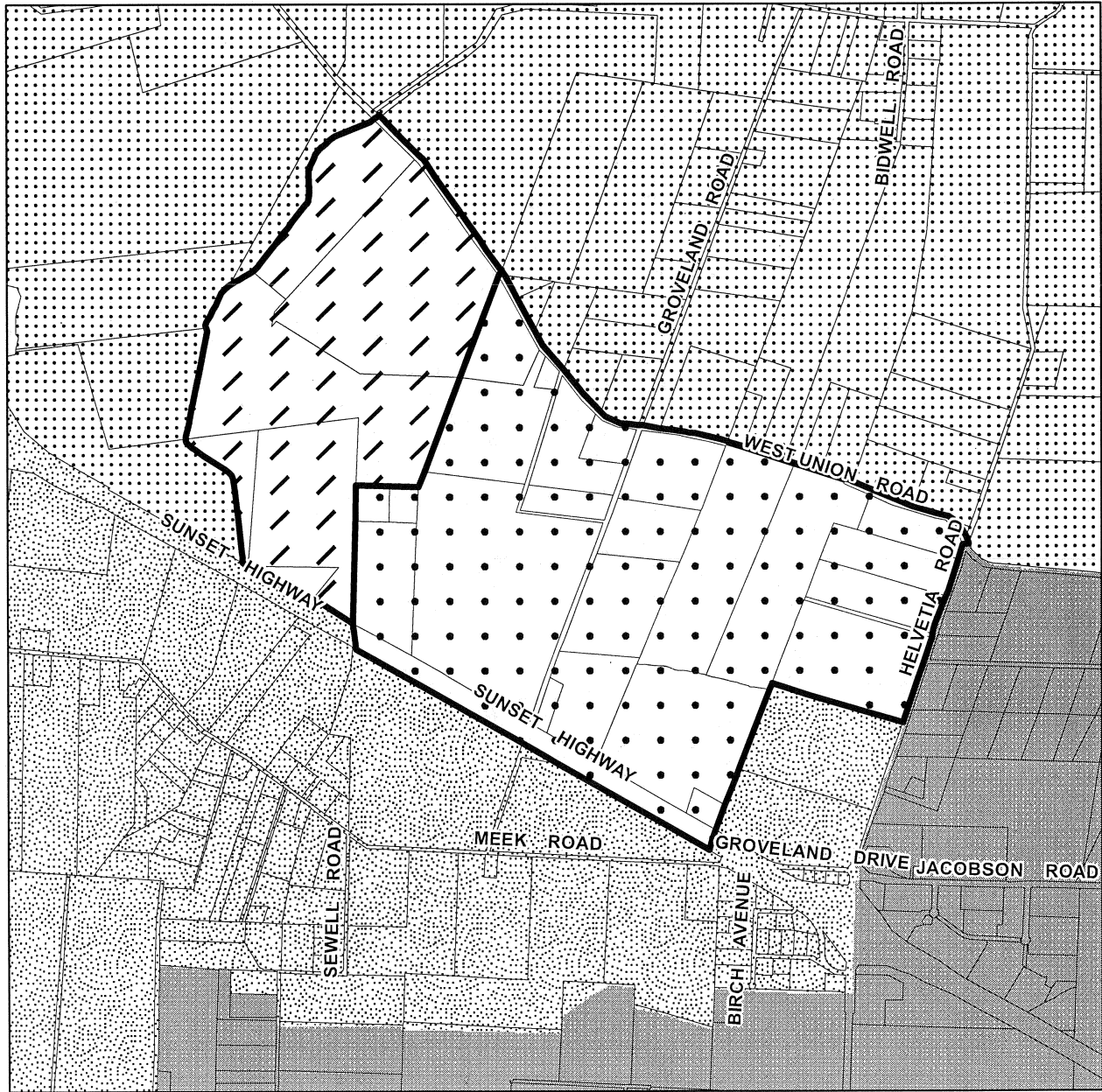
16 First _____
16 Second _____
16 Third _____
16 Fourth _____
17 Fifth _____
17 Sixth _____
18 VOTE: Aye: _____

16 First _____
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18 Nay: _____

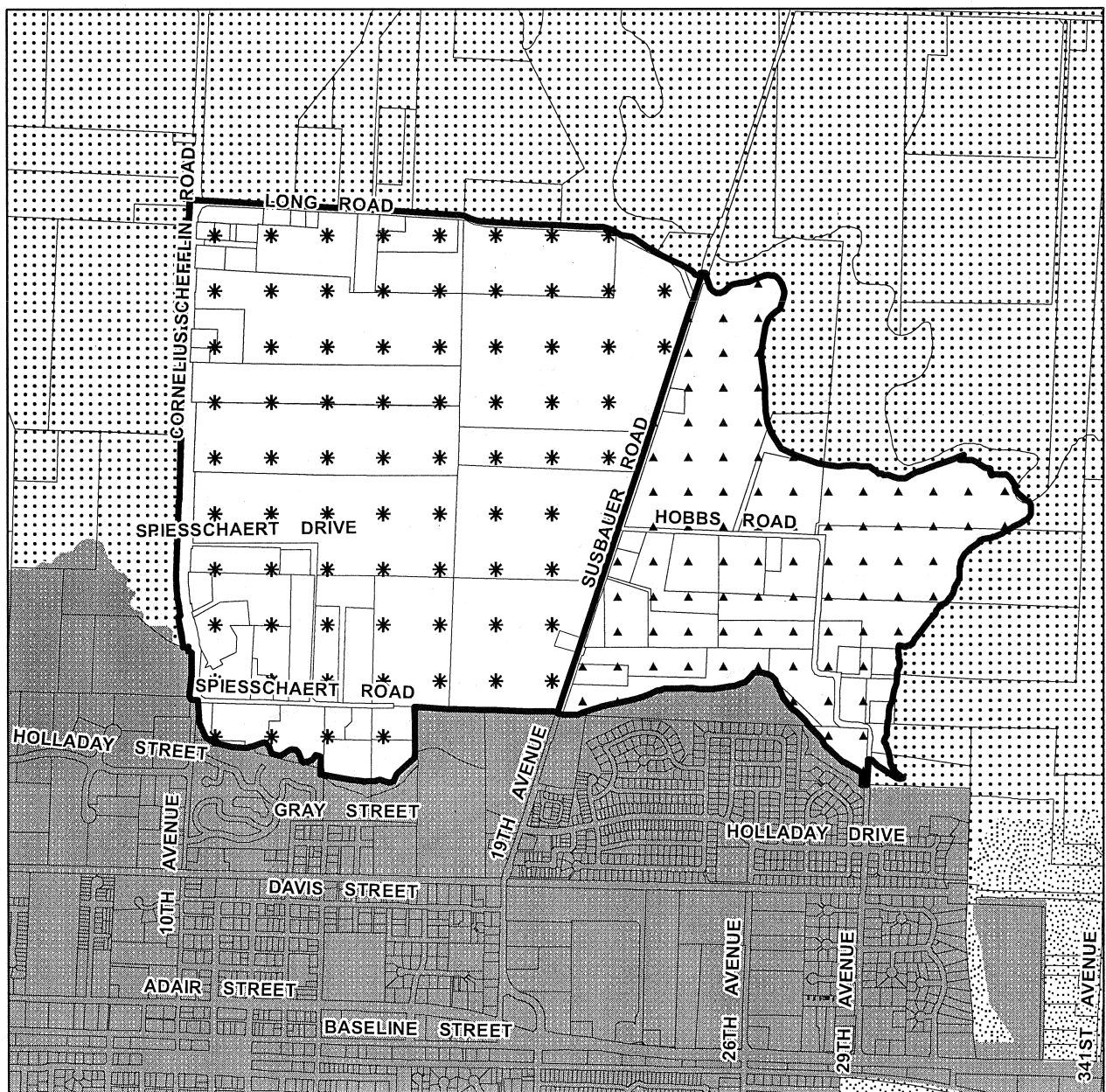
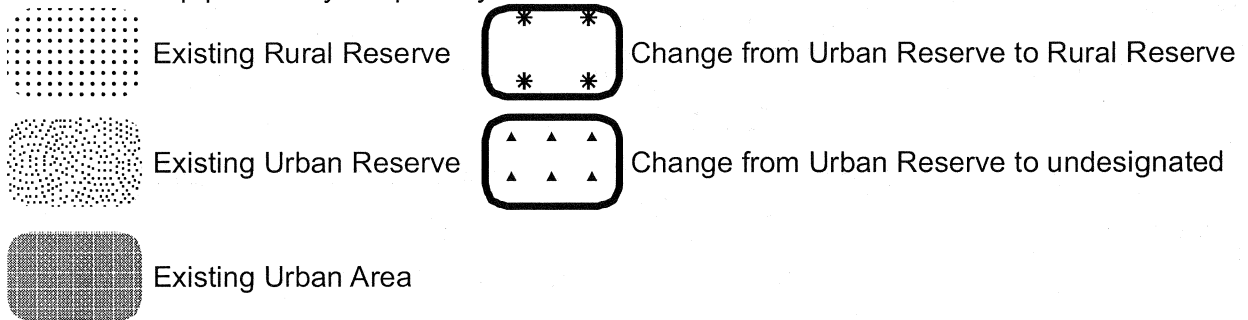
19 Recording Secretary: _____ Date: _____
20
21
22

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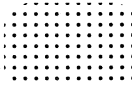


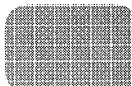
	Existing Rural Reserve		Change from Rural Reserve to undesignated
	Existing Urban Reserve		Change from undesignated to Urban Reserve
	Existing Urban Area		



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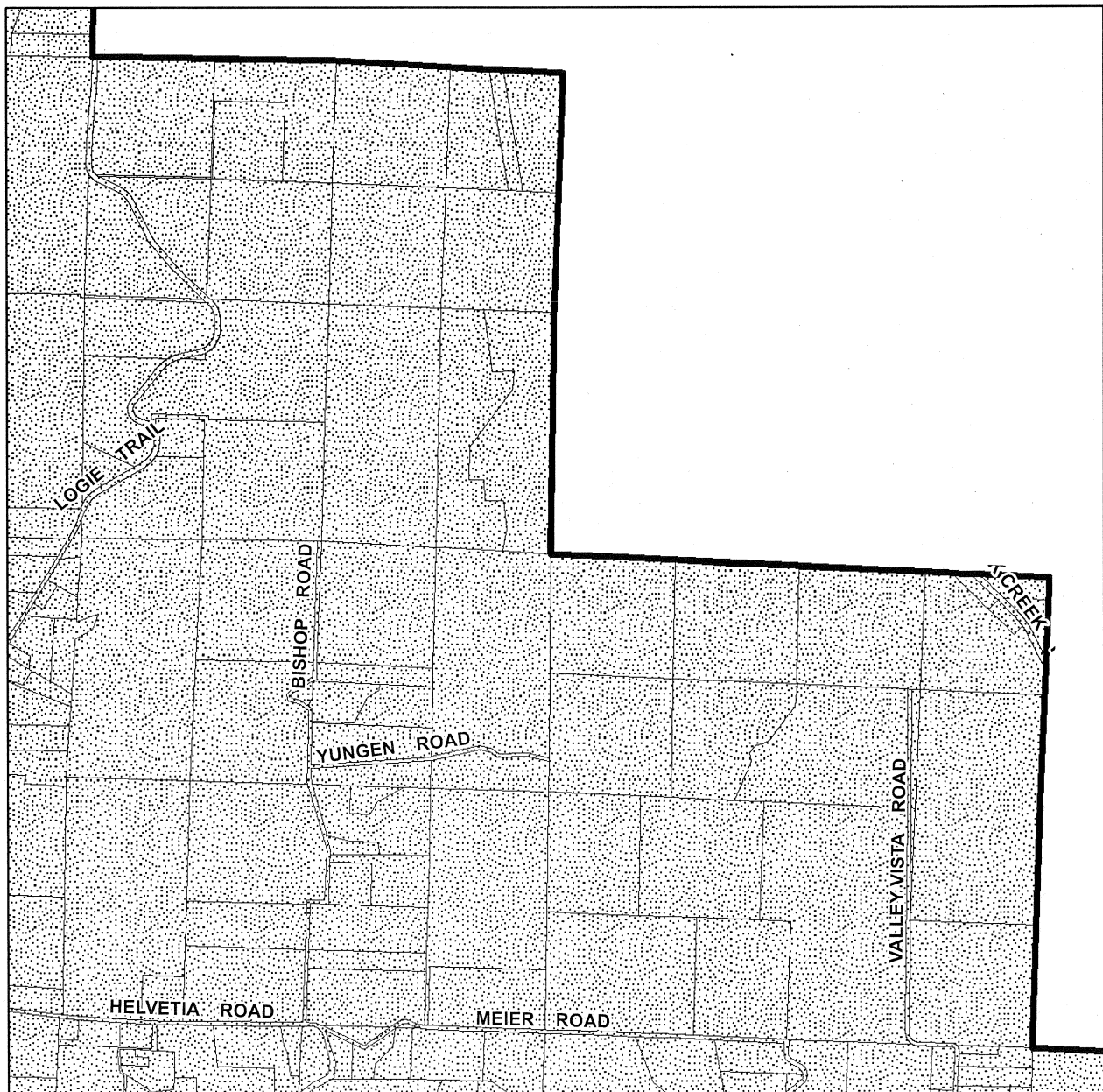
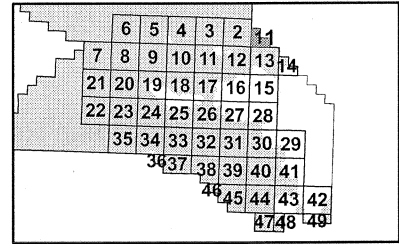
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-  Existing Rural Reserve
-  Change from Urban Reserve to undesignated
-  Existing Urban Reserve
-  Existing Urban Area






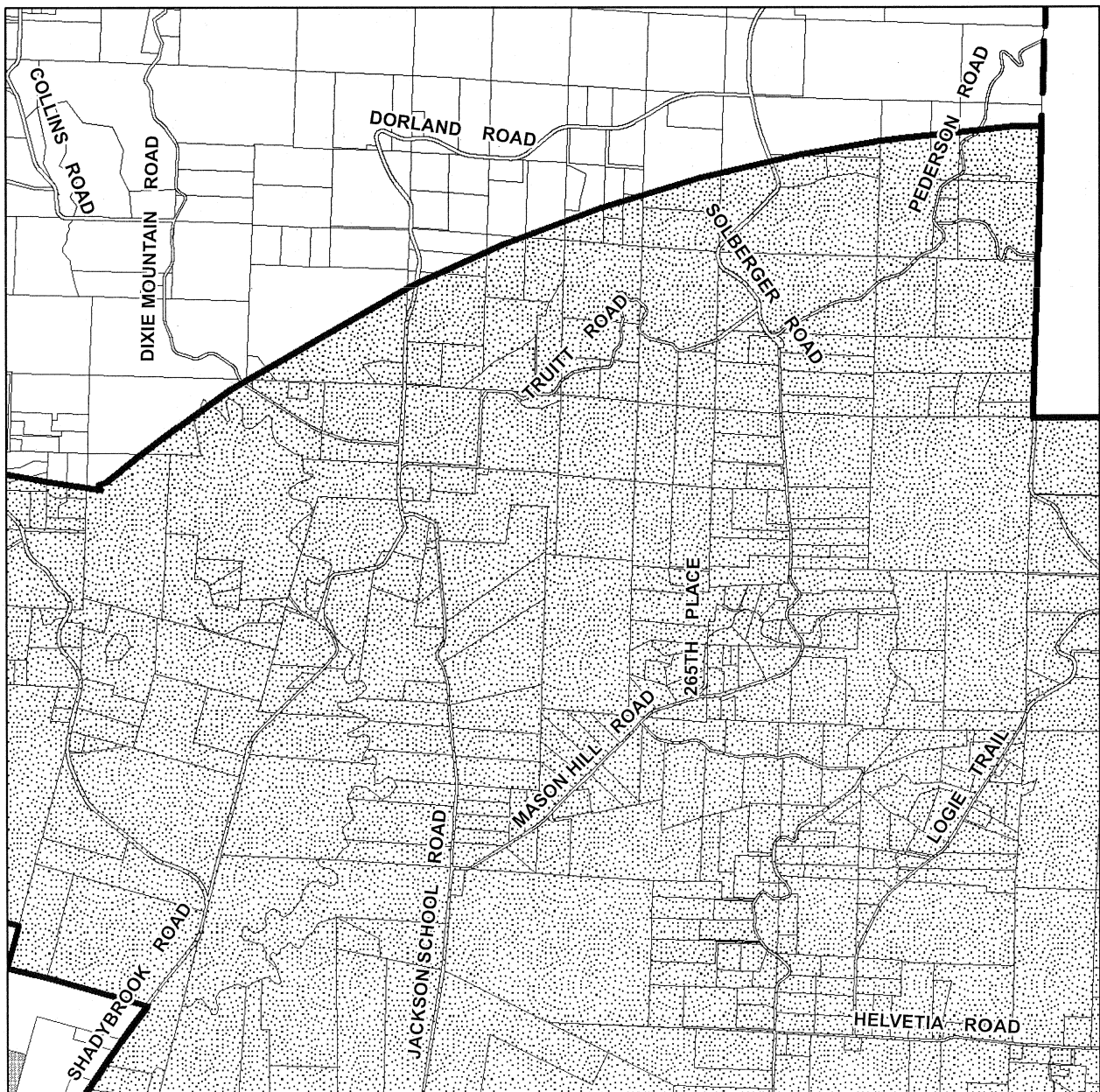
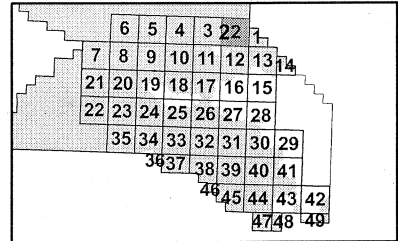
The Rural and Urban Reserves map in Policy 29 of the Rural/Natural Resource Plan is repealed and replaced by the maps shown in this exhibit. The following maps reflect the amendments shown in Exhibit 1 of this ordinance.

-  Add as Rural Reserve
-  Existing Urban Area
-  Add as Urban Reserve






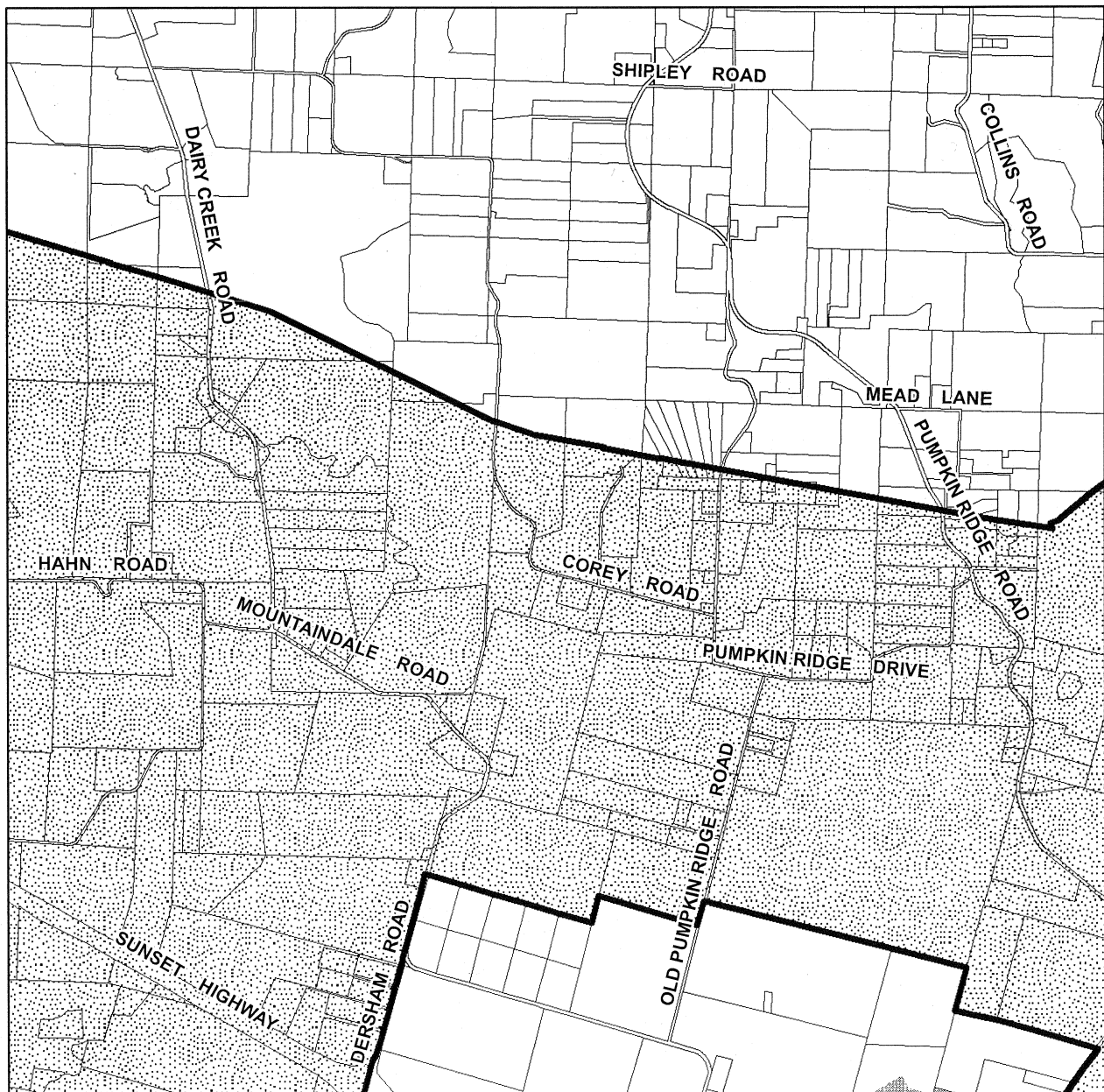
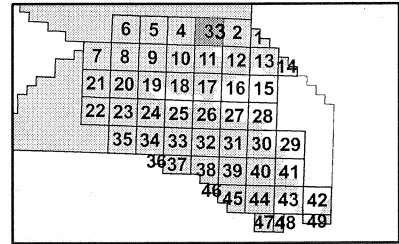
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




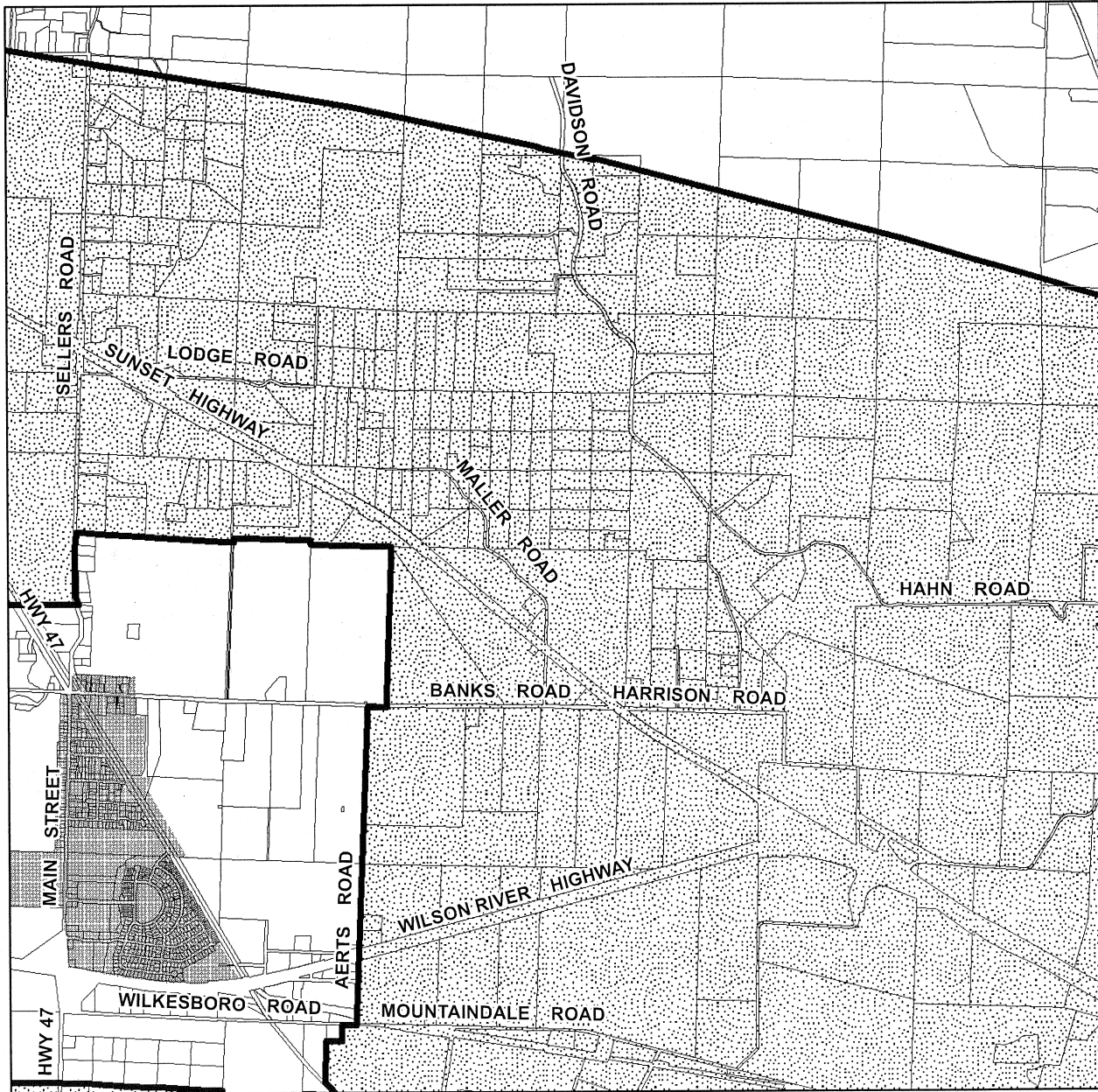
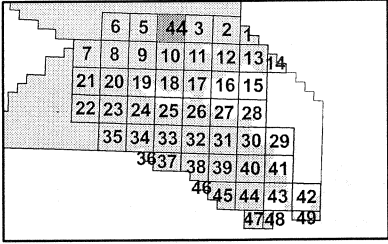
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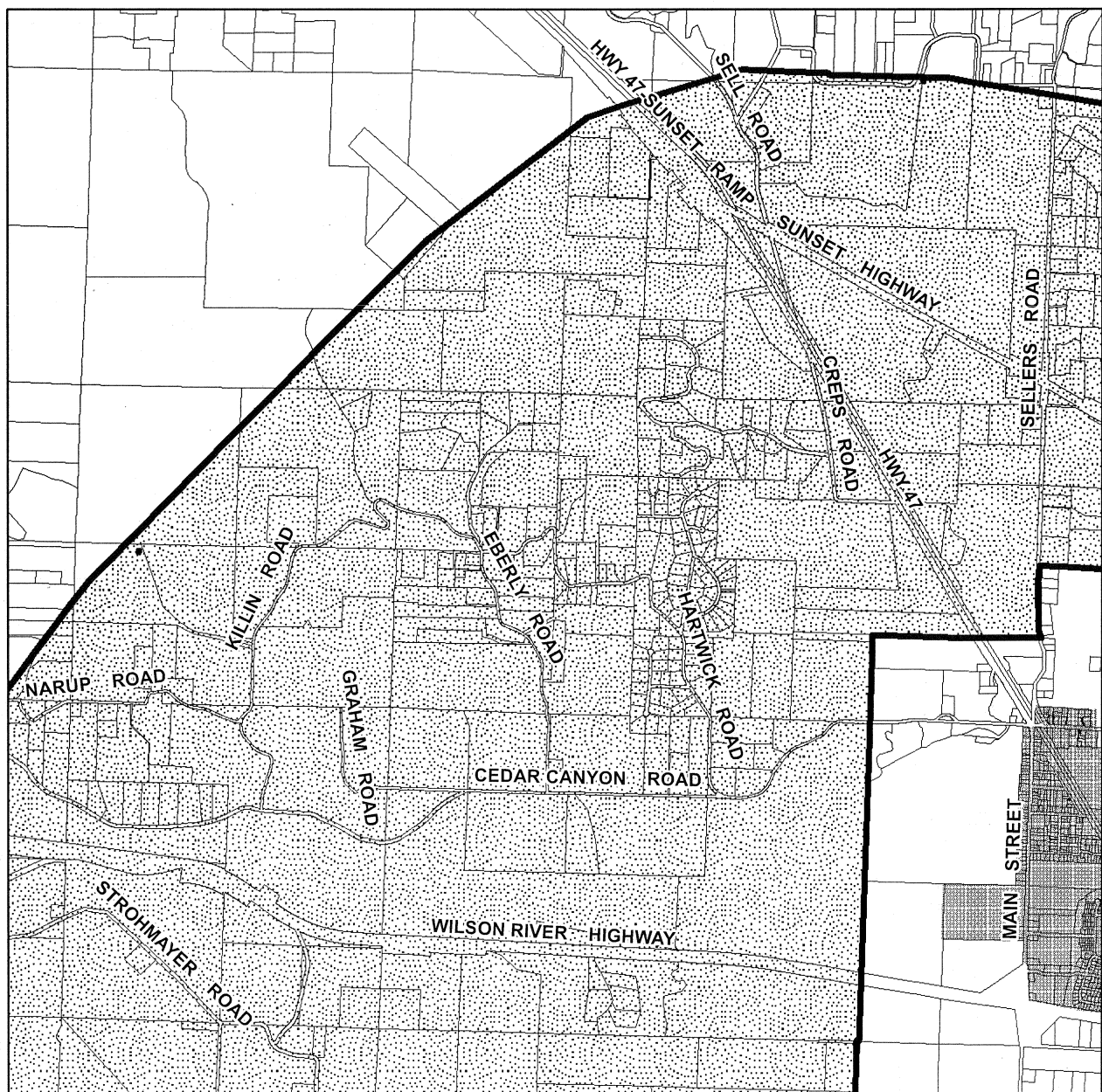
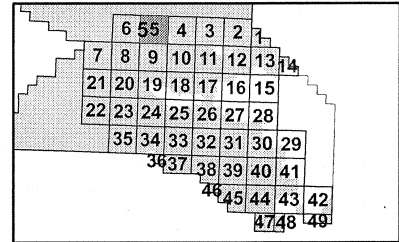
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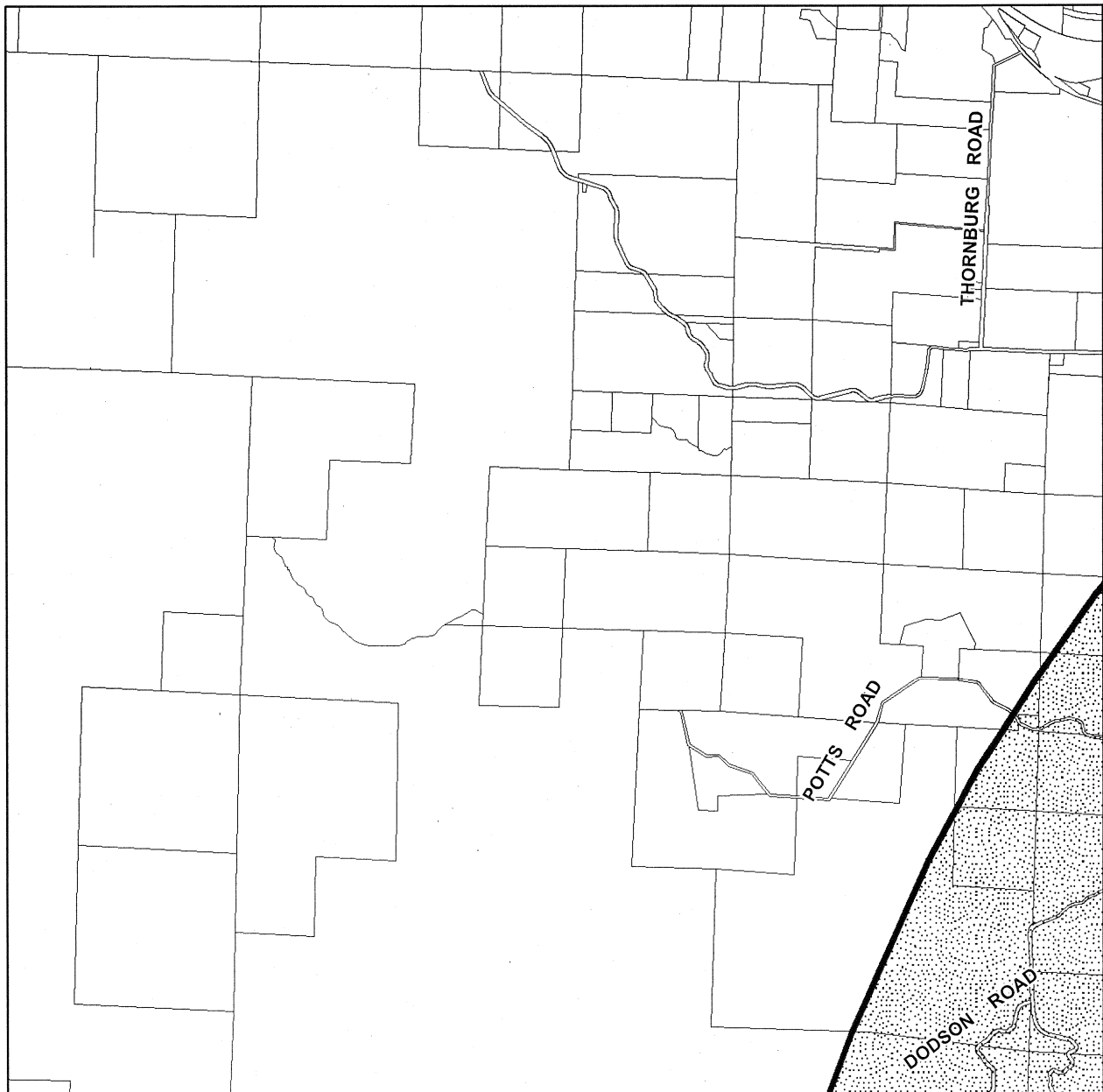
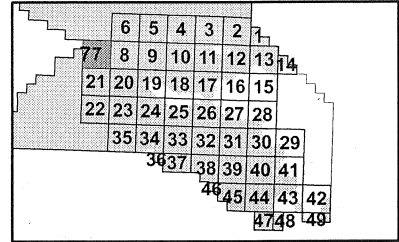
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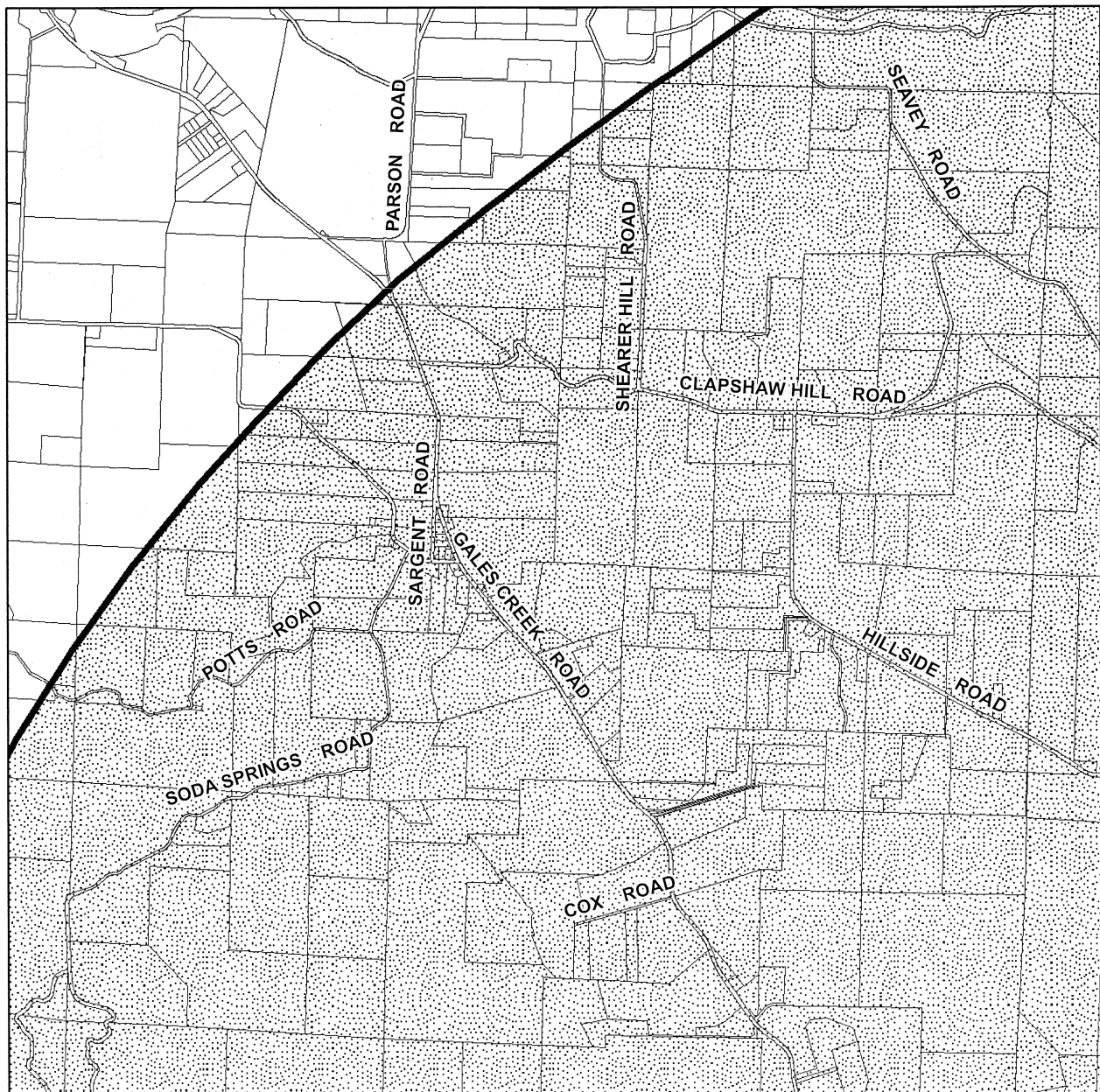
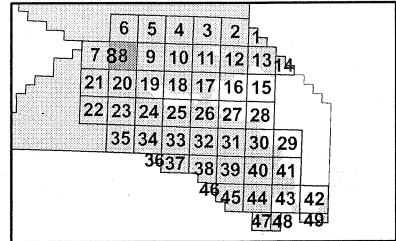
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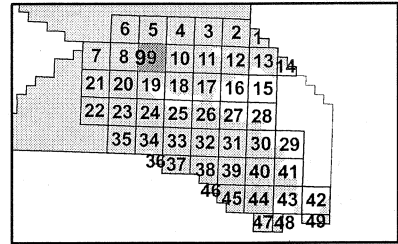
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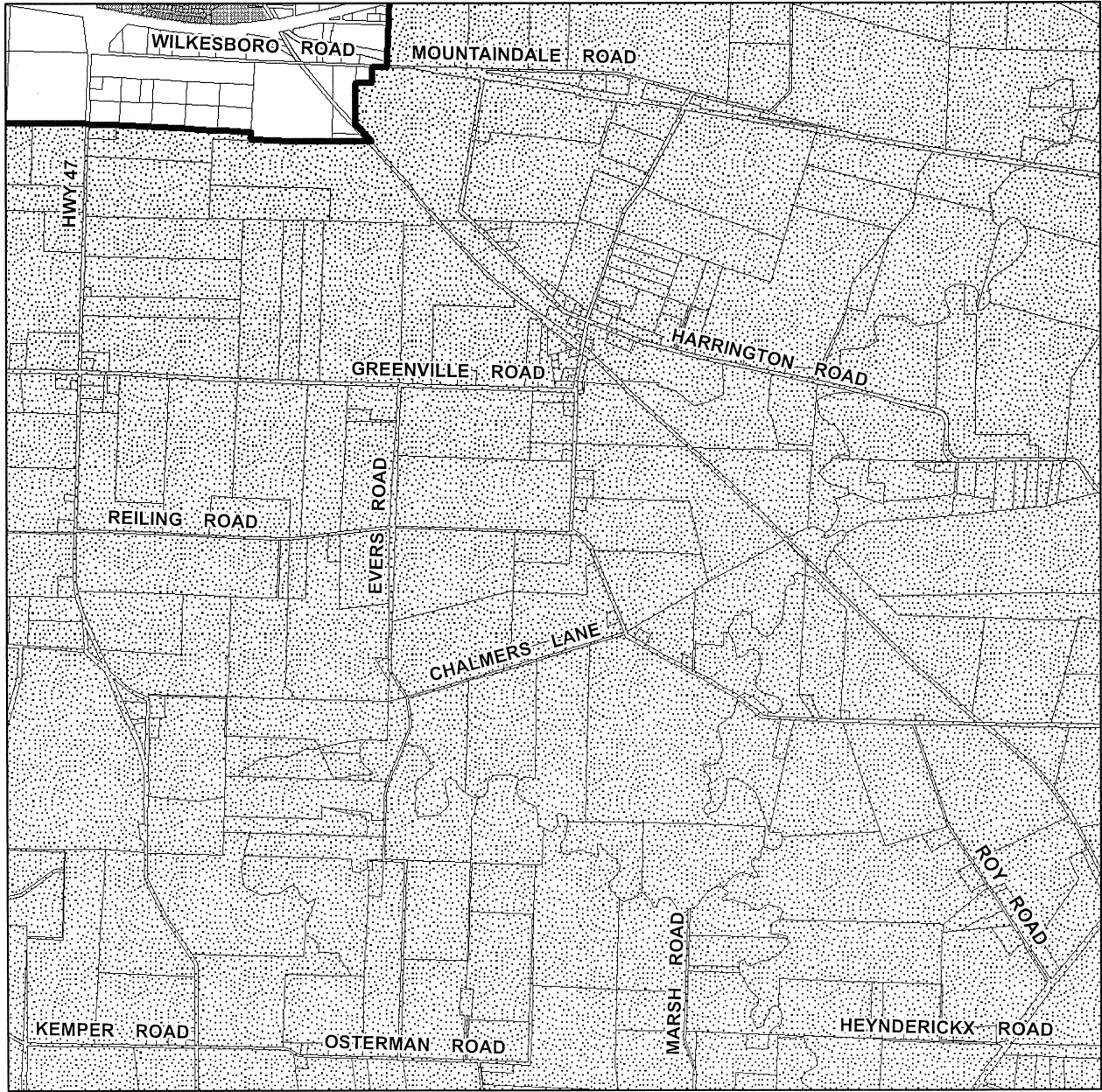
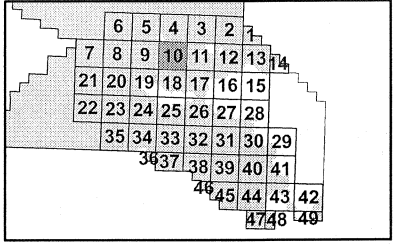
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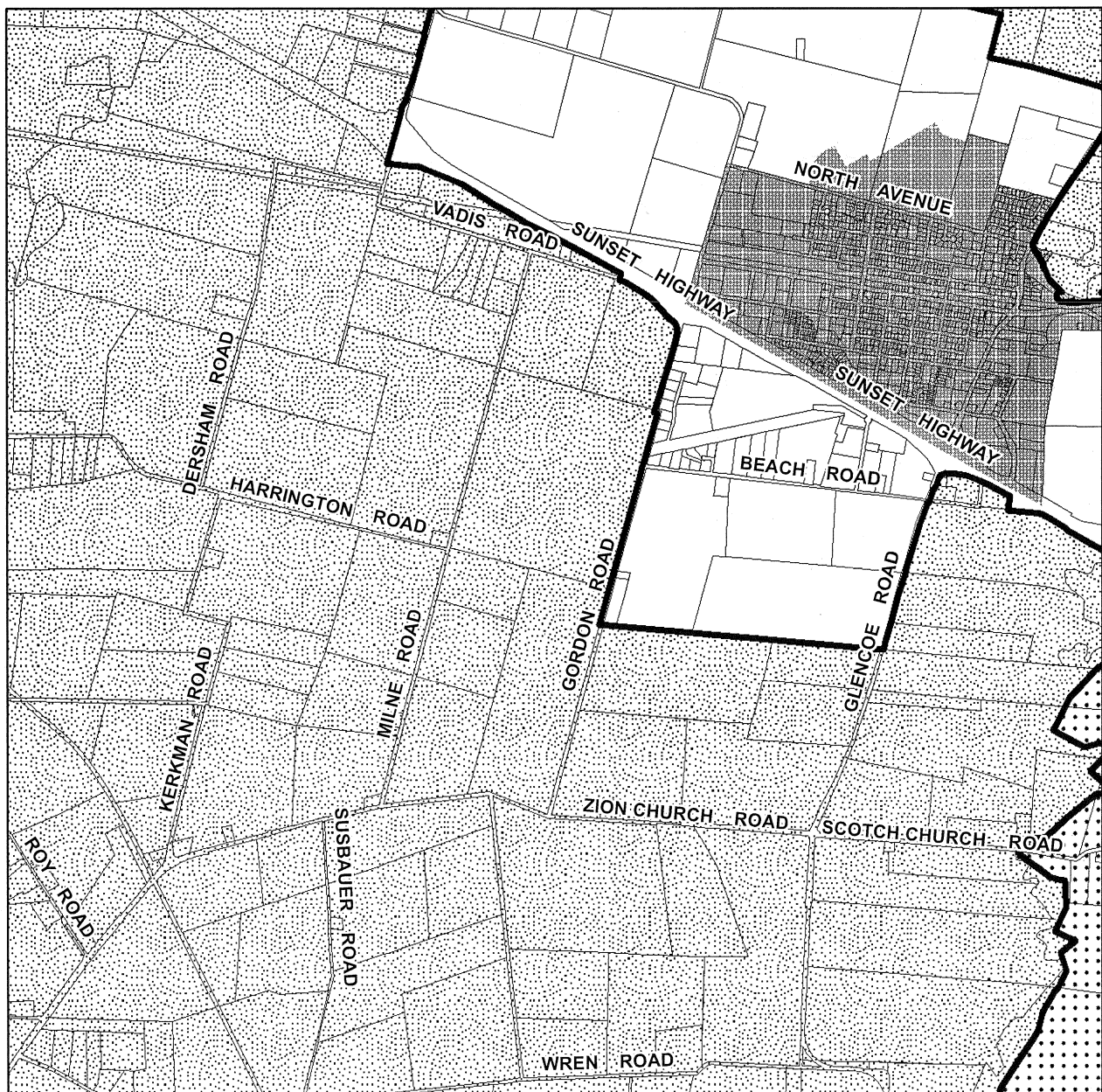
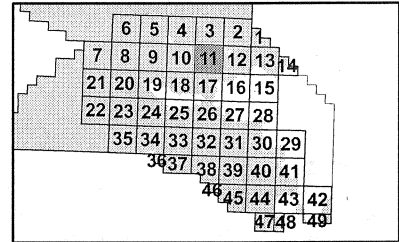
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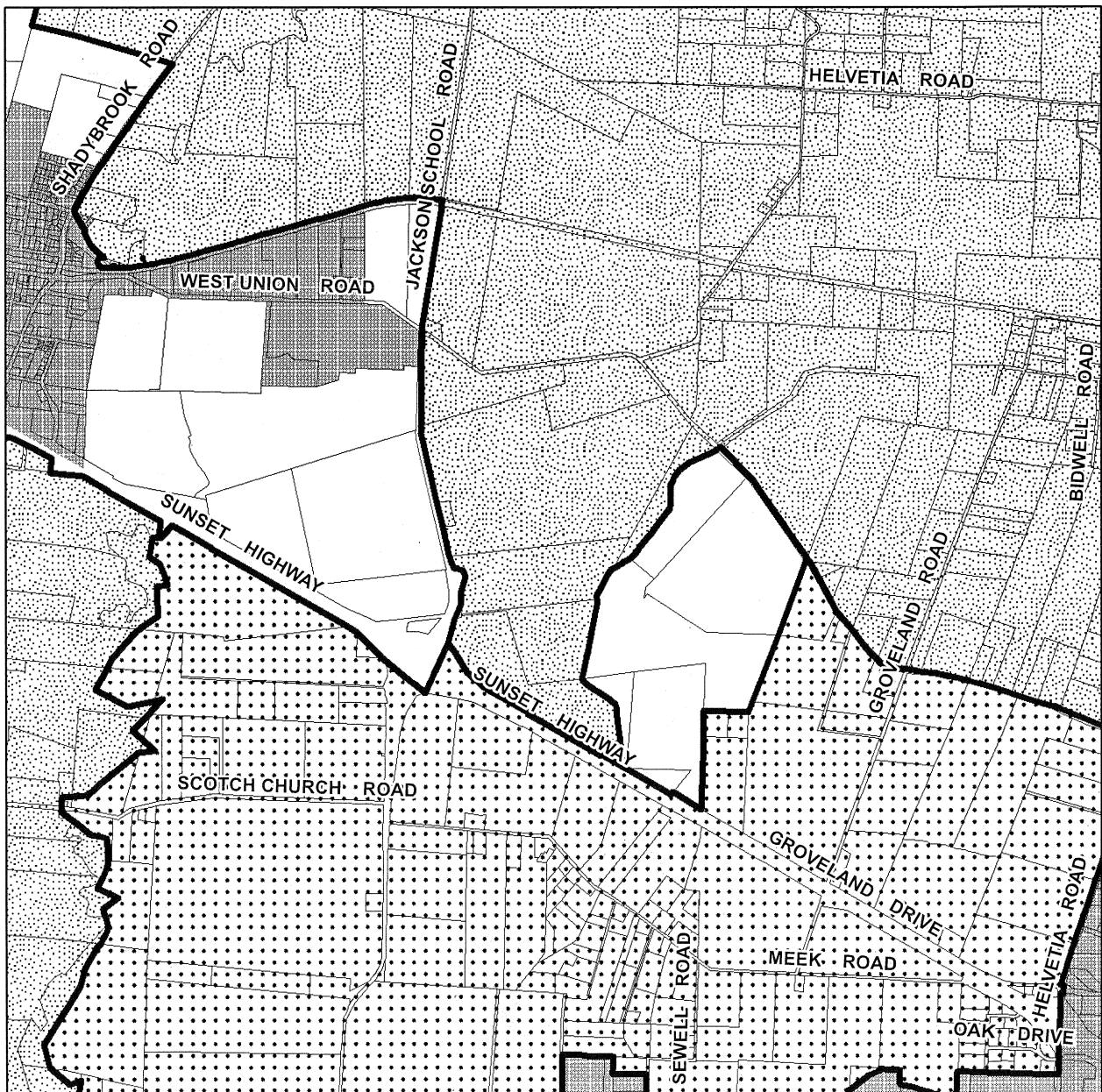
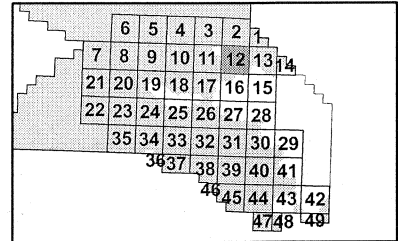
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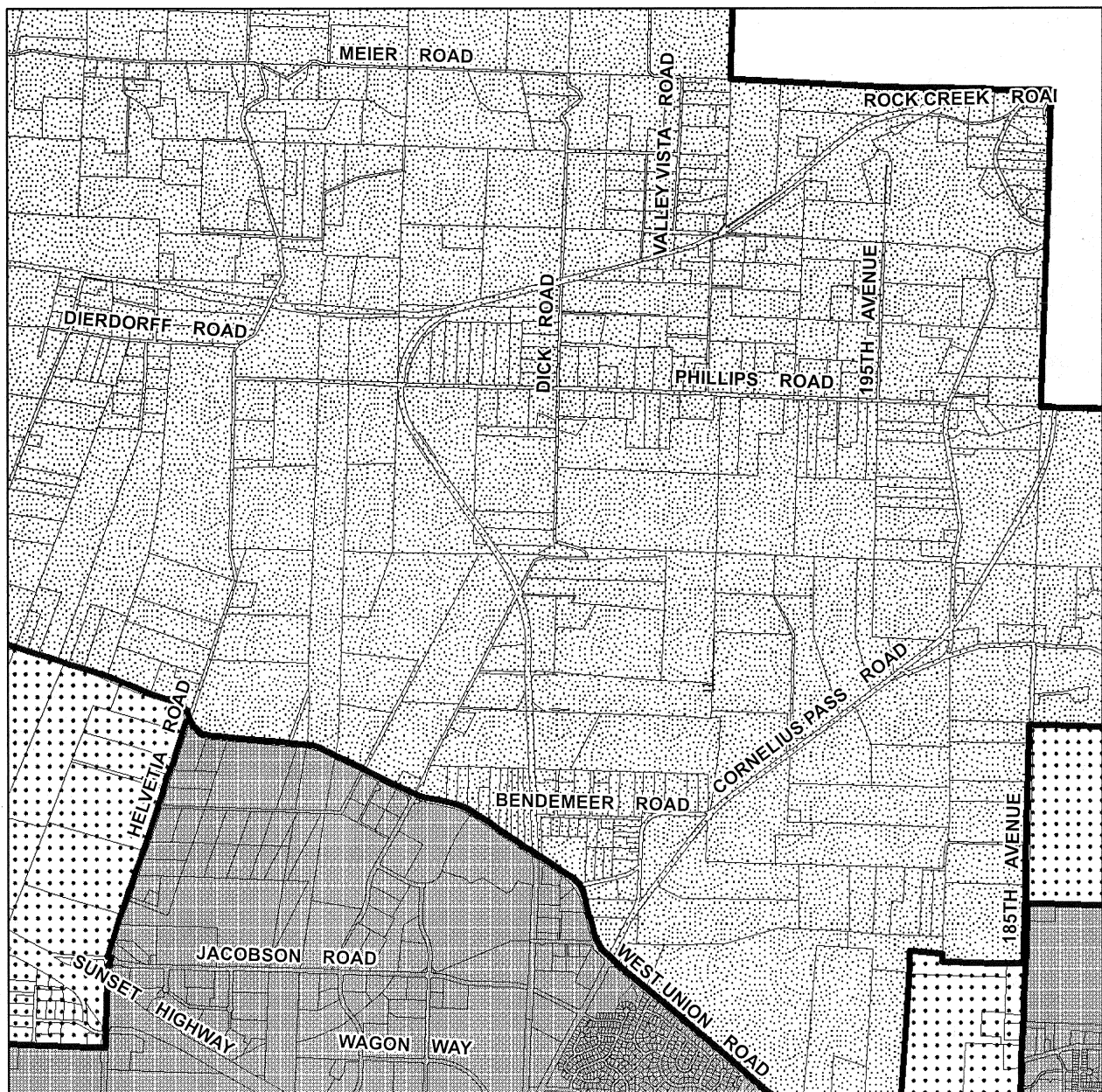
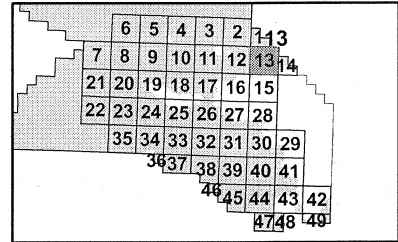
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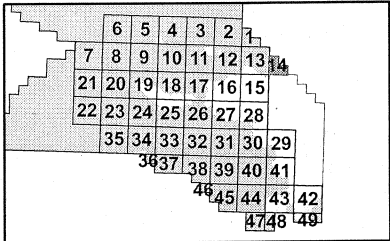
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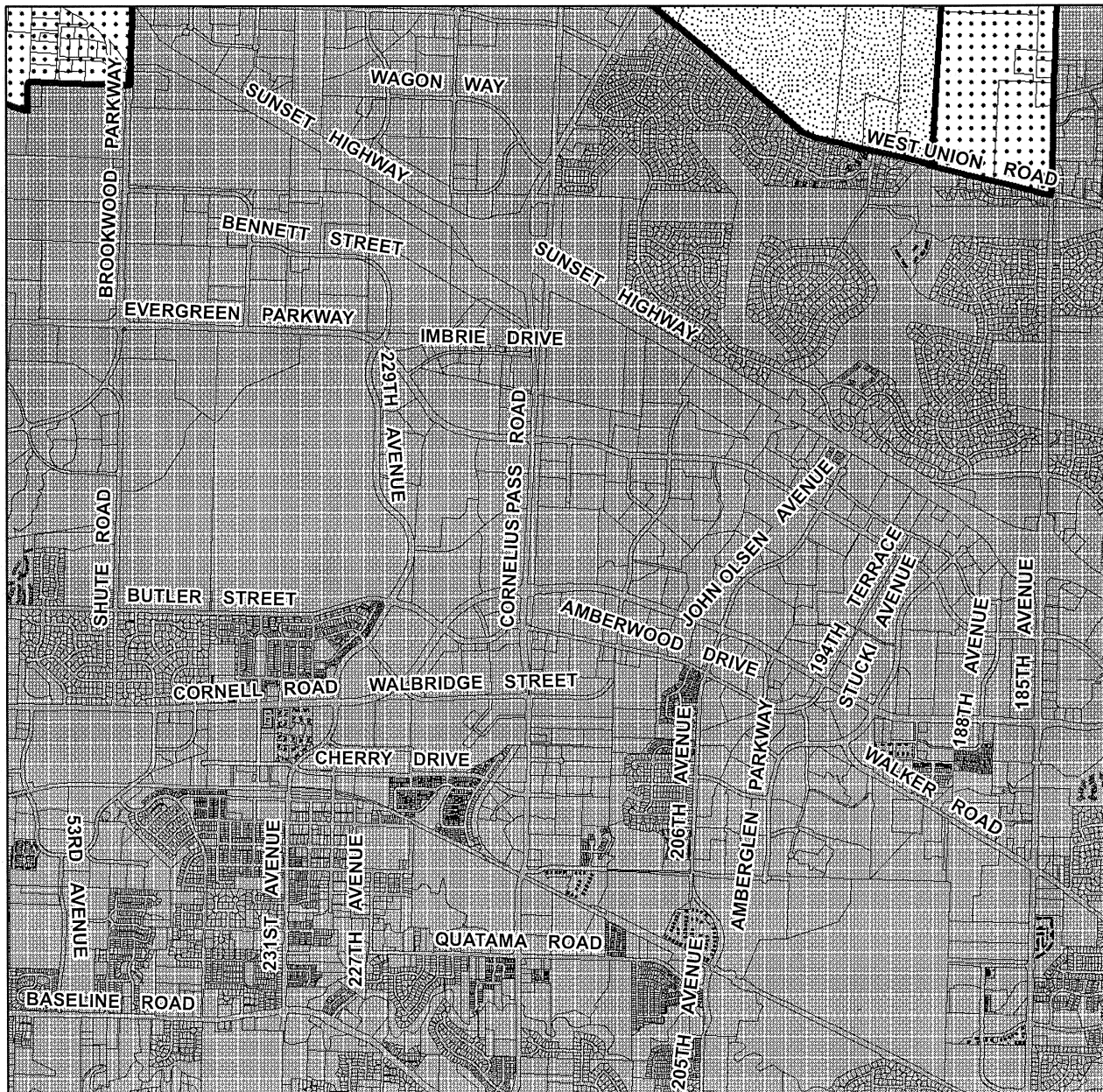
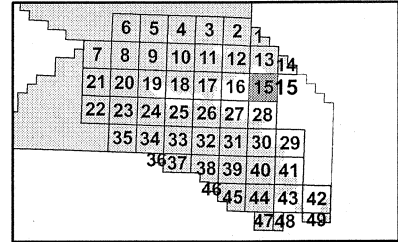
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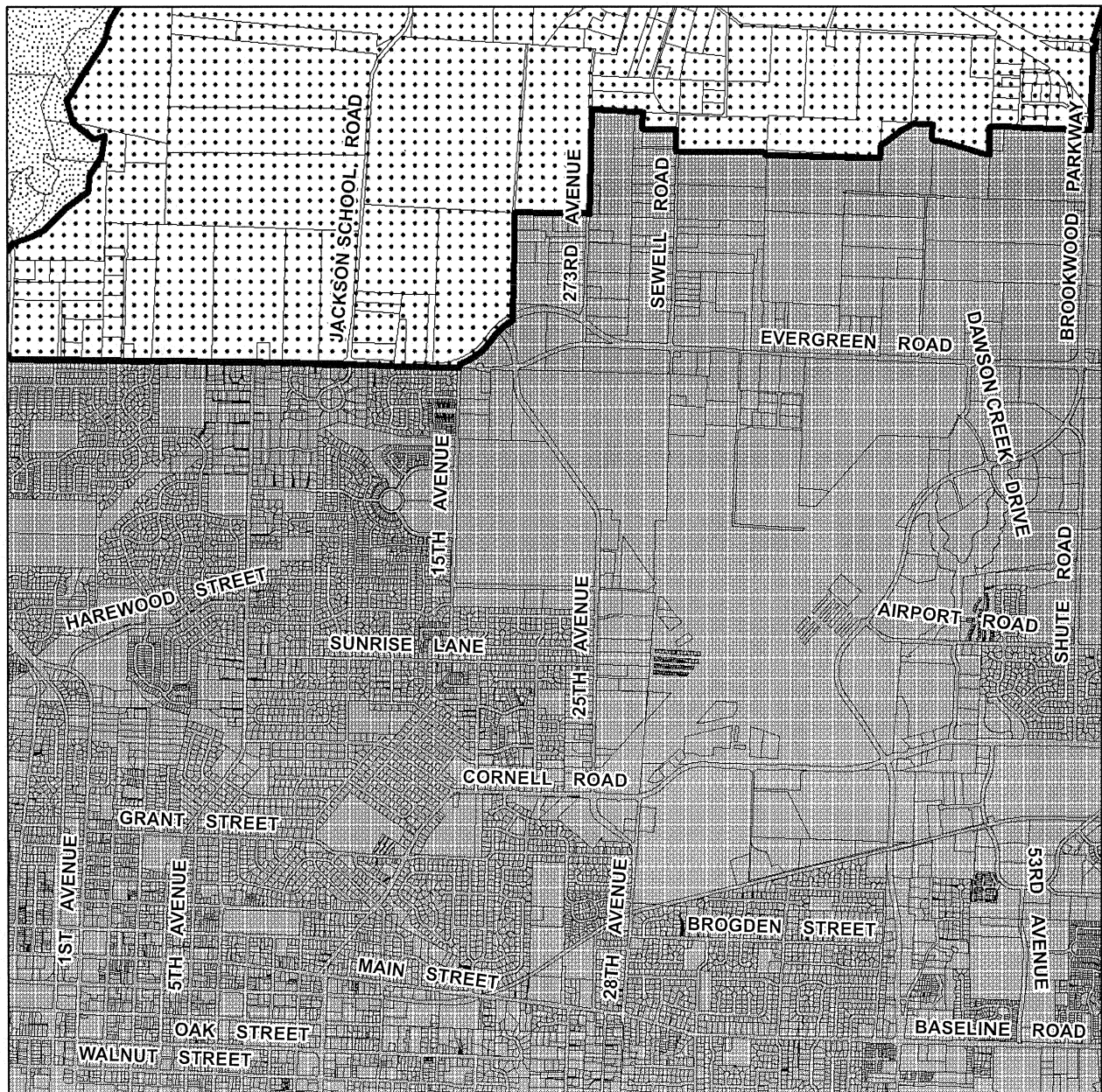
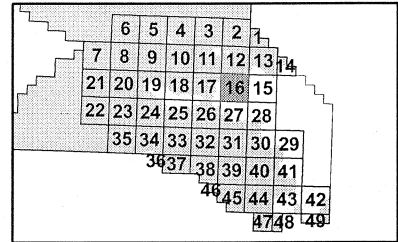
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




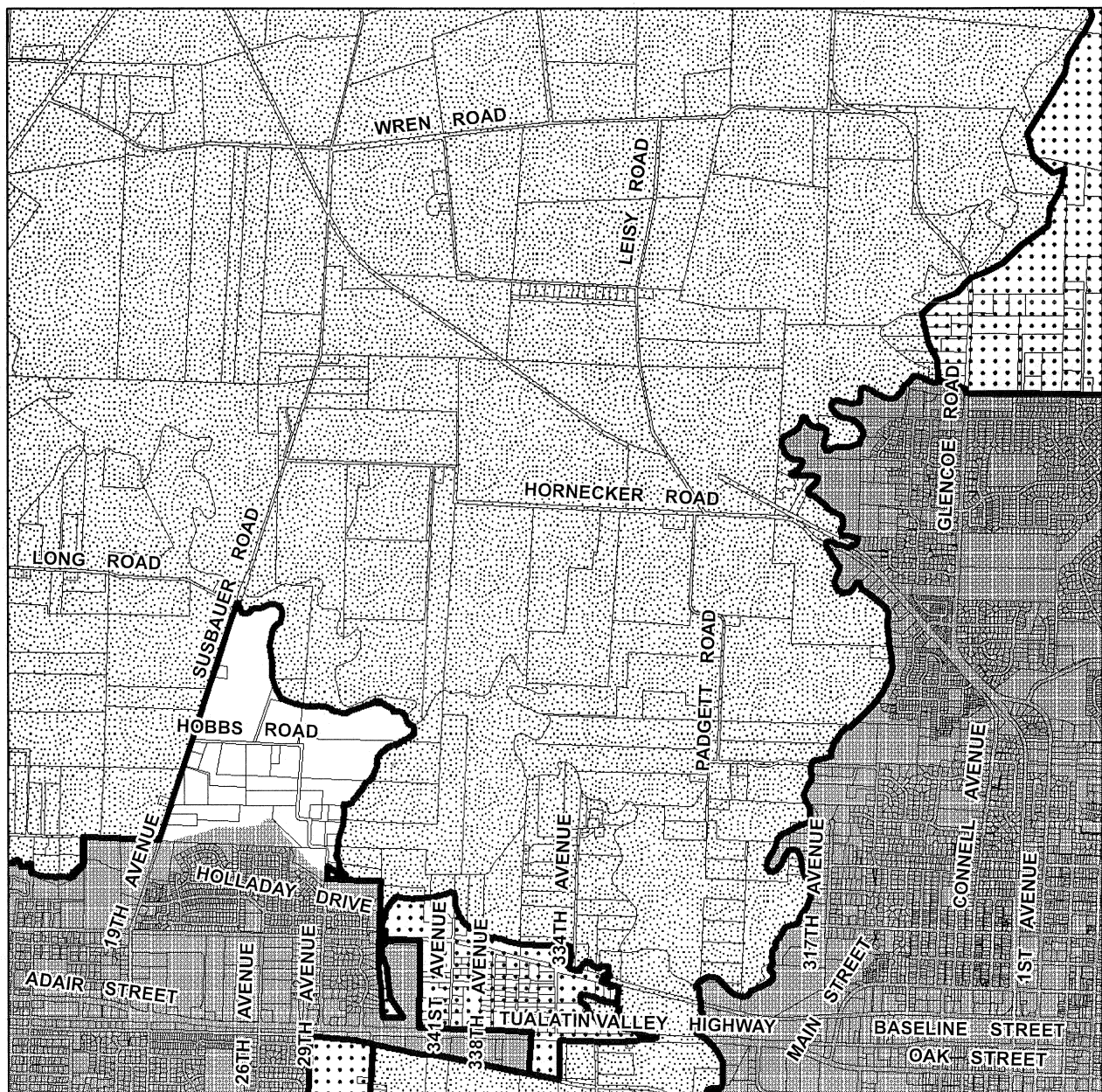
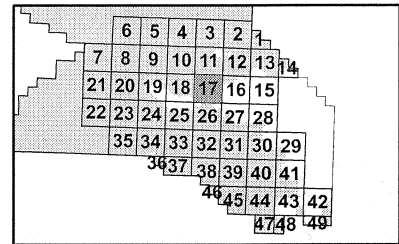
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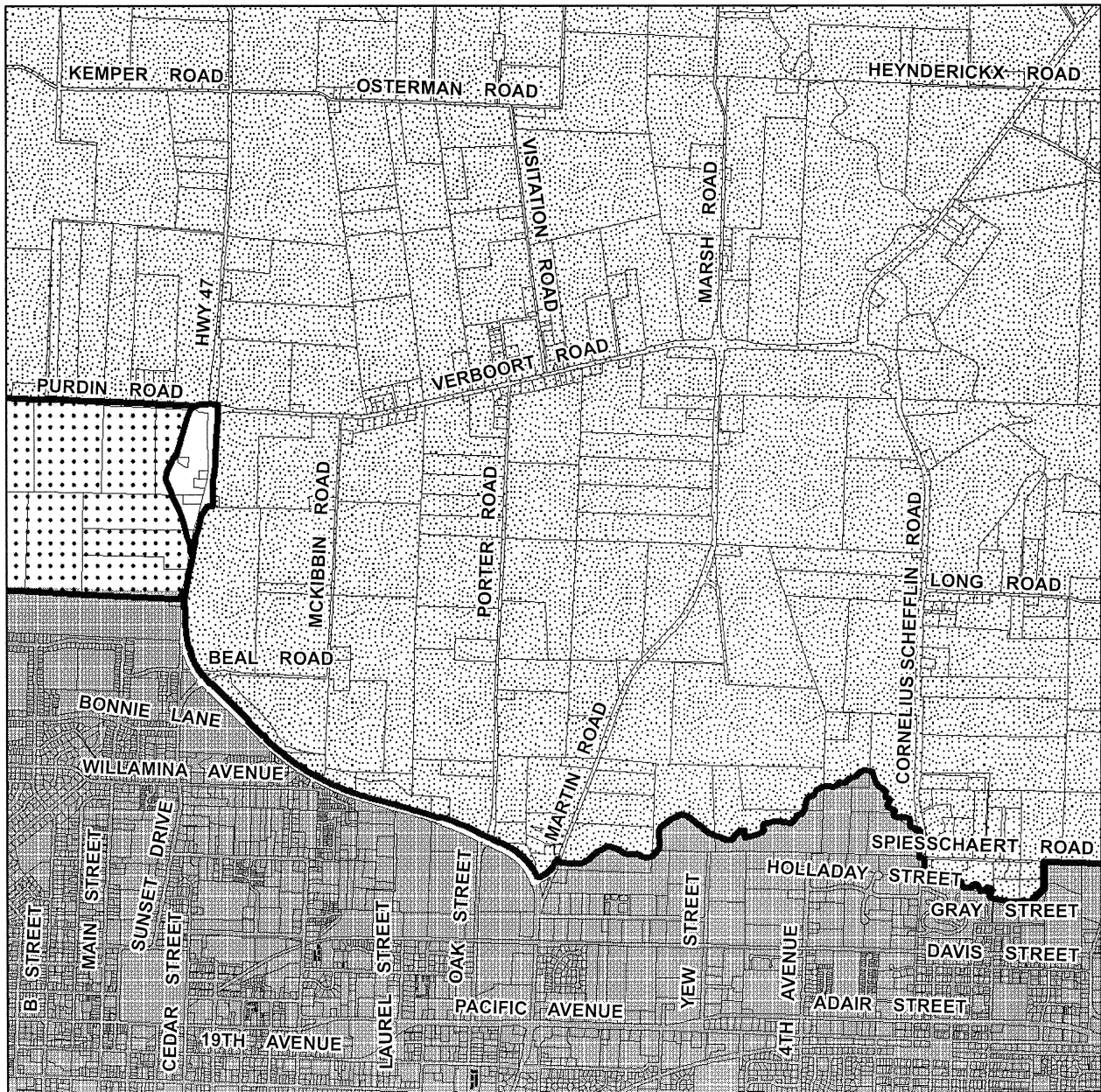
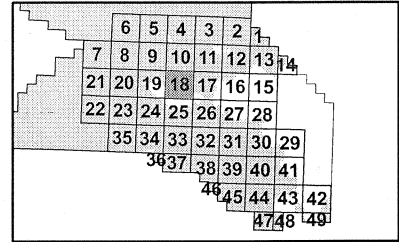
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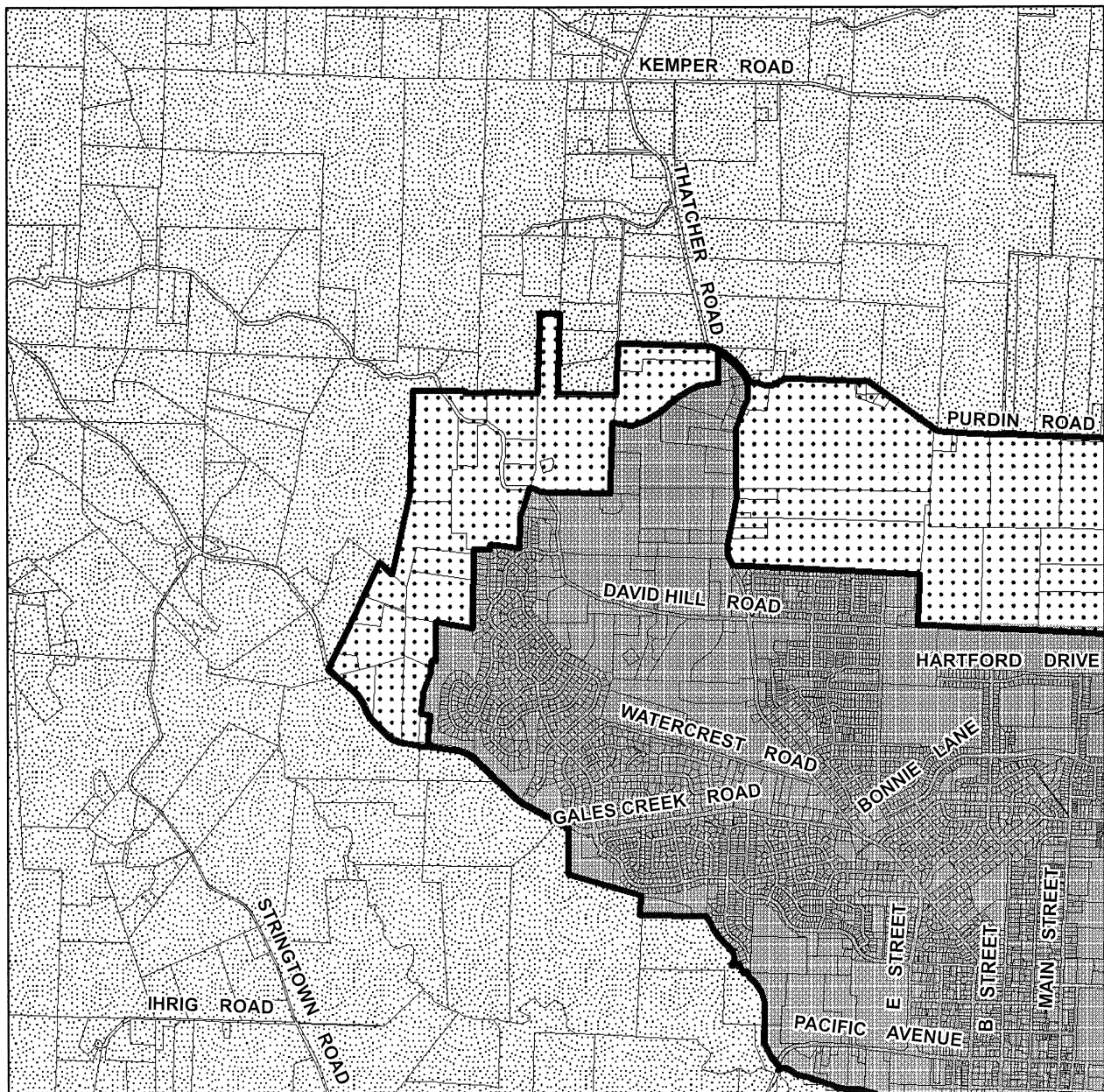
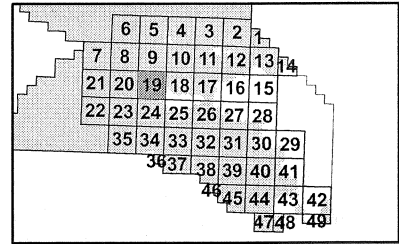
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


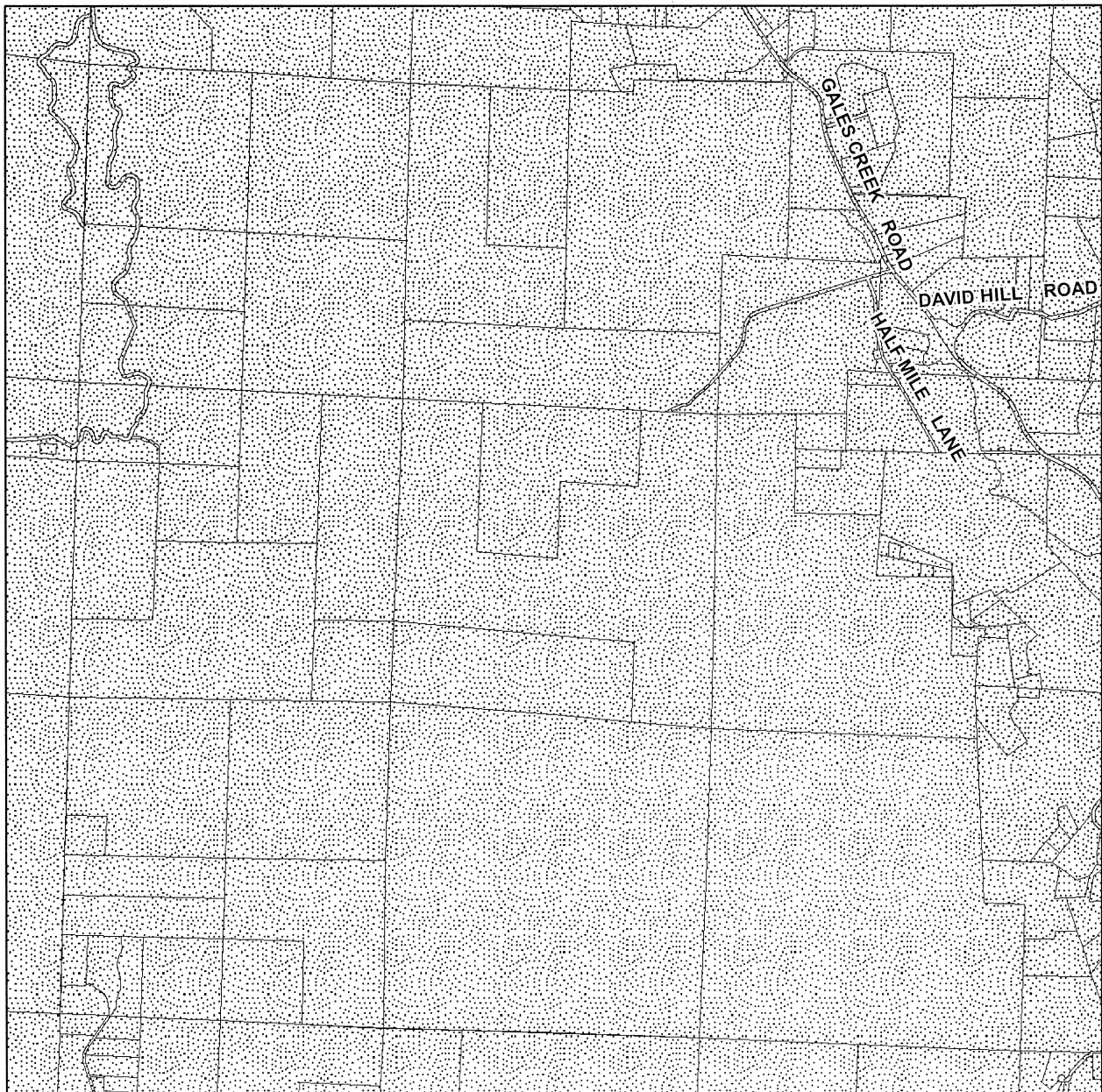
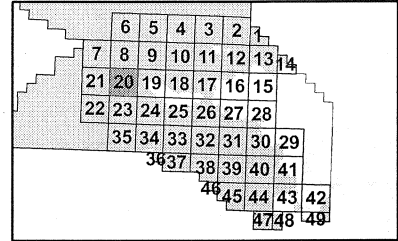
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




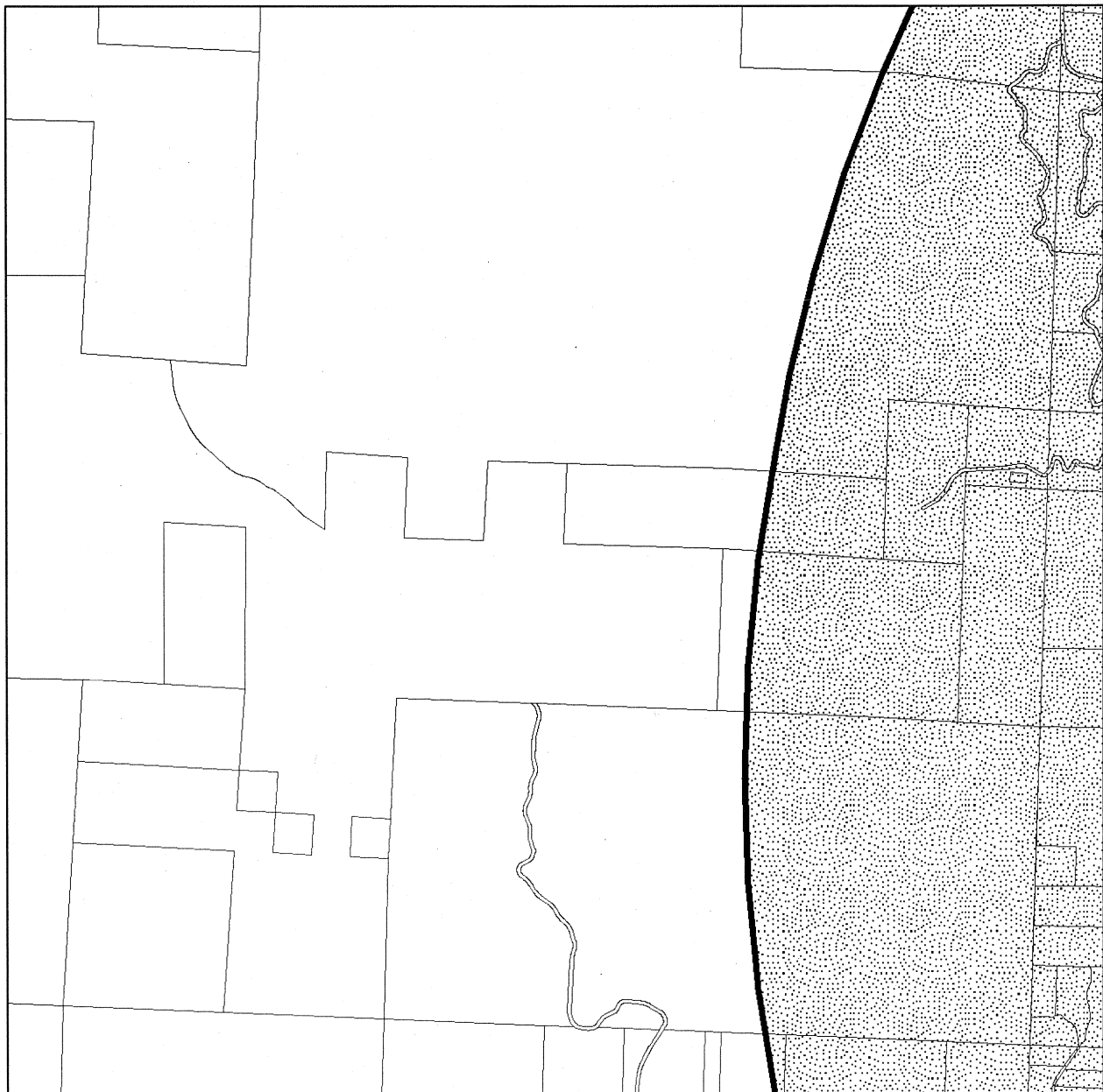
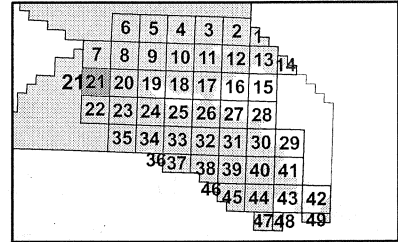
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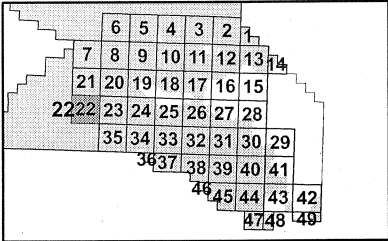





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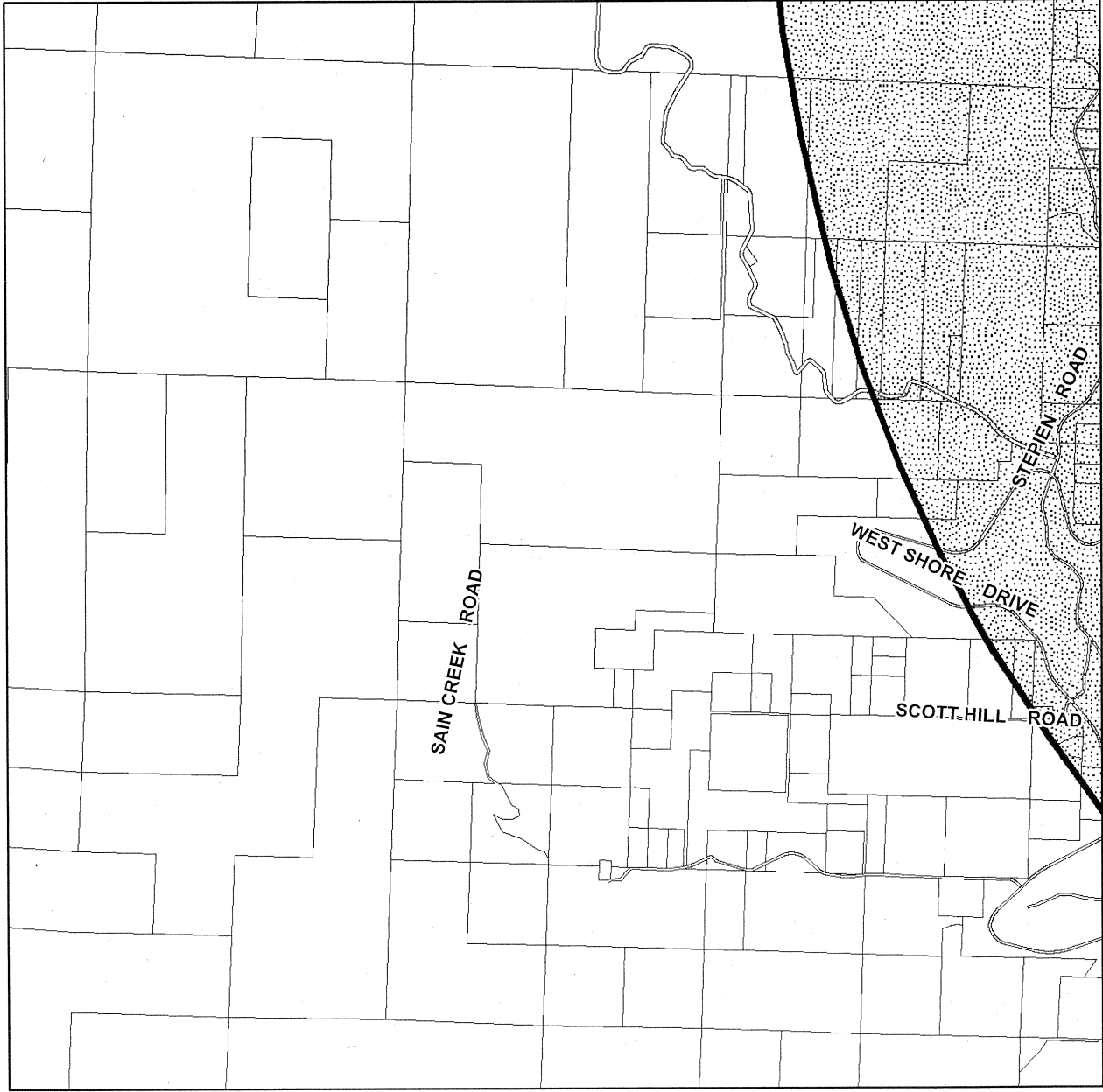
-  Add as Rural Reserve
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


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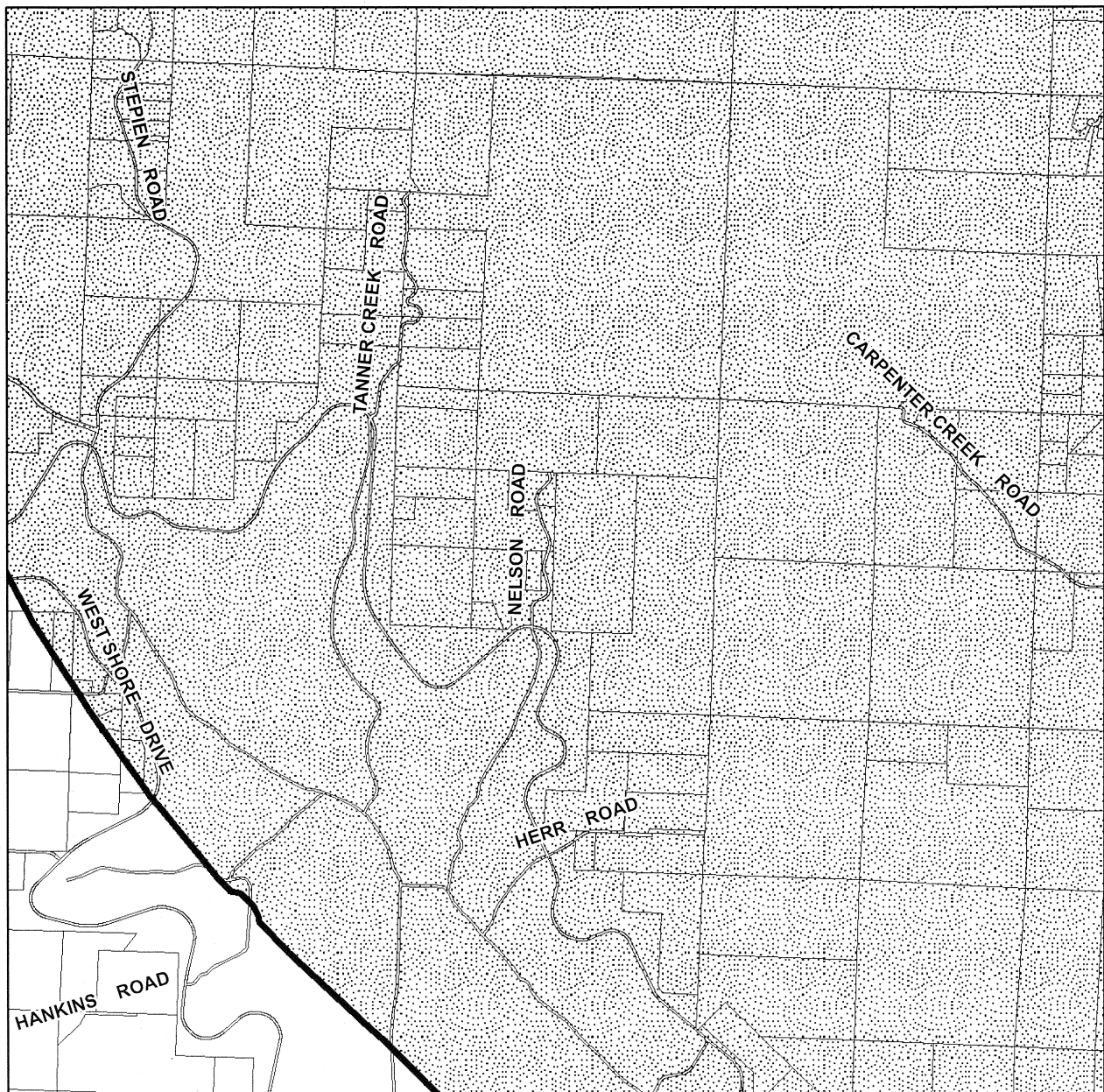
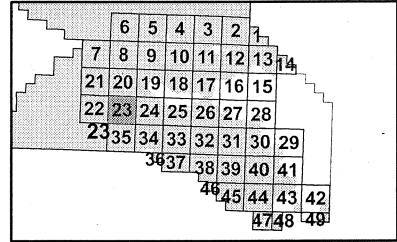


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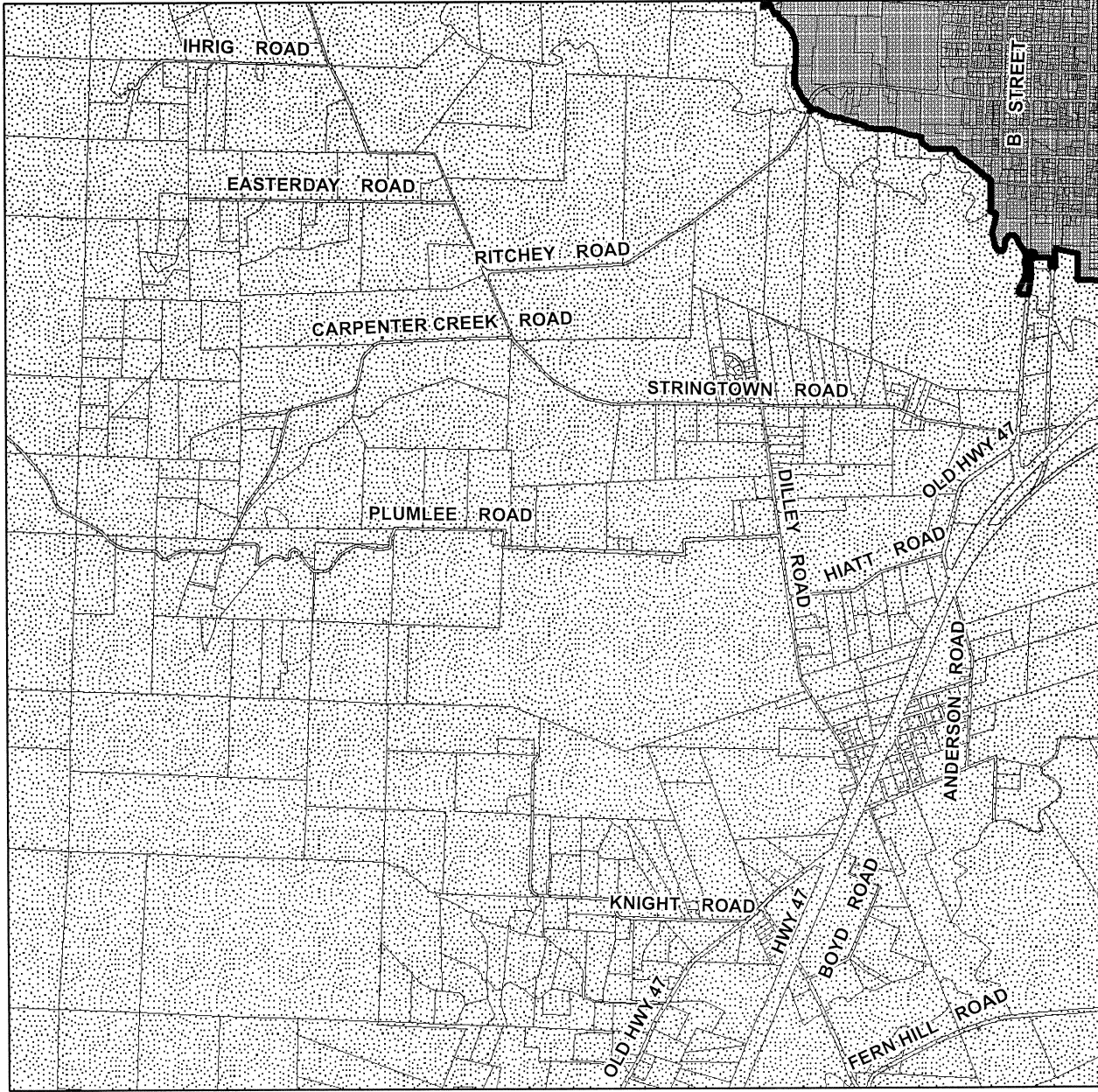
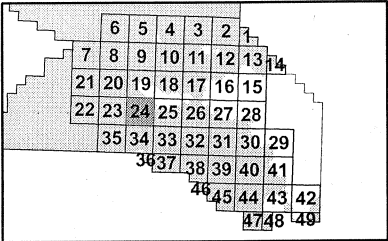
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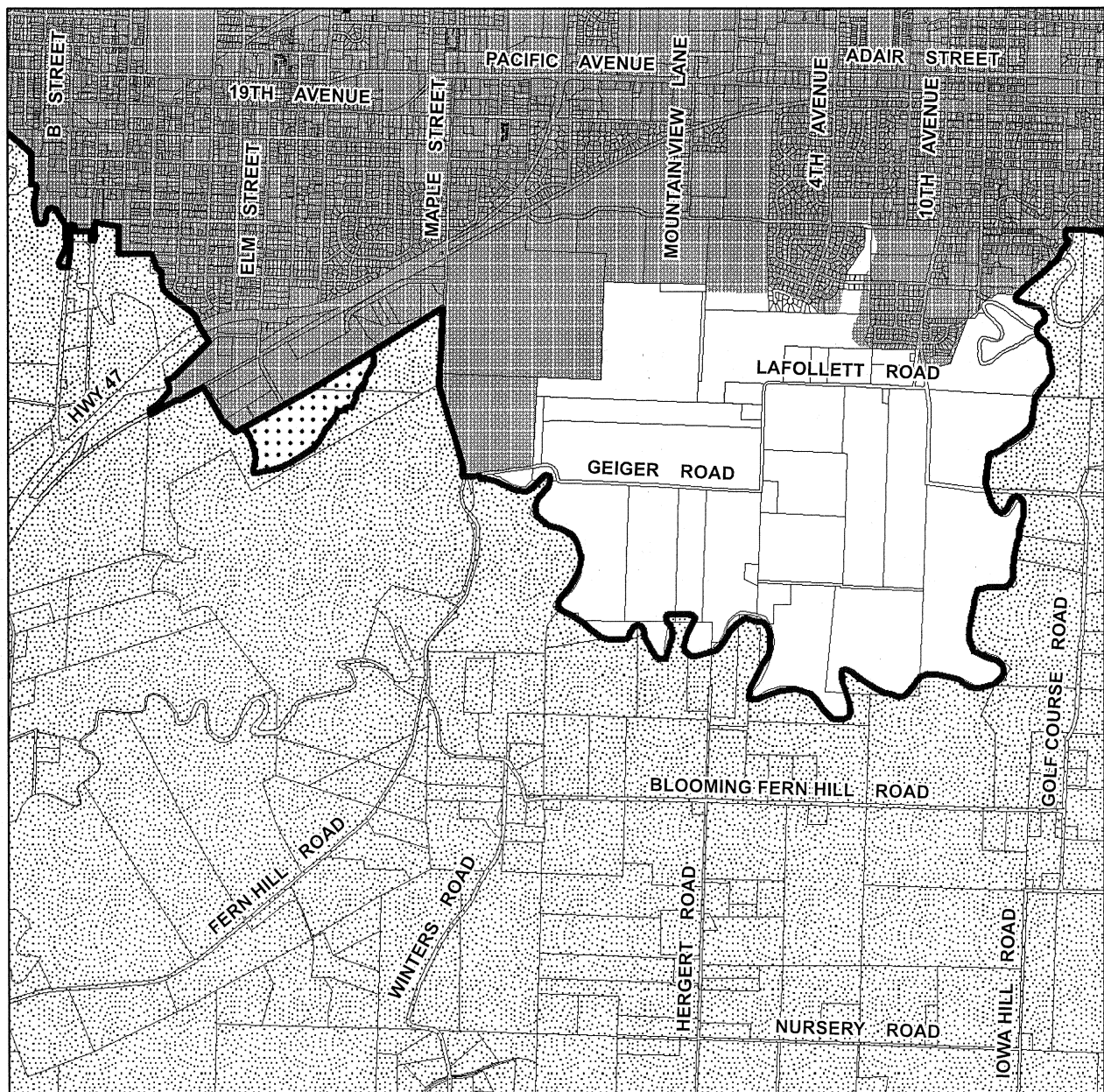
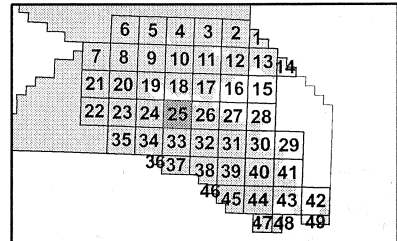
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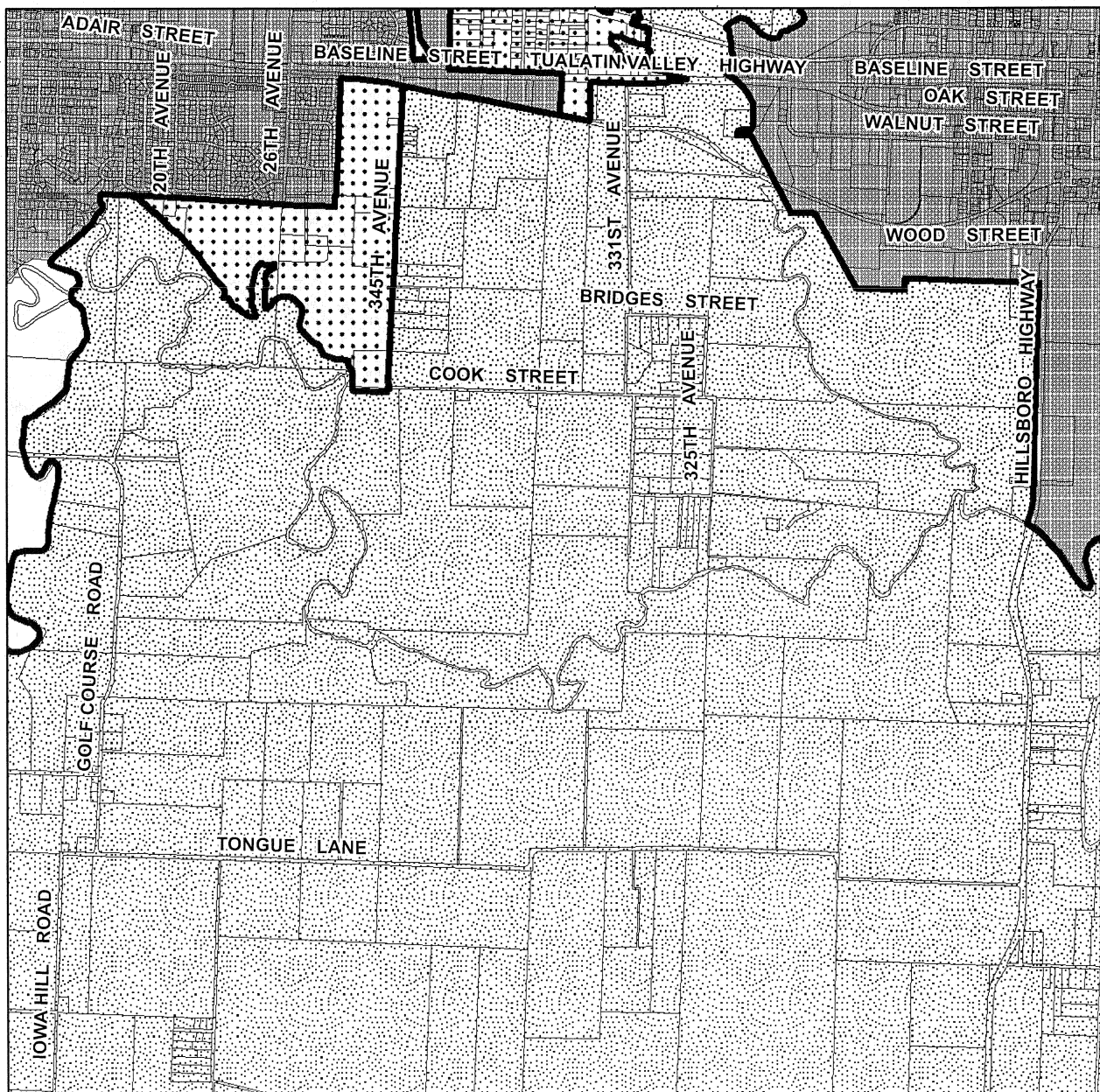
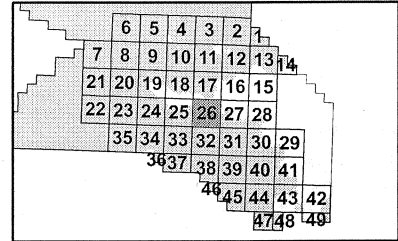
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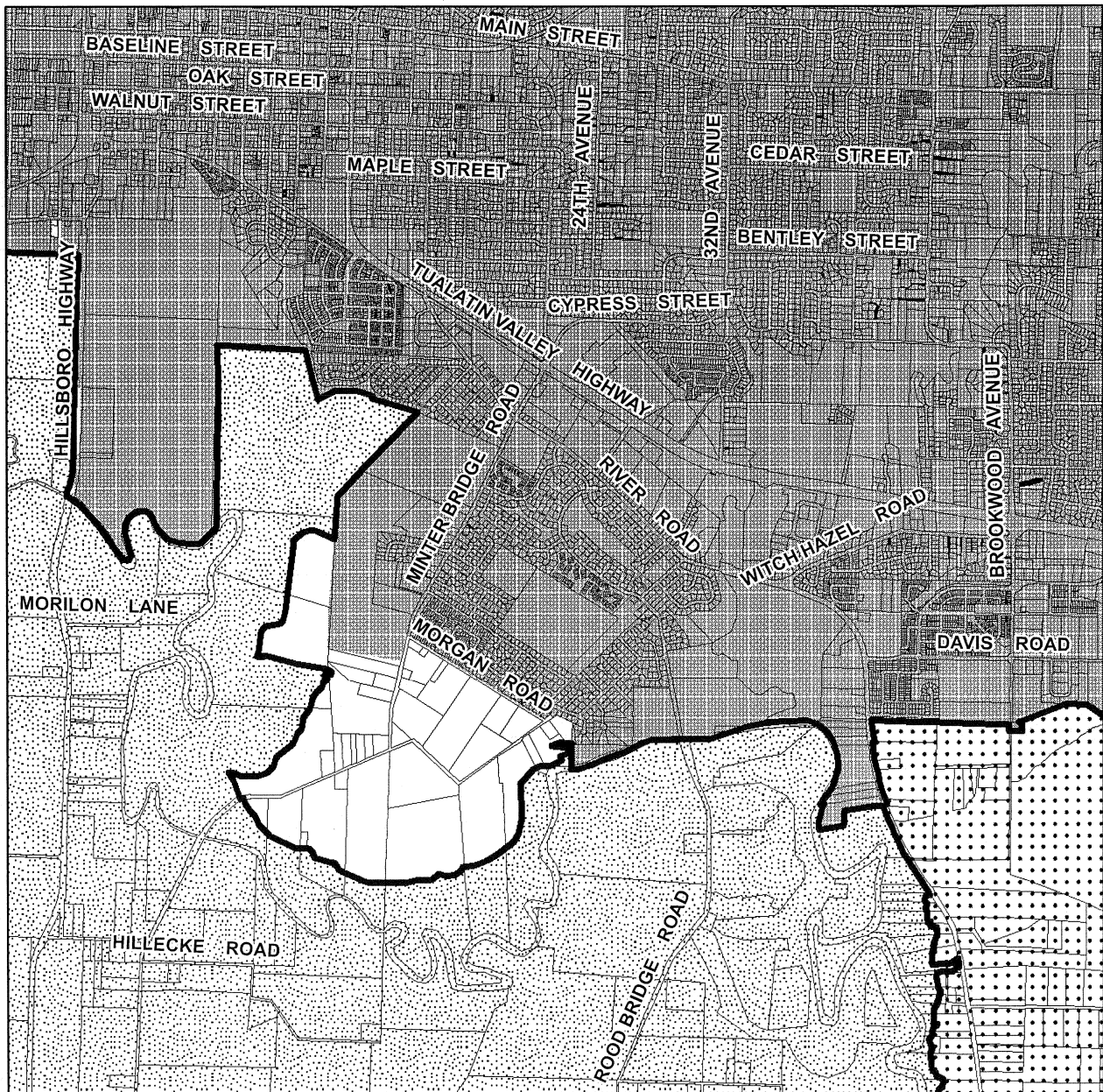
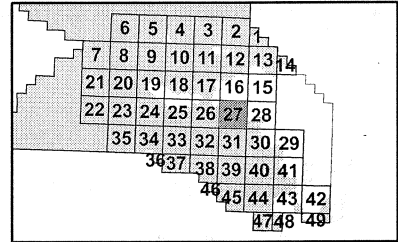
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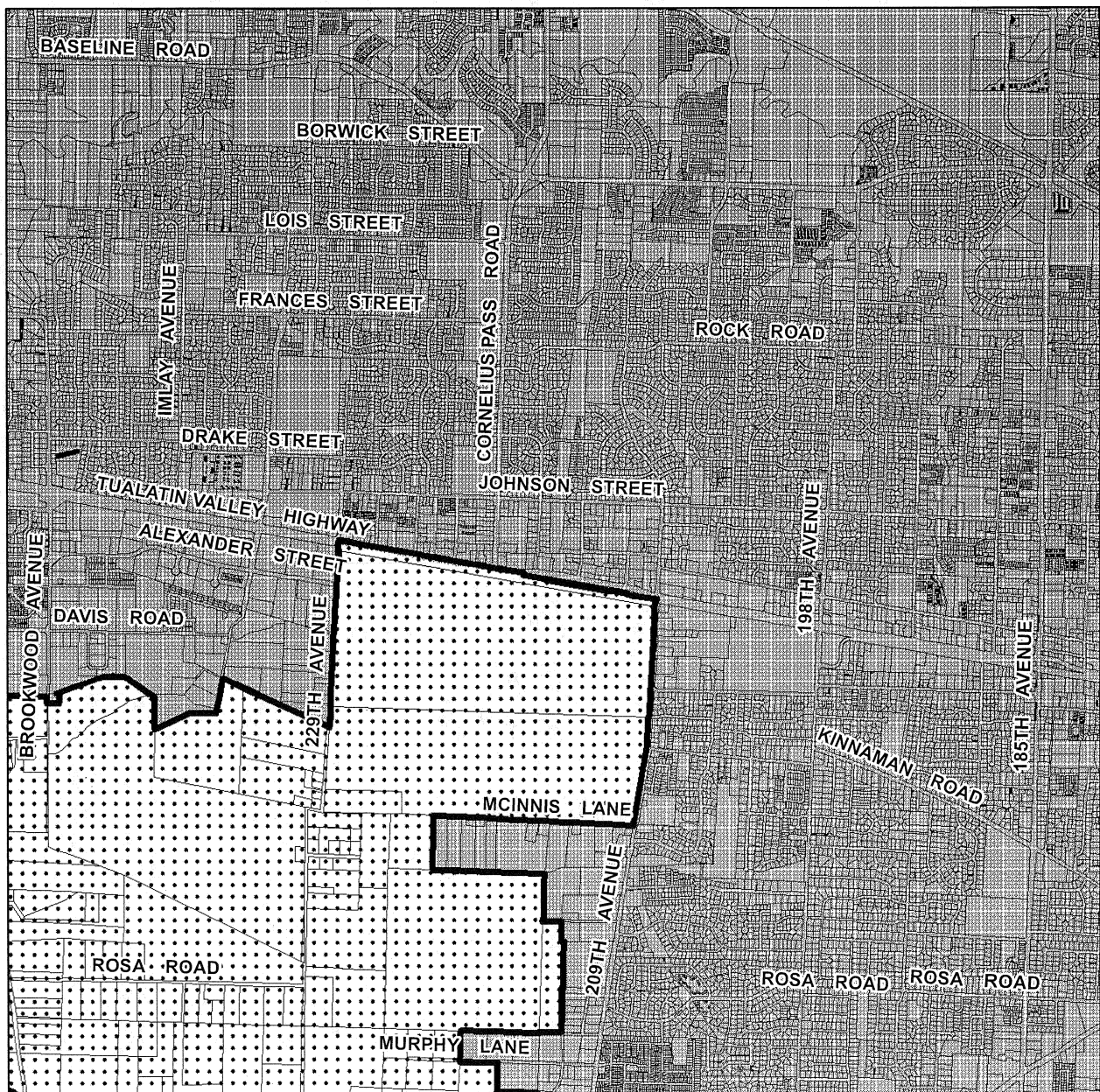
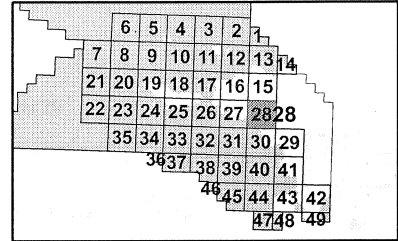
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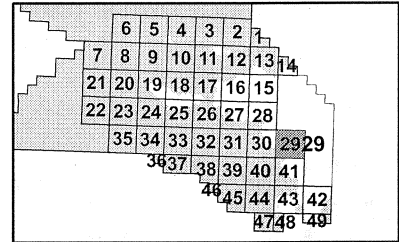
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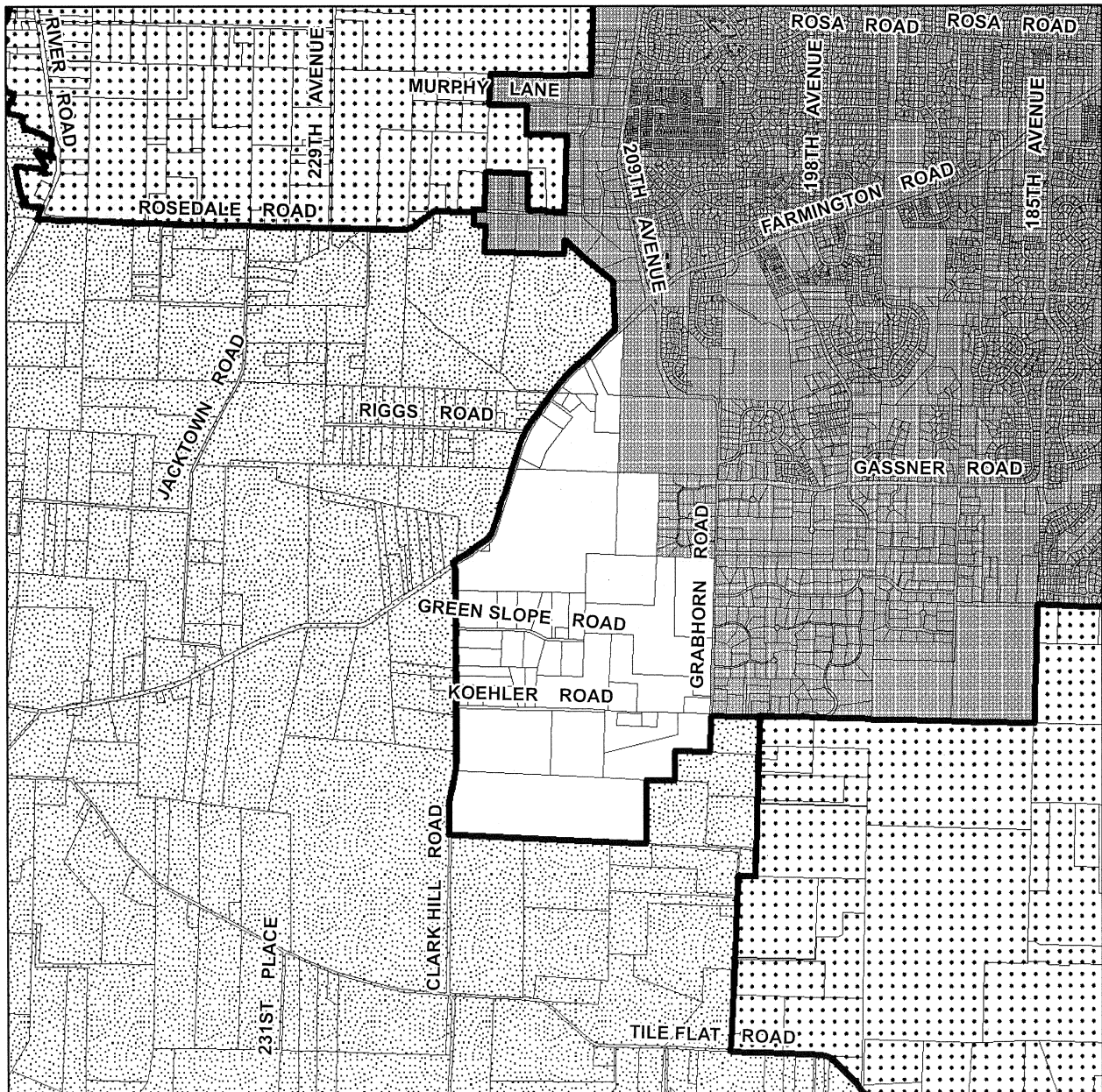
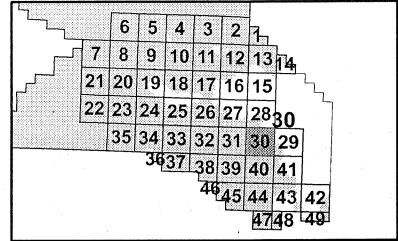
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



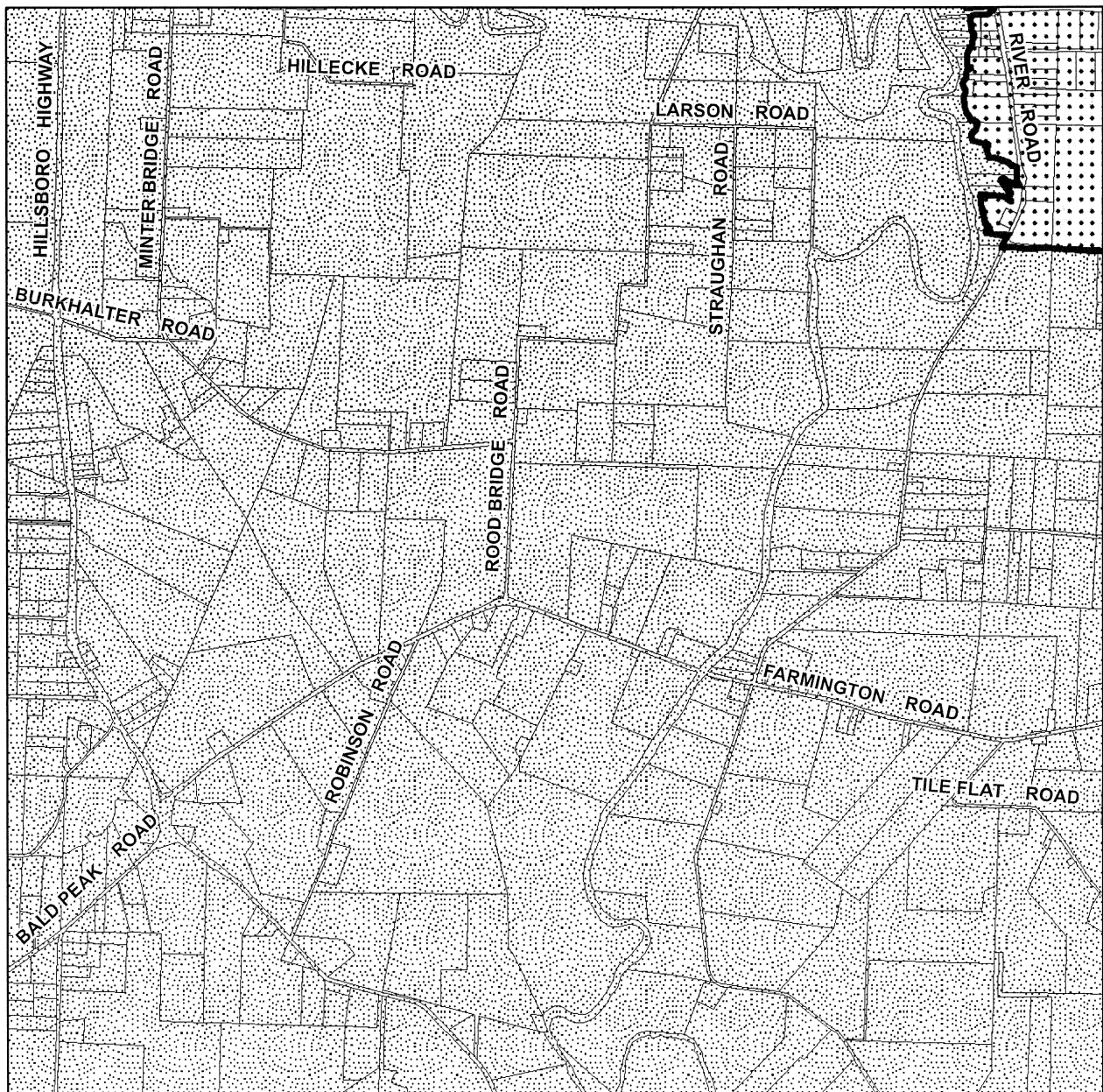
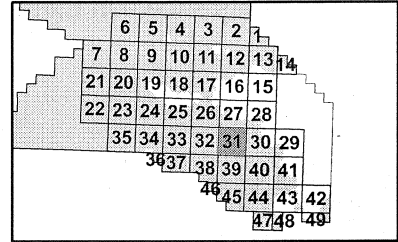
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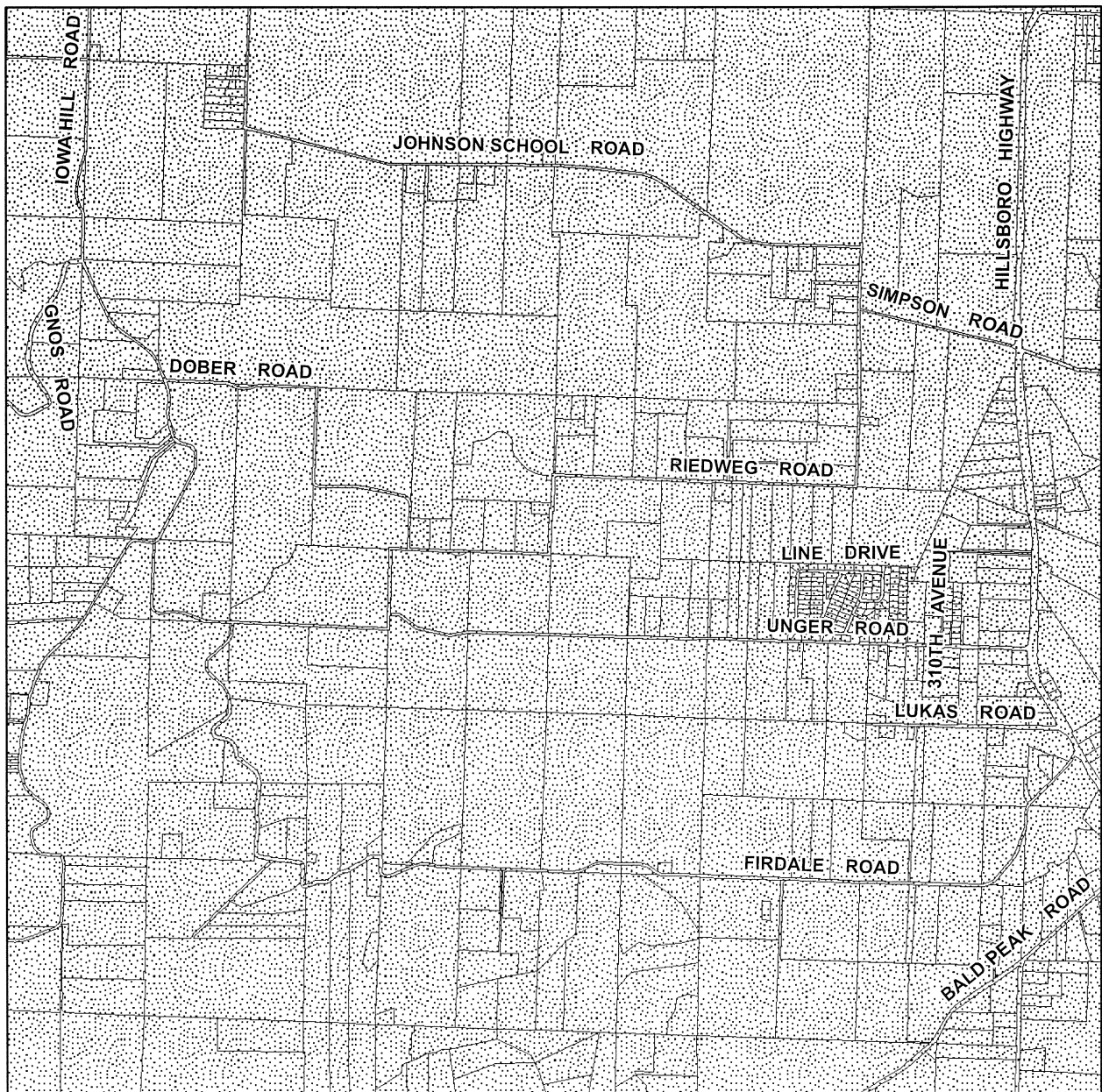
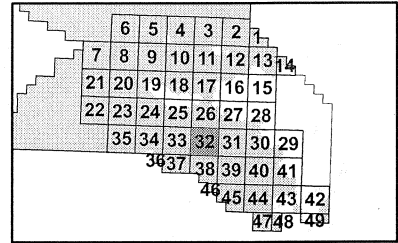
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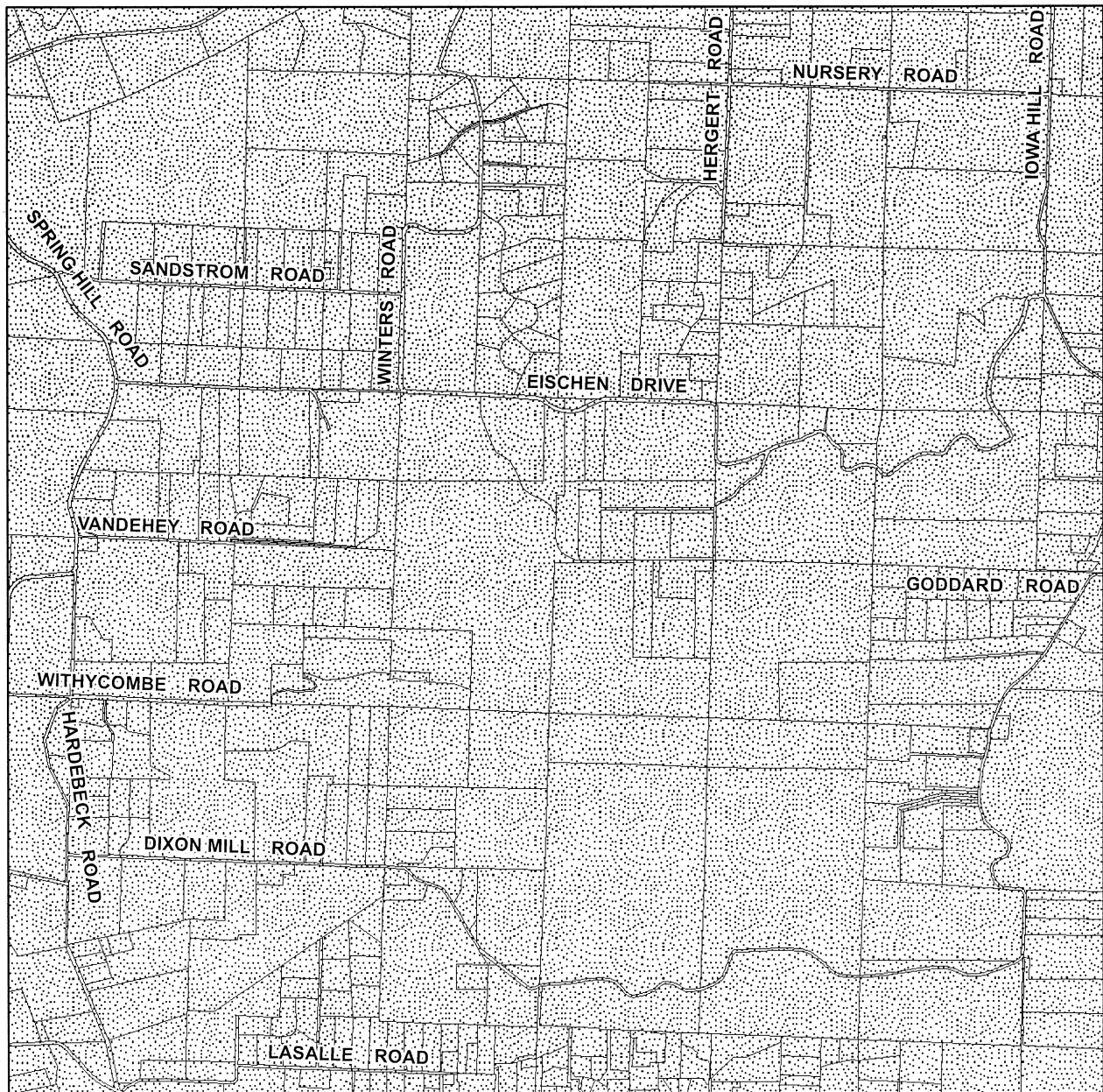
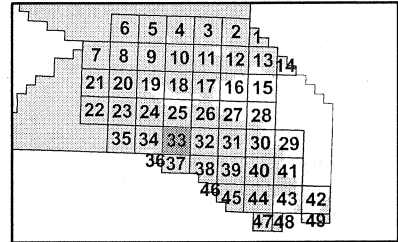
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


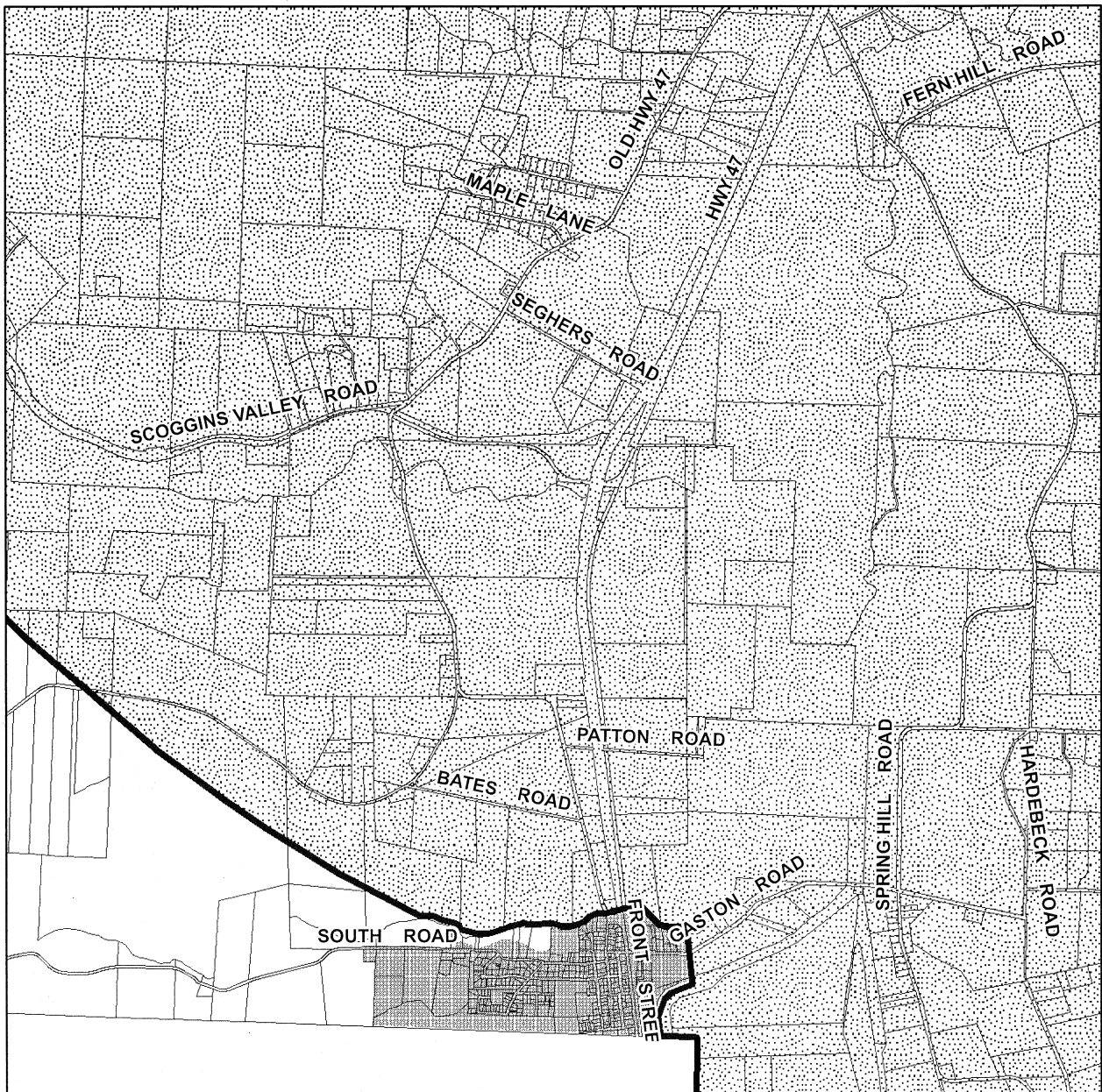
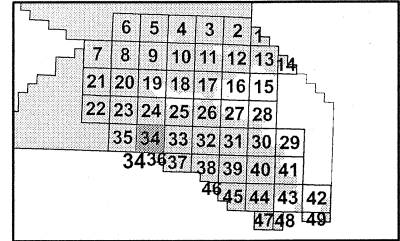
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


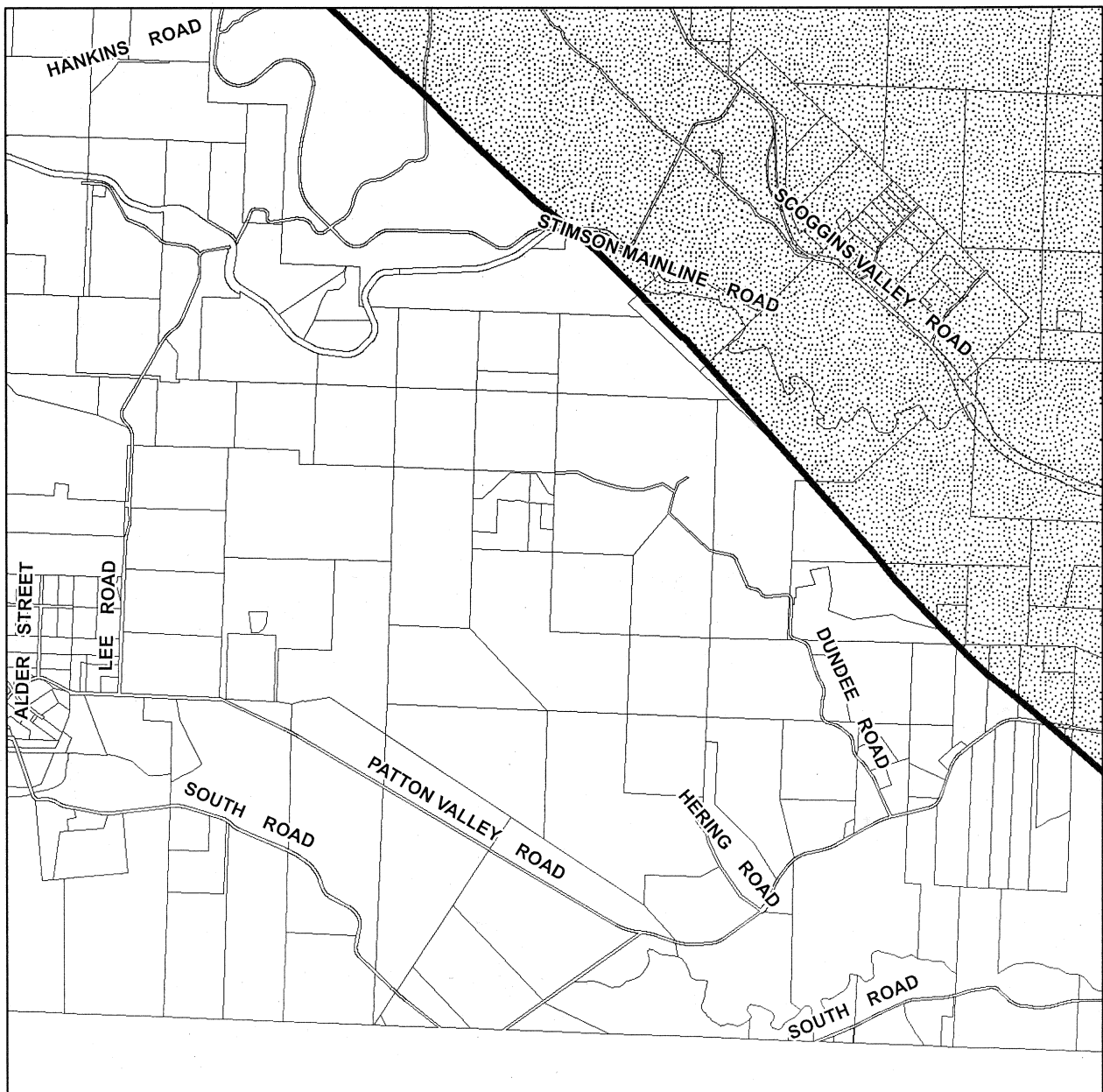
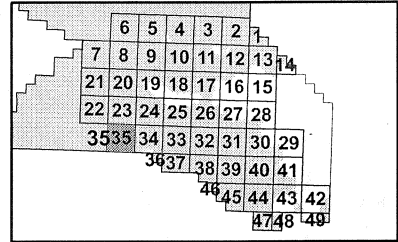
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


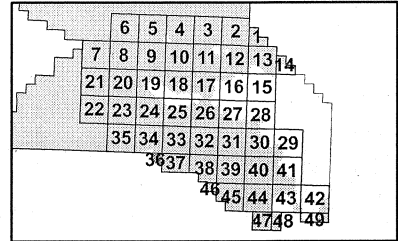
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




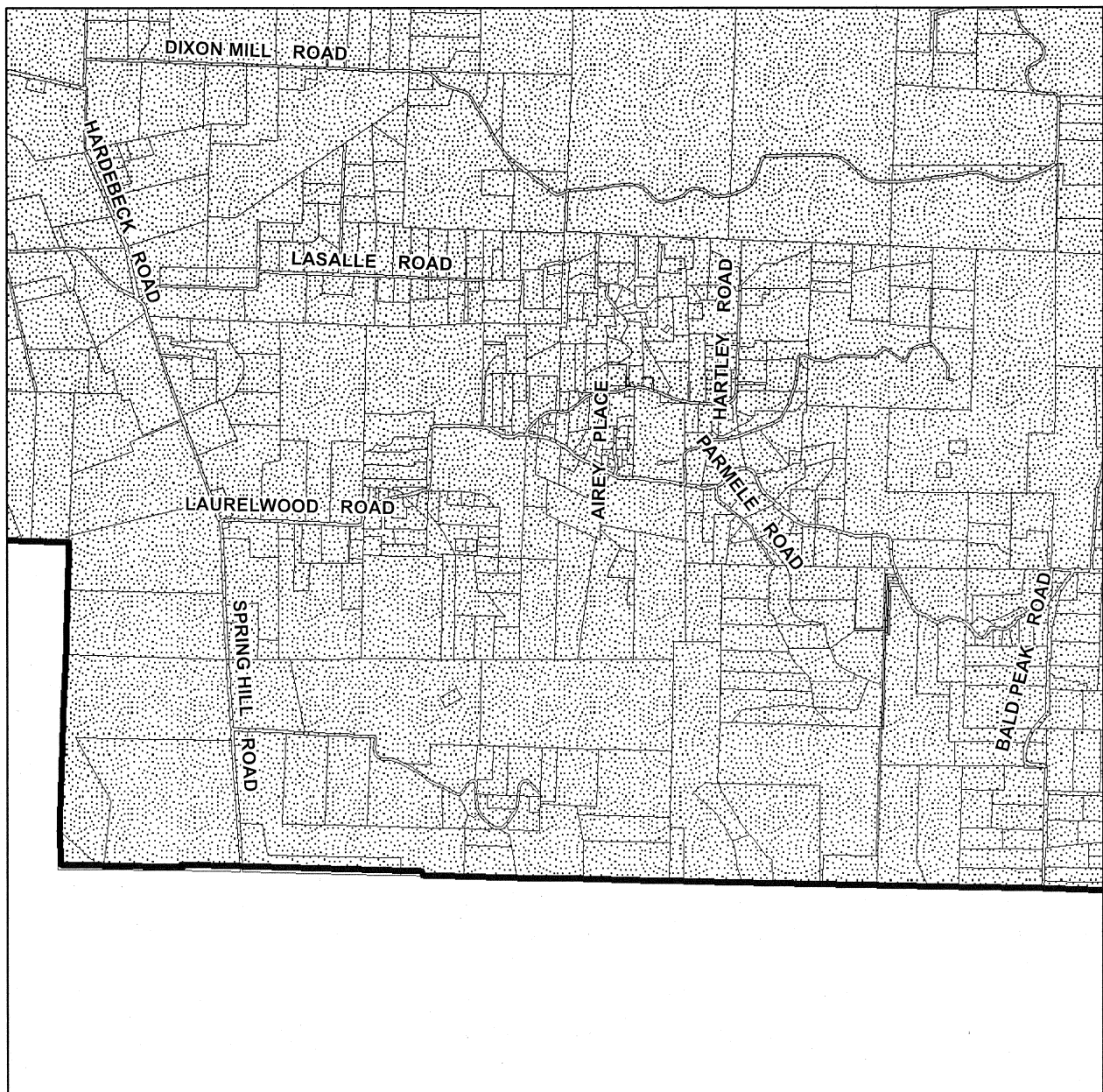
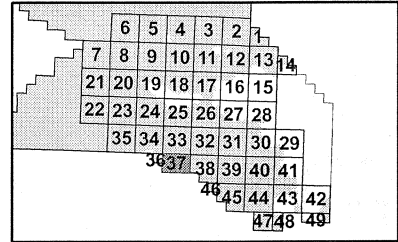
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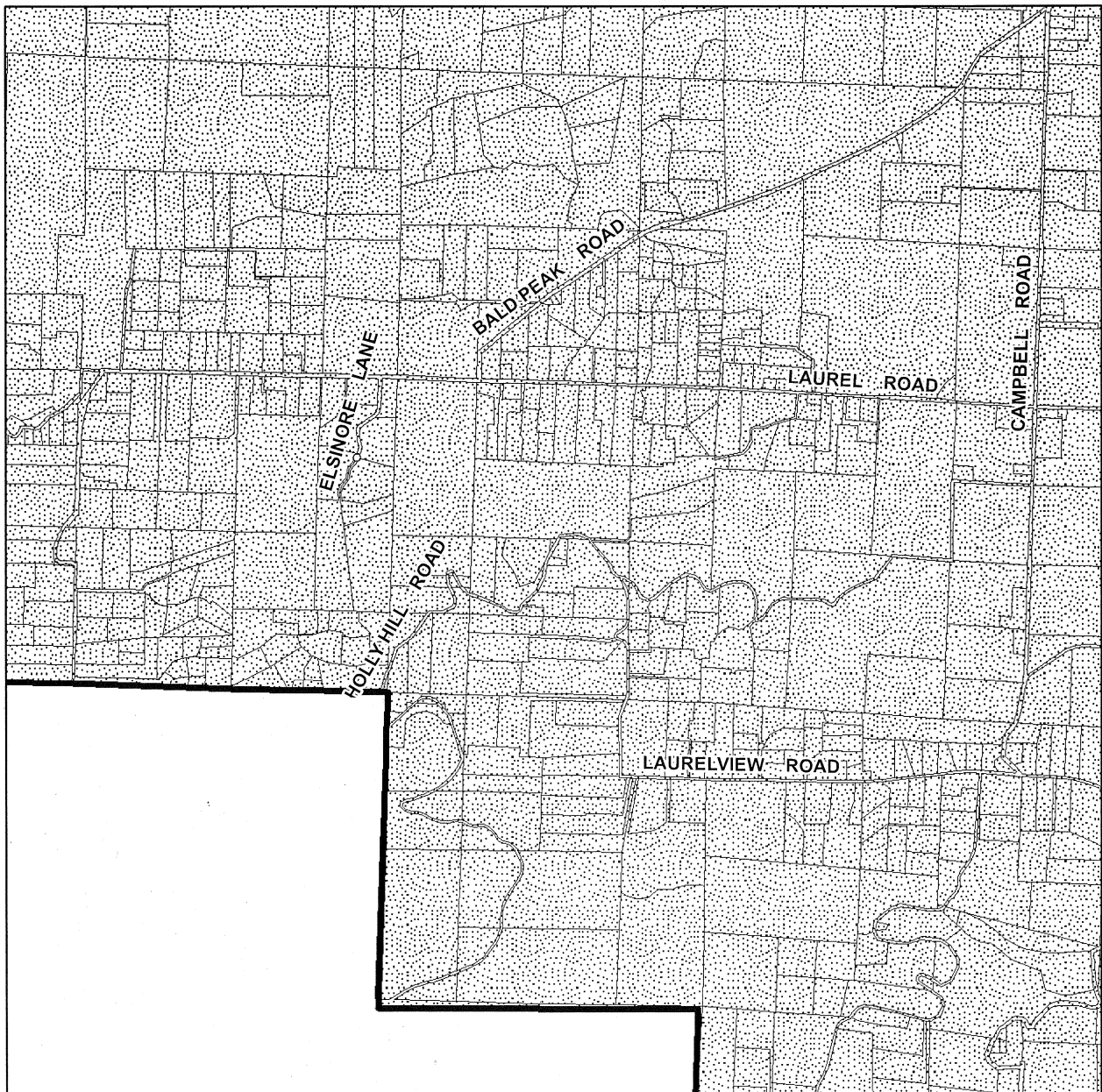
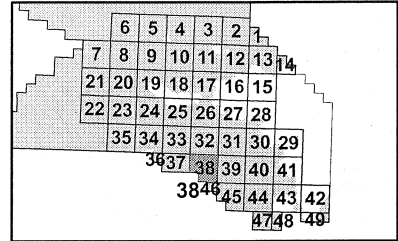
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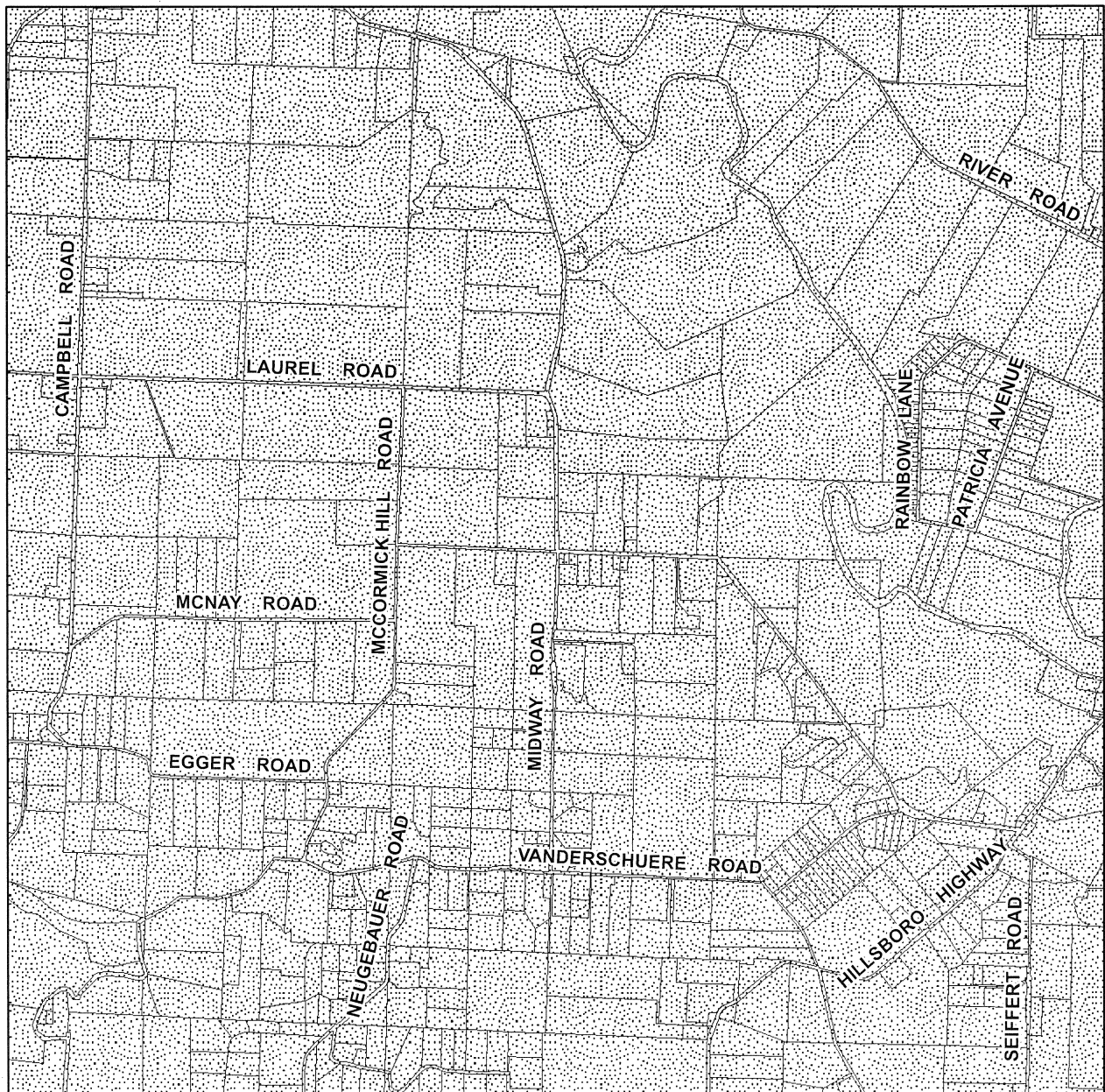
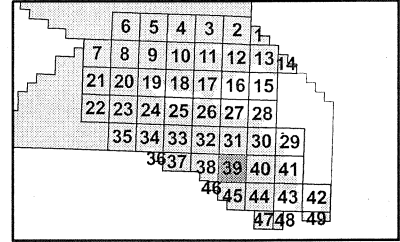
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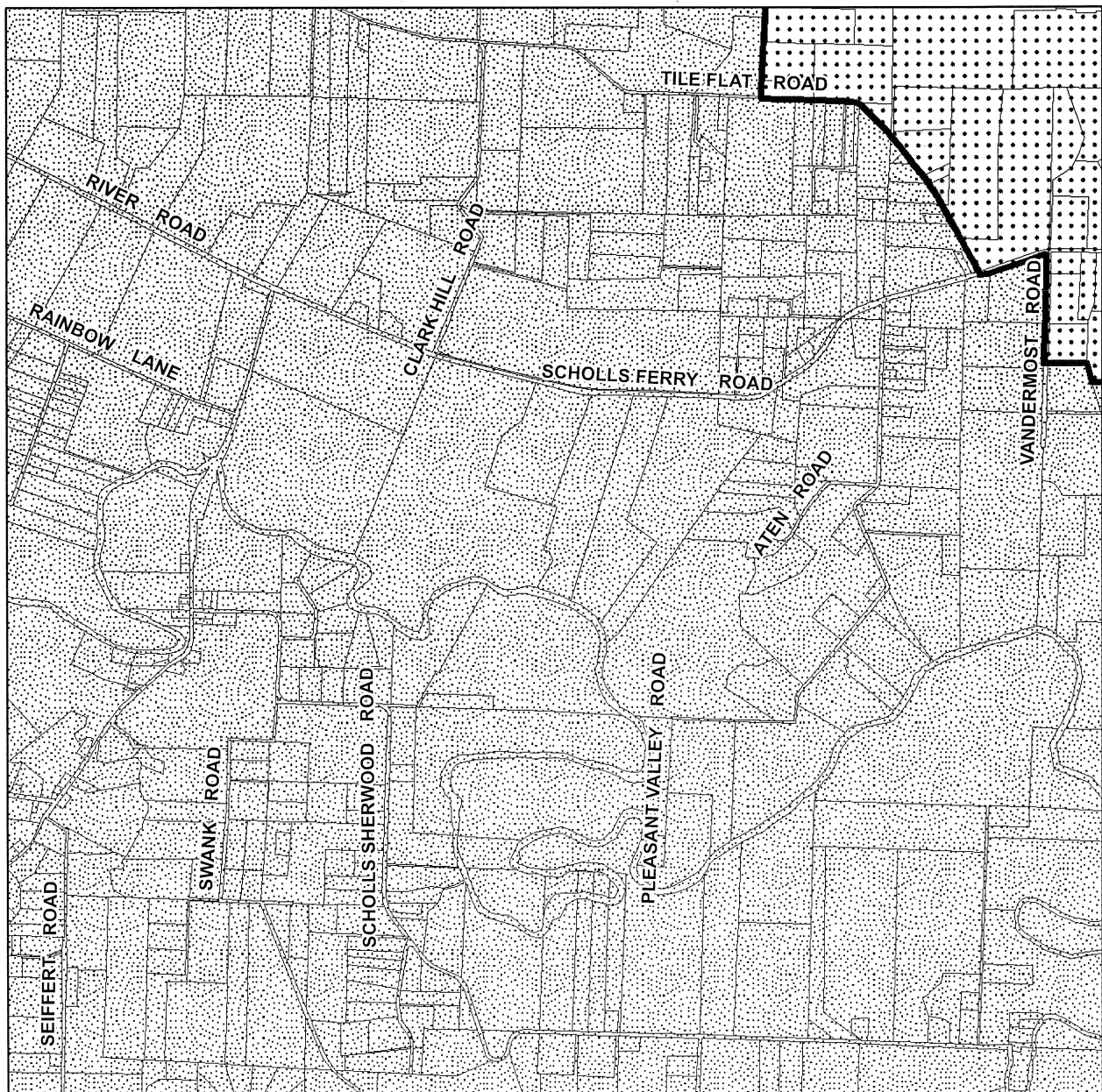
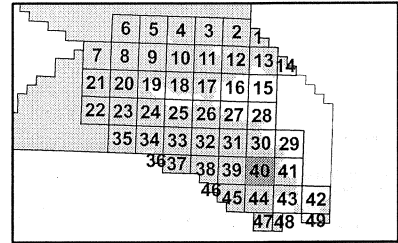
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




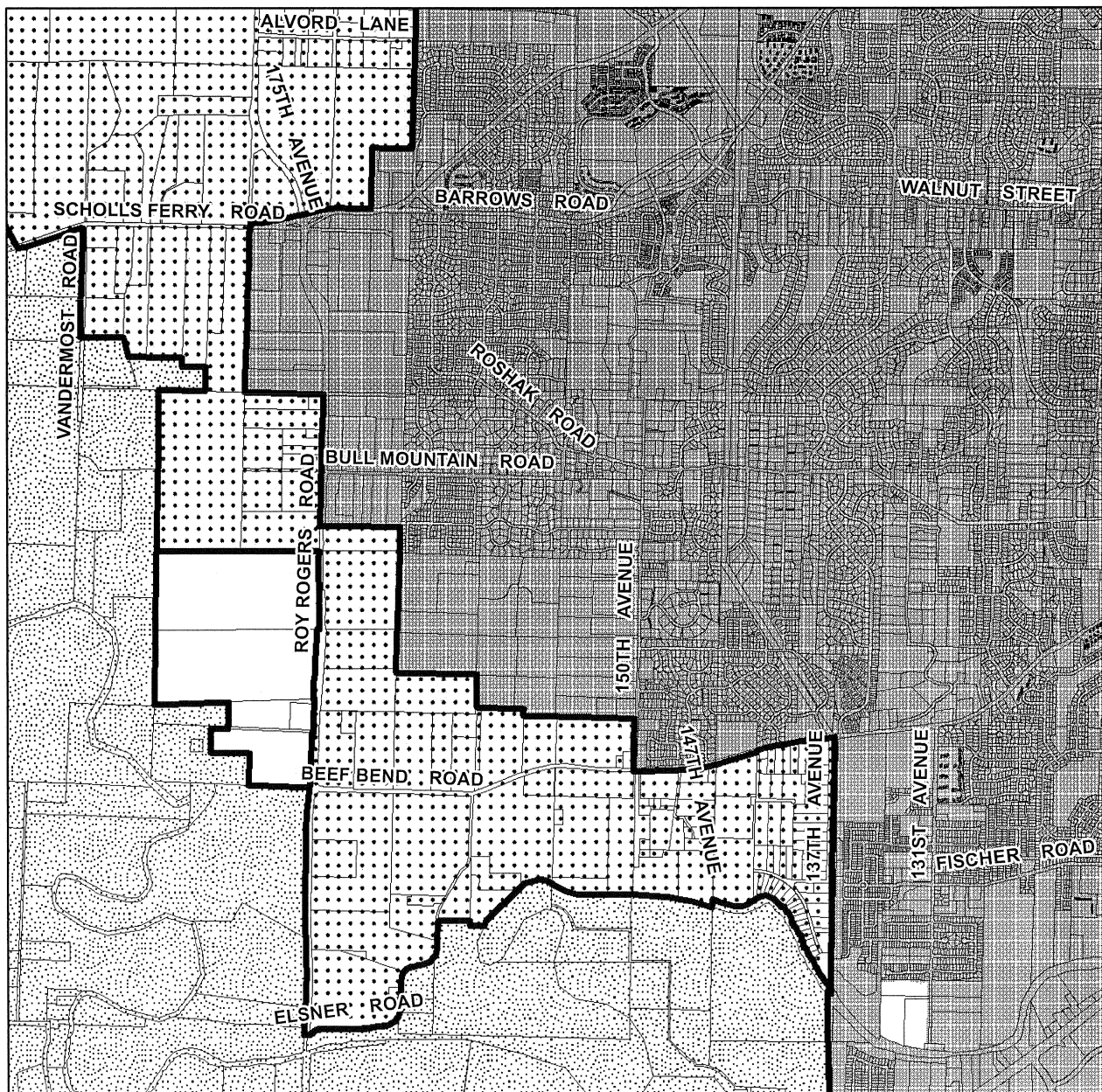
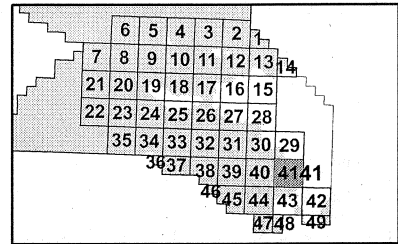
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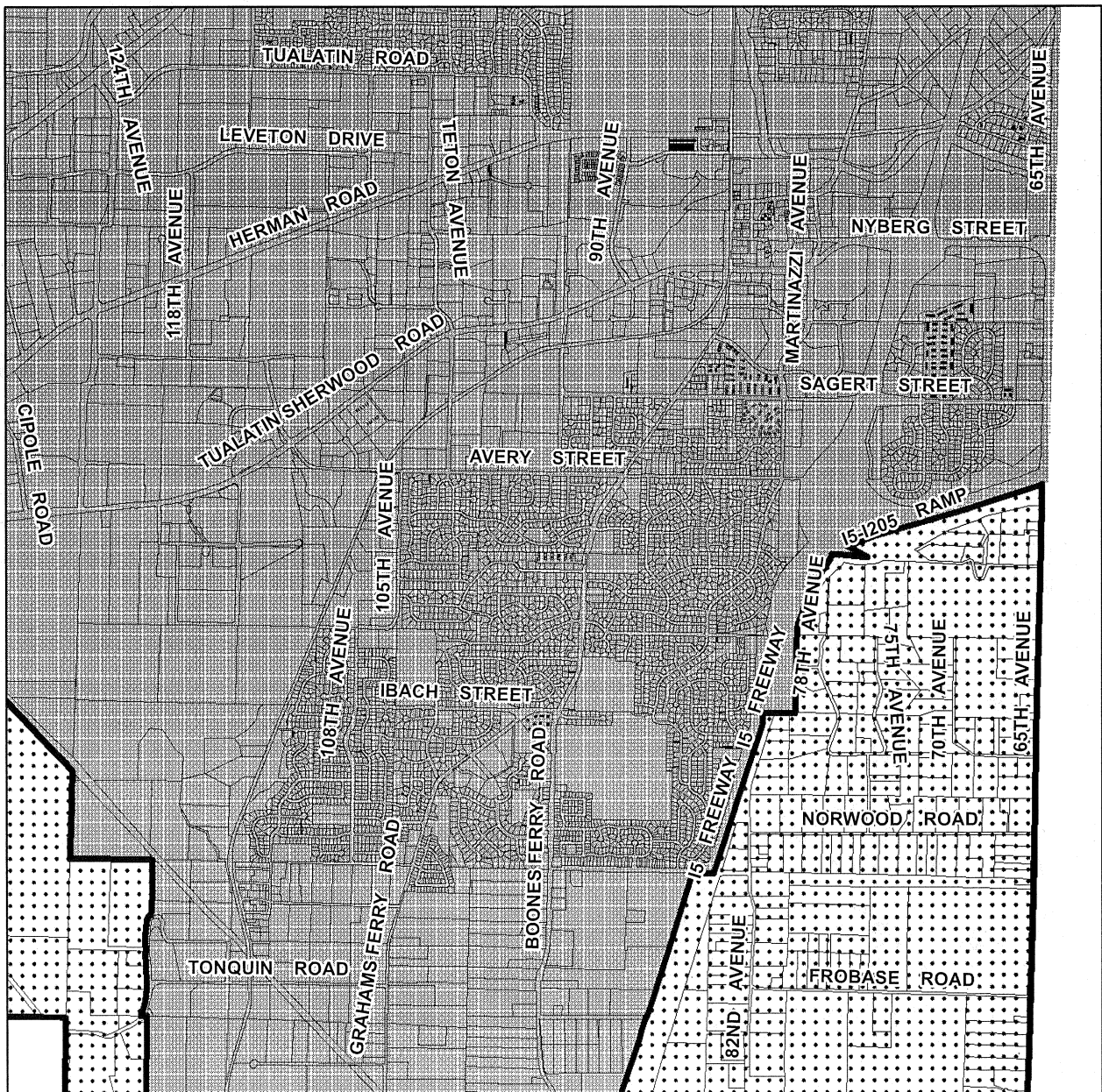
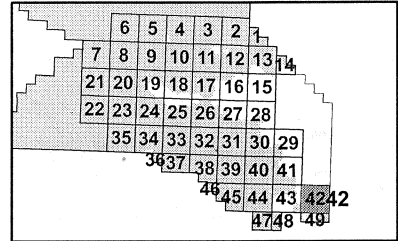
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


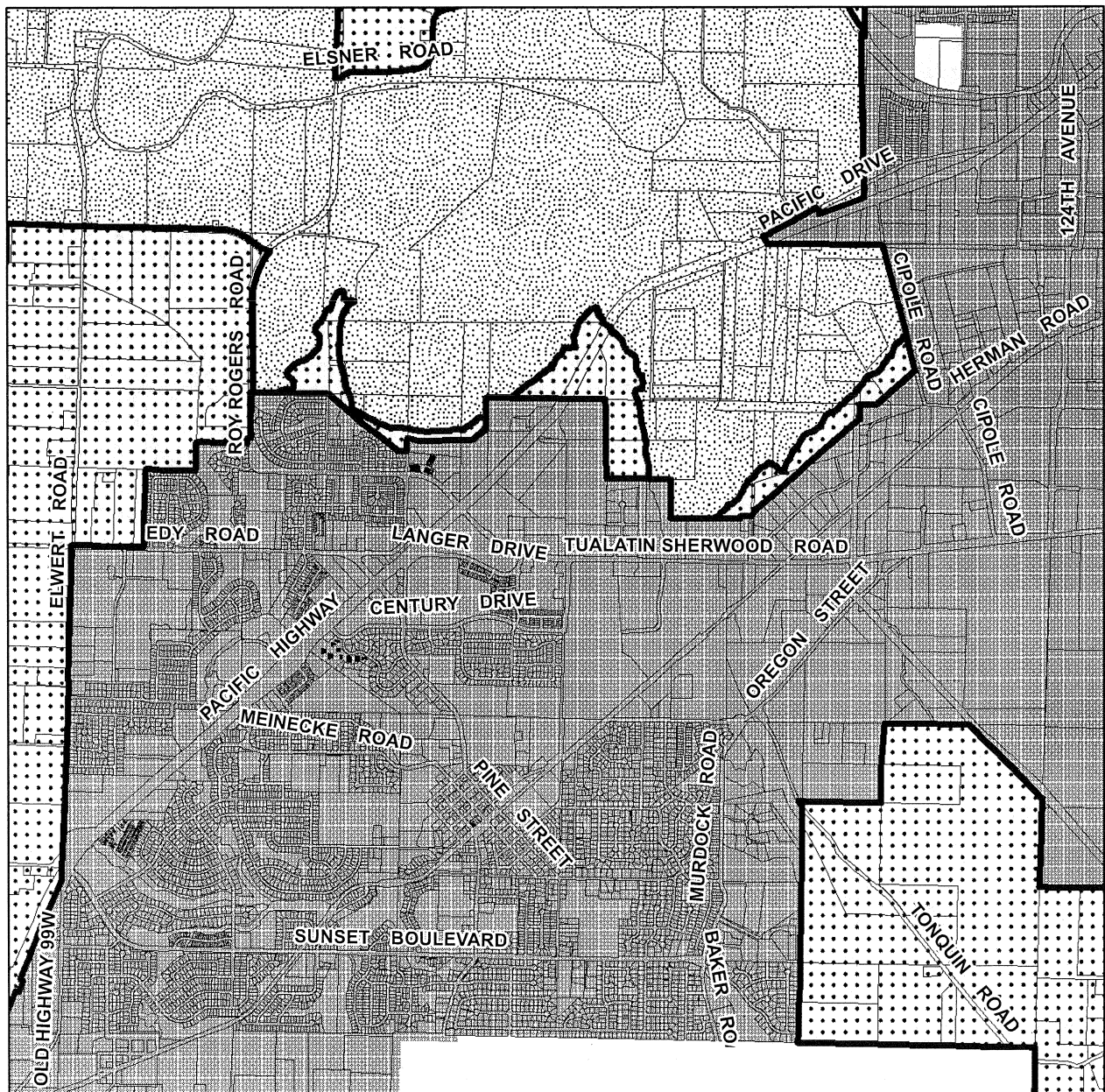
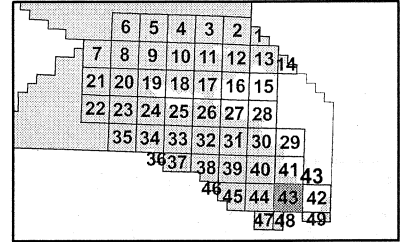
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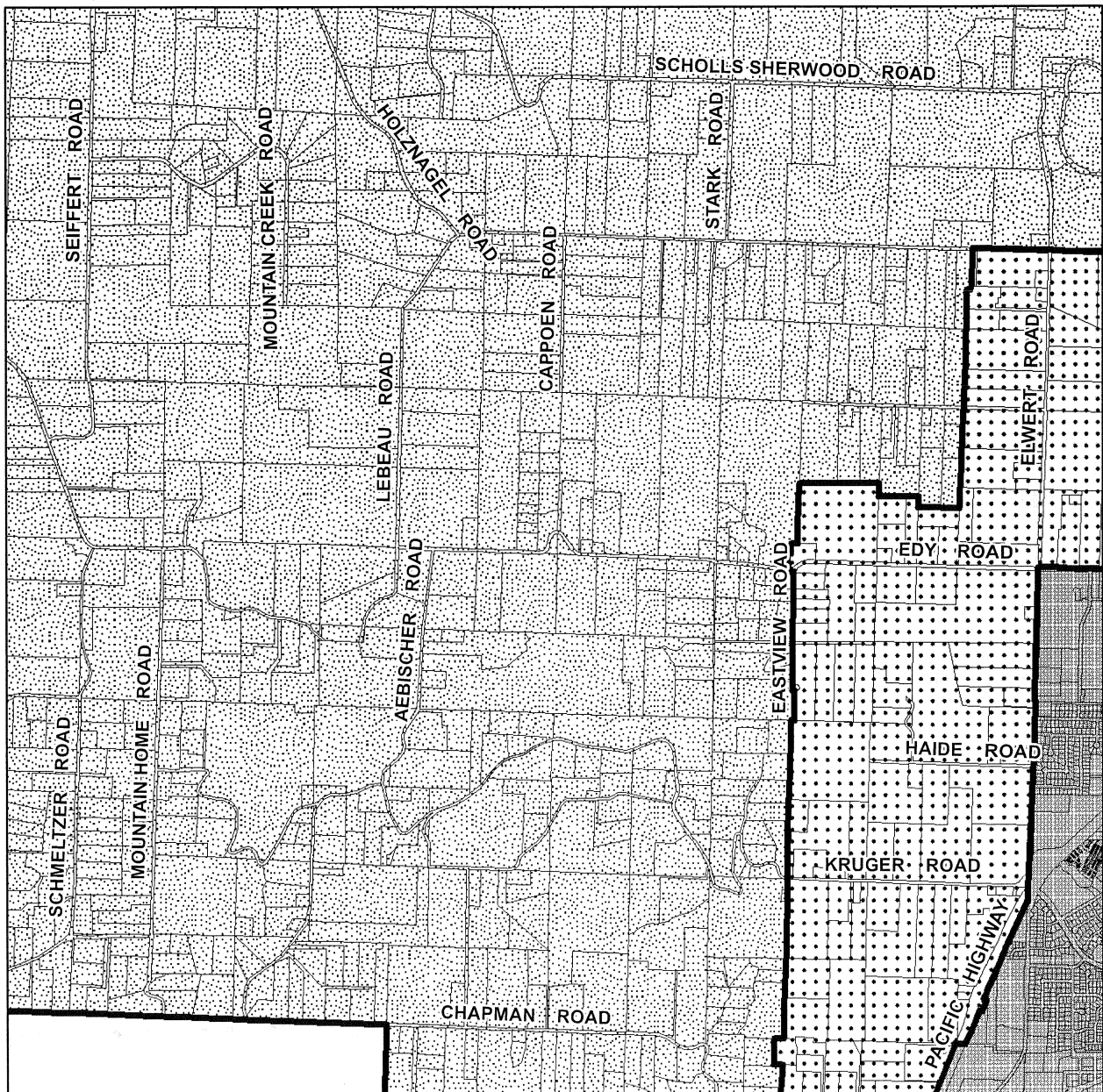
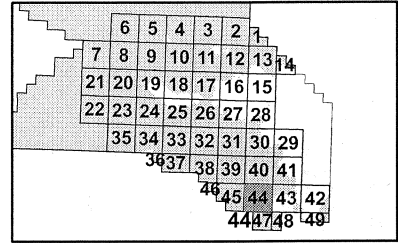
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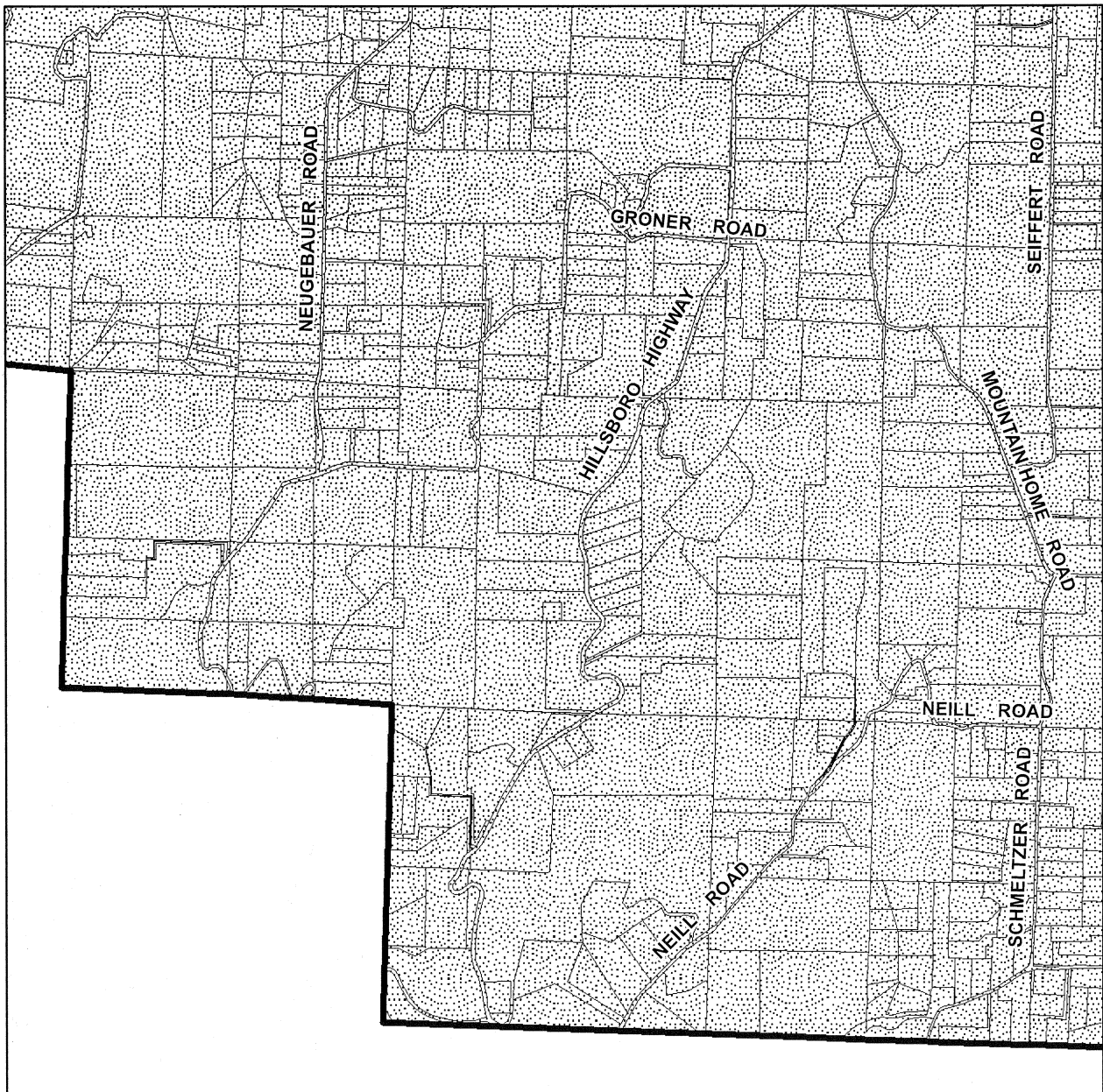
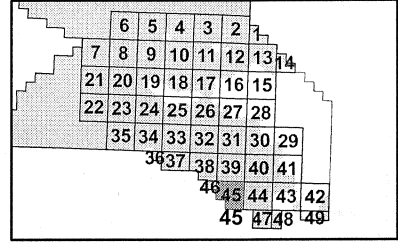
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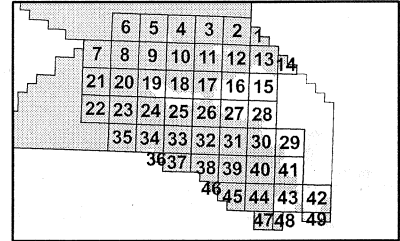
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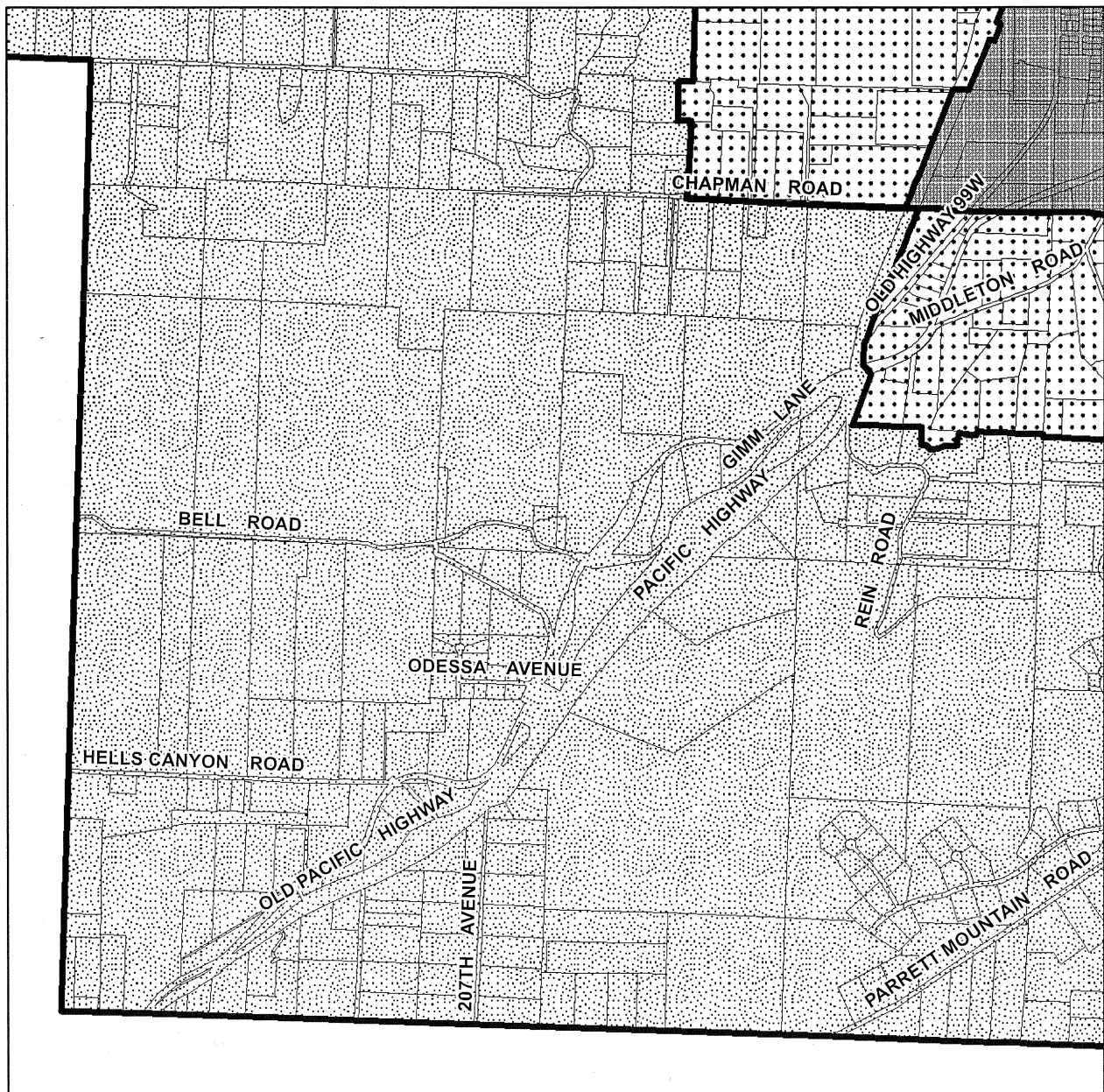
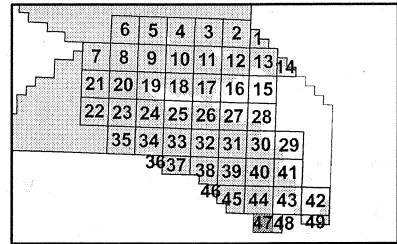
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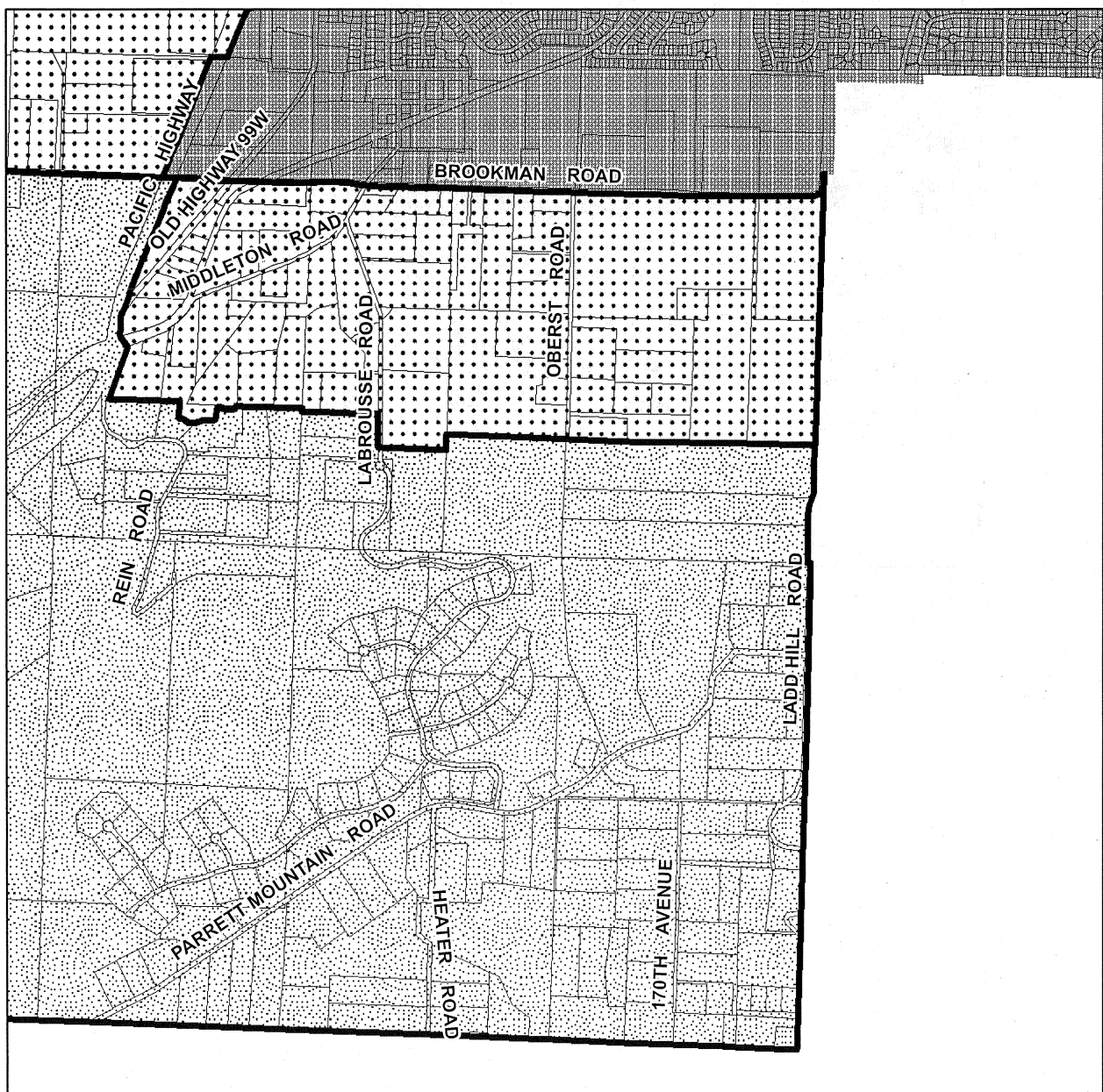
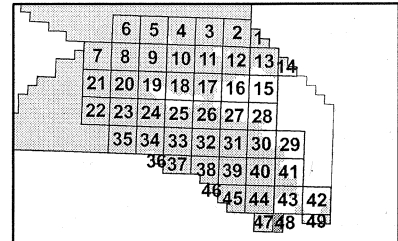
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