



COPY

January 12, 2011

Mr. Tom Hughes, Council President
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Mr. Hughes:

Re: Notice of Comprehensive Plan Amendment – Ordinance No. 740

Enclosed please find a copy of proposed Ordinance No. 740, which amends Washington County's Comprehensive Plan to designate urban and rural reserves. This ordinance was also mailed to the Department of Land Conservation and Development (DLCD) on January 12, 2011. A copy of the DLCDC Notice of Proposed Amendment is enclosed.

If you have any questions or concerns about the enclosed ordinance, please do not hesitate to contact Aisha Willits at (503) 846-3961 or Aisha_Willits@co.washington.or.us

Sincerely,

Stephen Shane
Associate Planner, Washington County
Long Range Planning Division

Enclosures

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:

- | | | | | | | | | | | | | | | | | | | |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input checked="" type="checkbox"/> 1 | <input checked="" type="checkbox"/> 2 | <input checked="" type="checkbox"/> 3 | <input checked="" type="checkbox"/> 4 | <input checked="" type="checkbox"/> 5 | <input checked="" type="checkbox"/> 6 | <input checked="" type="checkbox"/> 7 | <input checked="" type="checkbox"/> 8 | <input checked="" type="checkbox"/> 9 | <input checked="" type="checkbox"/> 10 | <input checked="" type="checkbox"/> 11 | <input checked="" type="checkbox"/> 12 | <input checked="" type="checkbox"/> 13 | <input checked="" type="checkbox"/> 14 | <input type="checkbox"/> 15 | <input type="checkbox"/> 16 | <input type="checkbox"/> 17 | <input type="checkbox"/> 18 | <input type="checkbox"/> 19 |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|--|--|--|--|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|

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.

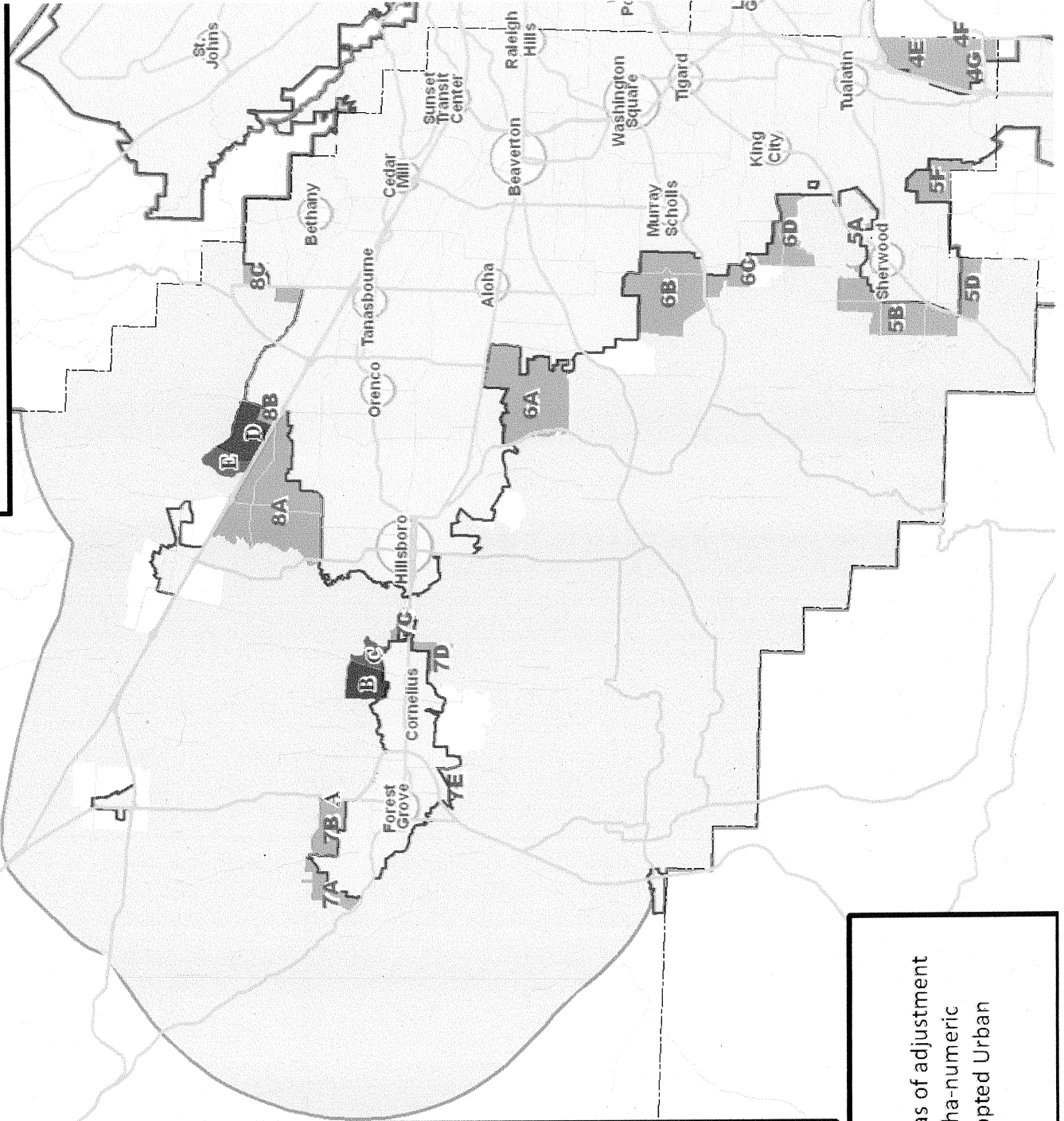
Local Contact: **Stephen Shane**
 Address: **155 N. First Ave., Suite 350**
 Fax Number:

Phone: **503-846-3717** Extension:
 City: **Hillsboro** Zip: **97124**
 E-mail Address:
Stephen_Shane@co.washington.or.us

DLCD file No. _____

Adjustment Areas	Total Acres	Constrained Acres	Buildable Acres
<p>Area A (Change from Urban Reserve to Undesignated) 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>Area B (Change from Urban Reserve to Rural Reserve) 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>Area C (Change from Urban Reserve to Undesignated) 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>Area D (Change from Undesignated to Urban Reserve) 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>Area E (Change from Rural Reserve to Undesignated) 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

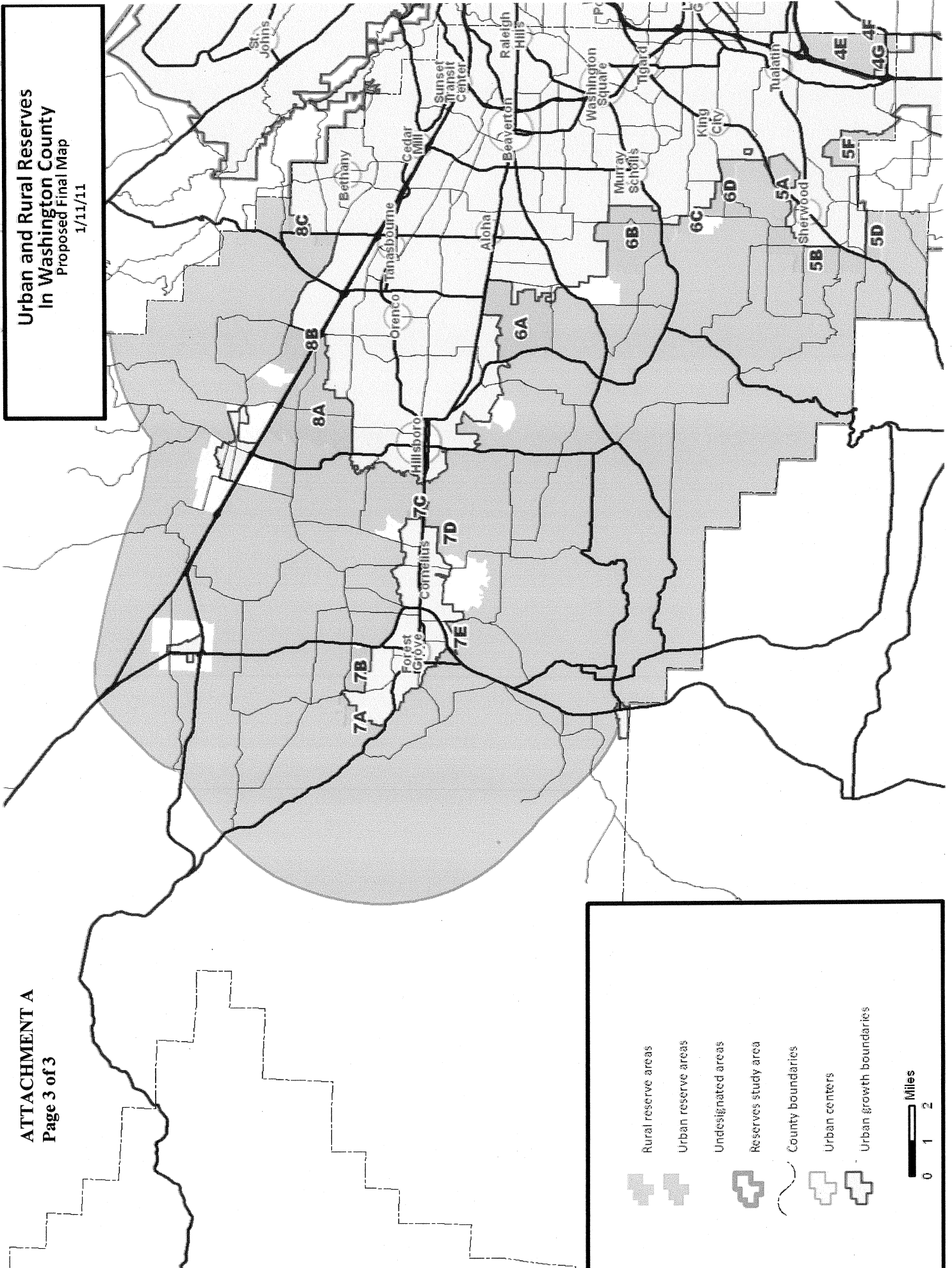
Miles

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



JAN 11 2011

Washington County
County Clerk

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 _____
17 Second _____
18 Third _____
19 Fourth _____
20 Fifth _____
21 Sixth _____

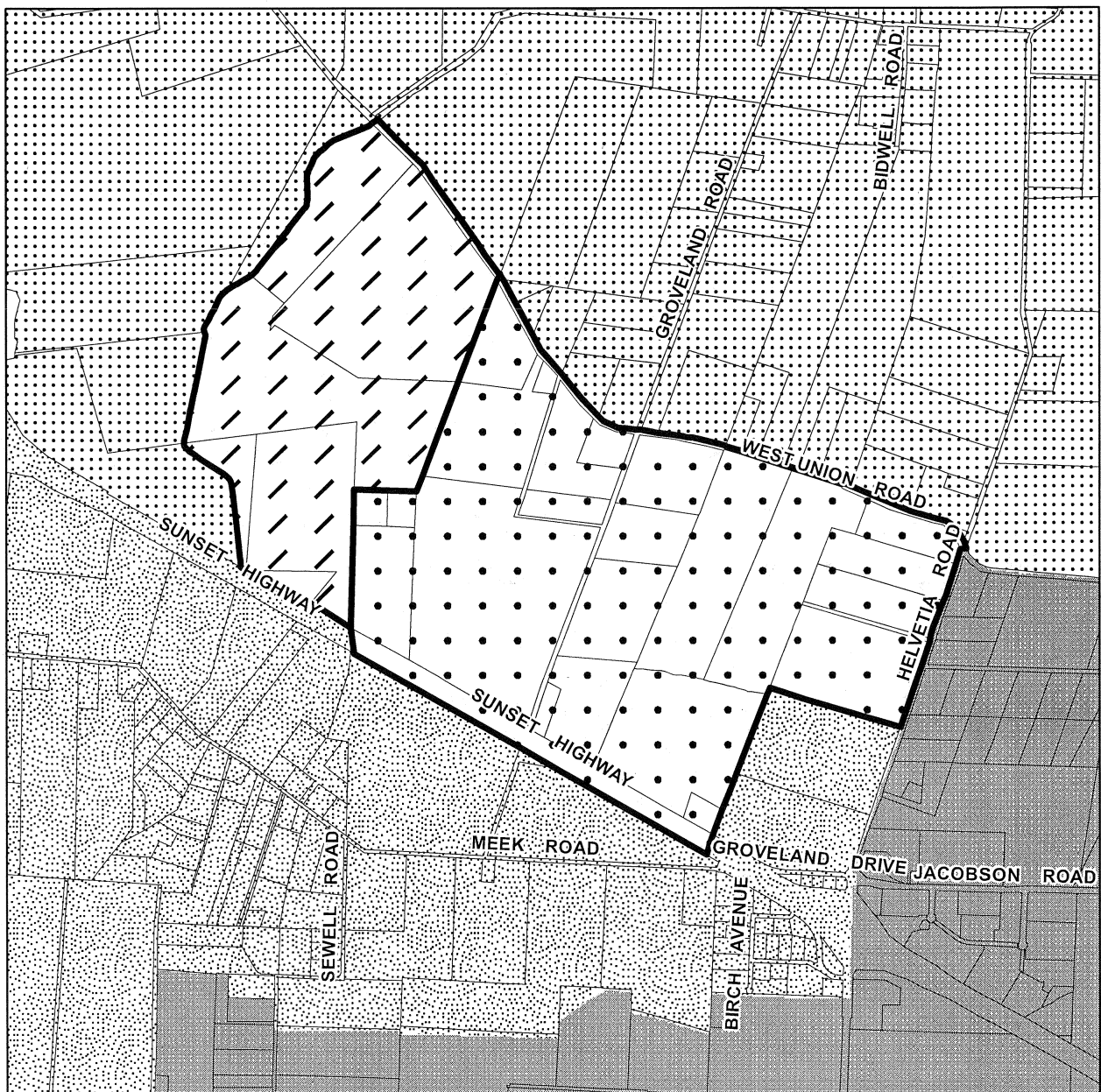
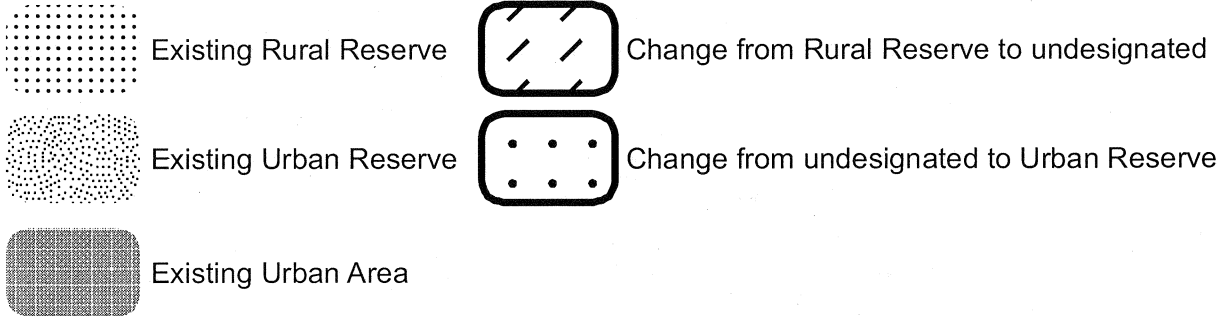
16 First _____
17 Second _____
18 Third _____
19 Fourth _____
20 Fifth _____
21 Sixth _____

22 VOTE: Aye: _____

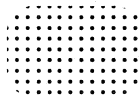

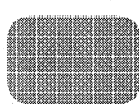
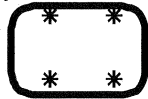
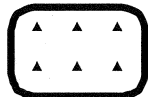
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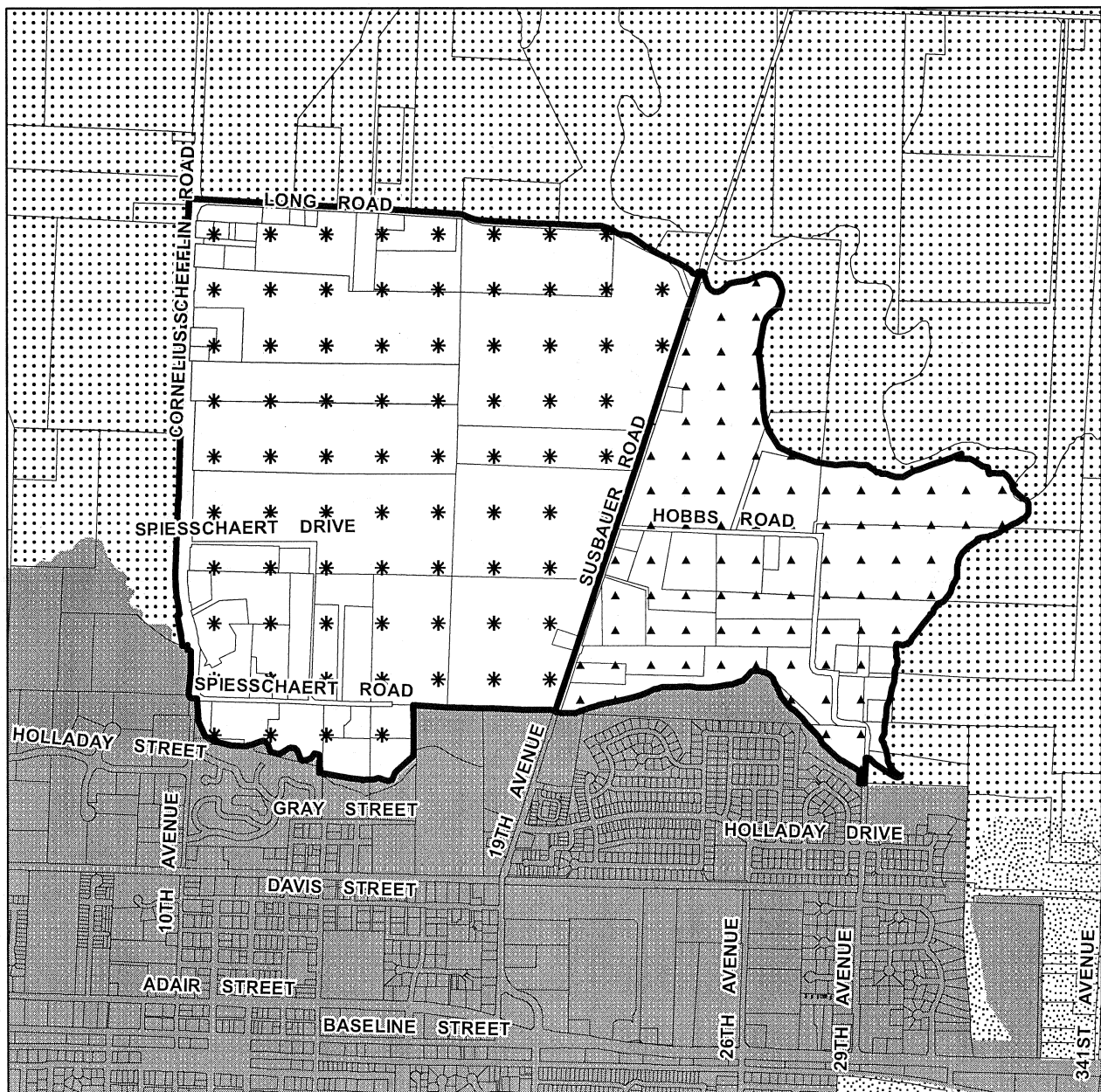
Recording Secretary: _____ Date: _____

The following exhibit reflects changes made by Ordinance No. 740 to the Rural and Urban Reserves map previously adopted by Ordinance No. 733.

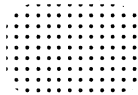
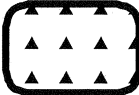

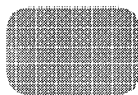


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-  Existing Rural Reserve
 -  Existing Urban Reserve
 -  Existing Urban Area
-
-  Change from Urban Reserve to Rural Reserve
 -  Change from Urban Reserve to undesignated






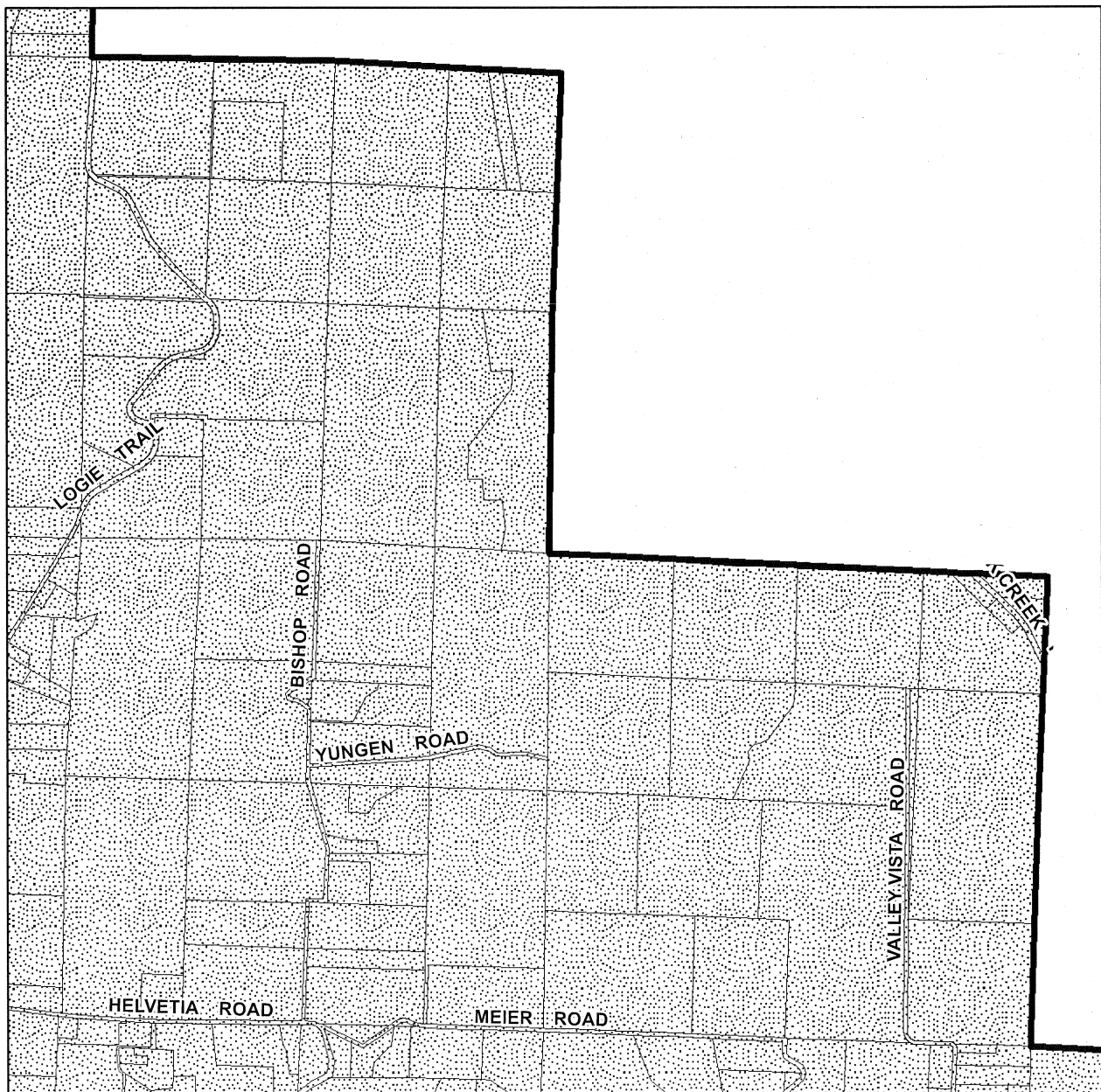
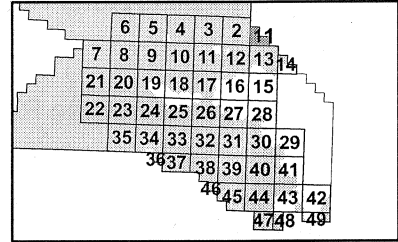
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



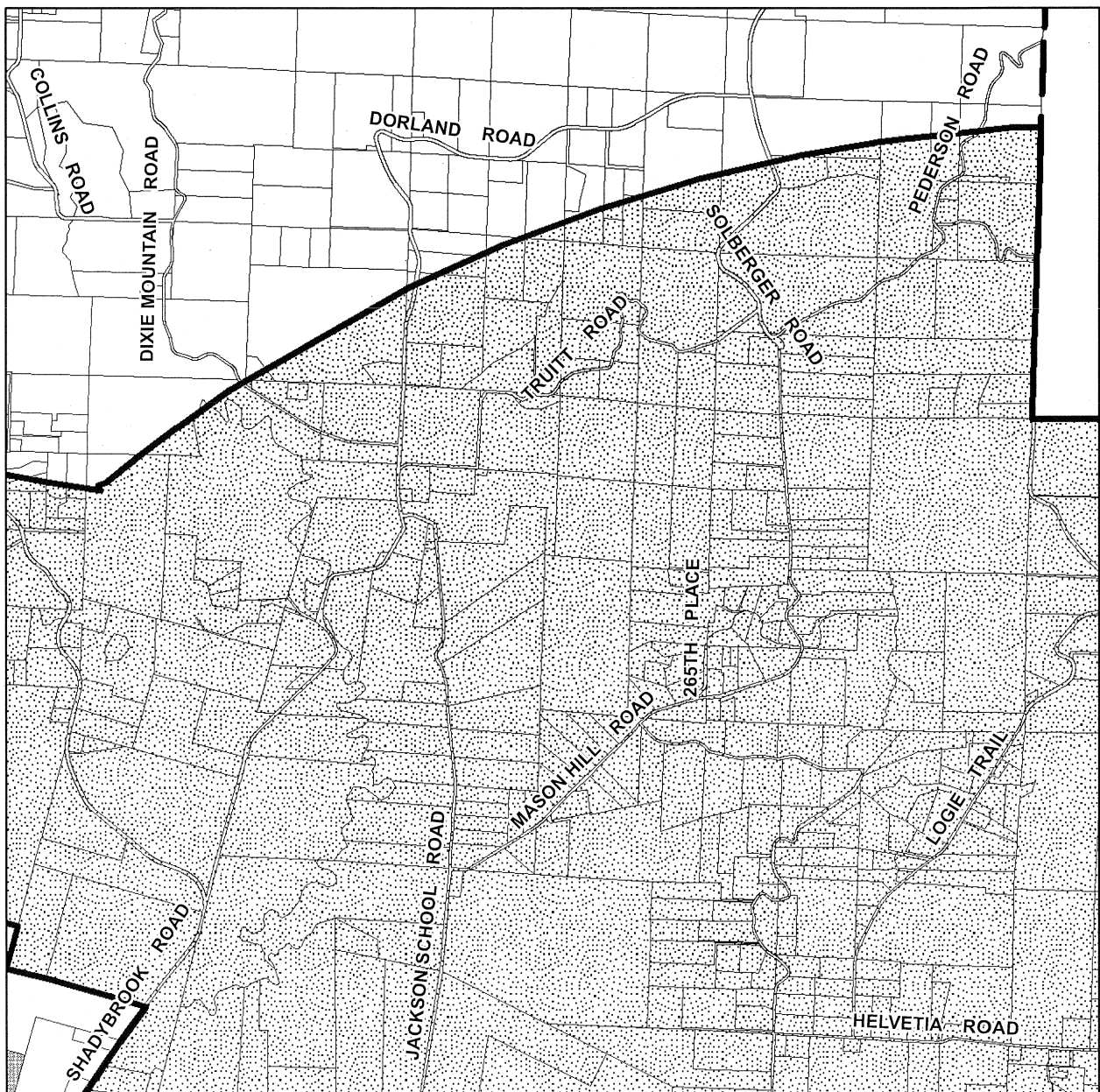
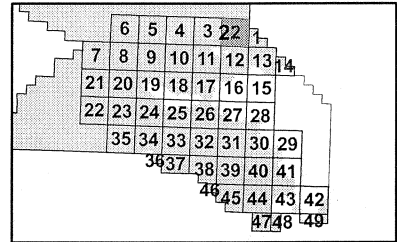
The Rural and Urban Reserves map in Policy 29 of the Rural/Natural Resource Plan is repealed and replaced by the maps shown in this exhibit. The following maps reflect the amendments shown in Exhibit 1 of this ordinance.

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






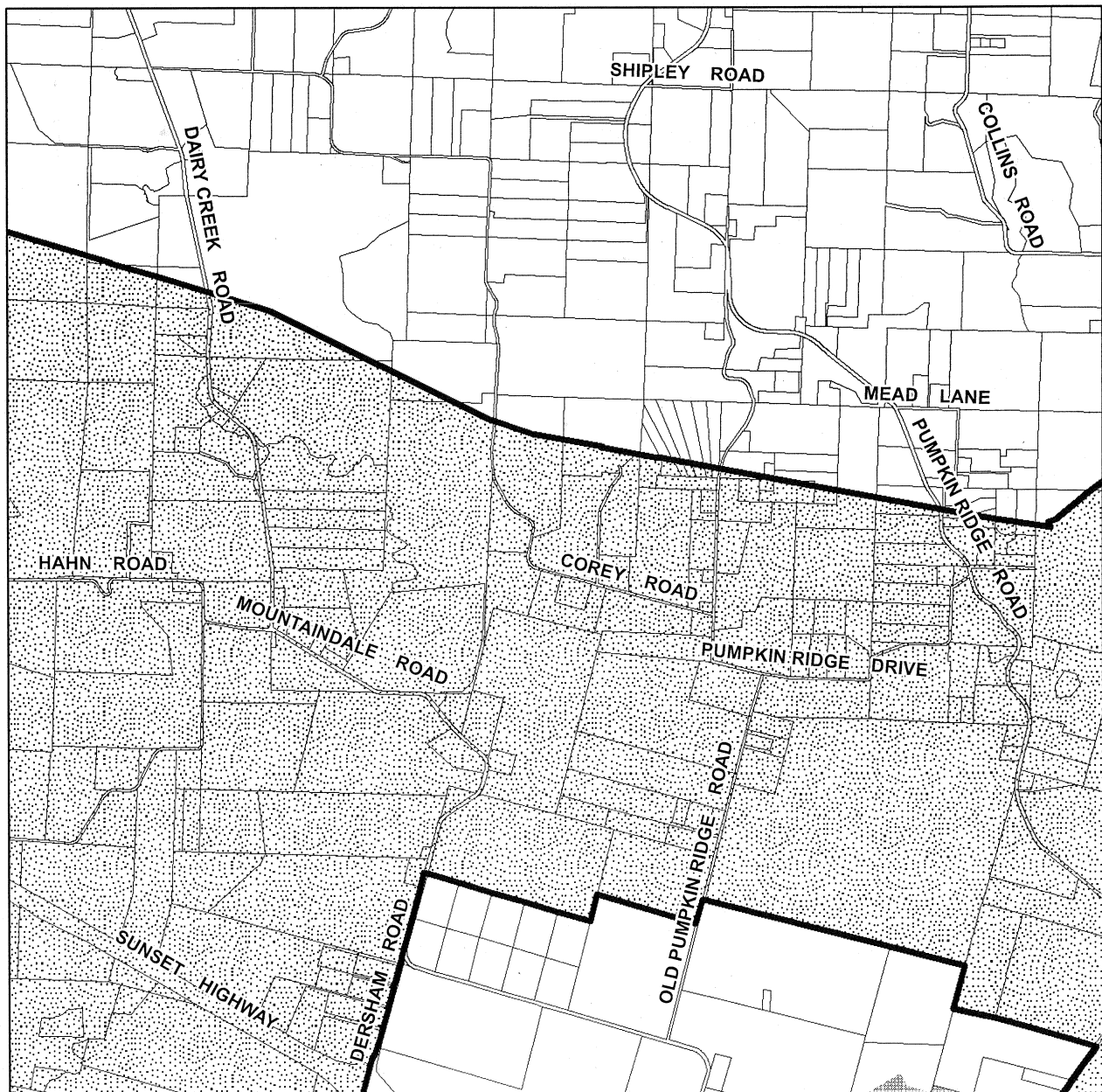
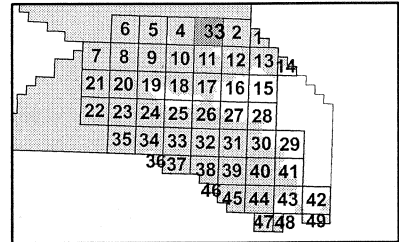
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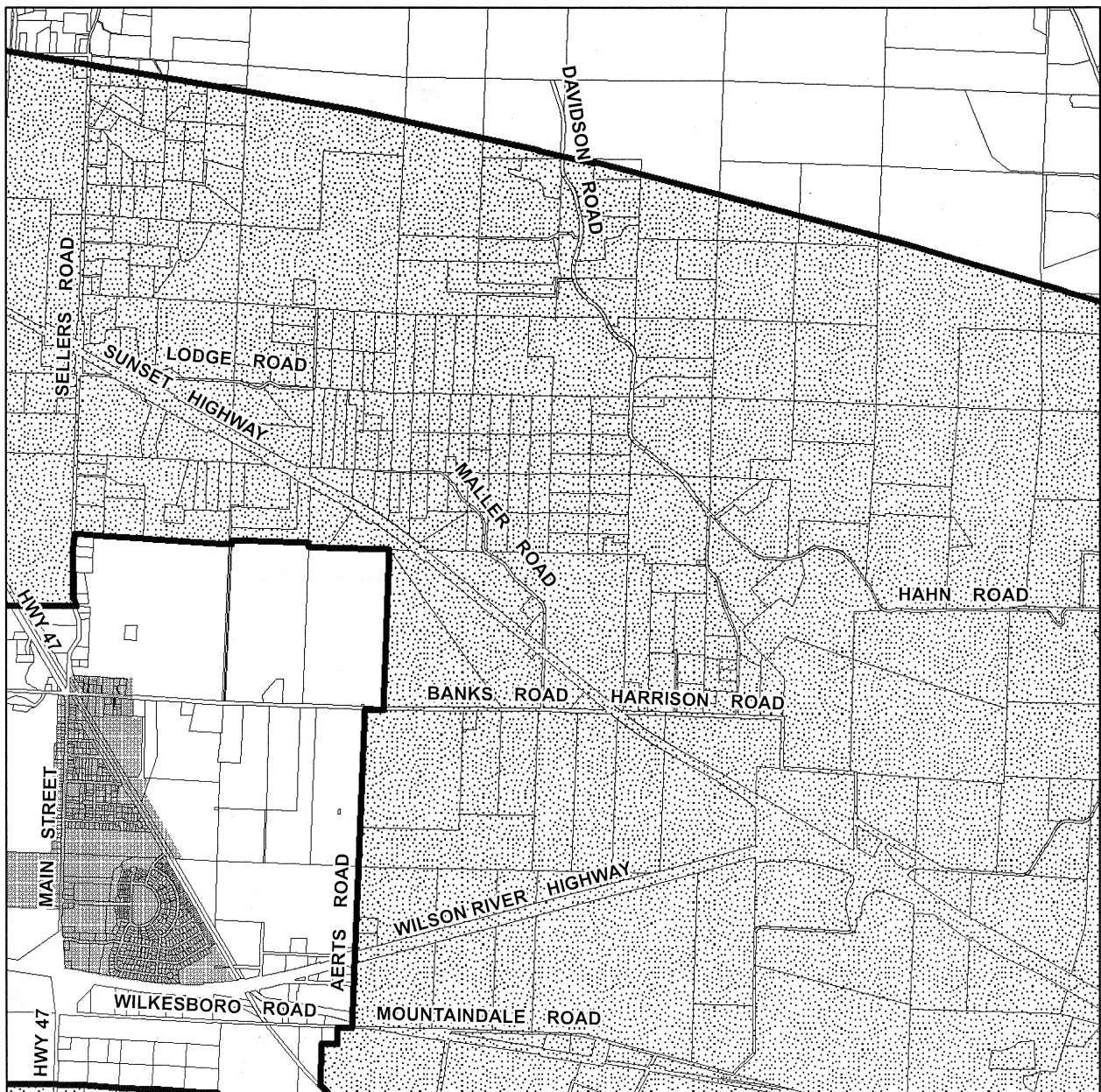
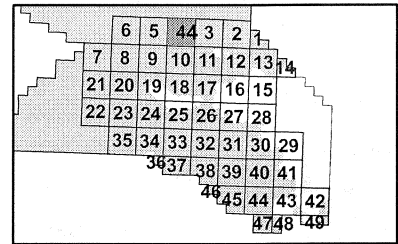
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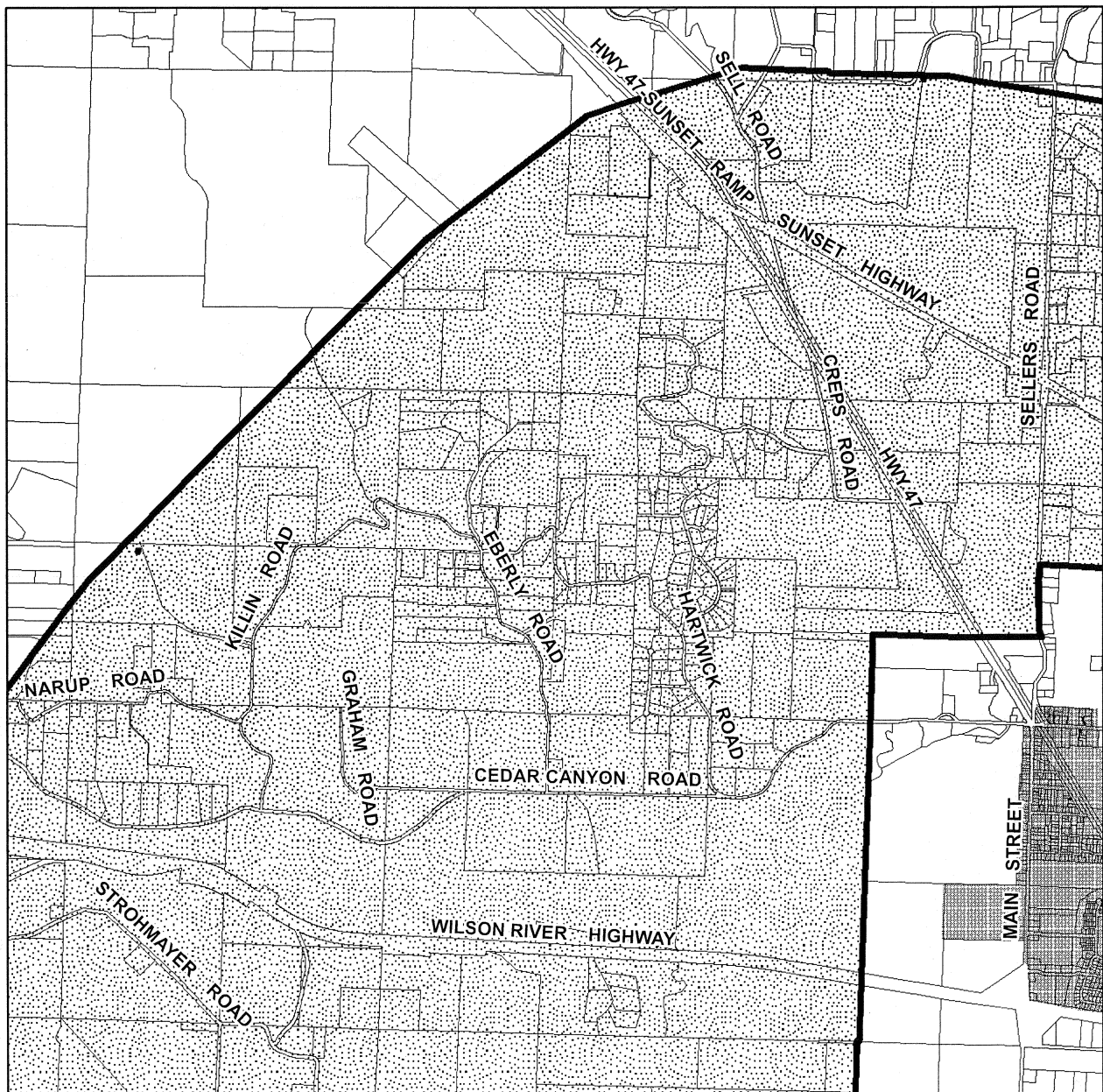
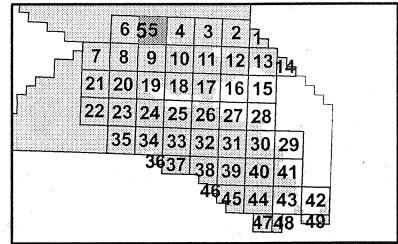
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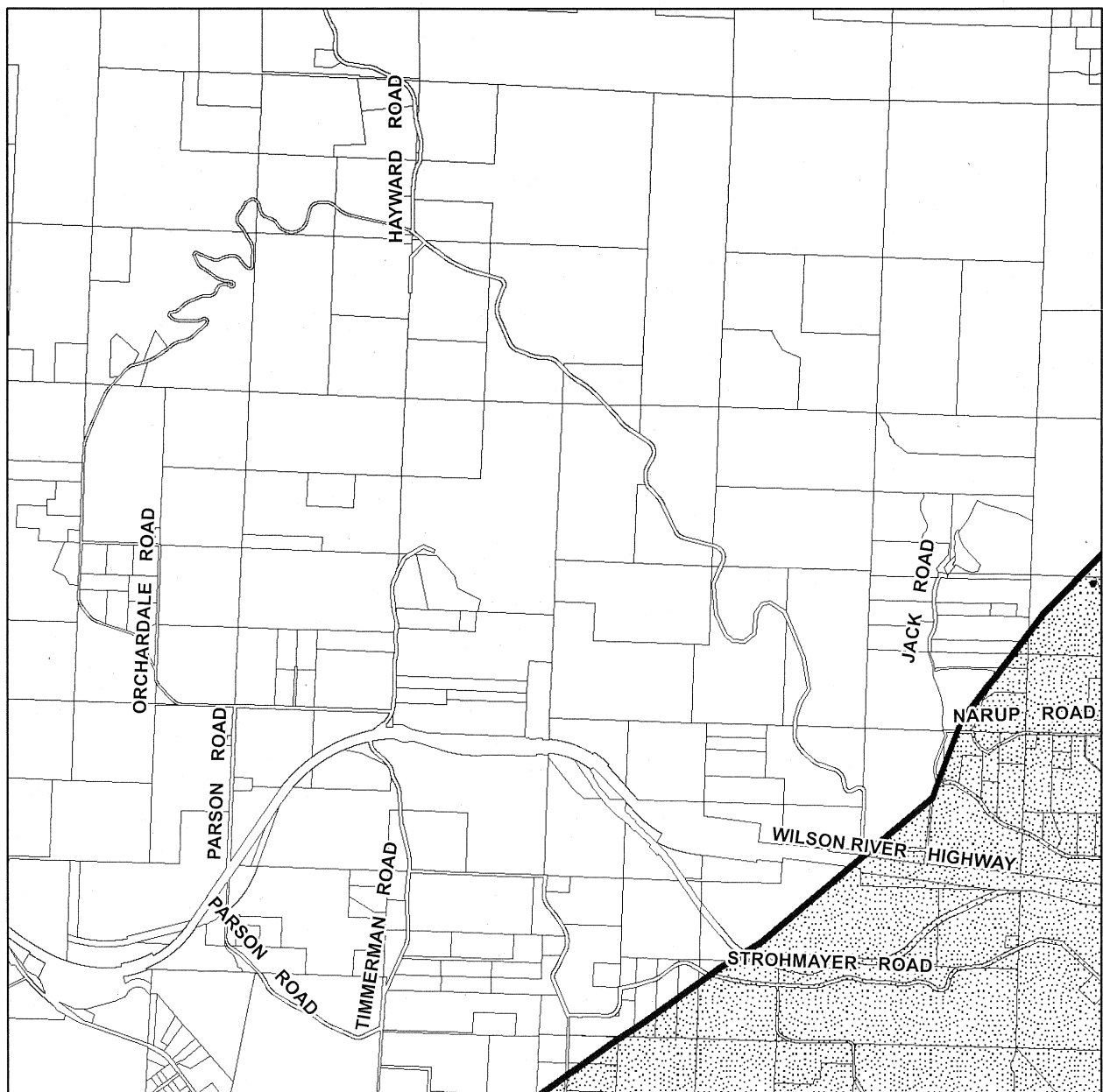
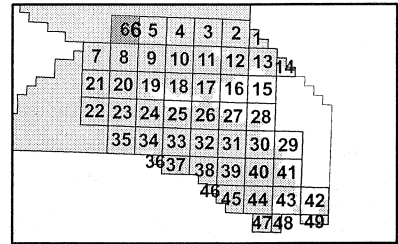
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




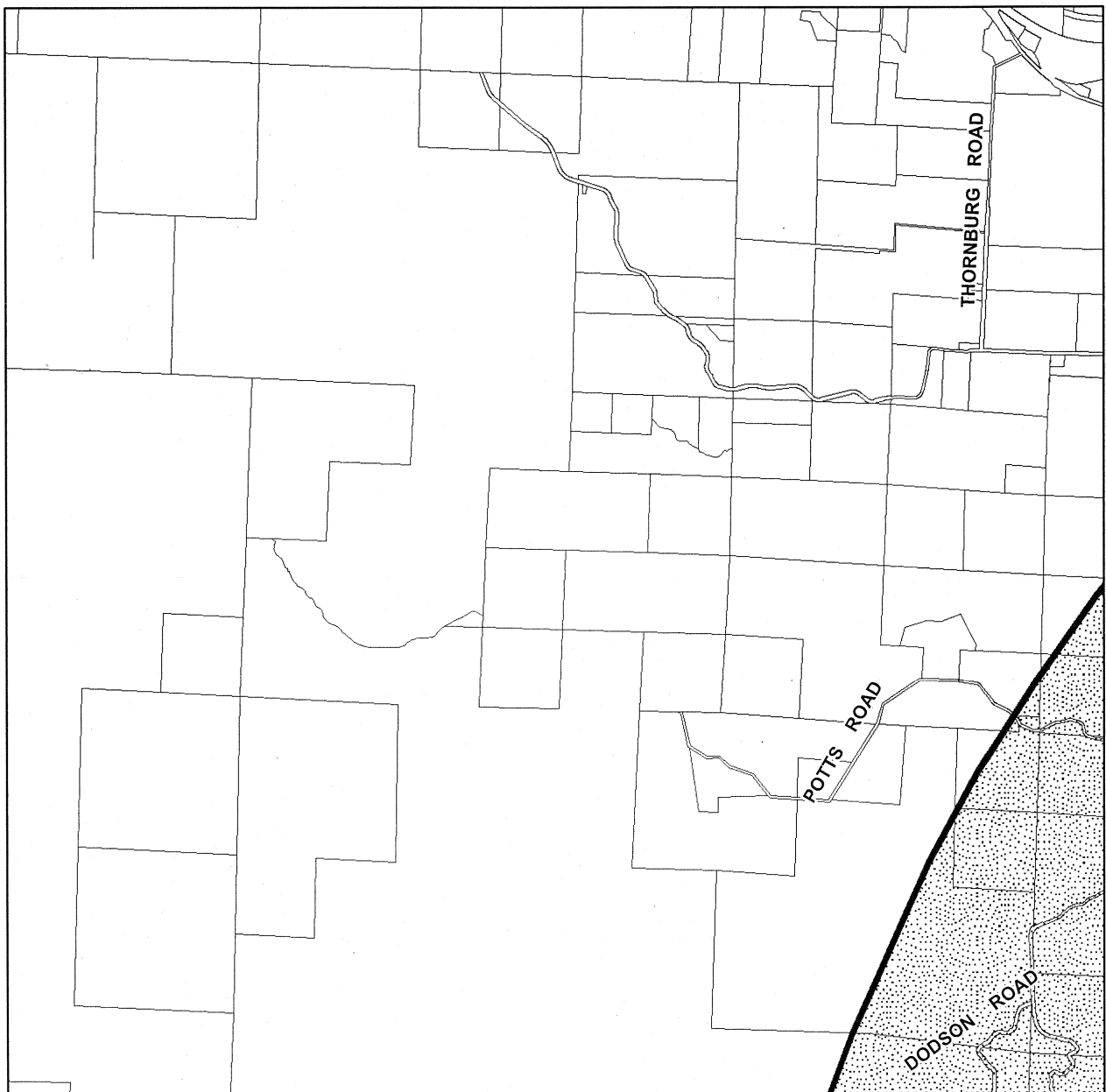
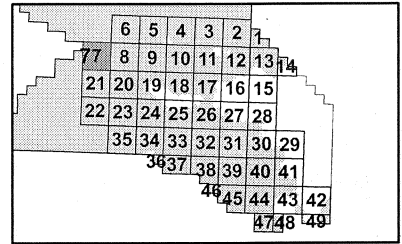
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



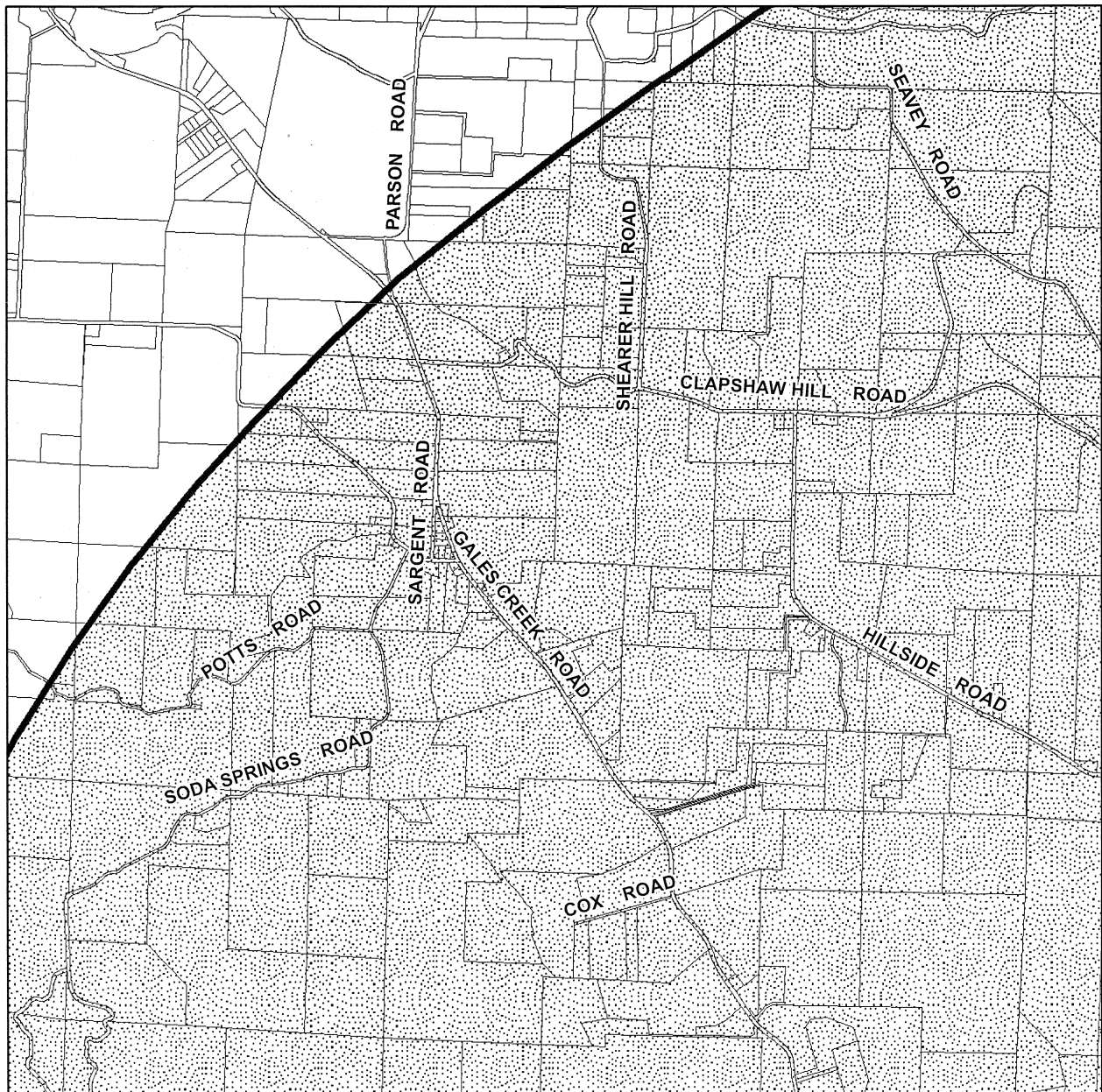
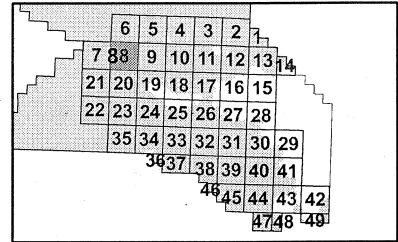
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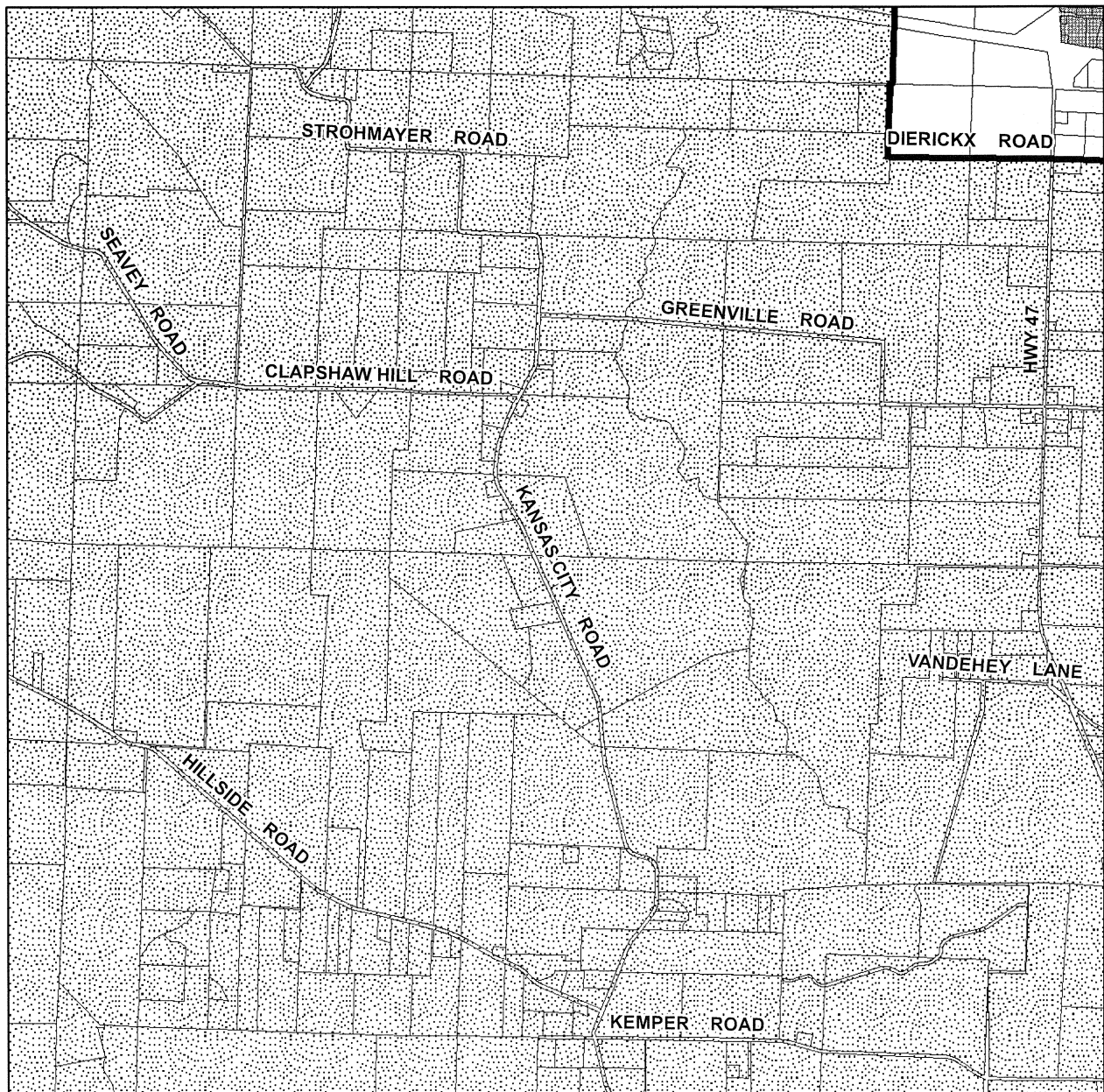
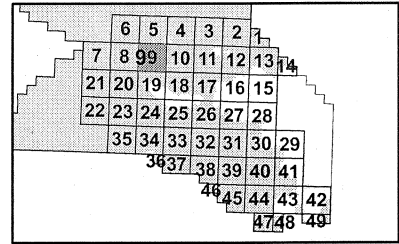
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




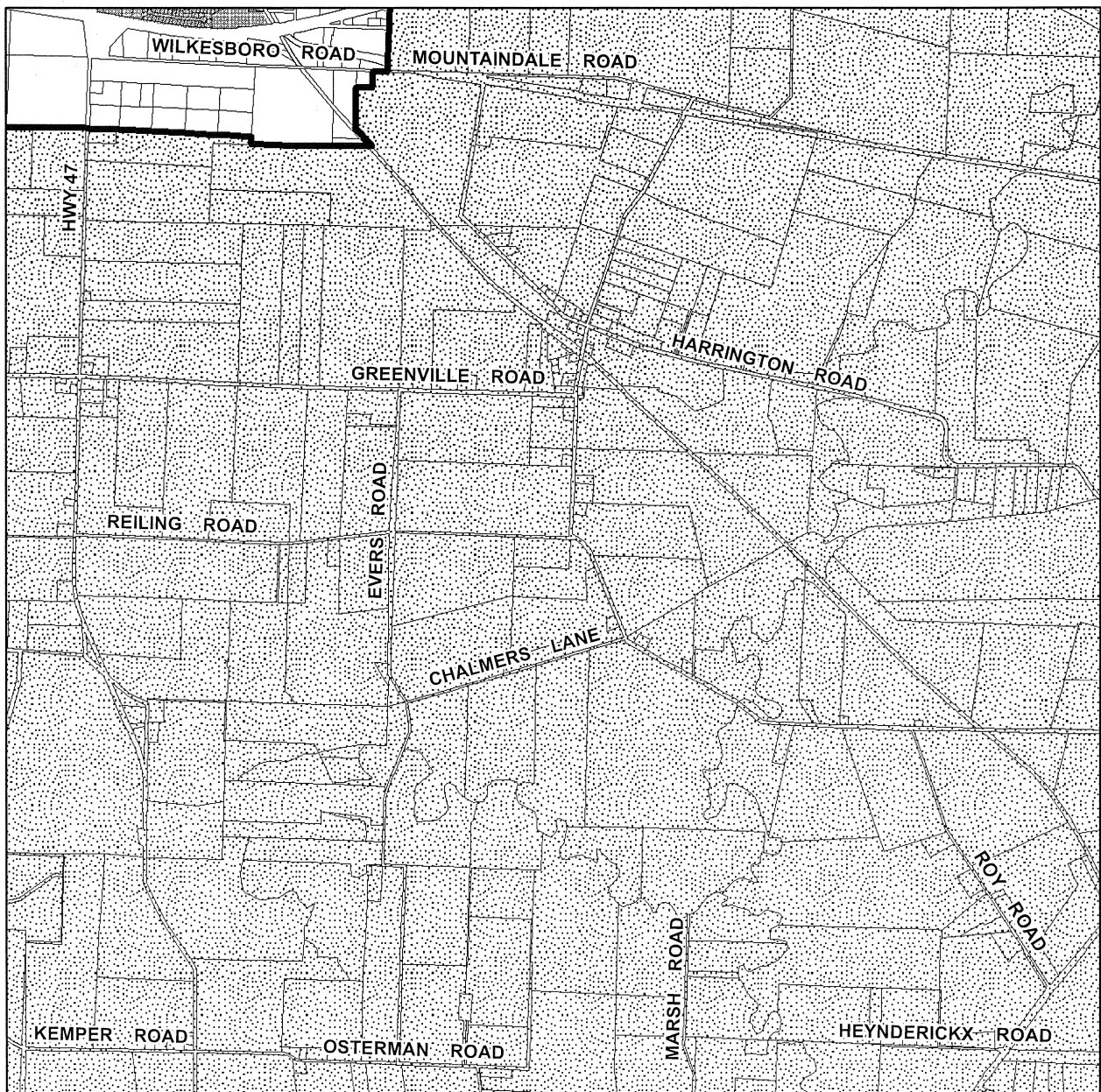
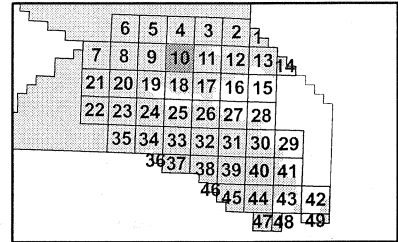
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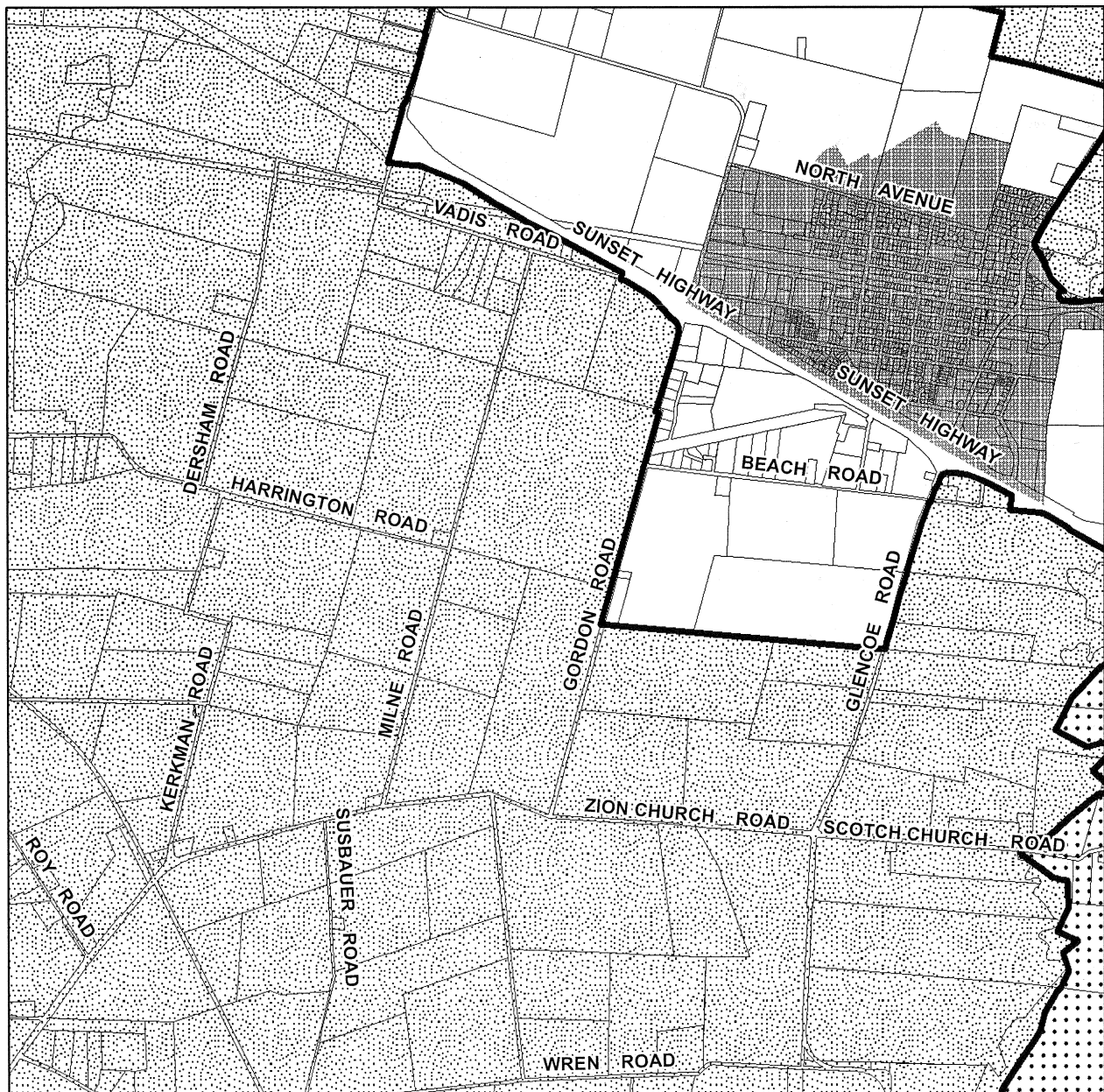
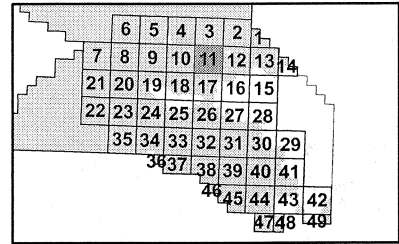
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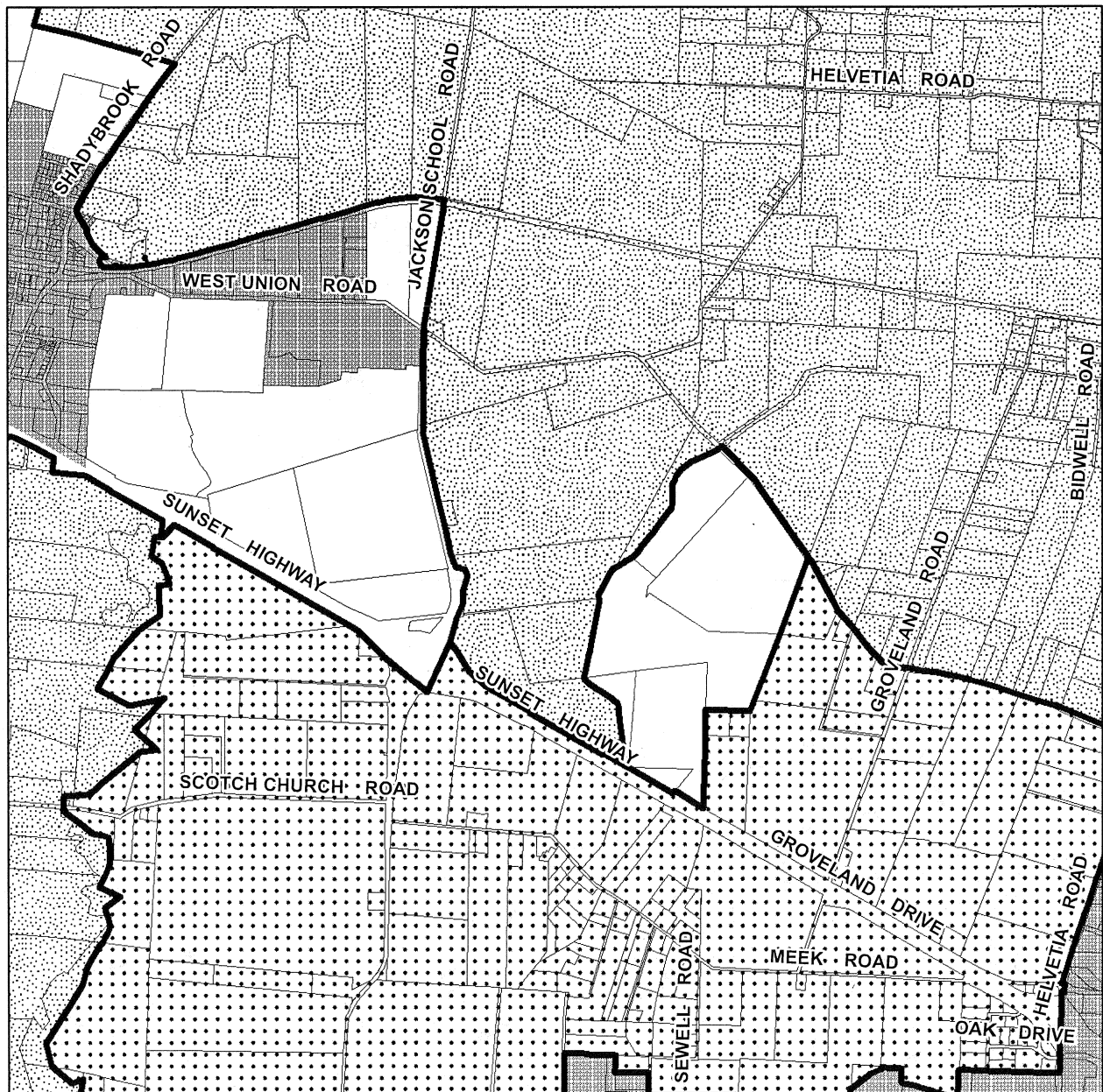
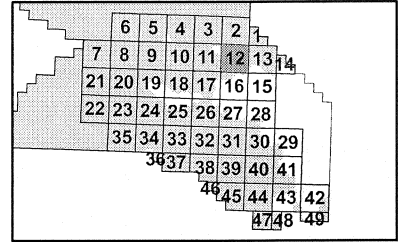
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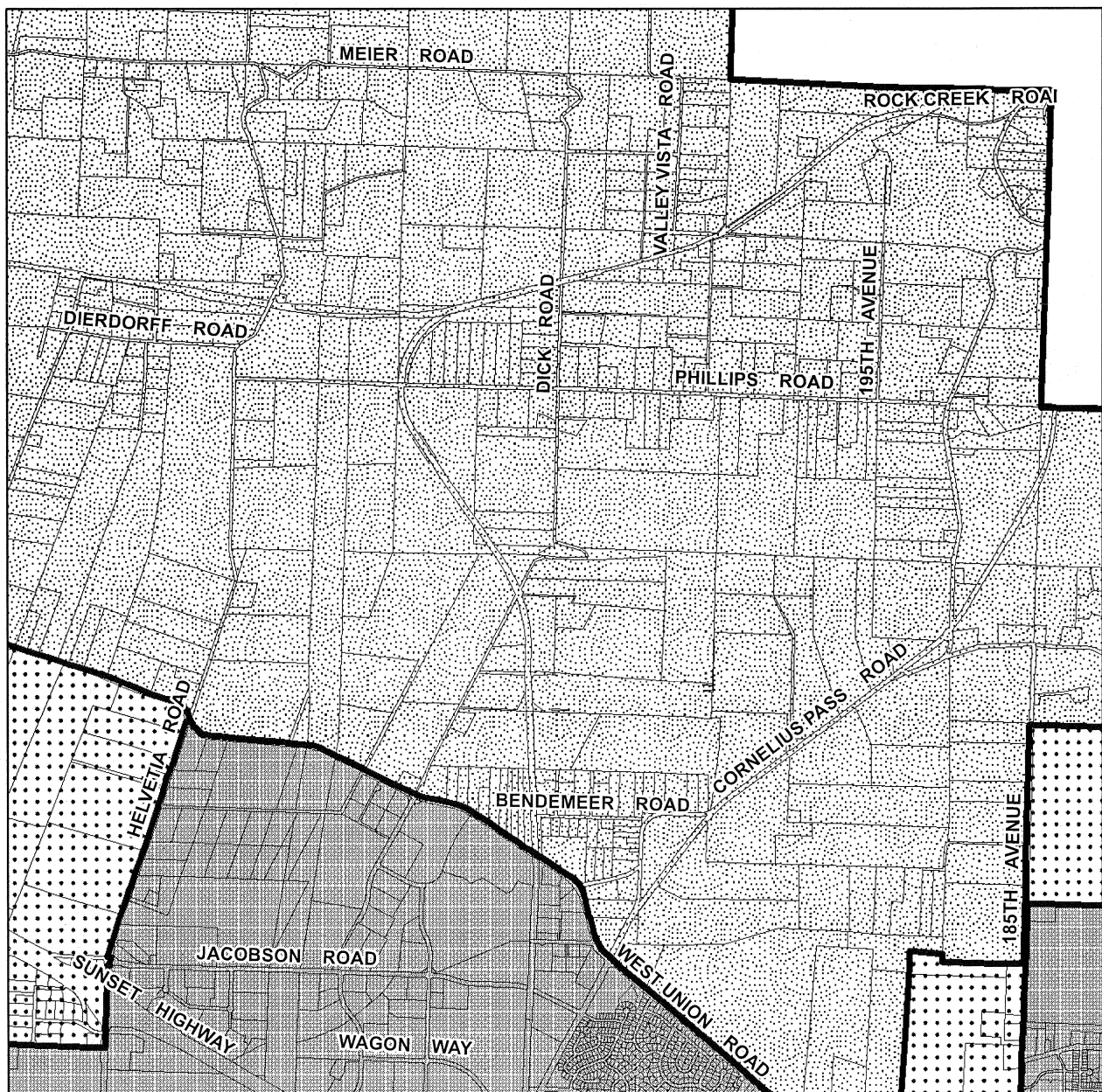
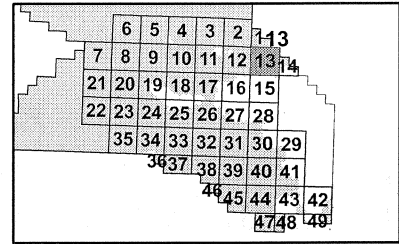
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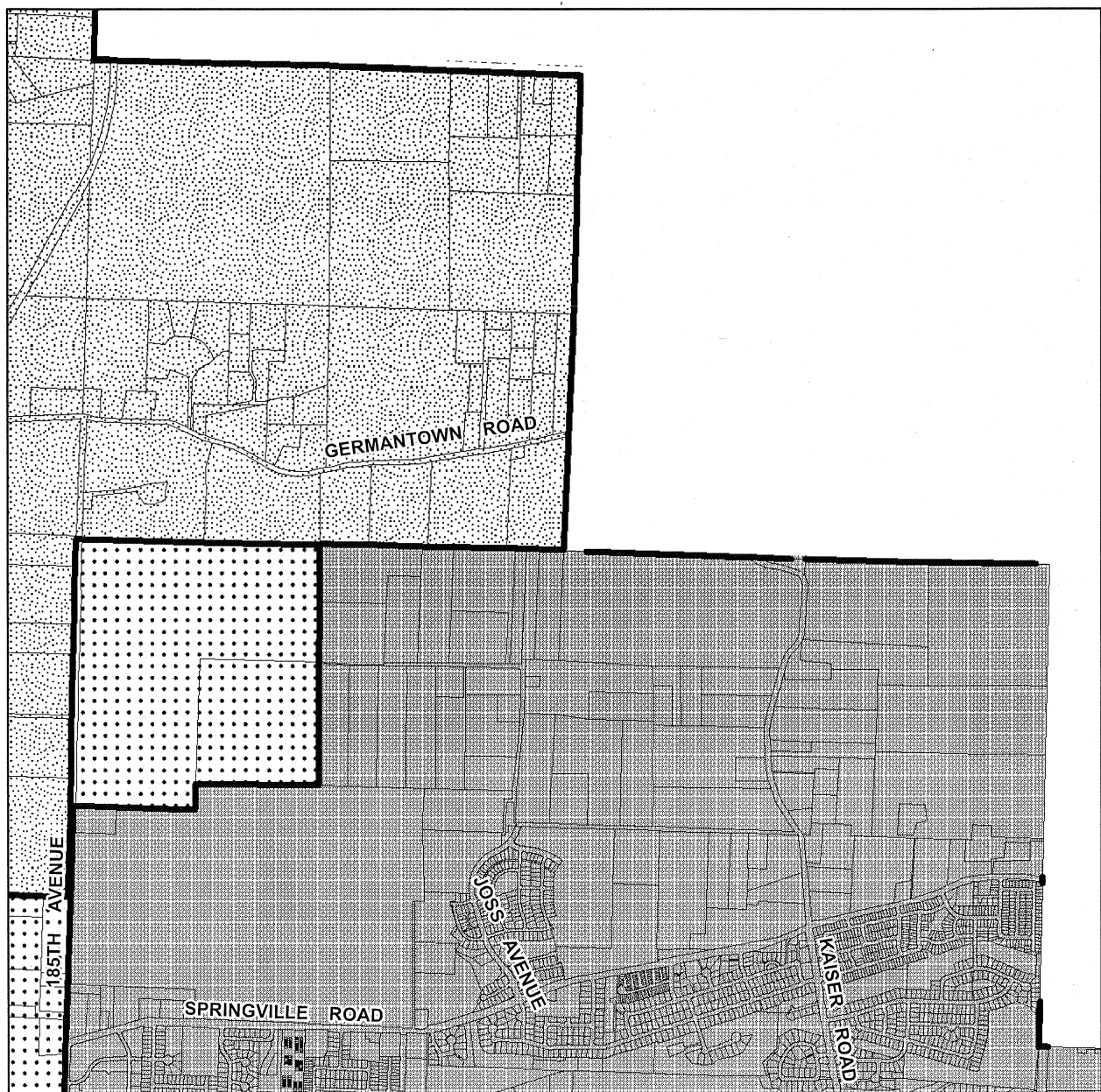
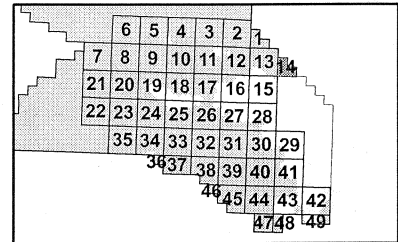
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




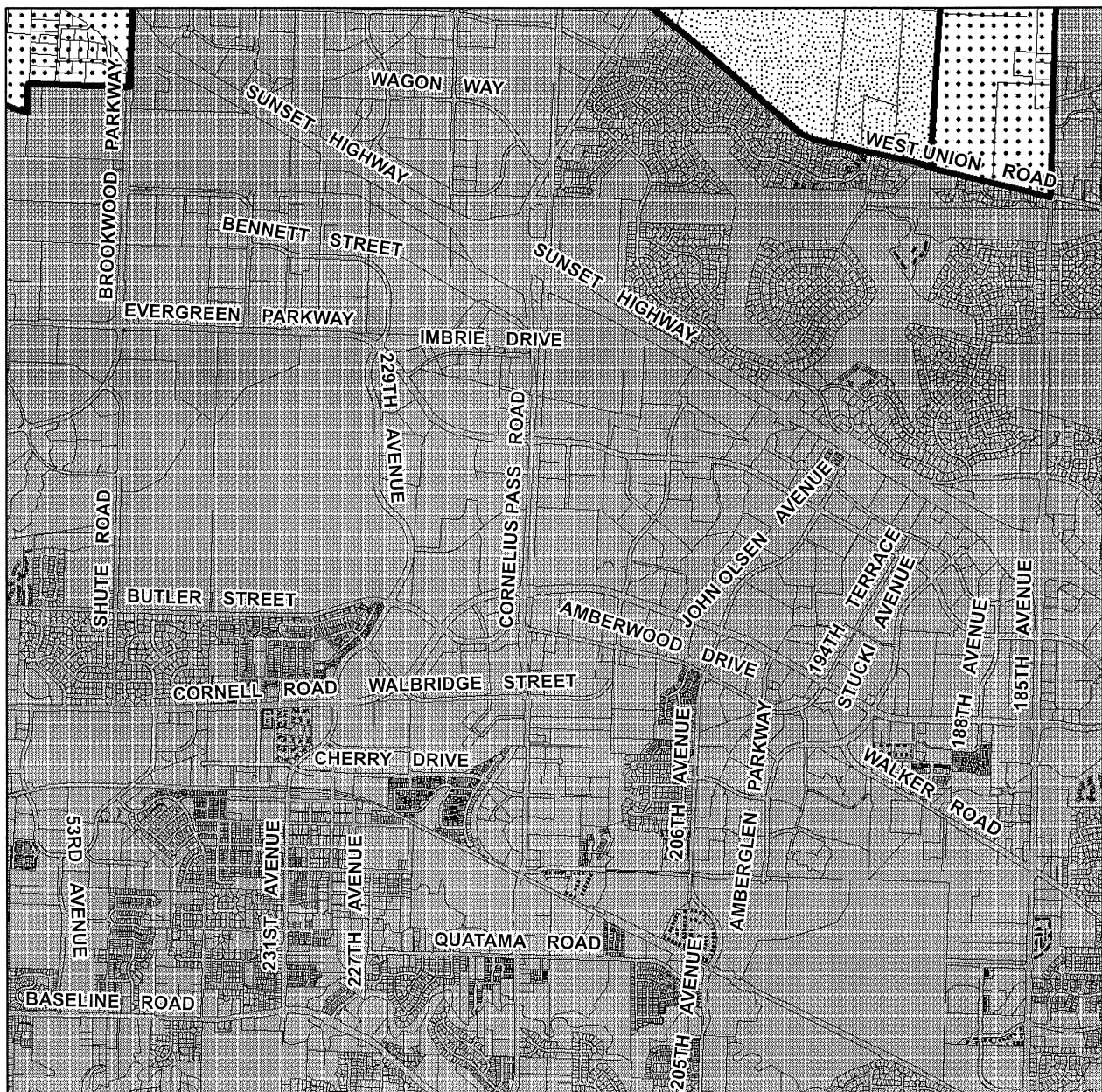
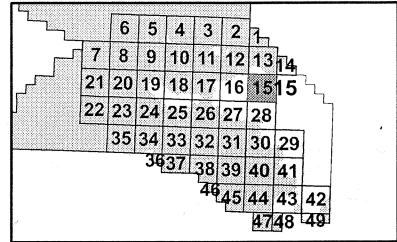
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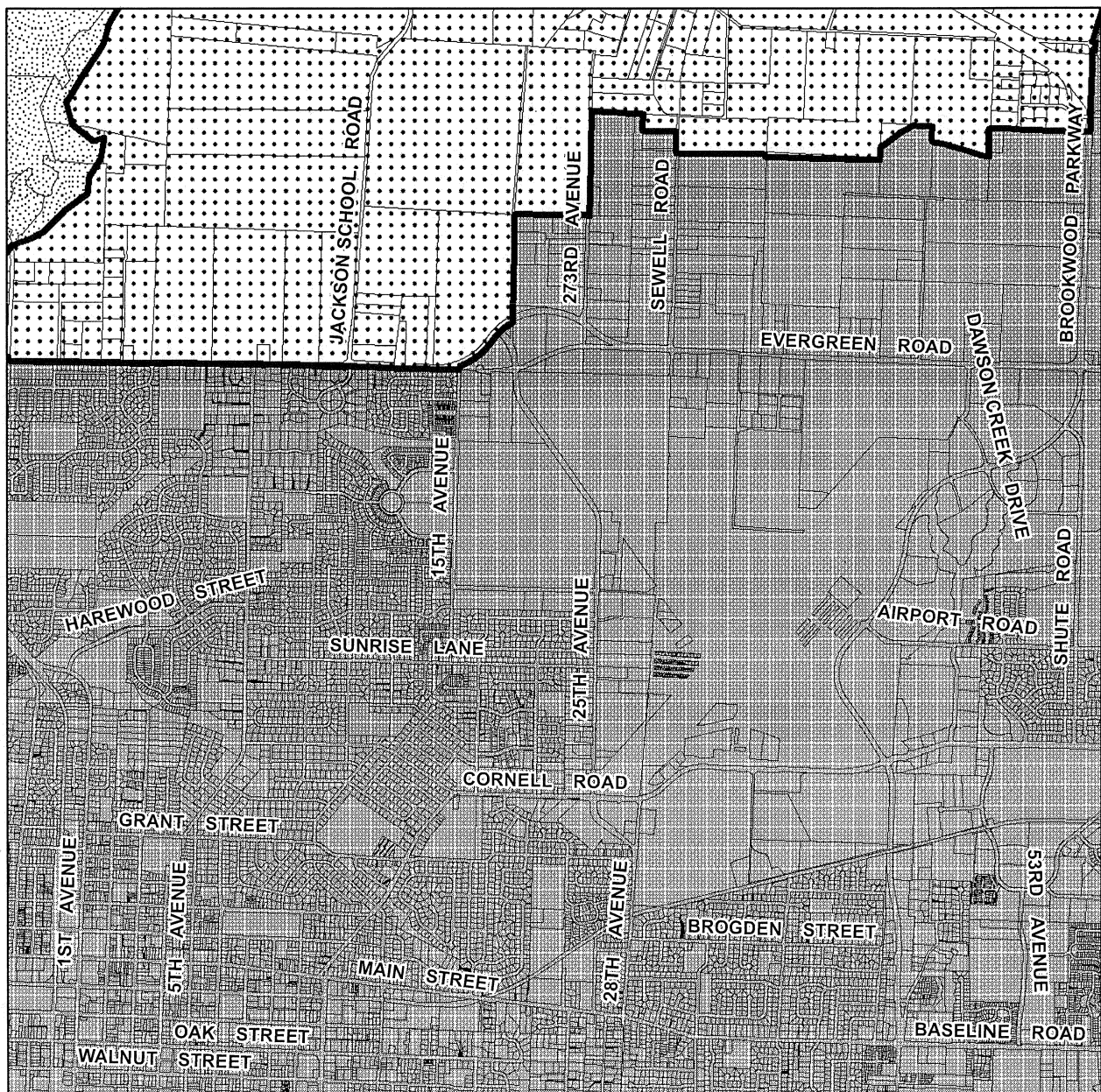
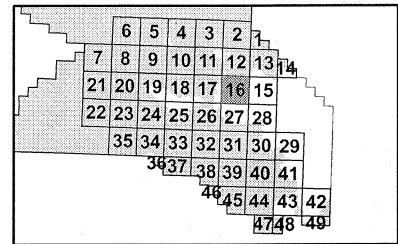
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




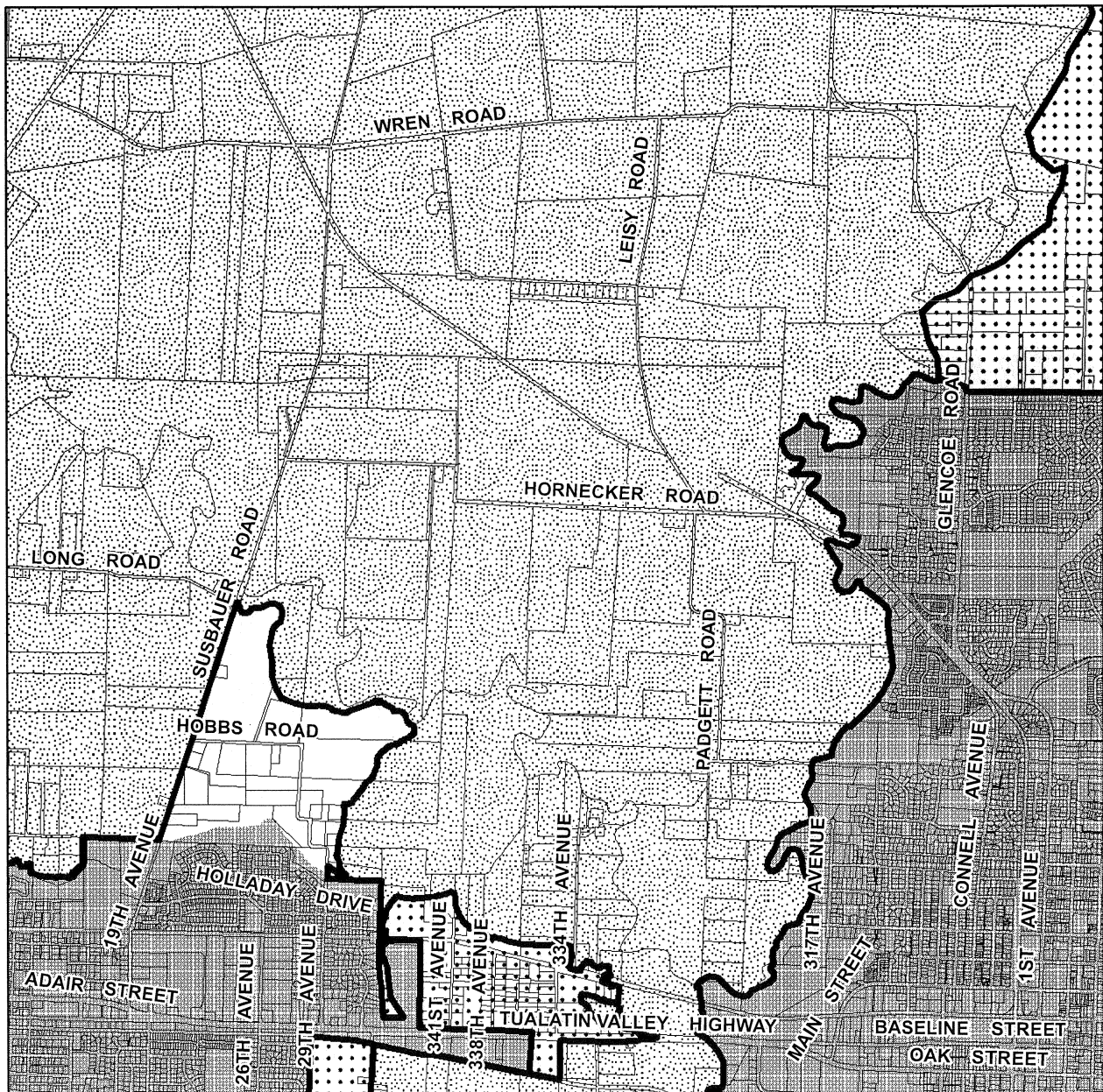
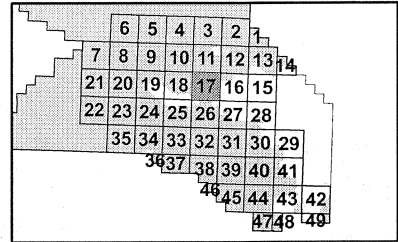
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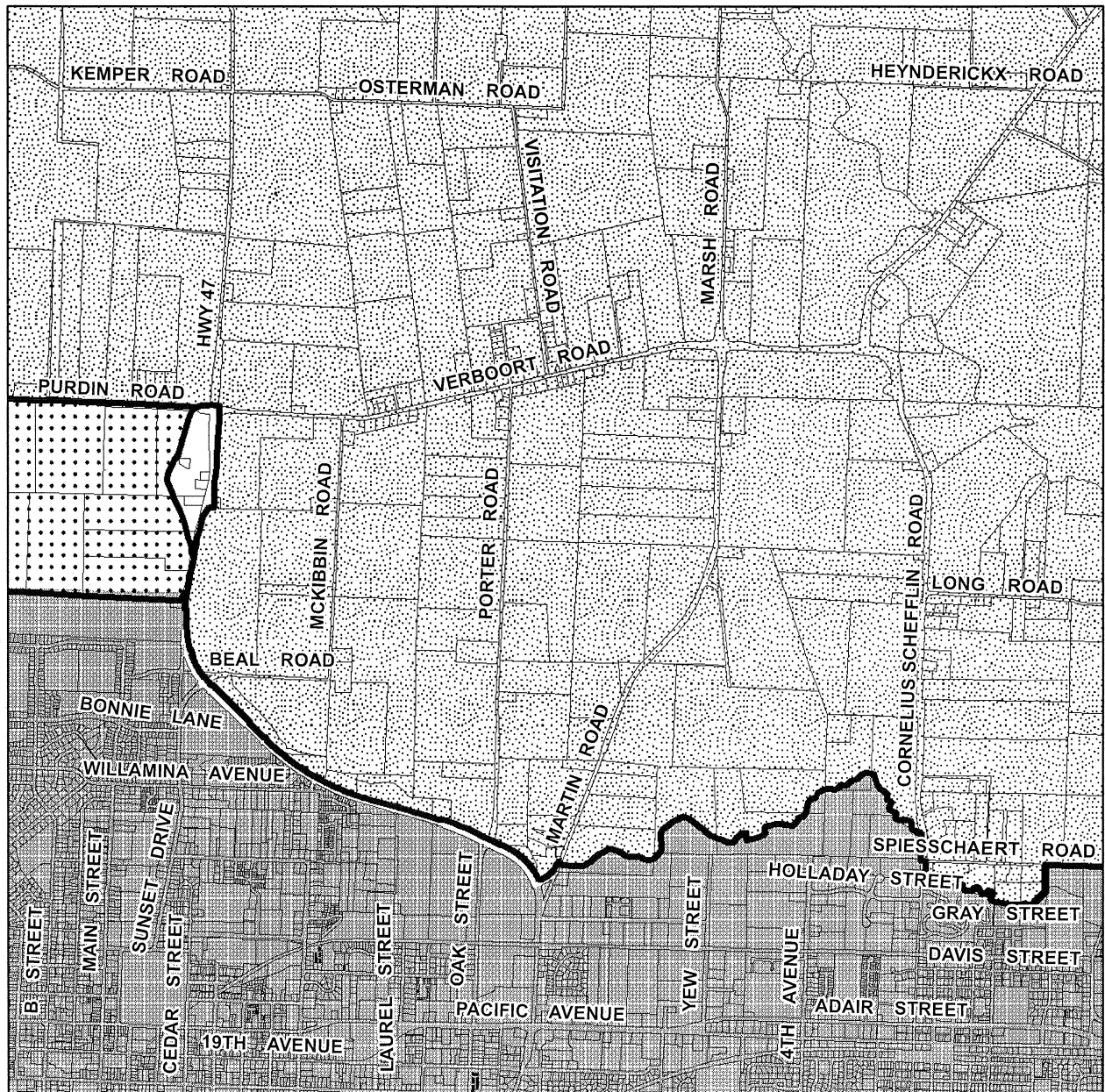
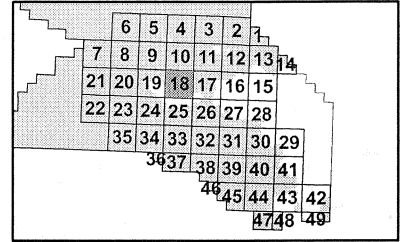
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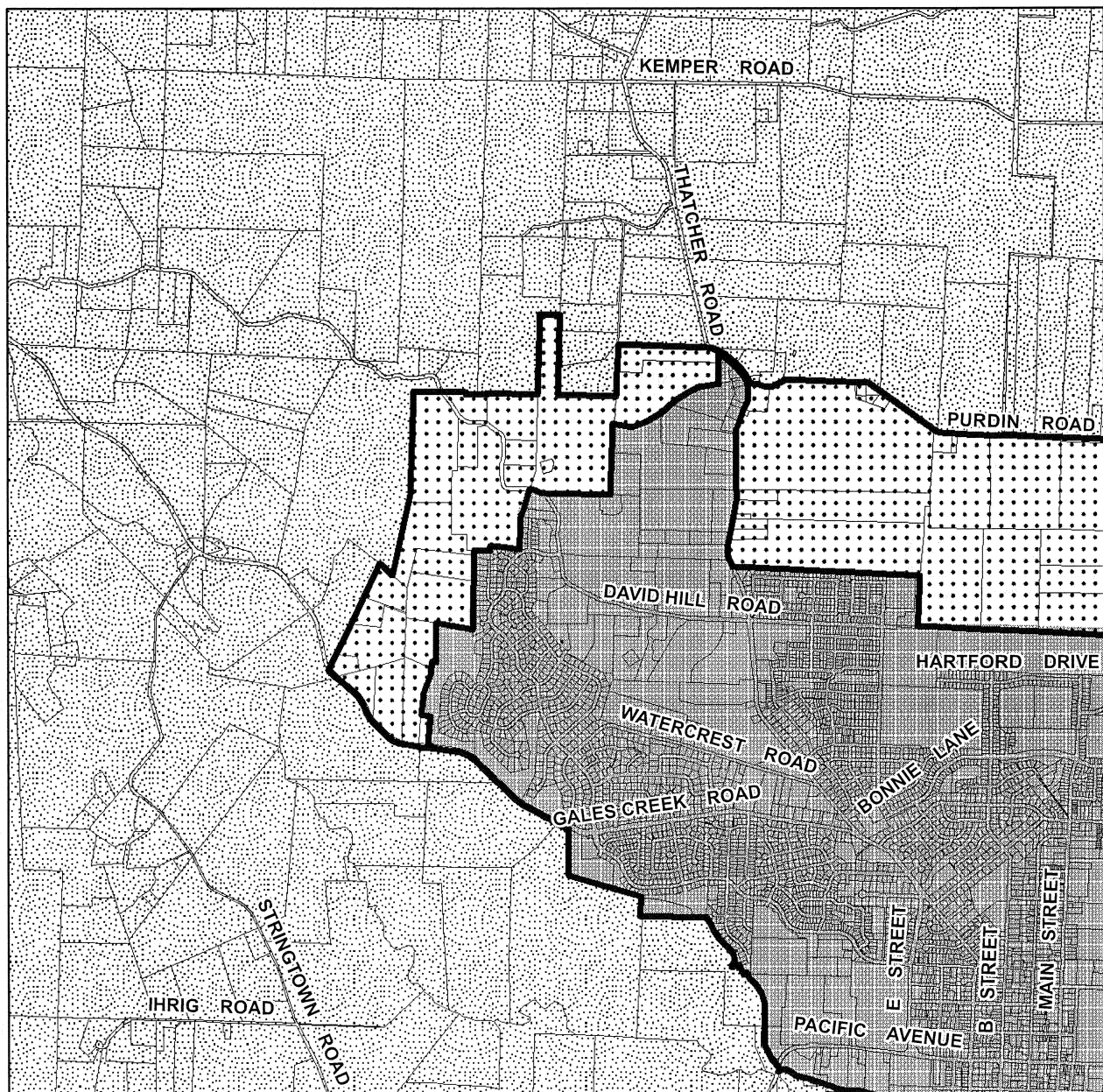
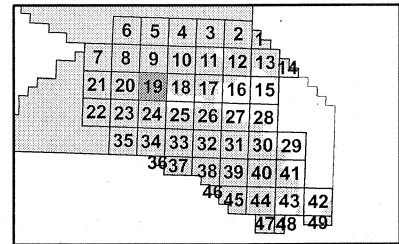
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




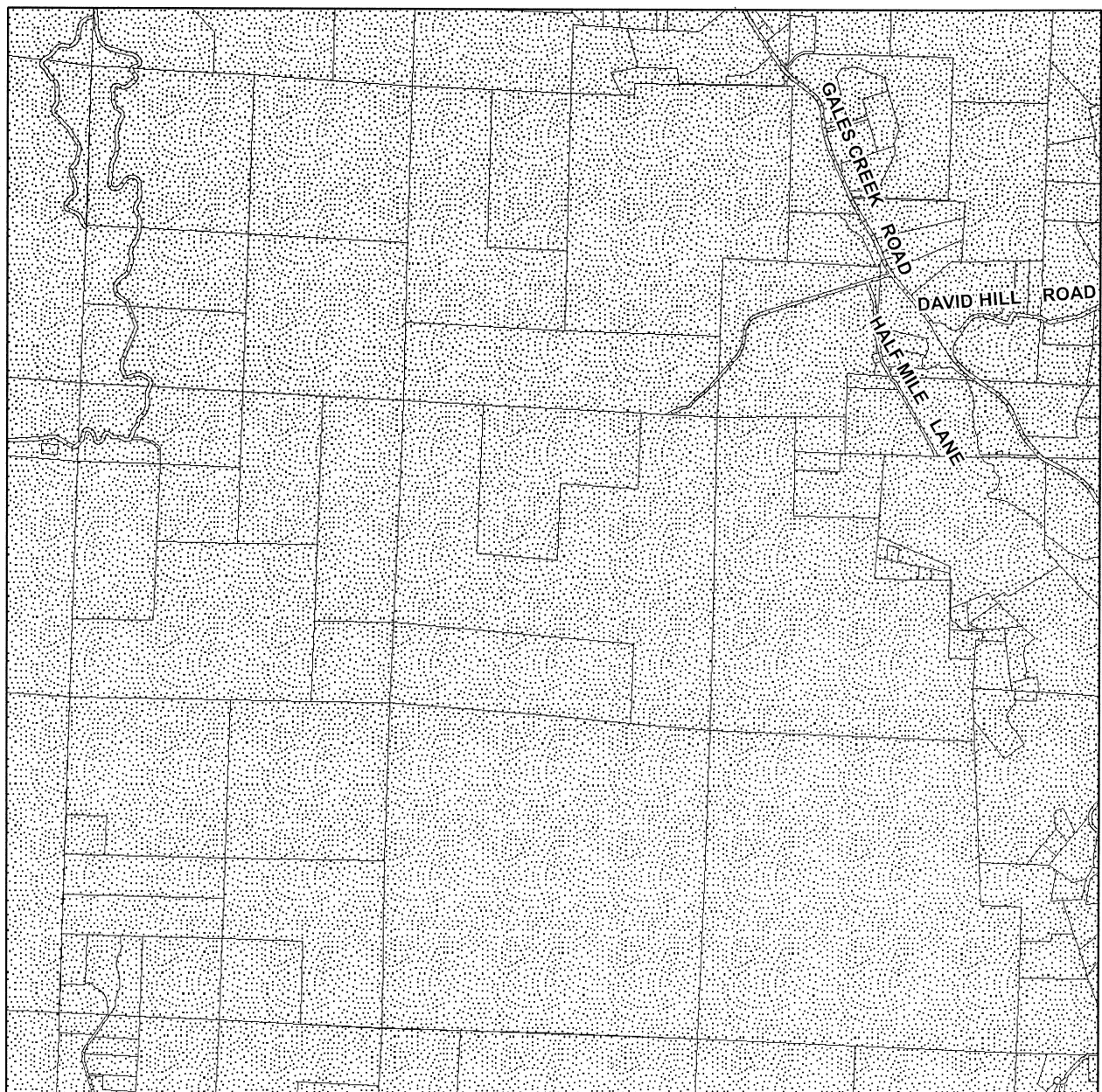
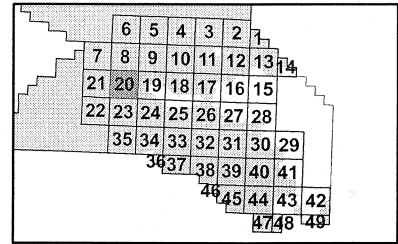
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


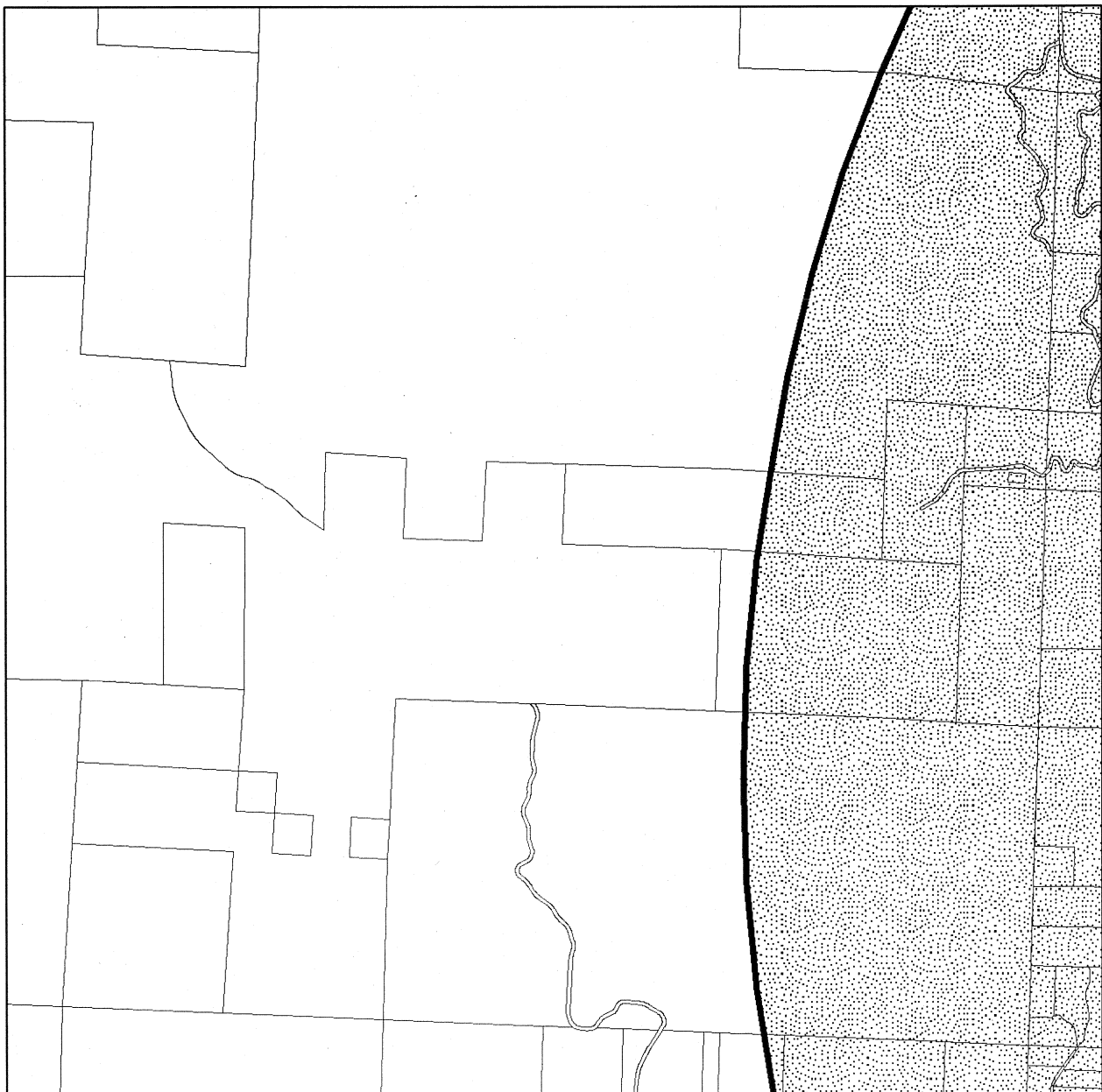
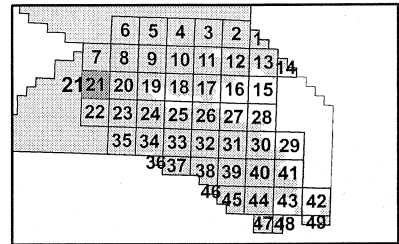
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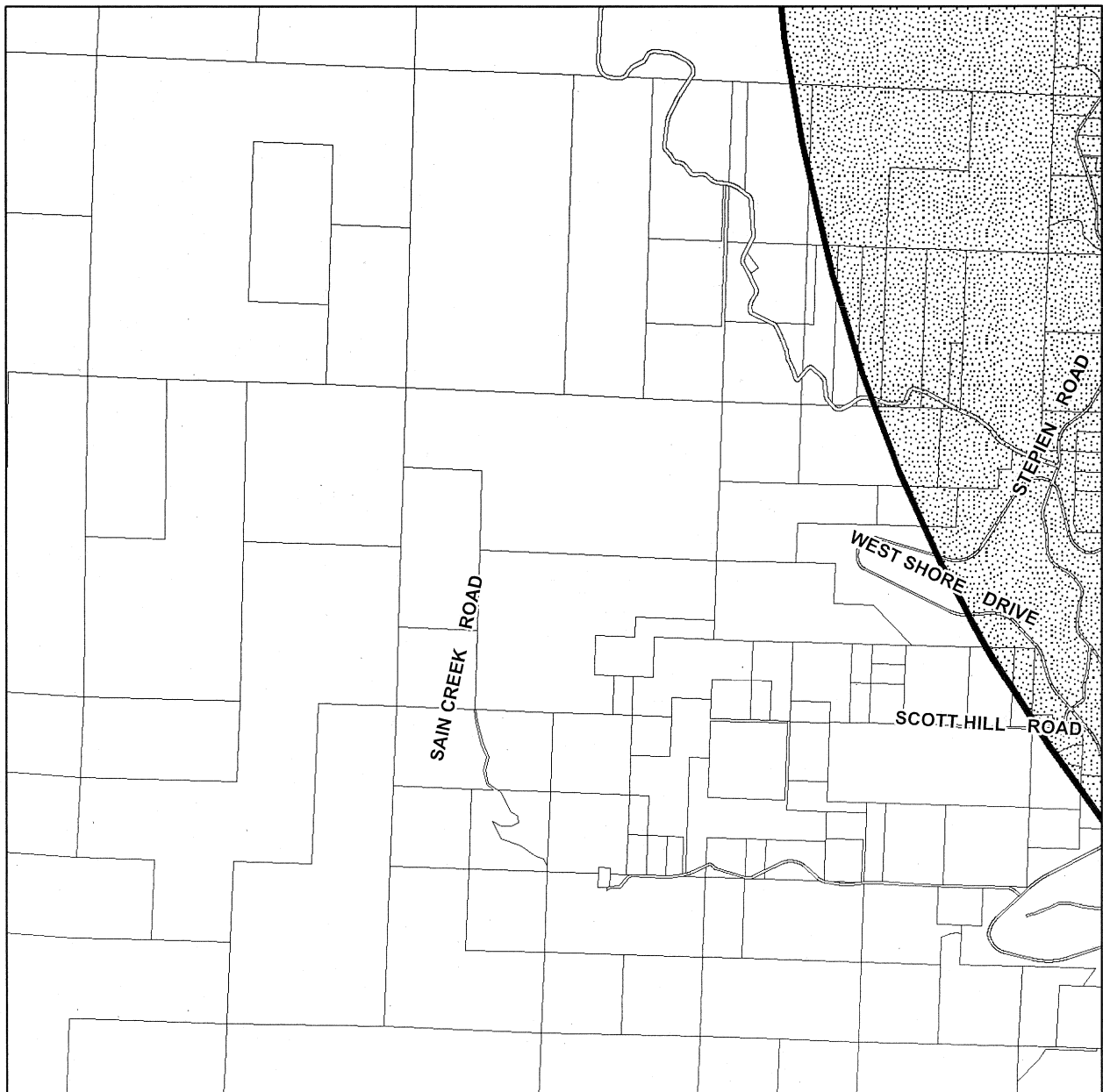
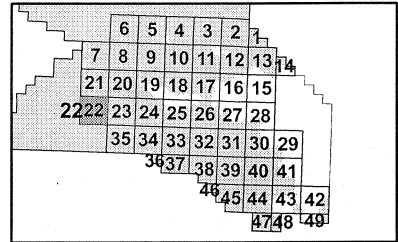
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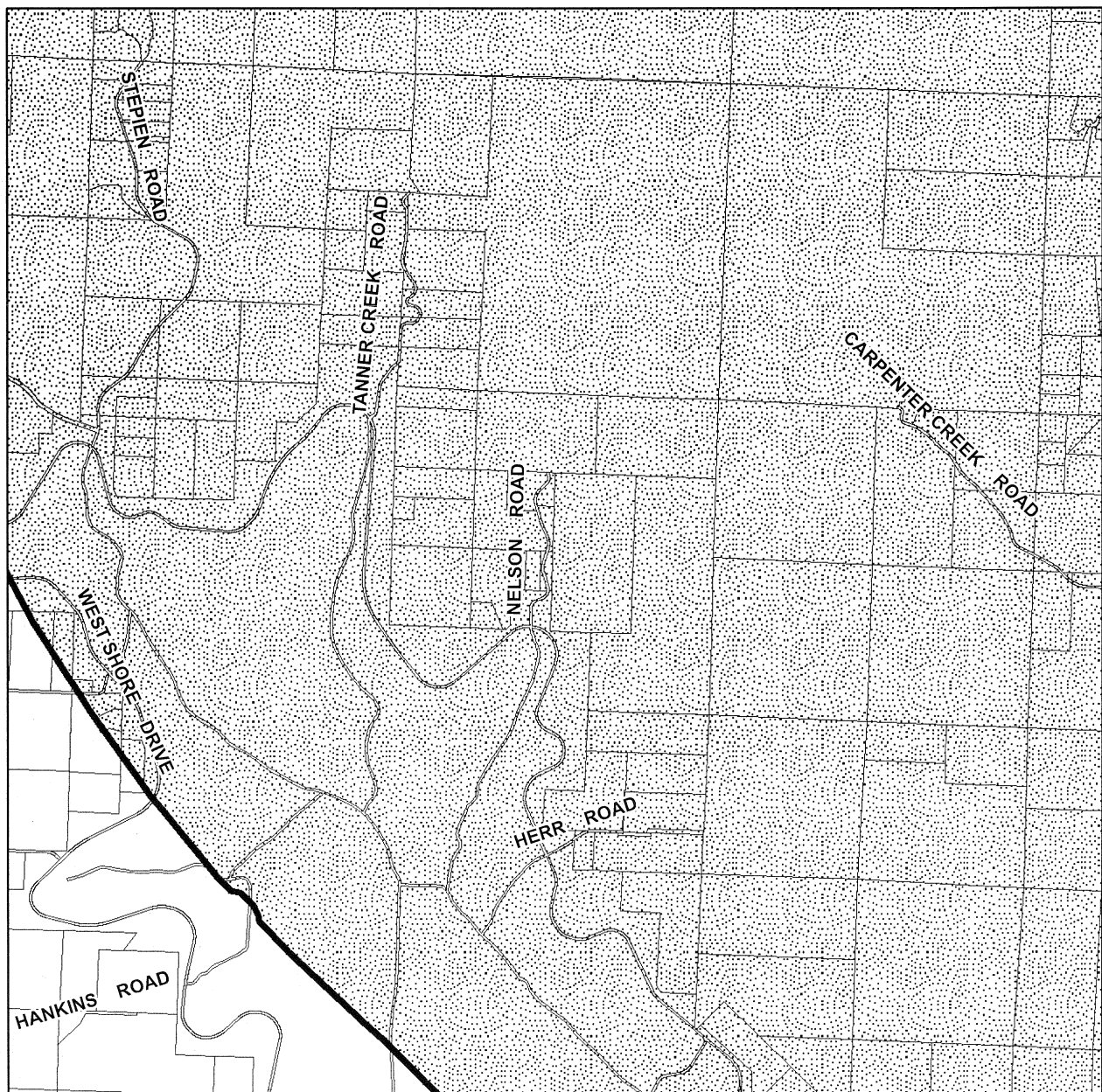
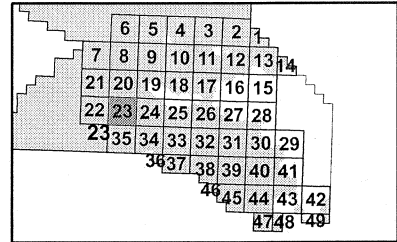
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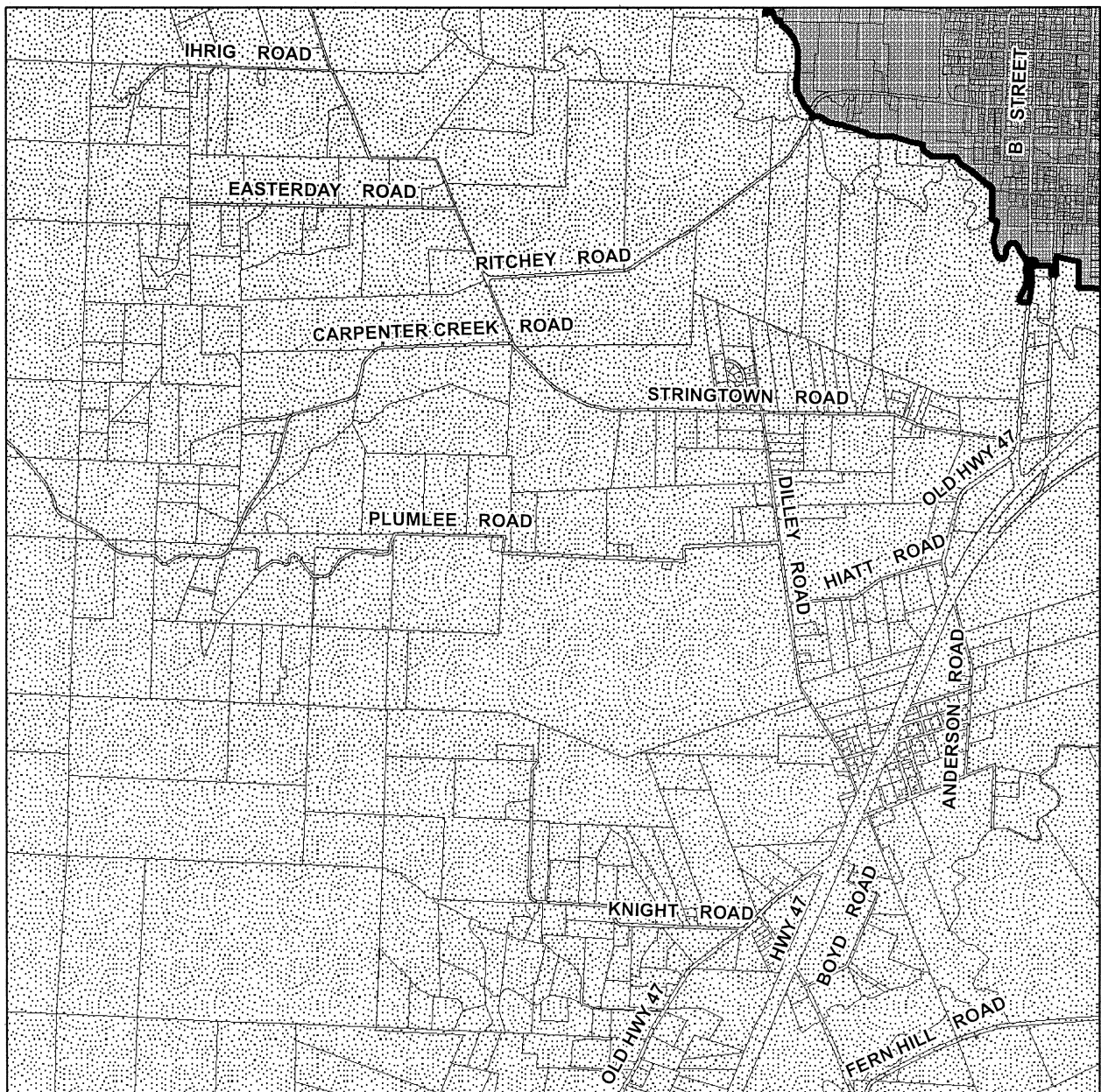
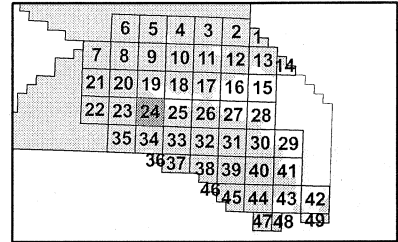
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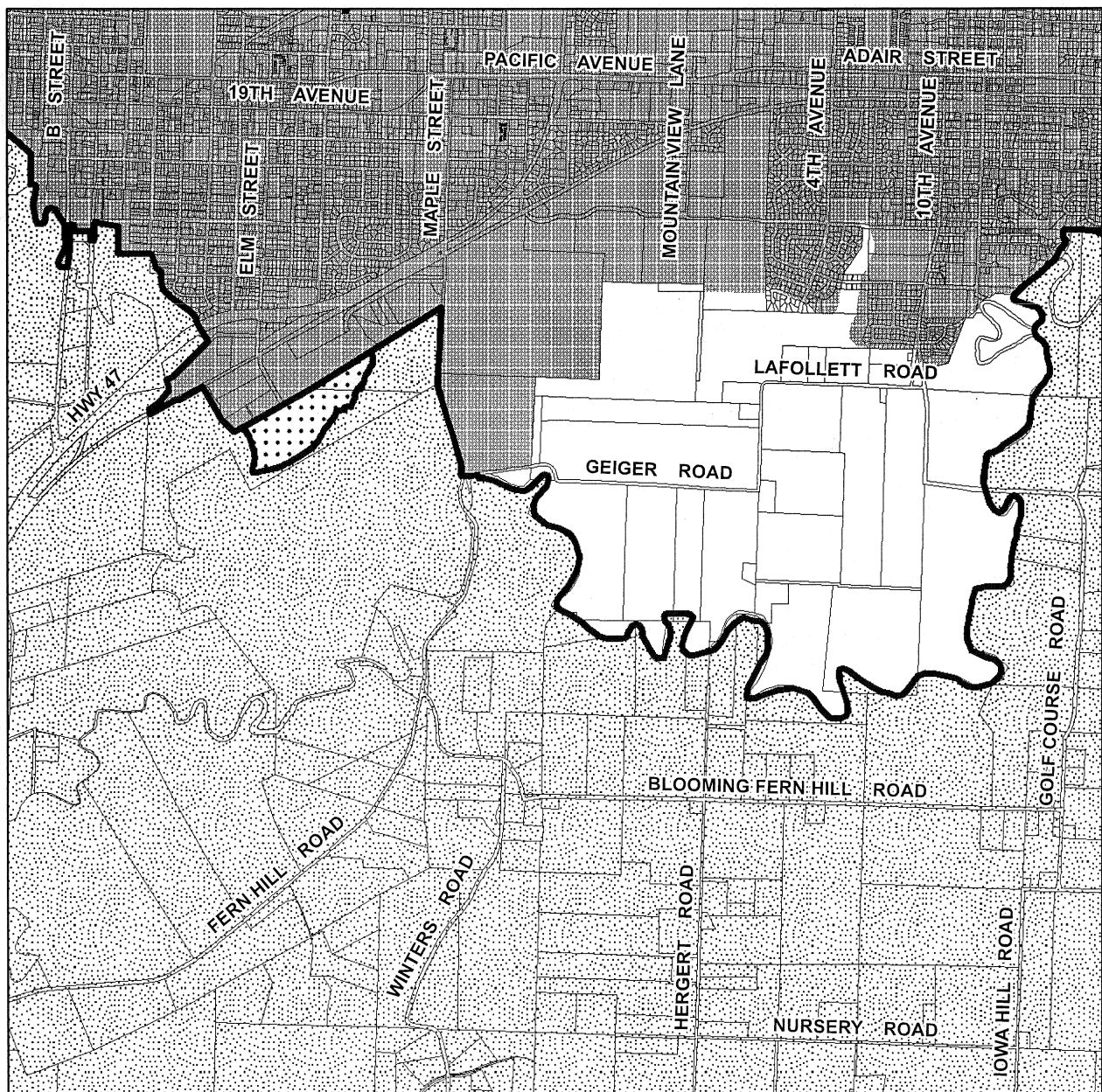
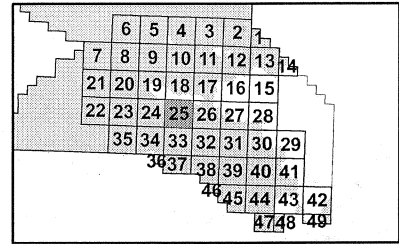
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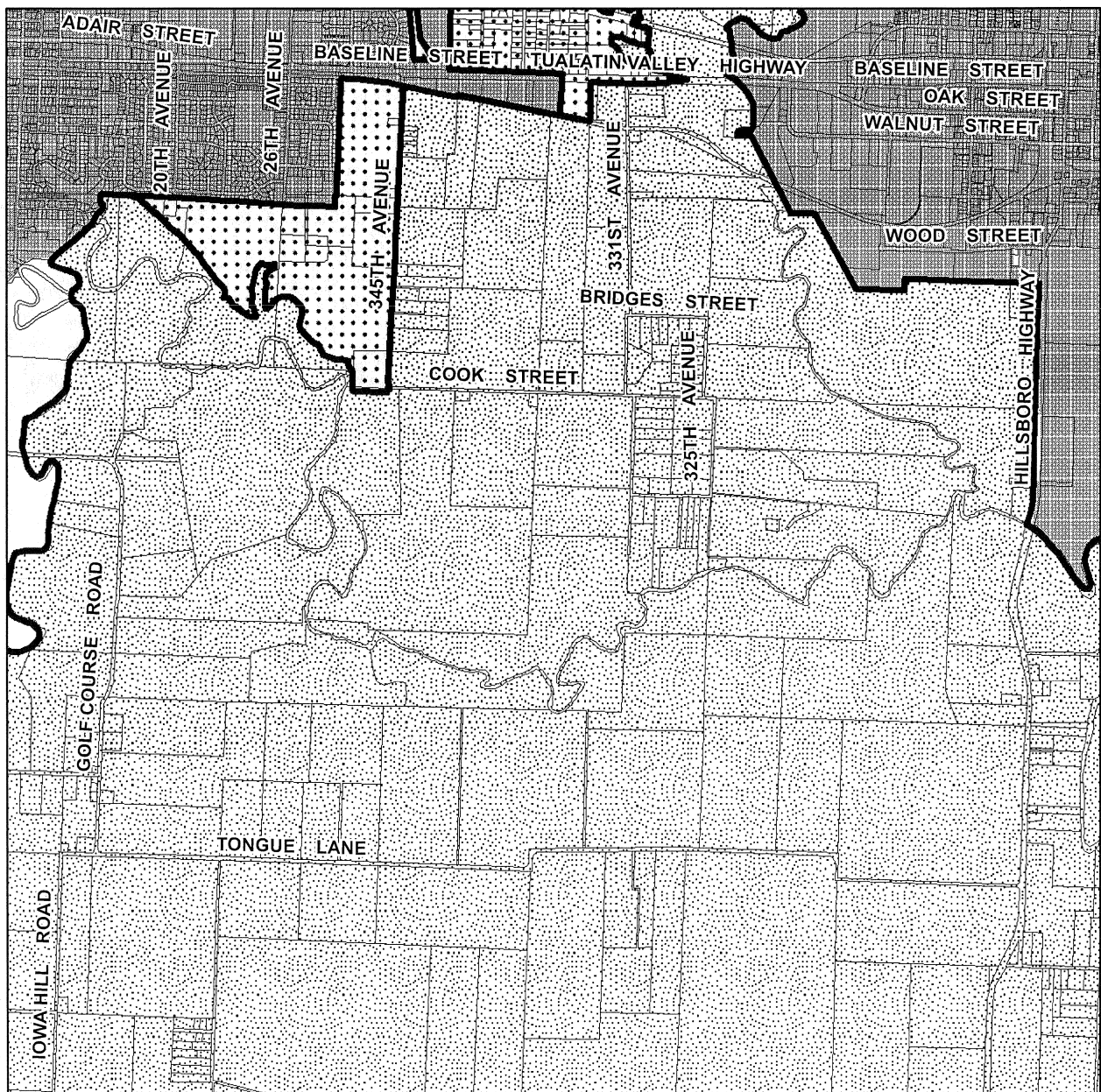
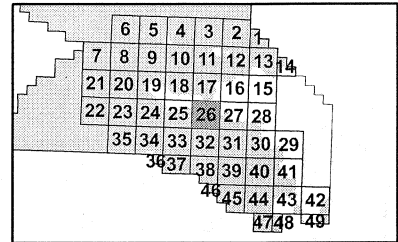
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


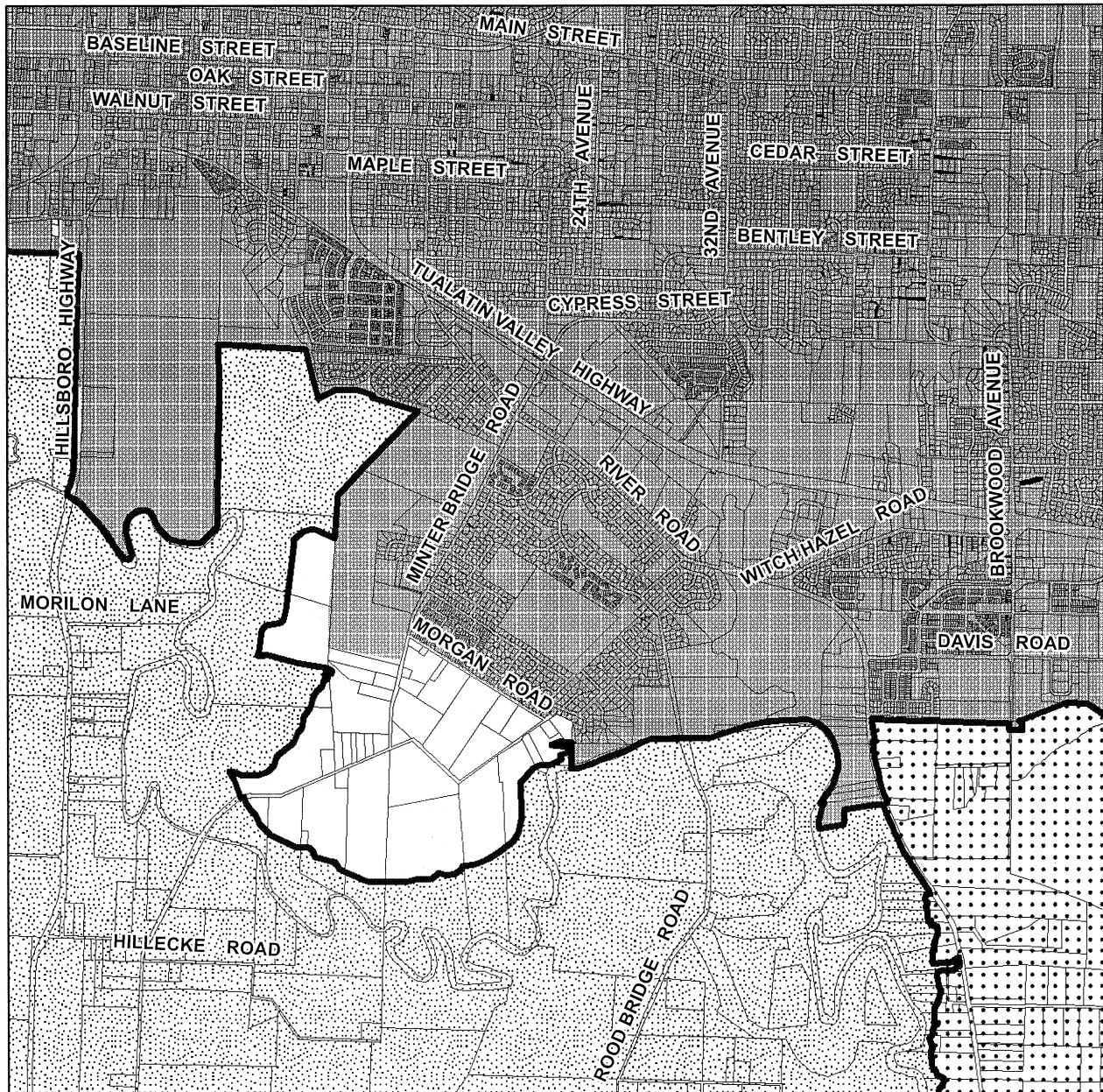
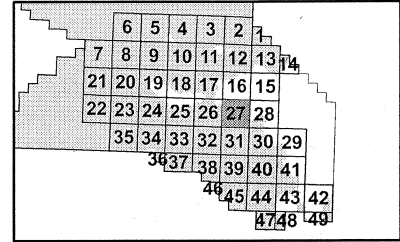
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




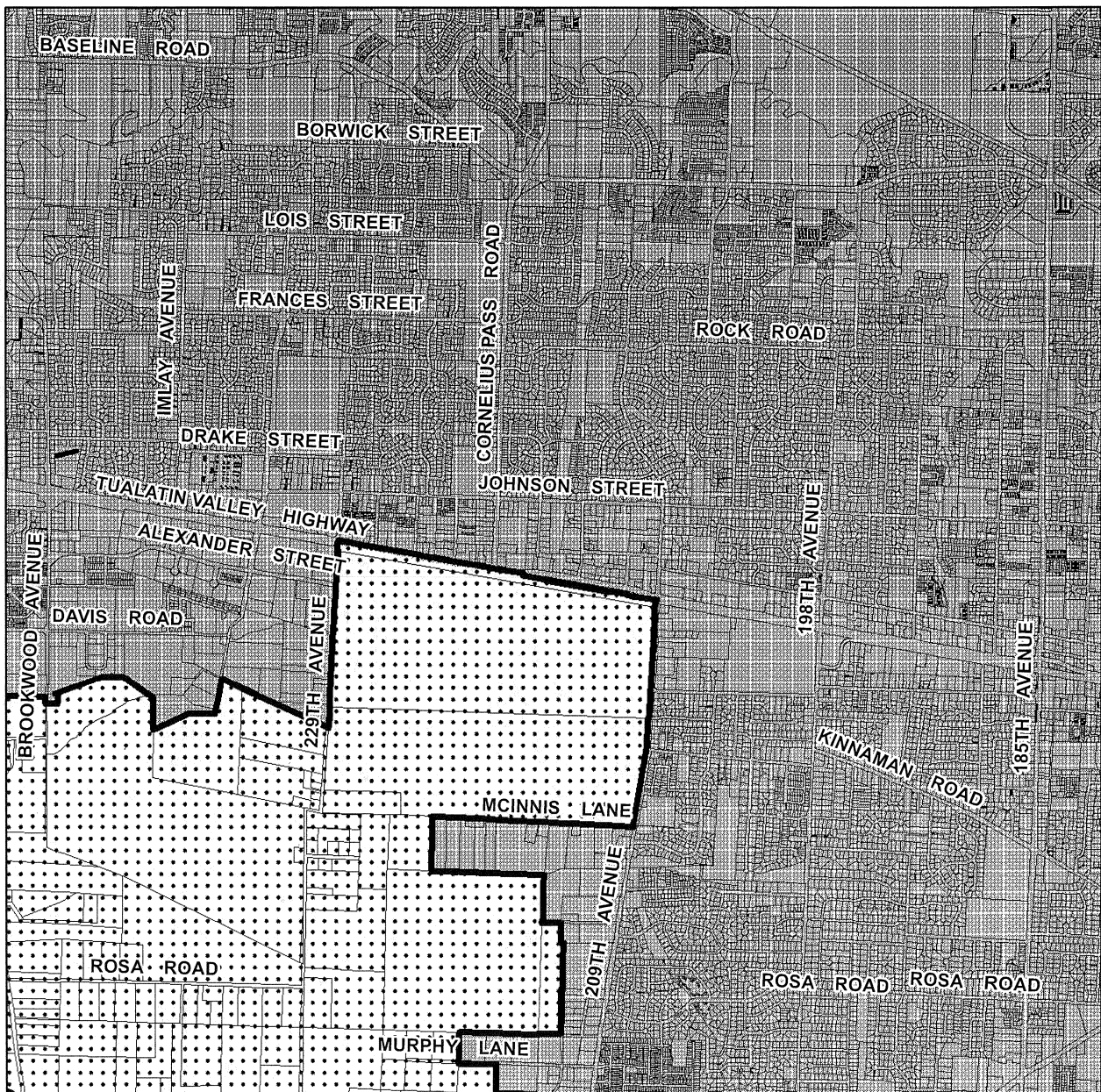
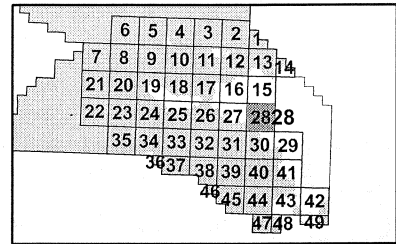
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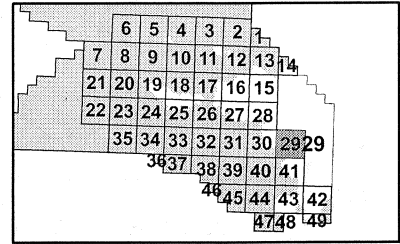
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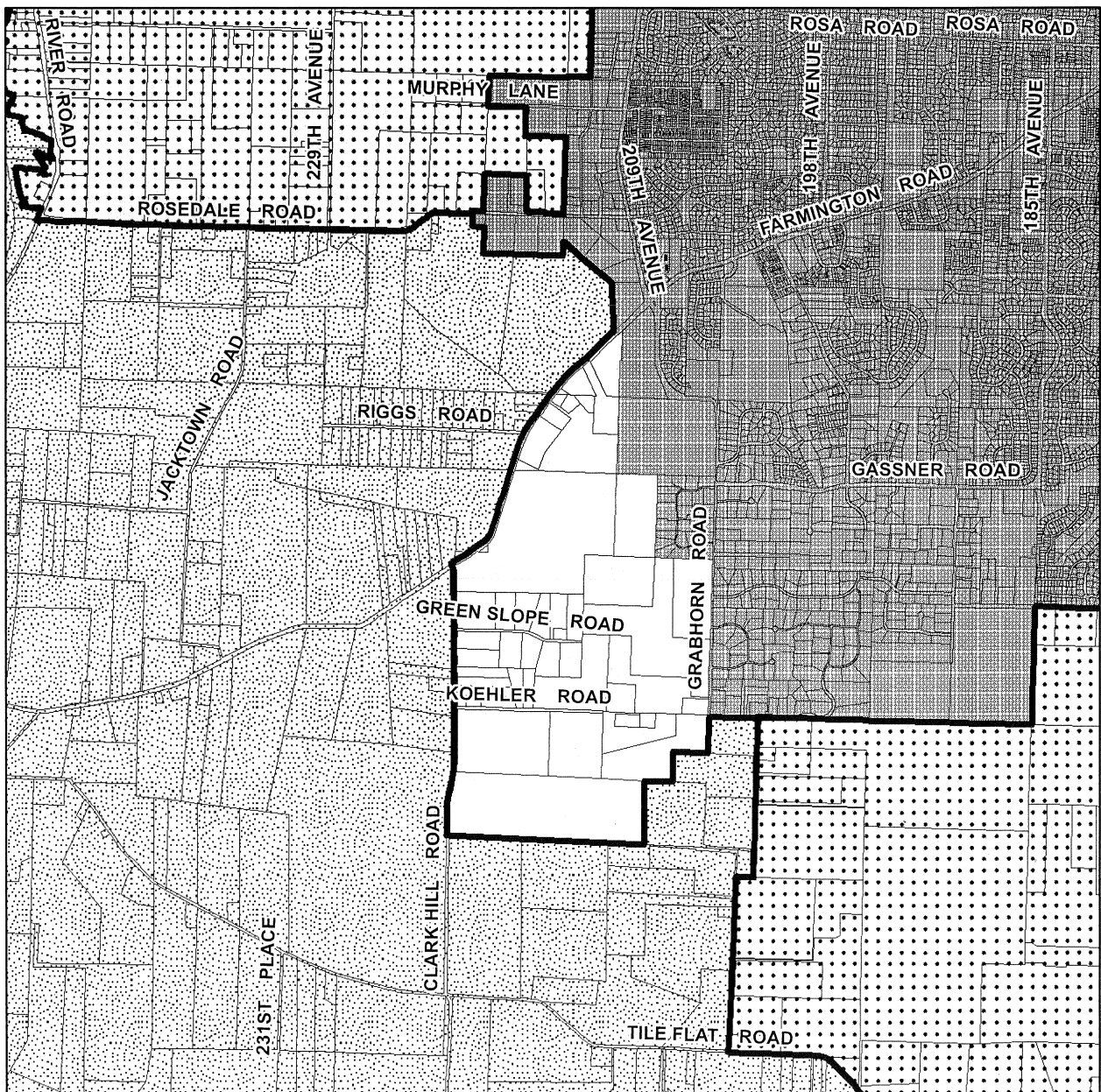
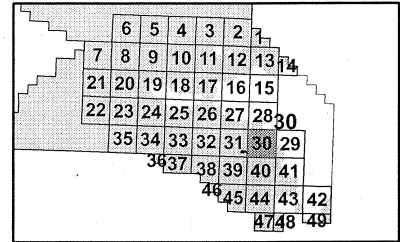
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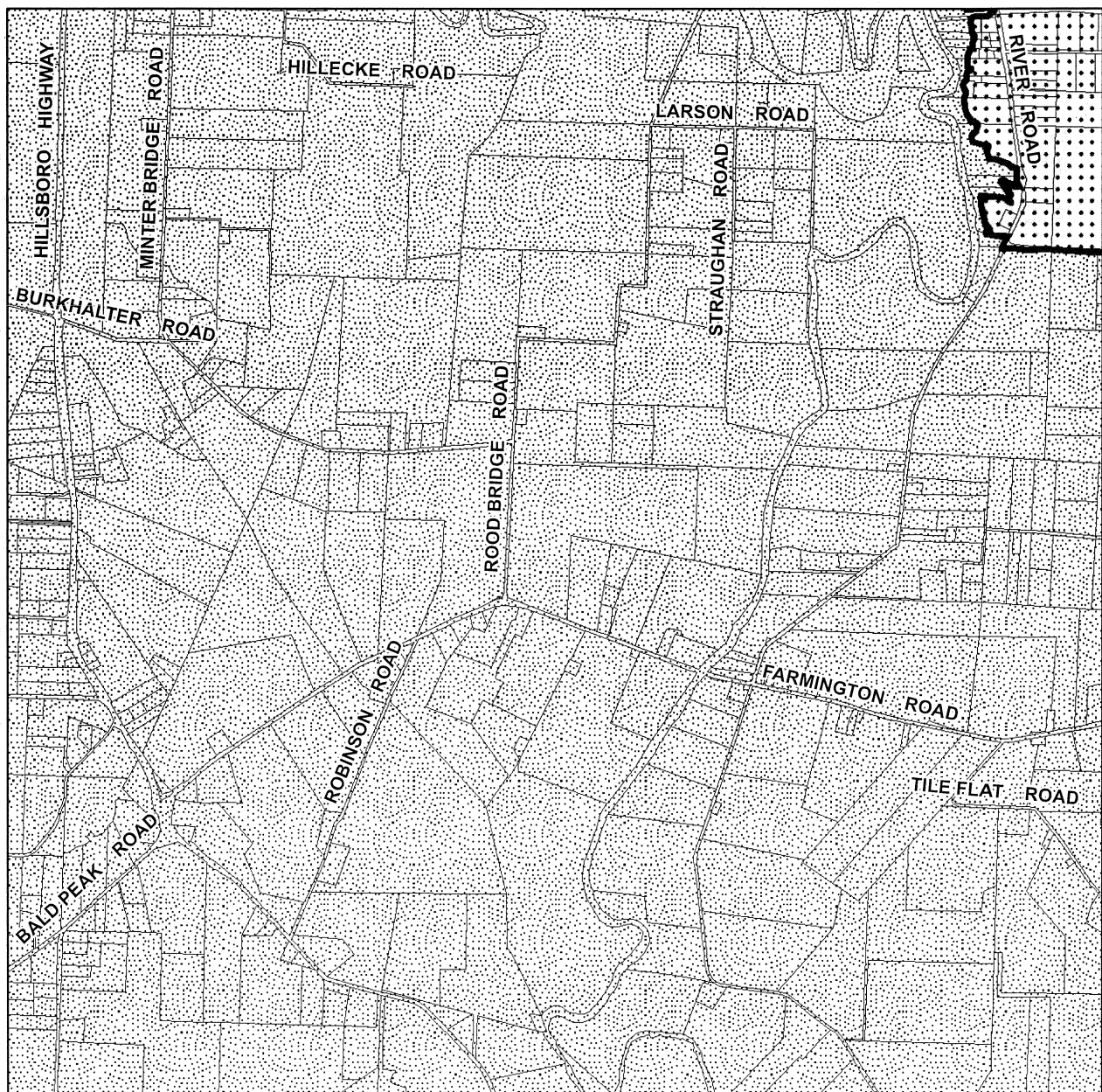
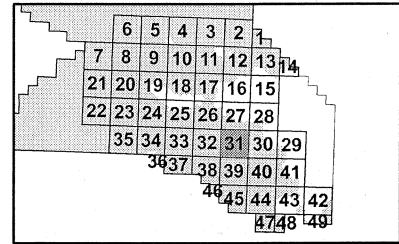
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




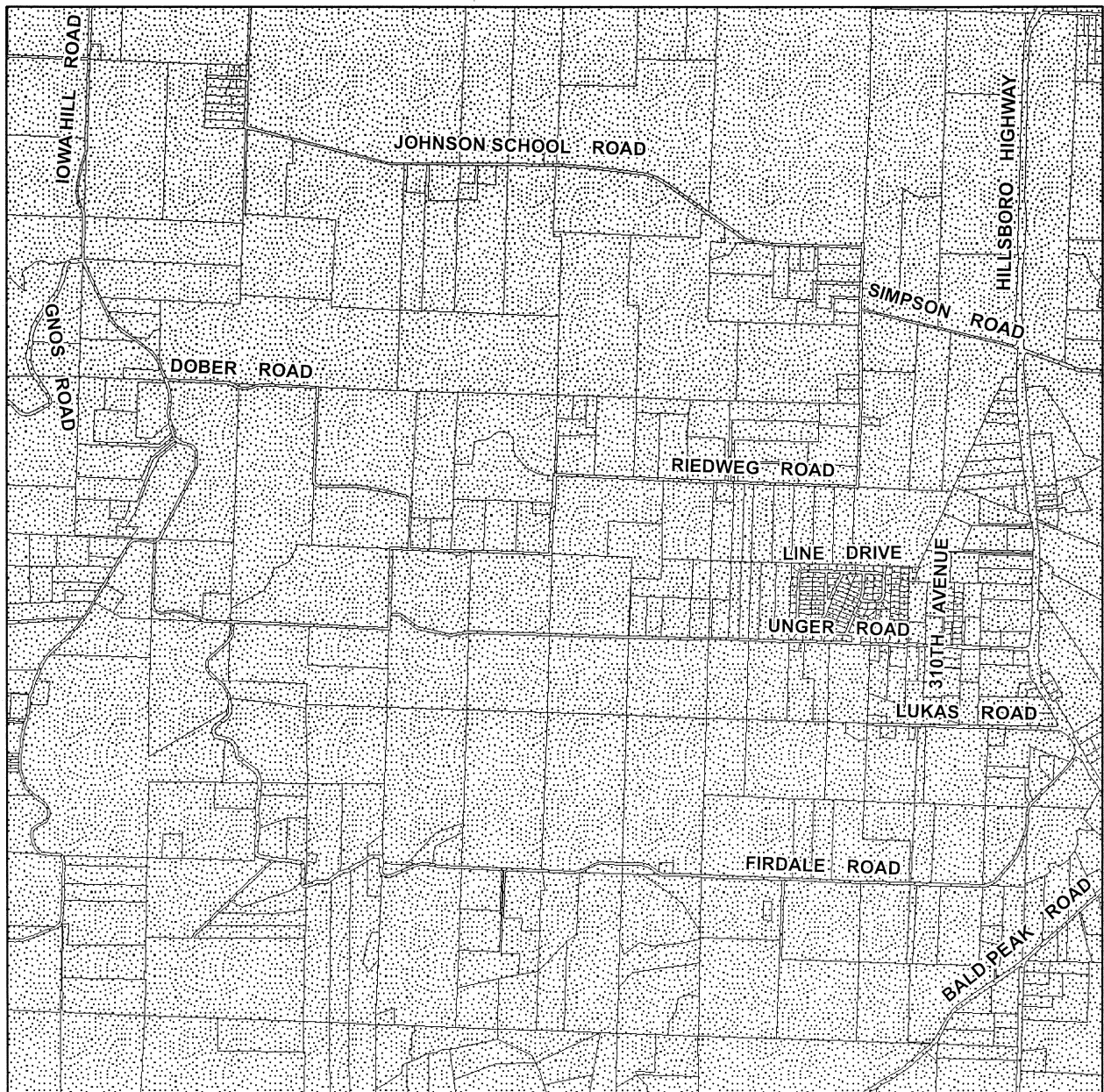
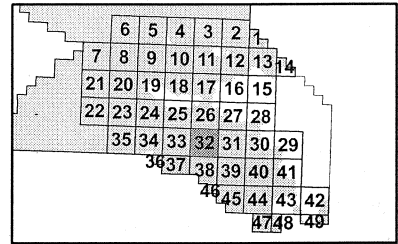
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




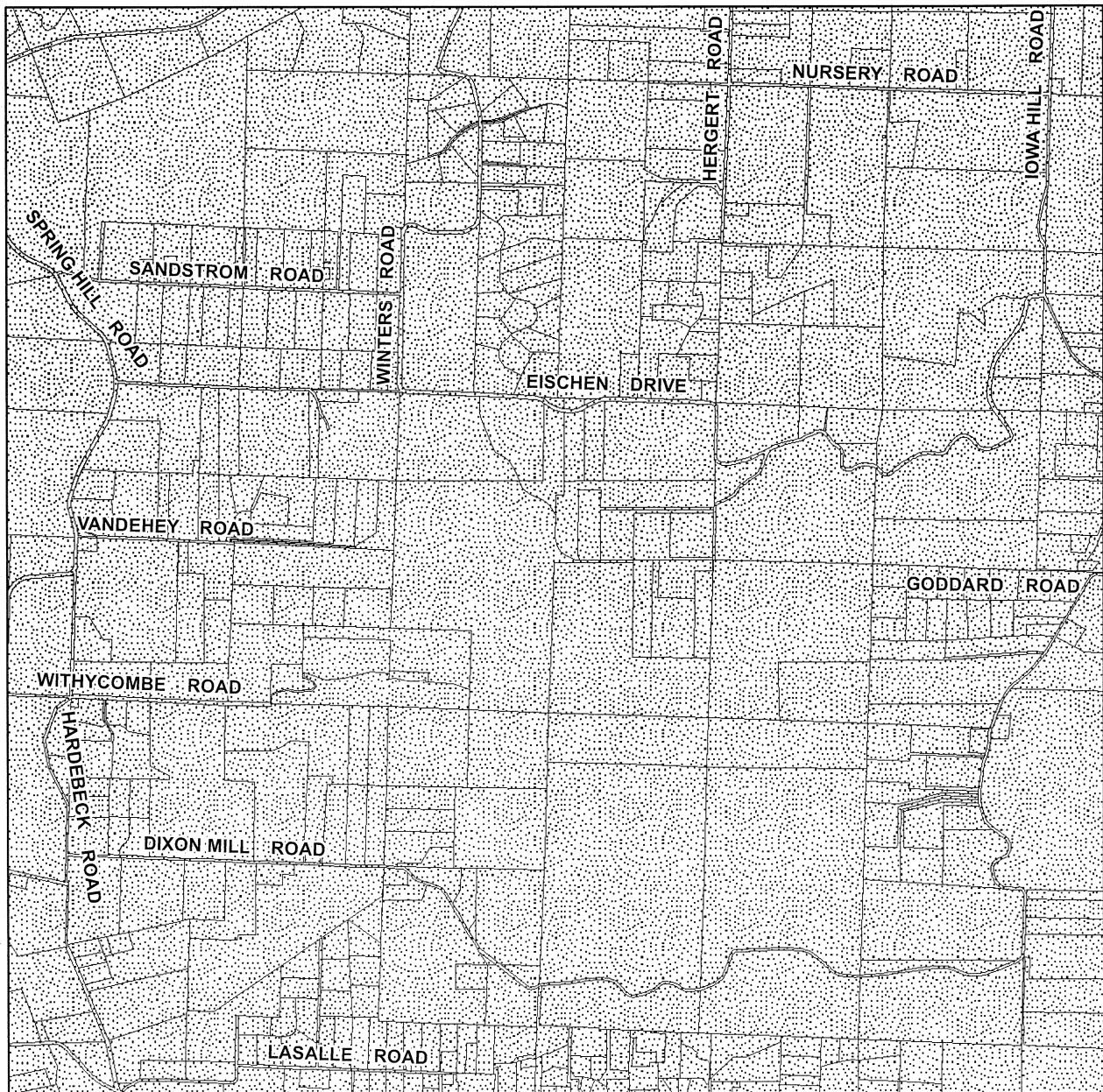
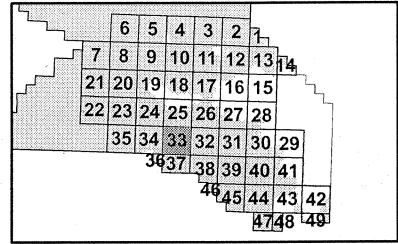
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




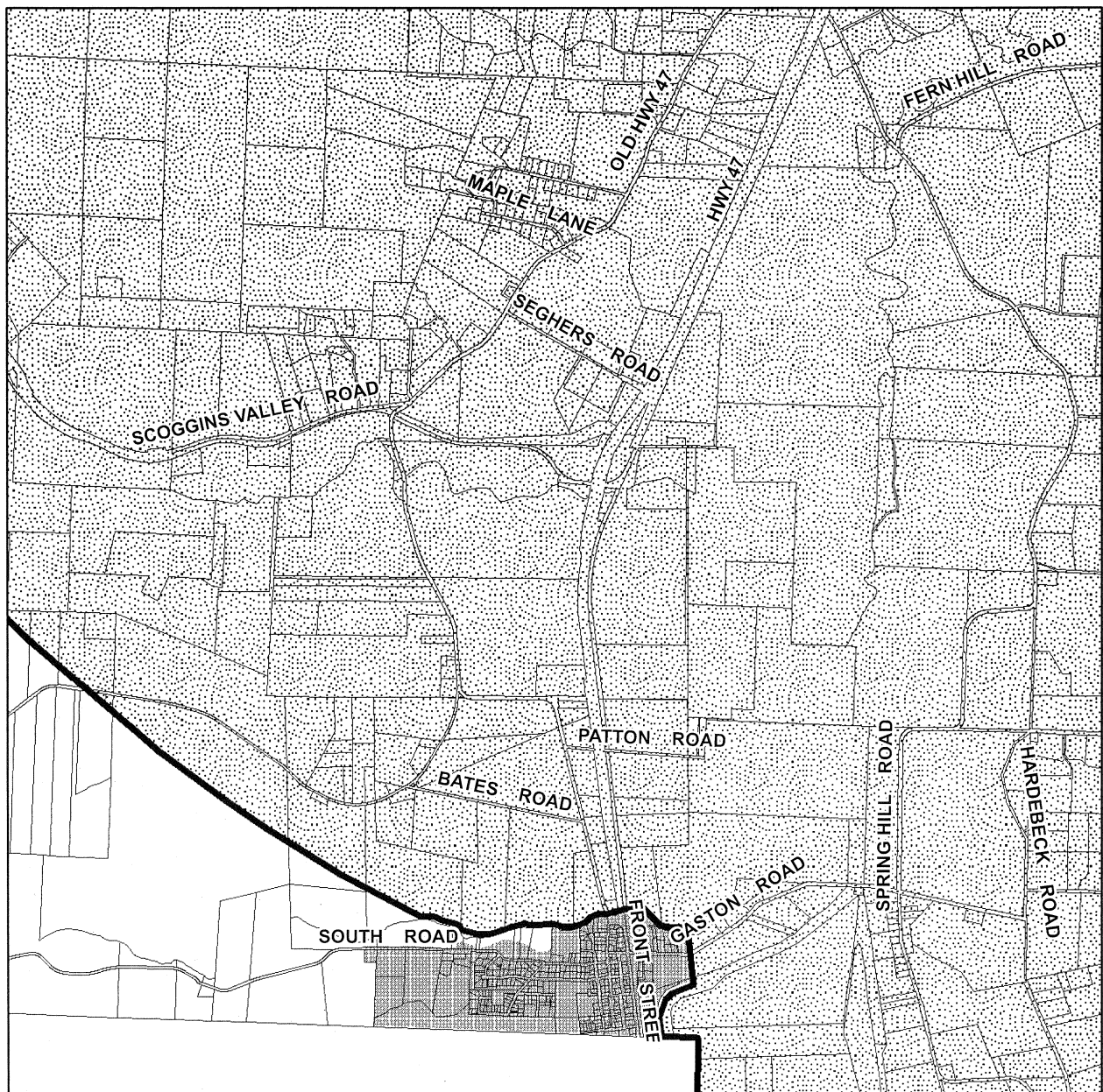
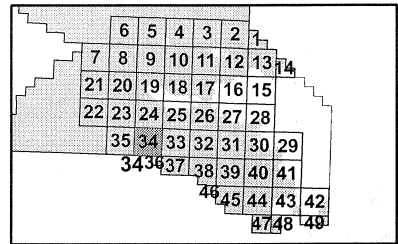
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



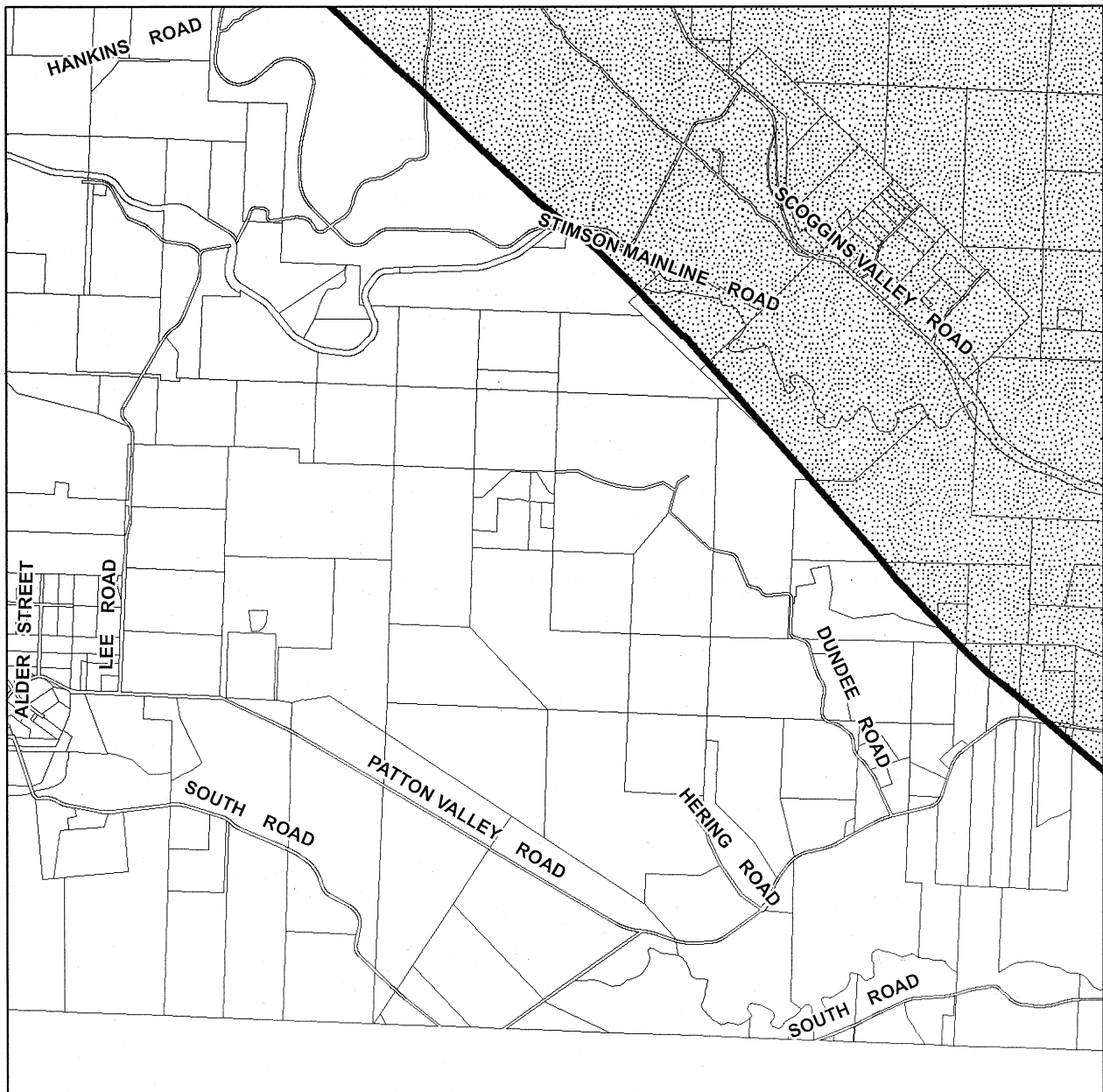
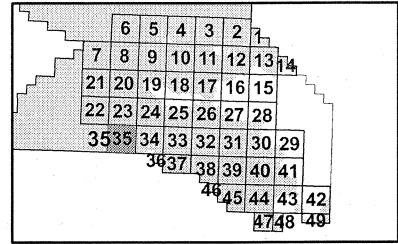
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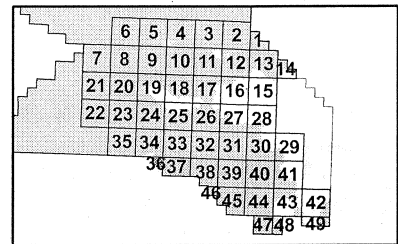
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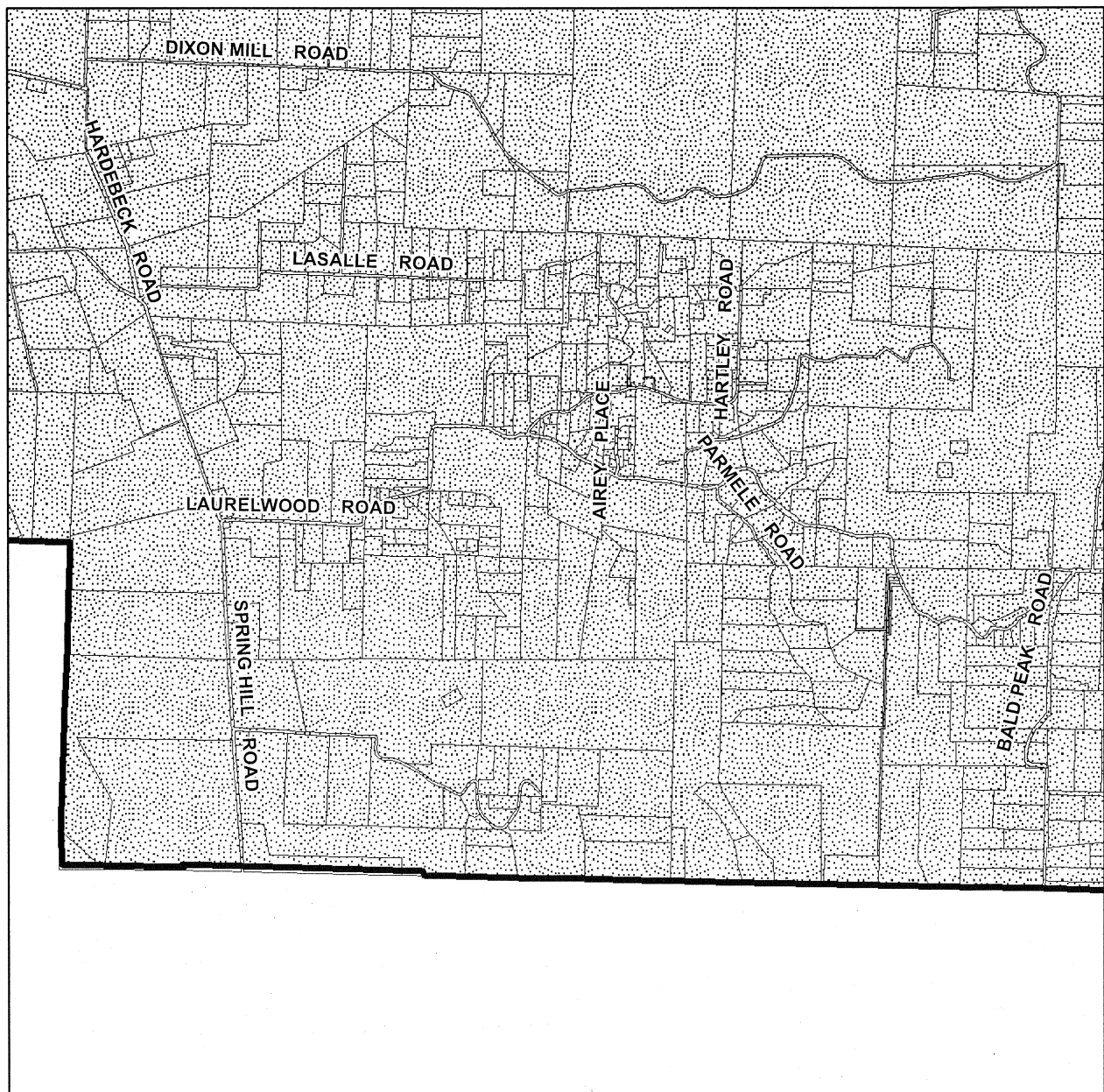
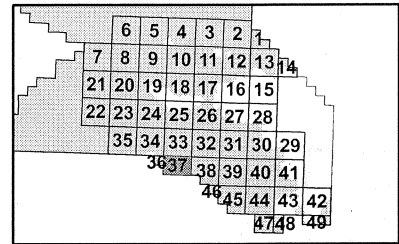
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




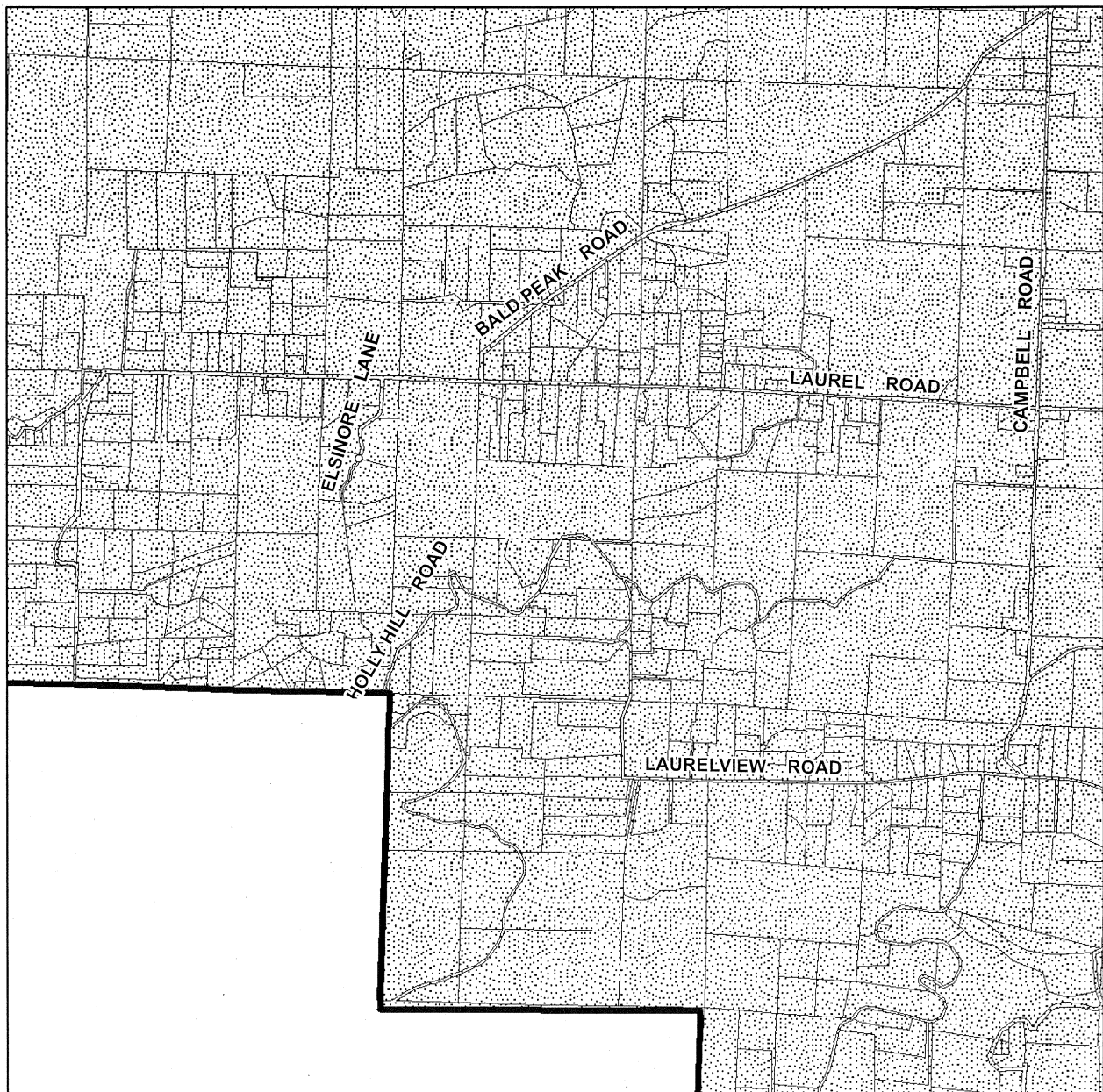
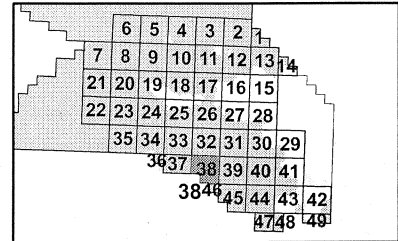
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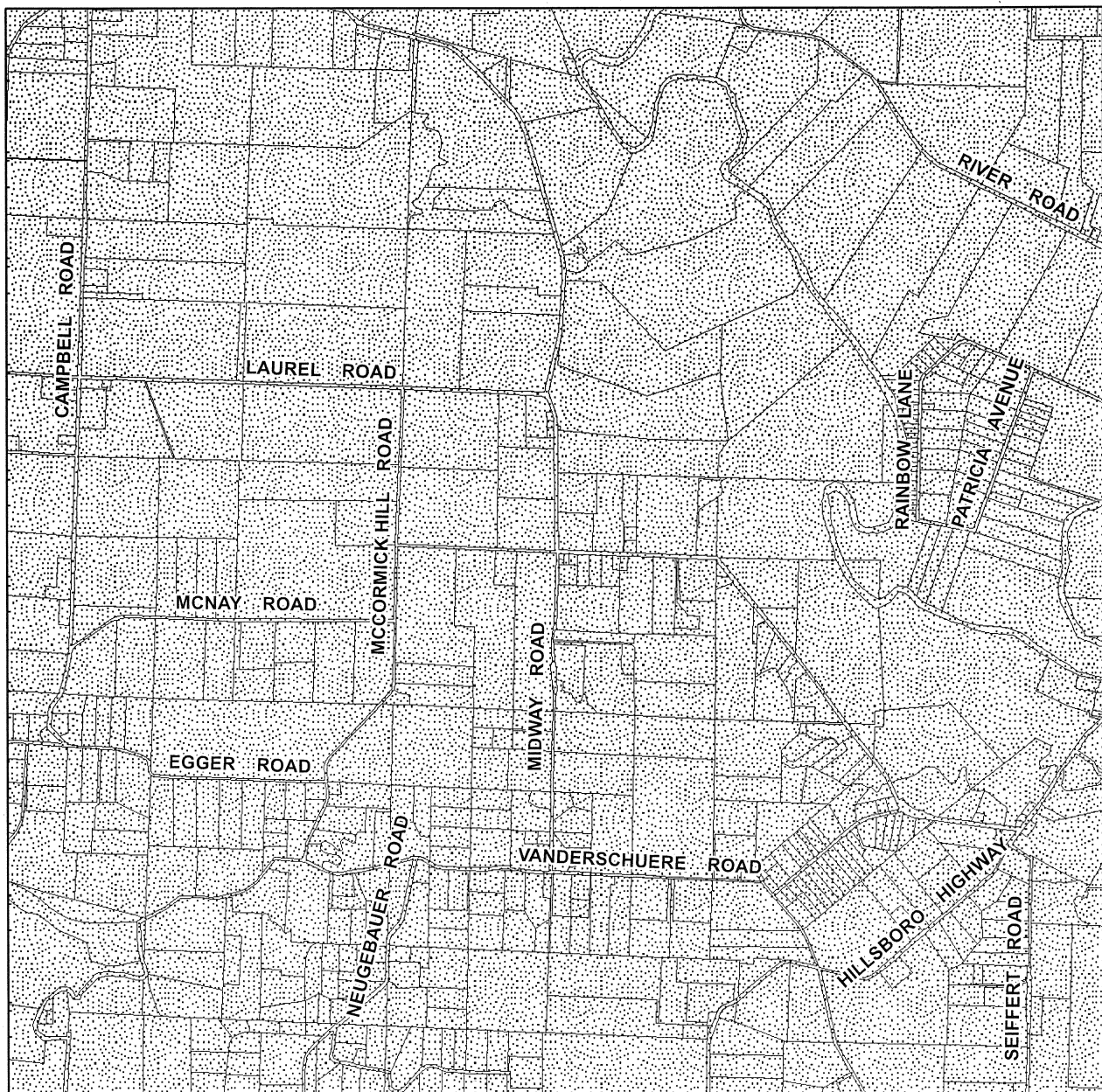
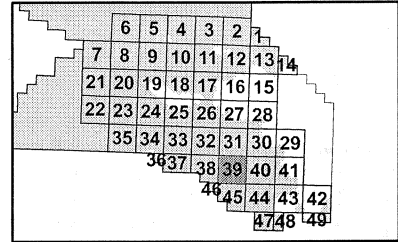
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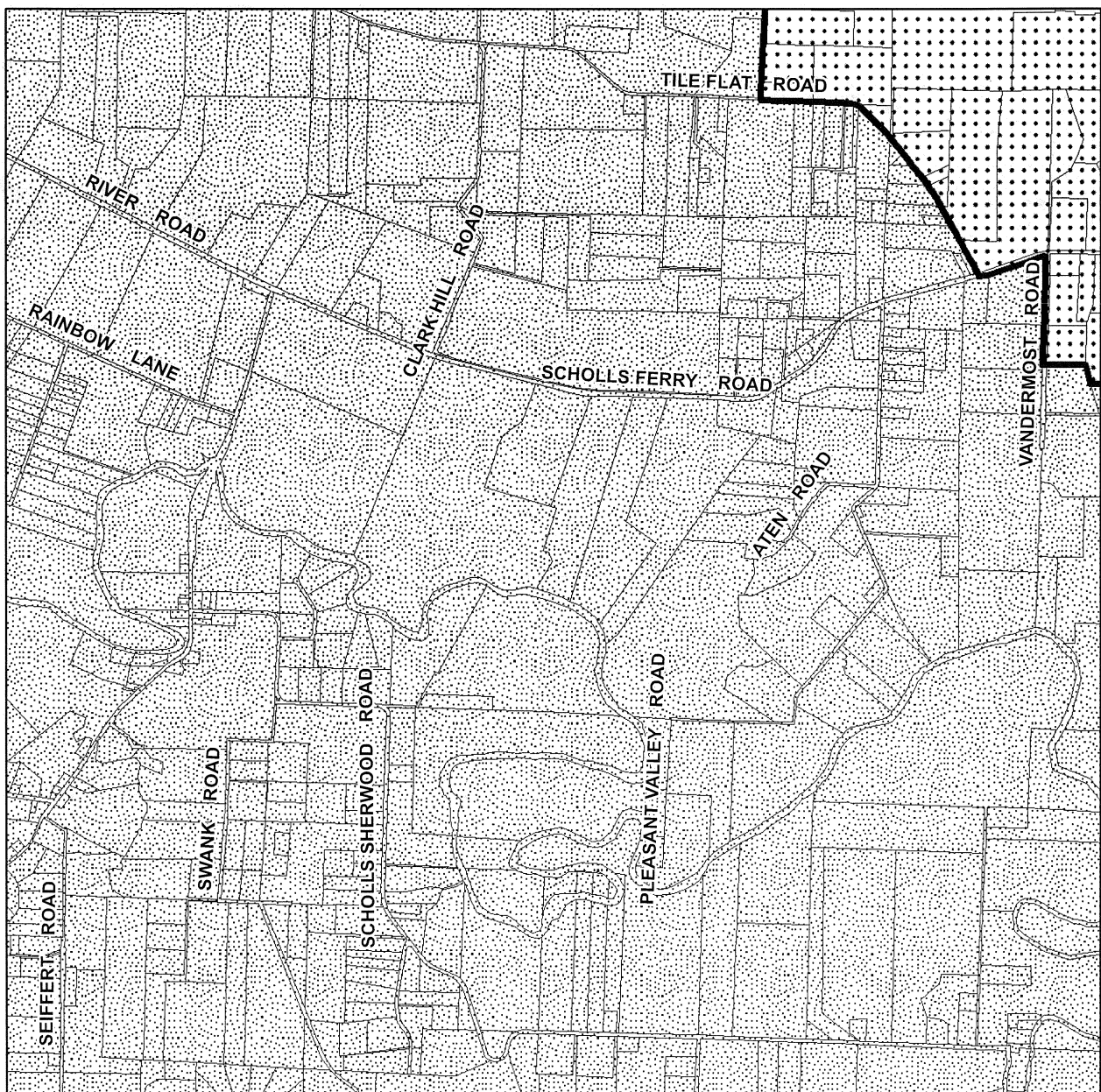
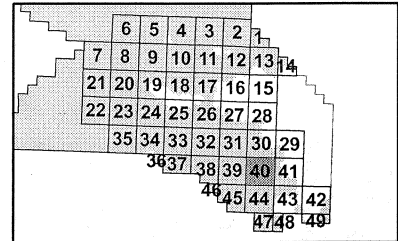
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


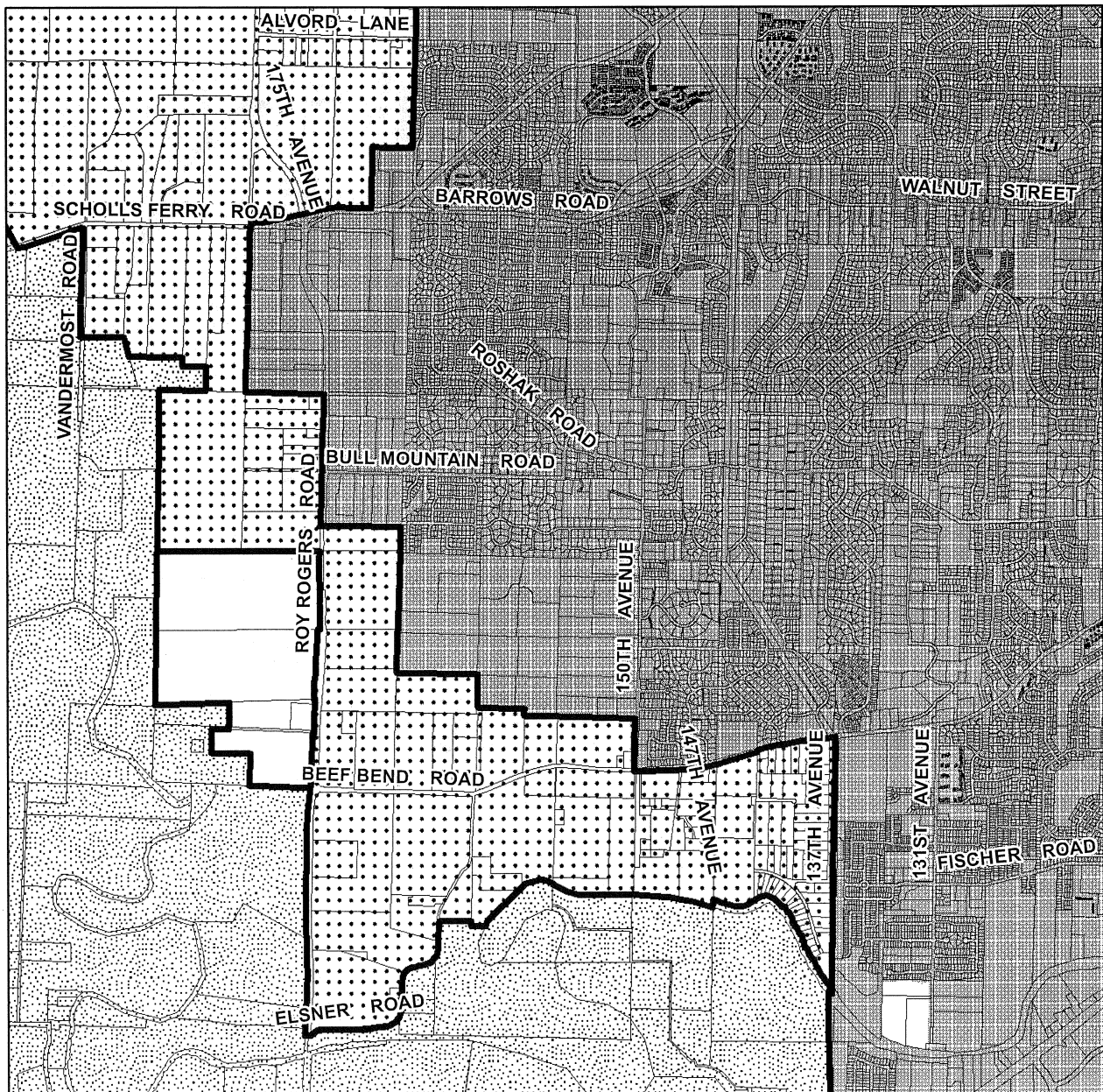
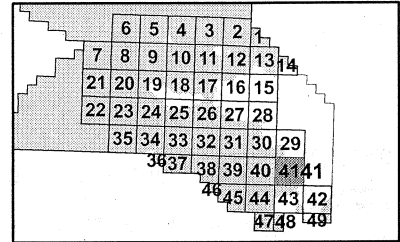
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




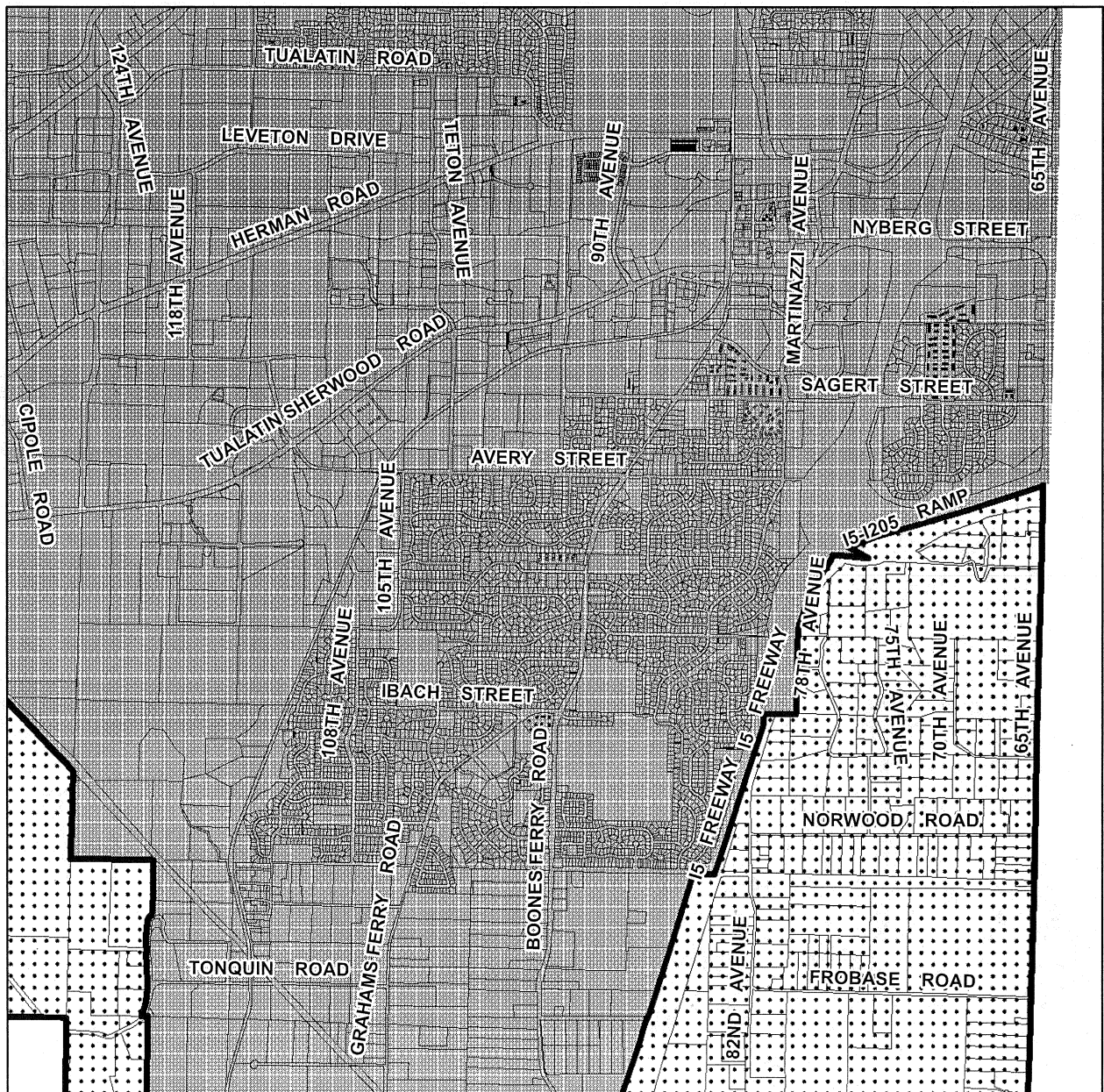
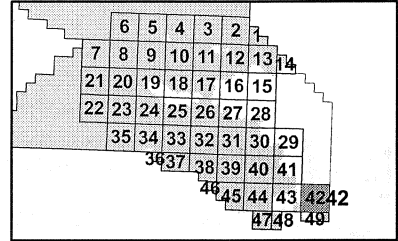
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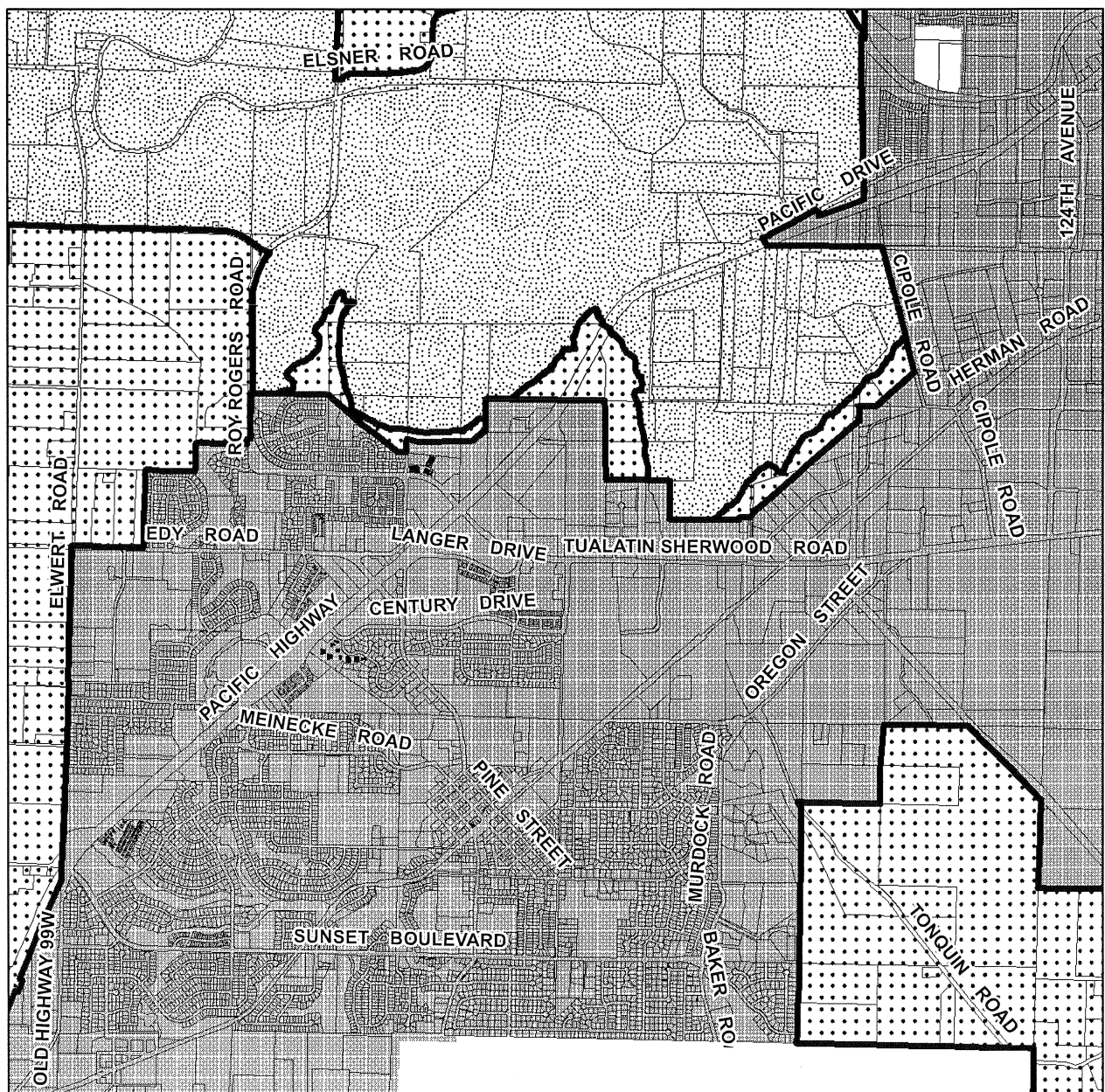
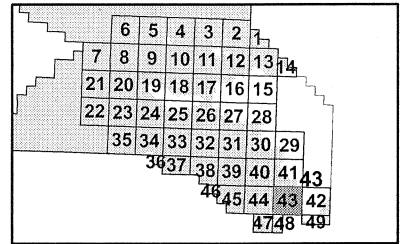
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




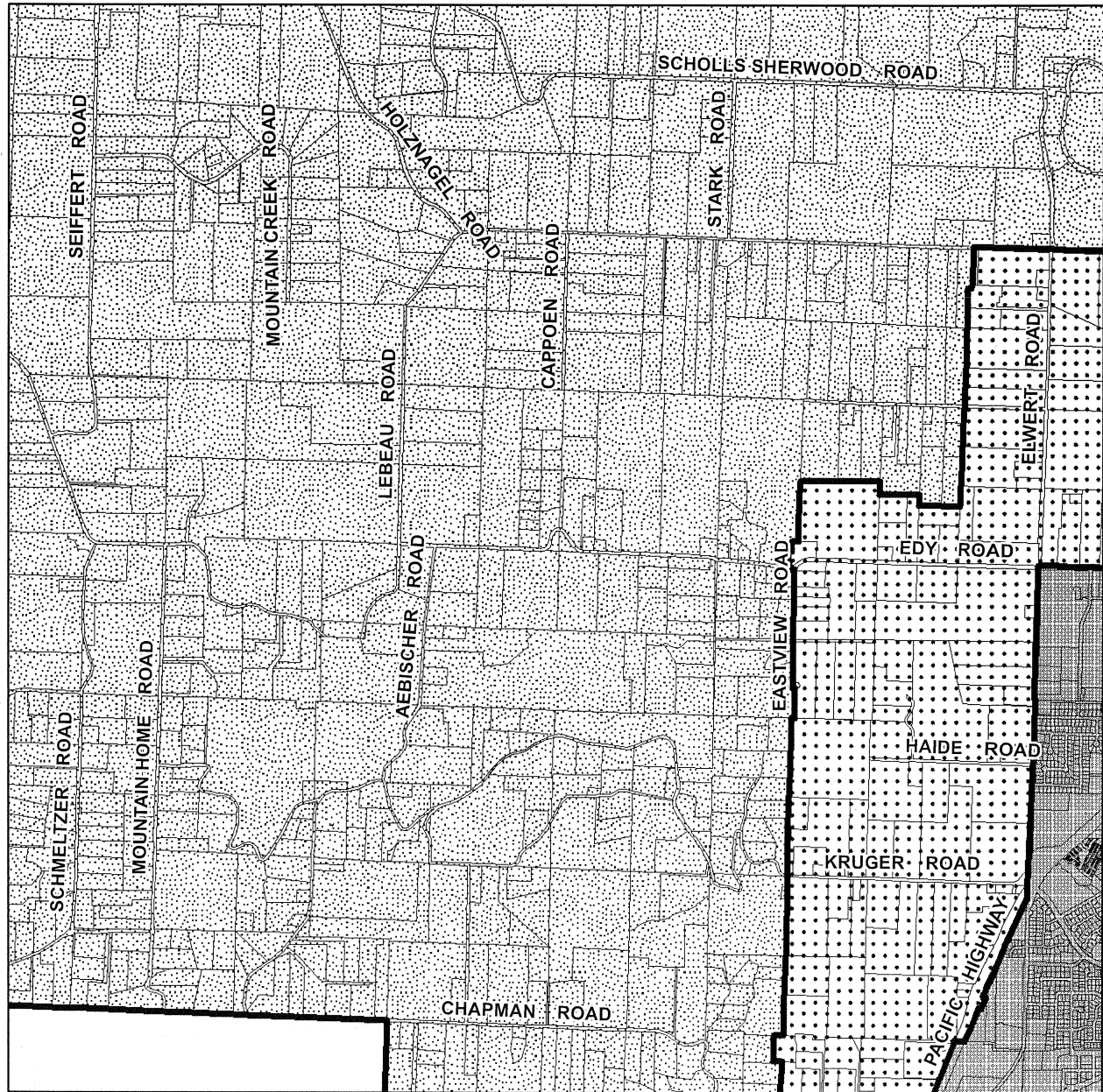
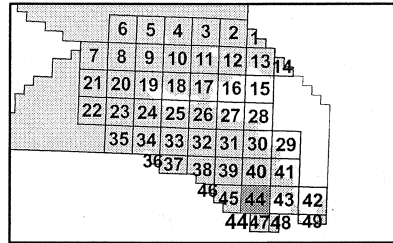
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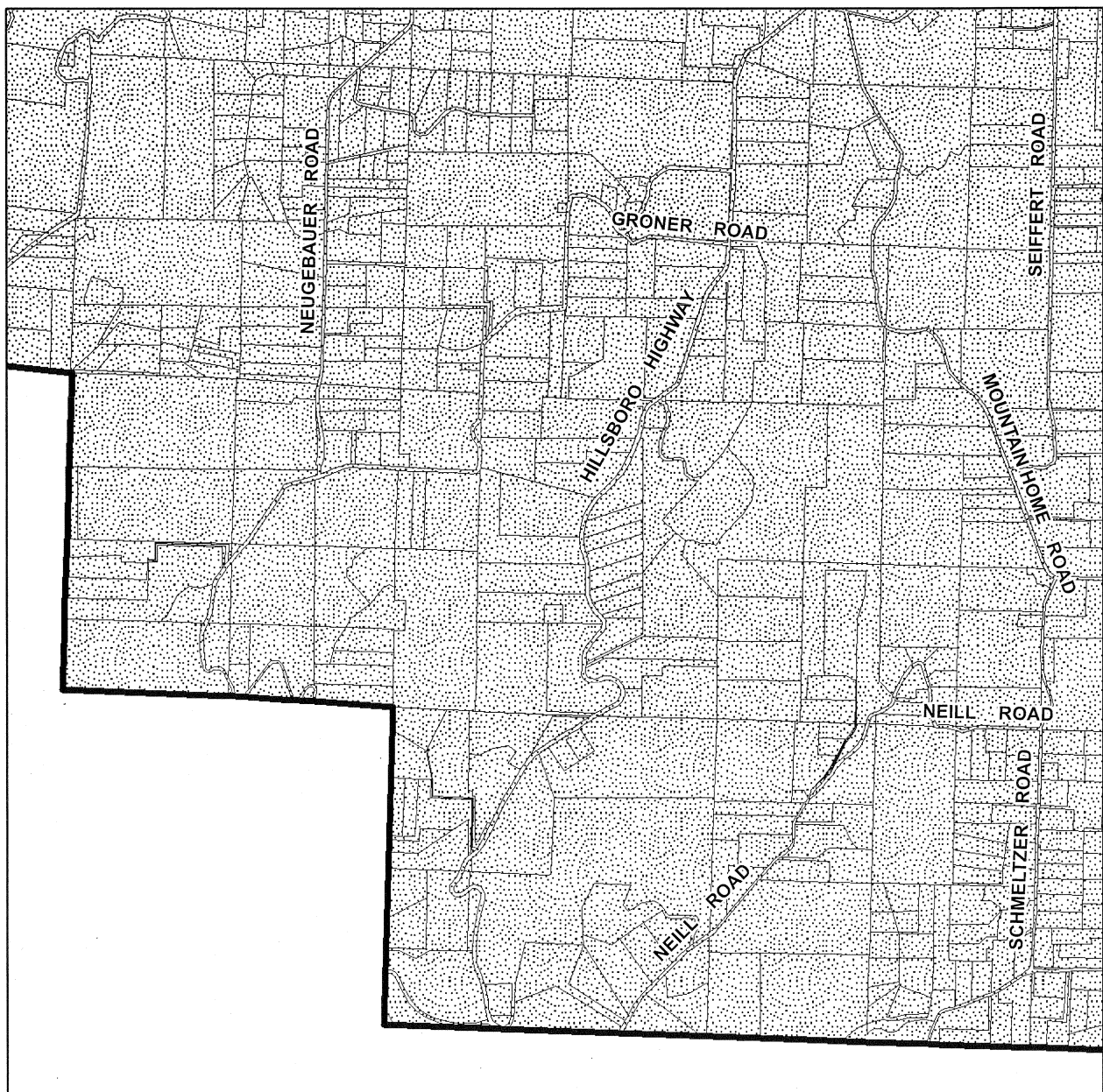
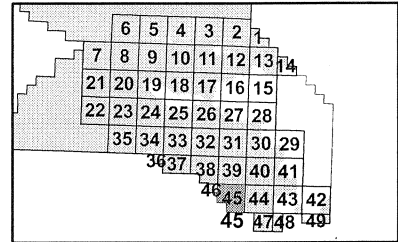
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




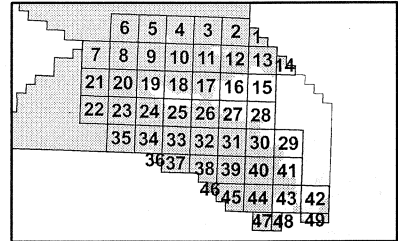
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




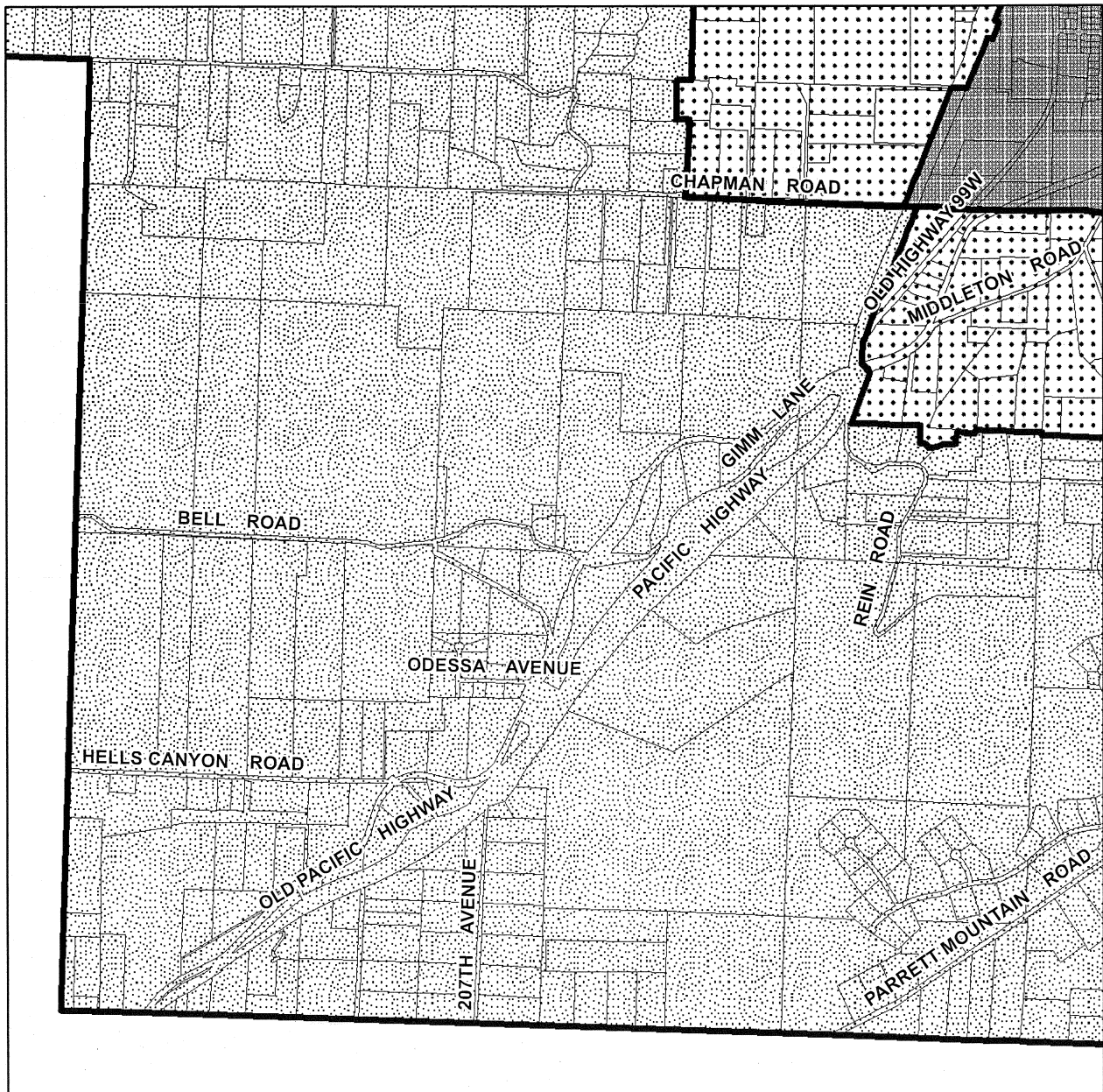
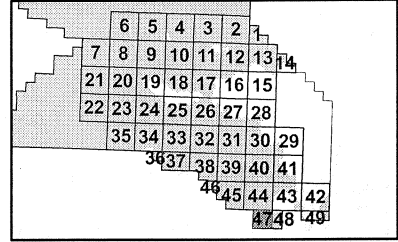
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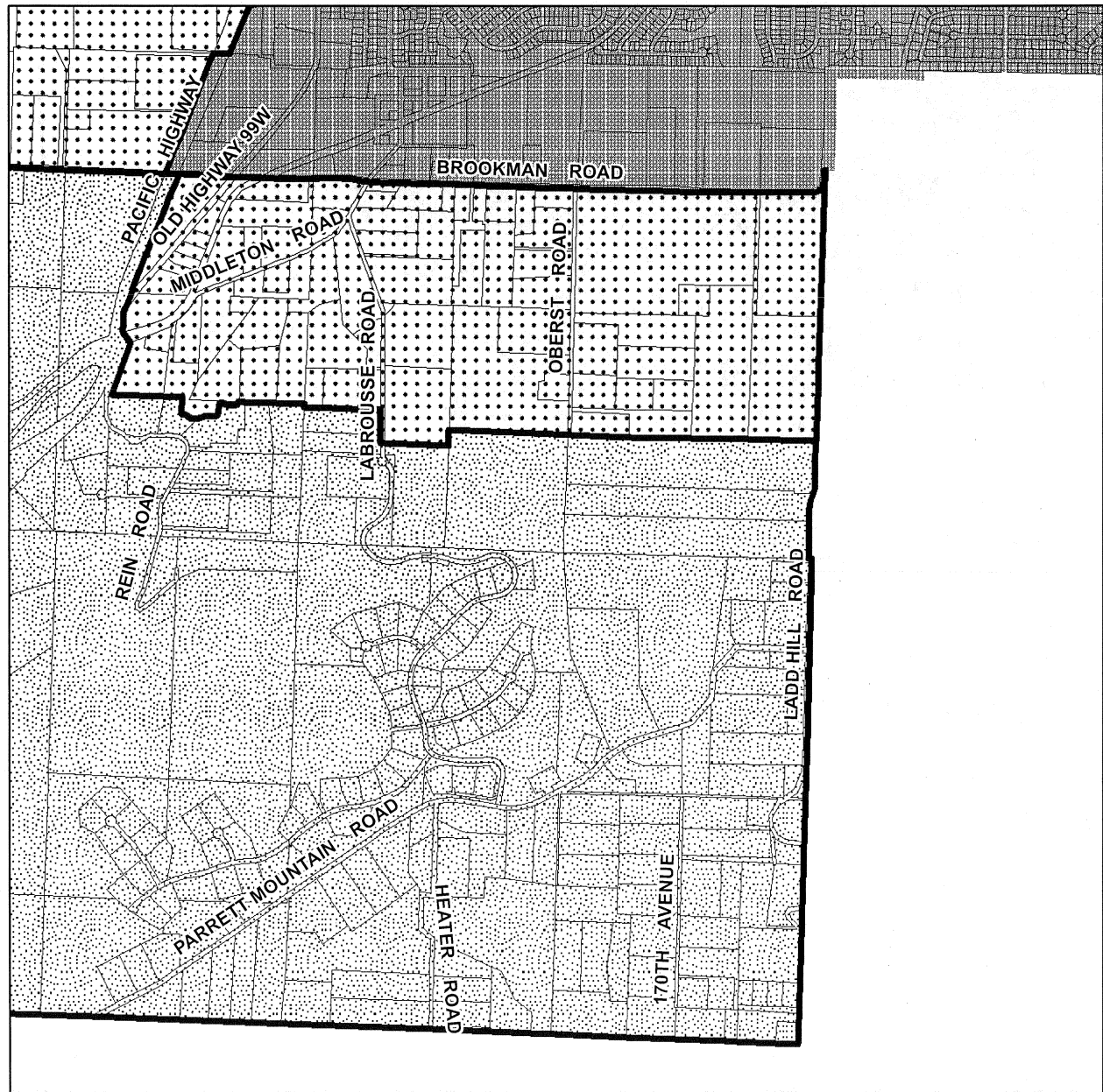
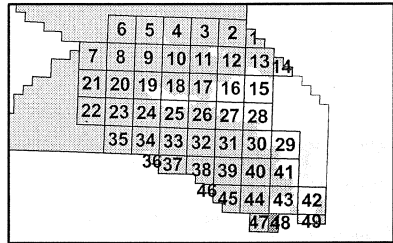
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