

WASHINGTON COUNTY

COMPREHENSIVE PLAN

VOLUME II

COMPREHENSIVE FRAMEWORK PLAN
FOR THE URBAN AREA

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Many people previously on the Department of Land Use & Transportation staff participated in the preparation of this document. Staff of other county departments and divisions also contributed their expertise, criticism and support. The preparation of this document was financed by Washington County.

Comprehensive Framework Plan for the Urban Area (Volume II)
Policies and other text amended by ordinances after May 31, 1994

Plan Policy	Policy Name	Applicable Ordinance(s)
Preface		561A, 615B, 662A
1	The Planning Process	459, 480, 561A, 571, 588A, 590A, 615B, 643, 730A, 745A, 758, 796A, 802A, 822A
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11	Cultural Resources	620
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13	Reasons for Growth	620, 615B, 620
14	Managing Growth	432, 471, 610, 612A, 613, 730A, 799A
15	Roles & Responsibilities for Serving Growth Map-Urban Service Areas	516, 612A, 613, 624, 632, 666A, 726, 730A, 744A, 771A, 775A, 788A, 796A
16	Quantity of Growth Map-Growth Allocation Areas	615B
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21	Housing Affordability	590A, 631, 730A, 802A
22	Housing Choice & Availability	
23	Housing Condition	631
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29	Solid Waste Management	
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33	Quantity & Quality of Recreation Facilities & Services	612A, 613A, 624, 632, 643
34	Open Space & Recreation Facilities Location	612A, 613A, 620, 643
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40	Regional Planning Implementation/2040 Design Type	561A, 712A, 733A, 745A, 771A, 775A

41	Urban Growth Boundary Expansion	615B, 590A, 637, 671, 686, 694, 732A, 744A, 753, 764, 769B, 771A, 775A, 785A, 802A, 822A
42	Airports	609A, 814A
43	Community Design for New Urban Areas	712A, 730A, 739A, 744A, 745A, 758, 769B, 789, 790, 802A, 805, 838A, 843
44	Managing Growth in New Urban Areas	712A, 730A, 739A, 745A, 771A, 796A, 802A
Appendix A	Glossary	516, 598, 612A, 796A, 828
Appendix B	R&O 80-108	
Appendix C	R&O 86-58	
Appendix D	Criteria for School Capacity (Appendix D deleted through Ord 796A)	598, 612A, 796A
Appendix E	R&O 14-34	

**The original Policy 35 was removed by Ord No. 612, 2003. As a result, the subsequent policies were renumbered.*

Ordinances Amending The Comprehensive Framework Plan for the Urban Area (Volume II) Policies Adopted after May 31, 1994

	Ordinance	Adoption Date	Effective Date
1.	A-Engrossed Ordinance No. 432 – Amends Policy 14 language regarding Essential and Desirable facilities and services as they pertain to pedestrians and bicyclists.	5-31-94	6-30-94
2.	A-Engrossed Ordinance No. 459 – Amends the Background for Planning Section, Policies 1, 15, 30, and Appendix A, Glossary Terms relating to high growth school districts; a new appendix (Appendix D) relating to high growth school districts is also added.	10-25-94	11-24-94
3.	A-Engrossed Ordinance No. 471 – Amends Policy 14 language relating to Essential and Desirable facilities and services as they pertain to pedestrians and bicyclists.	10-31-95	11-30-95
4.	A-Engrossed Ordinance No. 480 – Amends Policies 1 and 32 relating to the applicability of comprehensive plan requirements and standards relating to development applications.	10-22-96	11-21-96
5.	A-Engrossed Ordinance No. 483 – Amends the Summary Findings and Conclusions for Policy 18 relating to transit oriented districts.	10-28-97	11-28-97
6.	Ordinance No. 516 – Amends Appendix A and Policy 15 relating to Urban Service Areas.	10-27-98	11-27-98
7.	A-Engrossed Ordinance No. 517 – Amends Policy 18 relating to the establishment of minimum housing densities in the R-9, R-15, R-24 and R-25+ Districts.	10-27-98	11-27-98
8.	A-Engrossed Ordinance No. 526 – Amends the Summary Findings and Conclusions for Policy 18 relating to town centers, main streets and corridors and the transit oriented districts.	10-27-98	11-26-98
9.	Ordinance No. 551 – Amends Policy 40 relating to Title 2 of the Urban Growth Management Functional Plan pertaining to off-street parking.	6-6-00	7-6-00
10.	A-Engrossed Ordinance No. 555 – Amends Policy 18 relating to the establishment of minimum housing densities in the R-5 and R-6 Districts.	9-26-00	10-26-00
11.	A-Engrossed Ordinance No. 561 – Amends Policies 10 and 27 relating to Title 3 of the Urban Growth Management Functional Plan pertaining to water quality; adds a new policy (Policy 41) to provide a Regional Planning section (Section X); and amends Policy 1 to include language relating to Metro planning requirements.	10-31-00	11-30-00
12.	Ordinance No. 571 – Amends Policy 1 relating to community plan map amendment criteria	6-26-01	7-26-01
13.	Ordinance No. 572 – Amends Policy 2 relating to Citizen Participation Organization boundaries and deletes Map 2 from the Comprehensive Framework Plan.	6-26-01	7-26-01
14.	A-Engrossed Ordinance No. 588 – Washington County Transportation Plan Update Amends Policy 1 and Policy 32	10-29-02	11-29-02
15.	A-Engrossed Ordinance No. 590 – Amends Policies 1 and 21 relating to Urban Service Districts and Affordable Housing. Adds Policy 42 relating to Urban Growth Boundary Expansions.	7-23-02	8-23-02
16.	Ordinance No. 598 – Amends Policy 30 relating to School Facility Plans	9-24-02	10-24-02
17.	Ordinance No. 608 – Amends Policy 18 includes references to Regional Centers	5-6-03	6-5-03
18.	Ordinance No. 609 – Adds Policy 42 regarding Airports	10-28-03	11-27-03
19.	Ordinance No. 610 – Amends Policies 14 regarding Managing Growth	10-28-03	11-27-03
20.	A-Engrossed Ordinance No. 612 – Amends Policies 33, 34, 35, 14 and 15 regarding Parks & Recreation	10-28-03	11-27-03
21.	A-Engrossed Ordinance No. 613 – Amends Policies 14, 15, 33 and 34 relating to urban services. Deleting references to Park SDC's. (<i>Originally filed in 2003, but continued to 2004</i>)	10-26-04	11-25-04
22.	Ordinance No. 614 – Amends Policies 15 regarding Roles & Responsibilities for Serving Growth	10-7-03	11-27-03

23.	B-Engrossed Ordinance No. 615 – Amends the Preface and Policies 1, 13, 16, 18 & 41 relating to new urban growth boundary lands	4-27-04	5-27-04
24.	Ordinance No. 620 – Amends the Summary Analysis of Constraints and Opportunities for Land Development section and Policies 3, 10, 11, 13, 25, 27, 34 & 35 relating to a general update	4-6-04	5-6-04
25.	A-Engrossed Ordinance No. 624 – Amends Policy 15 and Policy 33 relating to the provision of park and recreation facilities and service providers	9-28-04	10-28-04
26.	Ordinance No. 631 – Amends Policy 21 and Policy 23 relating to housing	10-26-04	11-25-04
27.	Ordinance No. 632 – Amends Policies 15 and 33 of Washington County's Comprehensive Framework Plan for the Urban Area to allow Washington County to adopt an interim park and recreation system development charge for urban unincorporated territory when the identified future park provider has placed or committed to place an annexation measure on the ballot.	10-4-05	11-3-05
28.	Ordinance No. 637 – Amends the Future Development Areas and Goal 5 Resources for Future Development Areas maps in Policy 41 relating to new urban lands in the vicinity of North Plains	4-26-05	5-26-05
29.	Ordinance No. 643 – Amends Policy 1, Policy 17, Policy 33, and Policy 34 relating to clarifying the procedures and criteria for plan amendments	10-25-05	11-24-05
30.	Ordinance No. 649 – Amends Policy 3 relating to housekeeping and general update changes	10-25-05	11-24-05
31.	A-Engrossed Ordinance No. 662 – Amends the Summary Analysis of Constraints and Opportunities for Land Development and Policy 6 and 10 relating to supporting and encouraging the use of low-impact, habitat friendly development practices in unincorporated Washington County.	10-24-06	11-23-06
32.	A-Engrossed Ordinance No. 666 – Amends Policy 15 relating to the possible incorporation of the new city of Bull Mountain. The proposed amendments would allow the incorporation petition to be placed on the ballot if the BCC determines the petition complies with the legal requirements applicable to the formation of a new city.	8-8-06	9-7-06
33.	Ordinance No. 671 – Amends the Comprehensive Framework Plan for the Urban Area relating to areas added to the Urban Growth Boundary by Metro in 2004. This ordinance would apply the Future Development 20 Acre District (FD-20) to the new 2004 urban lands.	4-3-07	5-3-07
34.	Ordinance No. 686 – Amends the Comprehensive Framework Plan for the Urban Area relating to areas added to the Urban Growth Boundary by Metro in 2005. Properties added to the urban area are to be preserved in blocks of 20 acres or more. This ordinance would apply the Future Development 20-Acre District (FD-20) to the new urban lands.	10-23-07	11-23-07
35.	Ordinance No. 694 – Amends Policy 41 of the Comprehensive Framework Plan for the Urban Area relating to areas added to the Urban Growth Boundary by Metro in 2004. This ordinance prohibits churches, schools, day care facilities and cemeteries on lands designated as industrial by Metro's Urban Growth Management Functional Plan.	6-3-08	7-3-08
36.	A-Engrossed Ordinance No. 712 – Amended to adopt the North Bethany Subarea Community Plan. Map amendment to Policy 40, 2040 Designations - Main Streets	10-27-09	11-27-09
37.	Ordinance No. 726 – Amends Policy 15 of the Washington County Comprehensive Framework Plan for the Urban Area relating to the possible formation of a new park and recreation special service district in the Tigard-Tualatin School District Boundary. If formed, the district would provide revenue to fund operations of two existing swimming pools located at Tigard and Tualatin High Schools.	10-27-09	11-27-09
38.	A-Engrossed Ordinance No. 733 – Amends Policies 3, 32, and 40 of the Comprehensive Framework Plan for the Urban Area relating to Urban Reserves designated by Metro.	6-15-10	7-15-10
39.	A-Engrossed Ordinance No. 730 – Amends Policies 1, 14, 15, 18, 21, 43 and 44 of the Comprehensive Framework Plan for the Urban Area relating to the North Bethany Planning Area.	10-26-10	11-26-10

40.	A-Engrossed Ordinance No. 732 – Amends Policy 41 maps of the Comprehensive Framework Plan for the Urban Area to reflect FD-20 land use designation applied to powerline corridor in the Tualatin area.	10-26-10	11-26-10
41.	A-Engrossed Ordinance No. 739 – Amends Policies 43 and 44 and the associated maps of the Comprehensive Framework Plan for the Urban Area relating to the North Bethany Planning Area.	10-25-11	11-25-11
42.	Ordinance No. 742 – Amends Policy 2, Citizen Involvement, of the Washington County Comprehensive Framework Plan for the Urban Area with updated language regarding the creation of new Citizen Participation Organizations and their boundaries.	10-25-11	11-25-11
43.	A-Engrossed Ordinance No. 744 – Amends Policies 15, 41 and 43 maps of the Comprehensive Framework Plan for the Urban Area relating to the North Bethany Planning Area and adds a general note to all maps regarding updates.	4-25-12	5-24-12
44.	A-Engrossed Ordinance No. 745 – Amends Policies 1, 40, 43 and 44 and the associated maps of the Comprehensive Framework Plan for the Urban Area relating to the North Bethany Planning Area.	6-26-12	7-26-12
45.	Ordinance No. 753 – Amends Policy 41 maps to reflect changes to the City of Banks' Urban Growth Boundary.	9-18-12	10-18-12
46.	Ordinance No. 758 – Amends Policy 1 text and makes minor Policy 43 map change.	10-16-12	11-23-12
47.	Ordinance No. 764 – Amends Policy 41 maps to reflect changes to the City of Banks' Urban Growth Boundary.	5-21-13	6-20-13
48.	B-Engrossed Ordinance No. 769 – Amends Policies 18, 41 and 43 to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA).	10-22-13	11-21-13
49.	A-Engrossed Ordinance No. 771 – Modifies Policy 18 relating to the North Bethany Institutional Land Use District (INST NB).	10-22-13	11-21-13
50.	A-Engrossed Ordinance No. 775 – Amends Policies 15, 40 & 41 relating to jurisdictional transfer of Area 93 to Washington County	10-22-13	1-1-14
51.	A-Engrossed Ordinance No. 785 – Urban Reserves/Rural Reserves - amends Policy 41 text and maps (Urban Growth Boundary Expansions)	9-23-14	11-28-14
52.	A-Engrossed Ordinance No. 788 – Amends Policy 15 to include Portland Public Schools as a service provider for a single parcel of land located in Bonny Slope West (formerly called Area 93)	10-7-14	11-28-14
53.	Ordinance No. 789 – Amends Policy 43 maps - North Bethany West Community Park	10-28-14	11-28-14
54.	Ordinance No. 790 – Amends Policy 43 maps - North Bethany P2	10-28-14	11-28-14
55.	A-Engrossed Ordinance No. 796 – Amends Policies 1, 15, 30, Appendix A (Glossary) regarding large school districts, and deletes Appendix D	9-22-15	11-27-15
56.	A-Engrossed Ordinance No. 799 – Amends Policy 14 to reflect changes regarding essential services and desirable services.	9-22-15	11-27-15
57.	A-Engrossed Ordinance No. 802 – Amends Policies 1, 21, 41, 43, & 44 regarding Bonny Slope West	10-27-15	11-27-15
58.	Ordinance No. 805 – Amends Policy 43 concerning re-alignment of North Bethany P2	10-27-15	11-27-15
59.	A-Engrossed Ordinance No. 809 – Amends Policy 10 concerning adopt Local Wetland Inventories (LWIs) in new urban areas	8-16-16	9-15-16
60.	Ordinance No. 813 – Amends Summary Analysis & Policy 30 - housekeeping & general updates	10-4-16	11-25-16
61.	A-Engrossed Ordinance No. 814 – Amends name of TSP in Policy 42	10-25-16	11-25-16
62.	A-Engrossed Ordinance No. 820 – Amends Policy 19, Infill	8-22-17	11-24-17
63.	A-Engrossed Ordinance No. 822 – Amends Policy 1 related to school district notice requirements, and Policy 41 correcting a Metro reference to "Industrial Area"	10-17-17	11-24-17
64.	Ordinance No. 828 – Housekeeping and General updates; replaces the word "citizen" with "community" in the names of Citizen Participation Organizations and to Committee for Citizen Involvement.	9-26-17	11-24-17
65.	A-Engrossed Ordinance No. 838 – Amends Policy 43 maps - North Bethany Subarea Concept Plan Design Elements Map 1	10-23-18	11-22-18

66.	Ordinance No. 843 – Amends Policy 43 maps - North Bethany Subarea Concept Plan Design Elements Map 1 and 4, North Bethany Subarea Core Pedestrian and Bicycle Network Map	9-25-18	11-23-18
67.	Ordinance No. 857 – Amends Policy 18, Plan Designations and Locational Criteria for Development to add new Pedestrian-Oriented Mixed-Use Districts (Community Core Mixed-Use [CCMU] and Neighborhood Mixed-Use [NMU]) and apply them to portions of the Aloha Town Center within approximately 1/4-mile of the Tualatin Valley Highway/SW 185 th Avenue intersection	8-27-19	11-28-19

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	A.	Glossary of Terms
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Relationship of the Comprehensive Framework Plan for the Urban Area and the Rural/Natural Resource Element

The Comprehensive Framework Plan for the Urban Area contains policies and strategies which are designed to address growth and development issues inside of the Regional Urban Growth Boundary.

The Rural/Natural Resource Element contains goals, policies and strategies which are intended to guide resource conservation and development for lands outside the Regional Urban Growth Boundary.

The policies of the Comprehensive Framework Plan for the Urban Area and the goals of the Rural/Natural Resource Plan Element are considered to be equivalent types of policy statements; that is the scope of policies of the Comprehensive Framework Plan for the Urban Area are synonymous with the scope of goals contained in the Rural/Natural Resource Plan Element.

Preface

The Purpose of the Framework Plan

The Washington County Comprehensive Plan provides the basis for the future growth and development of the county. The Comprehensive Framework Plan is applicable to unincorporated properties inside the Regional Urban Growth Boundary and the Urban Growth Boundaries of Banks, Gaston and North Plains. The Rural/Natural Resource Plan addresses all properties outside of an urban growth boundary.

The Comprehensive Framework Plan (Framework Plan) is intended to reflect the present and future needs of the urban unincorporated properties in Washington County. The Framework Plan contains certain specific standards designed to regulate that growth and development. Those standards are termed "policies and strategies." The terms "policy" and "strategy" are defined in the glossary.

The policies and strategies of the Framework Plan are intended to provide a means to accommodate growth and development in a way that is consistent with the physical and economic limitations, legal requirements, and existing resources of the county. The framework of policies and strategies is based on an analysis of the detailed findings contained in the Resource Document, applicable state and regional law, and a countywide development concept prepared with public input. It is the intent of this Framework Plan to provide a policy framework and factual basis which will guide the preparation of detailed community plans.

The Framework Plan is intended to be the source document that establishes issues of countywide concern and minimum criteria that must be reflected in the community plans and other detailed elements of the Comprehensive Plan. Plan designations and Significant Natural Resource Area designations will be applied by the community plans. Consequently, community plans shall not be inconsistent with this Framework Plan. However, in limited areas there are no community plans because the nearby cities are responsible for comprehensive planning and subsequent urban development of their adjacent urban unincorporated properties. In these areas, the Future Development Areas Map in Policy 41 of this Framework Plan applies the plan designations and Significant Natural Resource Area designations.

It is explicitly recognized that the recently adopted community plans were prepared and adopted in conformance with the statewide planning goals. It is further recognized that the County consistently has applied, and will continue to utilize, the plan designations therein as the demonstration or public need.

Once a community plan has been adopted by ordinance, that plan shall become the legally binding statement of County policy within the boundaries of that planning area. Development applications within an adopted community plan area need only show compliance with the community plans, applicable functional plans and development regulations. A demonstration of compliance with the Framework Plan shall have been accomplished by the adoption of a community plan. Proposed amendments to an adopted community plan must be in conformance with the Comprehensive Framework Plan. The Framework Plan may be amended from time to time consistent with applicable law.

Background for Planning

Introduction

The Framework Plan has been designed to incorporate current data regarding recent growth trends, growth projections for the future, development patterns, and the character of the supply of vacant buildable land. This database has been supplemented with an awareness of the constraints to and the opportunities for development, which influence the type, rate, and location of development in the county. Examples of such influences are service availability, natural features, regulatory requirements, adopted city plans and community plans and economic limitations.

The discussion that follows highlights the information around which the Comprehensive Framework Plan for the urban area was written; further detail is presented in the Resource Document.

The Comprehensive Framework Plan is one of several elements comprising the Washington County Comprehensive Plan. The other pieces include:

- County Resource Document
- Rural/Natural Resource Plan Element
- Community Plans and Background Documents
- Community Development Code
- Transportation System Plan
- Unified Capital Improvements Program

VICINITY MAP

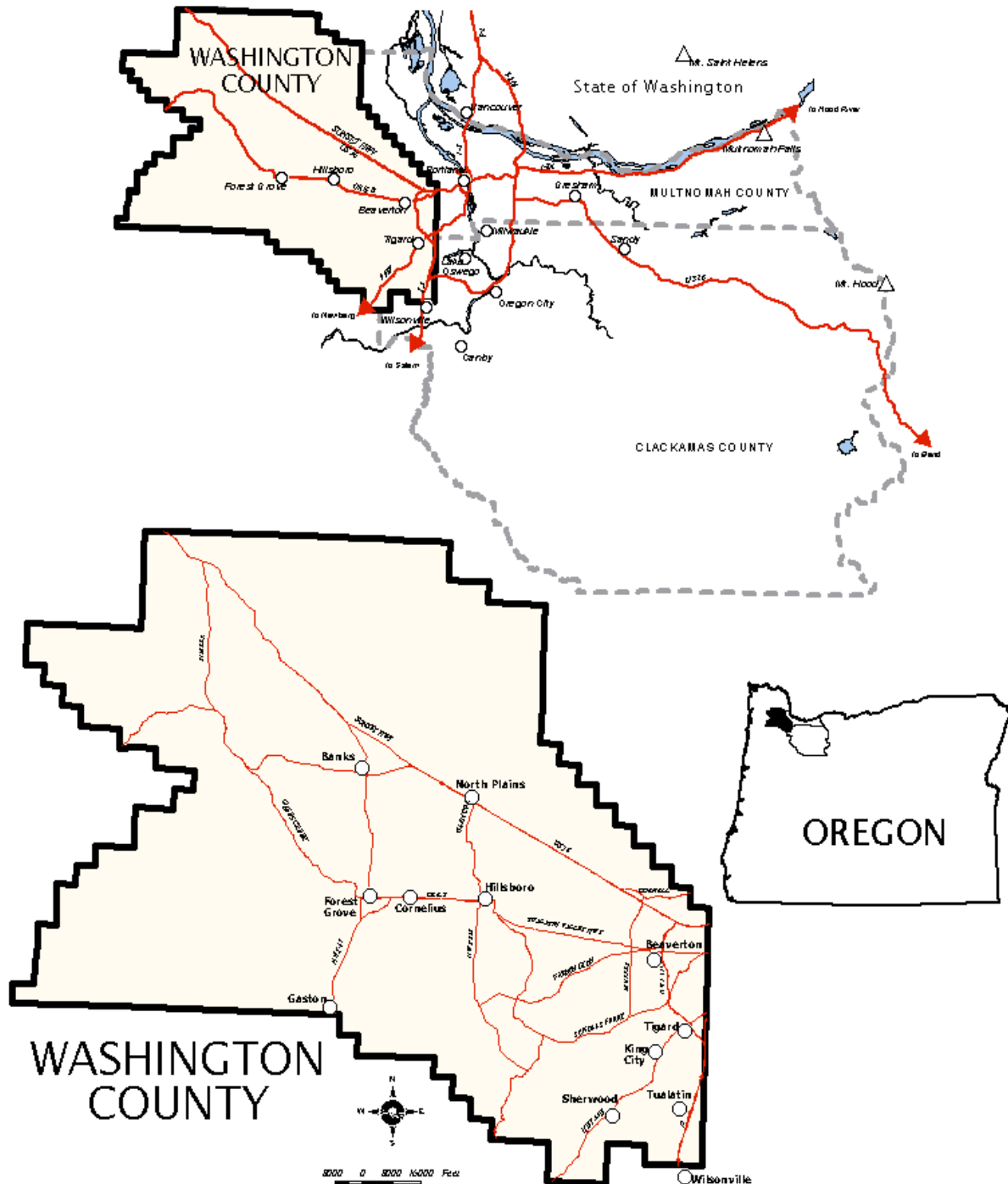
SOURCE: Washington County
Department of Land Use and Transportation

This map is compiled from original materials at different scales. For more details please refer to the source materials on the Washington County Department of Land Use and Transportation.

WASHINGTON COUNTY COMPREHENSIVE PLAN

MAP 1

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
MAY 1984



Summary Analysis of Population, Employment, Housing and Vacant Buildable Lands

Population

The 1980 population of Washington County, as a whole, totaled 245,808 according to federal census reports. Over half of those residents - 58 percent - were located in unincorporated areas, nearly all within the regional Urban Growth Boundary (UGB). Washington County cities included about 42 percent of the county's population in 1980. Three cities - Beaverton, Hillsboro, and Tigard - together held 70 percent of the incorporated area population and 30 percent of the county total.

Between 1970 and 1980 the population of Washington County grew by 55 percent, from 157,920 to 245,808; while the growth rate for Oregon as a whole was just 26 percent. In the three-county Portland metropolitan area, the 1970-1980 population increase was 171,691 persons or 19.5 percent; Washington County captured half of the 10-year growth experienced by the region and had the fourth highest population growth rate of all counties in the state.

All cities in the county grew in population between 1970 and 1980. Tigard, Cornelius, and Tualatin were among the fastest growing cities in the state, with growth rates of 120 percent, 134 percent, and 880 percent, respectively. Population growth statistics for the state, region, Washington County, and cities are included in the County Resource Document.

Housing

There were approximately 97,000 total housing units in the county in 1980. Throughout the county, the proportion of detached to attached dwellings^{*} in 1980 varied from an estimated 49:51 in Beaverton to 94:6 in Durham; the urban unincorporated area exhibited a 74:26 ratio of detached to attached residences.

The condition of the housing stock, countywide, is generally good, largely because most dwellings were built in the last 20 years. However, there are many residences throughout the county in need of major structural improvements because of their age and or other improvements, such as weatherization, to reduce operating costs and energy consumption.

Neighborhood residential densities in the urban unincorporated area vary because development occurred at different times, under different market conditions, and in accord with varied POD (Plan of Development) and zoning designations.^{**}

Under the Low Density Residential (LDR) designation, developed densities in 1980 averaged 1.8 units per net acre; this figure is low due to the large number of one acre and larger lots developed in the county prior to 1977. Since that time single family densities in LDR areas increased - from 1977 through 1980 the median density of new development exceeded 3.4 units per net acre.

This increase in density is explained by inflating land values, housing costs and a resultant preference by housing consumers; or detached units (including mobile homes) on smaller lots or lower density attached units such as duplexes and triplexes.

* Detached dwellings include conventional single family dwellings on separate lots and mobile homes; attached units include housing such as duplexes, apartment complexes, and condominiums.

** POD designations were used in the 1981 update of the buildable lands inventory to ensure consistency with the inventory base compiled in 1977. POD designations will be modified both in category and the amount of land allocated to different uses, during the community planning phase of the Comprehensive Plan update process.

In MDR (Medium Density Residential) areas, the average density of attached units in 1980 was about 14.7 units per net acre; the average developed density of attached units in HDR (High Density Residential) areas was 20.8 units per net acre. In both cases developed densities have decreased slightly between 1977 and 1980 in part due to the increased construction of condominium projects. This kind of development tends to use more land per unit than do conventional apartment projects; at the same time, condominium units help satisfy the desire for home ownership in lieu of the often more costly single family detached home.

Buildable Lands

Within the UGB there are approximately 26,600 acres of vacant buildable land.* Tables showing the distribution of these acres by jurisdiction and generalized planning categories are contained in the County Resource Document. The urban unincorporated area in 1980 contained over half of the remaining buildable lands in Washington County.

Community planning areas which have the largest amounts of remaining buildable lands are Aloha-Reedville-Cooper Mountain (CPO 6) with 3,012 acres, Sunset West with 4,238 acres, and, Cedar Hills-Cedar Mill (CPO 1), with 2,055 acres. The vast majority of vacant buildable lands in the urban unincorporated area are currently designated for Low Density Residential development; only a small percentage of the remaining 14,871 acres are now slated for commercial and industrial uses.

Vacant buildable industrial lands in the urban unincorporated area are concentrated in three community planning areas: Sunset West, West Union, and Sherwood-Tualatin (CPO 5).

Approximately two-thirds of the remaining vacant, planned industrial lands in the county are found inside city limits: Beaverton, Forest Grove, Hillsboro, Sherwood and Tualatin each have over 600 vacant buildable acres planned for non-residential developments. The actual availability of these areas for immediate development, however, varies with the level, presence, condition, and or lack of roads, water, and sewerage and other urban facilities and services. In cities where one or more of these basic services have been lacking - such as Sherwood and Tualatin - appropriate capital improvement projects have been started.

Nearly all of the urban unincorporated area lies within the jurisdiction of the Clean Water Services (CWS); most of the remaining buildable lands supply is not yet directly served with sanitary sewers. Water service to these undeveloped lands will ultimately be provided by cities, if annexation occurs, or by the Tigard or Wolf Creek Highway Water Districts, whose boundaries include a significant portion of the vacant buildable land supply.

Employment

In 1980 firms in Washington County provided 19 percent of the employment opportunities in the Portland Metropolitan Area, which encompasses Clackamas, Multnomah, and Washington Counties. About 41 percent of the 107,400 jobs in Washington County in 1980 were classified as industrial, while another 58 percent were in retail and office activities. Industrial employment in the county is concentrated in the Beaverton and Hillsboro areas, dominated by Tektronix, Intel, Floating Point Systems and other electronics and instrument manufacturers. A new industrial center has been established in the Hawthorne Farm area of northeast Hillsboro and, as a result of the recently adopted Sunset West Community Plan, an industrial area close to Highway 26 will begin to develop in the near future.

Retail and office employment in the county occurs mainly inside cities and east county unincorporated areas such as Washington Square which have direct access to major traffic routes. New office

* Buildable lands - undeveloped lands which are outside the 100-year flood plain, excluding areas with greater than 20% slope.

development has been taking place throughout the county's urban area, both to house new or expanded firms and to accommodate firms wishing to move away from relatively higher office rents in Portland.

The most recent set of projections being used for comprehensive planning purposes in the Portland metropolitan area were prepared in 1981 by the Metropolitan Service District (Metro) with the participation of counties and cities. Known as the RTP (Regional Transportation Plan) projections, this work incorporates local jurisdiction data about remaining vacant buildable lands, service constraints and comprehensive plans.

By the year 2000, the population of Washington County is projected to reach 383,610; over 93 percent of the population - 355,000 - will reside inside the regional UGB. For the urban area of the county, this figure represents an estimated population increase of 131,000 persons between 1980 and the year 2000 - an increase of 71,200 homes. Approximately half of these homes may be built as attached units.

Employment opportunities in Washington County are expected to grow by 88,500 jobs between 1980 and 2000. By the turn of the century, Washington County firms will offer a full 20 percent of the jobs in the four county metropolitan region; nearly all of these will be within the UGB.

The proportion of residential and employment growth that will occur in the unincorporated portion of the urban area, as opposed to the cities, will depend on a number of factors, including: 1) the level and location of annexation activity; 2) possible incorporation of new cities; 3) characteristics of remaining vacant buildable land; 4) County and local jurisdiction plans and development regulations; and 5) the availability of necessary urban services.

Site-specific plans for the urban unincorporated area will be accomplished through the community planning process. These community plans will cover all unincorporated lands within the UGB, which lie outside the "active" planning areas of Forest Grove, Hillsboro, Cornelius, Tigard and Tualatin. The set of community plans will have to provide for an estimated 39,500 new dwellings, 38,800 new jobs, and approximately 90,000 new residents.

Nearly half of the anticipated population, housing, and over half of the employment growth for the urban portion of the county will occur inside existing cities and their planning areas: 31,800 homes, 49,700 jobs, and approximately 48,000 new residents.

The cities as a group have approximately 11,800 acres of vacant buildable land, which is more than enough to satisfy the acreage requested by this level of development and provide a market factor as well.

In summary, Washington County and local jurisdictions together have a supply of vacant buildable land that exceeds that required by projected population, housing, and employment growth. In view of this fact, the County has some flexibility in developing a land use plan for the urban unincorporated area to carry it to the year 2000. At the same time the County and citizens are faced with the challenge of planning and managing growth so that the resulting pattern is economically serviced, complies with state and regional land use planning goals and policies, and provides a satisfying environment for residents and businesses.

SUMMARY ANALYSIS OF CONSTRAINTS AND OPPORTUNITIES FOR LAND DEVELOPMENT

Functional constraints and opportunities, together with city and county expectations for future growth, have great impact on influencing urban form and defining the planning and land development options available to the County. Constraints and opportunities are examined within the context of: A) current policy commitments; B) urban service availability; C) transportation system capacity; and D) natural features.

A. Current Policy Commitments

It would be unreasonable to proceed with a County planning program that ignores the planning and development commitments made by other governmental jurisdictions and agencies. In other words, plans and policies established at the state, regional and local levels need to be considered when formulating a countywide development approach.

1. *Land Conservation and Development Commission (LCDC)*

State law mandates that cities and counties prepare comprehensive plans in accordance with applicable statewide land use planning goals. LCDC's land use planning goals establish a planning process and a policy framework to guide all decisions and actions related to the use of land in the State of Oregon. The County's Plan is intended to be consistent with applicable LCDC goals.

In addition to the statewide land use planning goals, the county intends to comply, consistent with advice of County Counsel that such compliance is required, with administrative rules and regulations duly adopted by LCDC.

2. *Metropolitan Service District (Metro)*

Metro, the regional planning agency, has adopted regional policy guidelines for managing growth within the regional Urban Growth Boundary (UGB). Although these policy guidelines are not absolute requirements, they do establish objectives and targets for the region. Major identified urban growth policies are:

Urban Growth Boundary Findings (1979):

- New urban development within the UGB must be contiguous to areas of existing development to encourage infilling unless noncontiguous development is compatible with the efficient provision of public facilities and services.
- Local ordinances and controls should preserve undeveloped land for efficient future urbanization.
- Sewer and water facilities should be assured concurrent with final development approval.
- Urban development with septic tanks or cesspools should be limited.
- Development on productive agricultural lands (SRA) should be delayed consistent with certain specified criteria contained in Metro Resolution and Order 79-83.

Regional residential objectives for new residential construction (designed to meet year 2000 housing needs within the Urban Growth Boundary):

- Overall regional housing densities should be established at six units per net buildable acre and eight units per net buildable acre for new residential construction in unincorporated Washington County inside the UGB.
- New residential construction should allow for a 50-50 split between detached and attached units.

These provisions have been adopted by the State in Chapter 660, Division 7 of the OAR (Oregon Administrative Rules).

Housing Goals and Objectives:

- Adequate buildable land for residential use should be designated within the UGB.
- A choice of housing types, densities, and location should be distributed equitably among all metropolitan area cities and counties.
- Regional and local residential land use planning should be coordinated.
- Adequate housing opportunities for low and moderate-income groups should be made.
- Public housing assistance should be distributed equitably among all metropolitan area cities and counties.
- Programs to identify and designate historic residential structures throughout the region should be established.

3. *County*

Although a number of functional constraints/opportunities have been identified, land development options available to the County will partly be dependent upon policies and programs adopted by the County to guide urban growth. The principal mechanism for managing land has been established through the County's Growth Management Policies adopted as part of the 185th East/West Study:

- Policy 1 The County shall manage land within the UGB to ensure that critical and essential urban services are available to support urban development.
- Policy 2 The Future Urban designation shall remain as a growth management strategy in Specially Regulated Areas (SRAs) and where required by the County-City Urban Planning Area Agreements (UPAA). Upon adoption of site-specific land use plans, that designation shall cease to exist unless findings of fact indicate otherwise.
- Policy 3 The County is an appropriate unit of government to provide urban services in the unincorporated area in conjunction with special districts and municipal bodies.
- Policy 4 The County shall place urban services into three categories: critical, essential and desirable. An inability to provide an acceptable level of all critical services (defined as water, sewer, fire, drainage, and local and neighborhood route roads) shall result in the denial of a land use application.

4. *Adopted Urban Area Plans*

At the local level, a number of cities and communities in Washington County have adopted urban area plans, which may impact land development options. In addition to adopted

community plans, there exist thirteen cities within the Urban Growth Boundary in Washington County that have adopted land use plans.

Six cities have what are termed “active” plans. This type of city comprehensive plan contains specific policies and land use designations which apply directly to unincorporated areas adjacent to the city limits as well as within the city limits. An “active” city plan assumes that most, and in some cases all, of these adjacent properties will annex to the city prior to development.

The remaining cities have “complementary” plans. This type of comprehensive plan contains specific policies and land use designations which apply directly to areas within the city limits only. A complementary plan may or may not have generalized policies addressing surrounding unincorporated areas, and does not assume that all surrounding areas will be annexed prior to development.

State law requires that the cities and the County adopt consistent and coordinated comprehensive plans. As a result, the cities and the County must consider one another's planning efforts in the development and implementation of their respective plans.

The status of the city comprehensive plans in Washington County is outlined below.

<i>Hillsboro</i>	The city of Hillsboro maintains an active comprehensive plan. Hillsboro has identified an Immediate Urban and Future Urban area outside the city limits and has assumed a strong position in planning for the area. The city has developed specific policies addressing both the Immediate and Future Urban areas, but has applied site-specific land use designations to the Immediate Urban area only. Hillsboro and Washington County entered into a compromise agreement in May 1982, which calls for the mutual development and adoption of a site-specific community plan to replace the Future Urban designation by the end of 1983.
<i>Beaverton</i>	The city of Beaverton maintains a complementary comprehensive plan. The Beaverton plan has been acknowledged by LCDC for the city limits. Although the city does not have detailed plans for unincorporated areas, they have identified an area surrounding the city in which they wish to coordinate closely with Washington County during development and implementation of the County's community plans.
<i>Tigard</i>	The city of Tigard is in the process of developing an active comprehensive plan, with adoption scheduled to occur in early 1983. Since this plan will address areas outside the city limits in detail, Washington County will have a responsibility to implement the plan as it applies to the unincorporated areas. The mechanisms to accomplish this will be identified following completion of the Tigard plan.
<i>Tualatin</i>	At the time the city of Tualatin comprehensive plan was acknowledged by LCDC, it was a complementary plan directly affecting the city limits only. However, in October 1982, the city and Washington County reached an agreement to return the Tualatin plan to an active status. Tualatin is now responsible for developing and completing a site-

	specific plan for the unincorporated area surrounding the city. The plan for the unincorporated areas is scheduled to be completed by mid-1983. The County's responsibilities regarding implementation of this plan will be identified during the planning process.
<i>Sherwood</i>	The city of Sherwood has a complementary plan that has been acknowledged by LCDC. The plan has been acknowledged for the city limits portion of its urban planning area only, but the city has adopted a complete, site-specific land use plan for the unincorporated portion of the urban planning area. Even though the city has developed a site-specific plan for the unincorporated area surrounding the city, Washington County must still develop and adopt a plan for these areas. During this process, the County is carefully reviewing and considering the work previously completed by the city of Sherwood.
<i>Cornelius</i>	The city of Cornelius has submitted an active plan, which has been acknowledged by LCDC. In this case, the County is required to either adopt the city's plan as it applies to the unincorporated portions of the city's planning area, or develop a plan which is consistent with the city.
<i>Forest Grove</i>	The city of Forest Grove has submitted an active plan to LCDC for acknowledgment review. In this case, the County is required to either adopt the city's plan as it applies to the unincorporated portions of the city's planning area, or develop a plan which is consistent with the city.
<i>King City</i>	The city of King City has an acknowledged complementary plan. With the exception of a few small lots, the King City plan currently applies to the city limits only. However, the city has indicated a desire to expand its planning area to include an "area of interest," within which they would coordinate more closely with the County on planning matters.
<i>Lake Oswego</i>	Although located mainly in Clackamas County, a small portion of the city of Lake Oswego projects in to Washington County. The Lake Oswego comprehensive plan does not identify any additional urban growth areas beyond the existing city limits in Washington County.
<i>Rivergrove</i>	The city of Rivergrove is a small community adjacent to the city of Lake Oswego. A small portion of Rivergrove projects into Washington County. The Rivergrove comprehensive plan does not identify any urban growth areas beyond the city limits in Washington County.
<i>Durham</i>	The city of Durham is a small community situated between the cities of Tigard and Tualatin. Durham has an acknowledged plan, which applies to the city limits only. The city of Durham does not anticipate expansion beyond the existing city boundaries.

<i>Wilsonville</i>	The city of Wilsonville has an active comprehensive plan acknowledged by LCDC. The majority of the city's planning area is located within Clackamas County, however a small portion of the planning area and city limits is located in Washington County. The active status of those portions of the Wilsonville planning area located in Washington County is addressed by the County's Rural Plan.
<i>Portland</i>	The city of Portland has a complementary plan acknowledged by LCDC. Most of the city of Portland is located in Multnomah County, but a small portion lies within Washington County. The city has not adopted site-specific land use designations and policies for areas outside their city limits in Washington County, but they have identified an area of interest in which they wish to coordinate land use planning activities with the County.

Community Plans

The County Comprehensive Framework Plan and the Community Planning Program have initiated a process for replacing all existing Plans of Development (PODs) with updated community plans.

The *Raleigh Hills - Garden Home Community Plan*, adopted in September 1978, was the first of the series of unincorporated community level plans for the urban part of Washington County. The Raleigh Hills/Garden Home Community Plan was developed using LCDC goals and guidelines and the assumption that the County's CFP and the full set of community plans would be used together to demonstrate compliance with state goals and regional policies. The Raleigh Hills/Garden Home planning area is highly developed and therefore provides minimal latitude in terms of introducing new development patterns. Nearly half the estimated 8,300 existing housing units in the Raleigh Hills/Garden Home area are attached dwellings.

The *Metzger - Progress Community Plan*, adopted in November 1980, was the second of the community plans completed. A survey of vacant land in 1979 indicated that there was a total of 478 acres vacant in the area. Of the total land planned for new and existing residential uses, 54 percent has been designated for low density use. Overall plan policies recognize the essential differences between the two parts of the planning area by maintaining the Metzger portion as a predominantly low density semi-rural area while the Progress portion would develop for diversified uses as a regional activity center.

The *Sunset West (formerly 185th East West) Community Plan*, adopted in 1981, replaced portions of outdated POD numbers 8, 16, and 17. The adopted plan, consisting of several maps and a text, is defined as the area bounded by Murray Boulevard/143rd Avenue and Cornelius Pass/216th Avenue, West Union Road and the Tualatin Valley Highway. Basically, two land use and transportation alternatives are developed for this community plan. One is auto-based with development taking place along arterials and the other is a Light Rail Transit (LRT) option emphasizing a high density corridor between Sunset and the Tualatin Valley Highway.

The recently adopted community plans – the Raleigh Hills - Garden Home Community Plan, the Metzger/Progress Community Plan and the Sunset West Community Plan – will be brought into conformance with this Comprehensive Framework Plan for the Urban Area at the next available, scheduled update of such plans.

5. *Special District Agreements*

State law requires counties, as part of the planning process, to assume the initiative in establishing a coordinated planning effort with special districts, which exist within their jurisdictional boundaries.

B. Urban Service Availability

Provision of adequate urban services is an effective growth management mechanism, which is available to the County in terms of controlling the intensity, location and the timing of land development. The County classifies urban services as critical, essential or desirable. Land use actions must be based on findings that adequate urban services are available or will be provided within a specified time period.

1. *Water Supply Distribution*

Although the county has experienced dramatic growth in the past few years, the supply of water does not seem to be a major constraint at this time. Alternative sources are being considered. Improvements to the storage and distribution systems will have to be made to accommodate the expanded service area population. A less obvious constraint exists in terms of the ability of either the County or the special districts to finance and construct future water storage and delivery improvements.

The only identified problem is located in a portion of the Bull Mountain-Cooper Mountain area, which has been identified as a “Critical Groundwater Area” by the State Engineer since 1974.

2. *Sewer Capacity*

By conditioning land use actions to assure availability of adequate urban services, the County can ensure that growth does not outpace its ability to provide such services. Extension of sewer collection lines will exert a strong influence on timing and location of urban development. According to the Clean Water Services (CWS), sufficient sewer collection and treatment capacity is planned to serve both the current and projected uses. Rapid growth has encroached on the existing capacity of two major sewerage treatment plants - Durham and Rock Creek - sooner than expected.

Improvements to the system will depend upon CWS's ability to finance planned projects. Due to the scarcity of federal grant monies, in the future CWS may need to rely on other funding sources and mechanisms (including LIDs, system development charges, and developer-funded improvements) to generate funds. For CWS and its customers, completion of planned projects most likely will take place at a slower rate than envisioned.

3. *Drainage Management*

Washington County, like many other urbanizing areas, has a definite stormwater runoff and drainage problem caused by an increasing amount of impervious area in the drainage basin without commensurate improvements in the storm drainage system. Part of the problem stems from the fact that no countywide drainage management plan and/or regulatory measure exist that would provide a comprehensive strategy. The County flood plain ordinance only provides a passive mechanism for protecting against additional flooding and drainage problems by limiting additional runoff from development.

4. *Police and Fire Protection*

In general, police and fire protection services are satisfactory. However, continued growth may place an additional demand on personnel, equipment and facilities, which may exceed

financial resources, requiring a gradual expansion of the delivery system. Land development proposals must consider future urban form to avoid delays in emergency response time.

5. *Schools*

In 1993 the Oregon legislature, through Senate Bill 908 (SB 908), required Washington County to include as an element of its Comprehensive Plan, a school facility plan which addresses school capacity and a plan for school facilities to accommodate growth for large school districts. The requirements of SB 908 are set forth in ORS 195.110. During the 2001 and 2007 legislative sessions, the legislature passed House Bill 3045 (HB 3045) and Senate Bill 336 (SB 336), which amended and added additional elements to ORS 195.110. In Washington County, Beaverton District 48 has been certified as a large school district; Hillsboro District 1J, Tigard-Tualatin District 23J, Forest Grove School District 15 and Sherwood School District 88J are also considered large school districts. Washington County will continue to work closely with these school districts to develop school facility plans as necessary to ensure that urban growth does not outpace the ability of public schools to serve the additional demand.

6. *Parks and Recreation*

The Tualatin Hills Park and Recreation District (THPRD) is the only park and recreation provider in urban unincorporated Washington County. Due to the sustained and rapid levels of development in the urban unincorporated areas, particularly areas outside of THPRD, many areas have developed without the provision of adequate park land. Currently, there is a dwindling supply of land available for new parks and recreation facilities in the urban area. The County will work closely with park and recreation districts and cities designated as long-term park and recreation providers through urban service agreements or through Policy 33 to provide adequate park land, recreation facilities and open space to urban areas.

7. *Communications*

Telephone communications are provided by private service carriers, as indicated in the Resource Document. They pose no major constraint to land development in Washington County.

The Washington County Board of Commissioners have granted Storer-Metro a 15-year non-exclusive franchise to extend cable to an unserved portion of unincorporated Washington County, including Aloha and Reedville. Metro West Cablevision, a Storer-Metro subsidiary, already provides cable television service to 2,359 homes in the Aloha area. Liberty Cable and Sylvan Videocable serve much of the eastern portion of Washington County.

C. Transportation System Capacity

1. *County Collector Arterial System*

The existing transportation network provides a major challenge to the County in regard to land development options. The imbalance between the growth rate and the ability of the county to finance and construct needed improvements has led to a deteriorating road and arterial system (80 percent of the county's arterials and collectors are considered to be below current County urban standards). Given the urban growth management policies, especially as they deal with the provision of transportation facilities, continued growth will be constrained without corresponding improvements to the transportation system. The Westside Corridor, identified as a regional priority in the west side transportation system,

provides a significant opportunity for influencing land use patterns in the future in the county. The County has participated in a regional analysis of transit options and the Sunset West Community Plan specifically addresses land use opportunities, which can respond to a transit-way investment (i.e., LRT [Light Rail Transit] or increased auto and bus-related capabilities).

2. *Metro's Interim Regional Transportation Plan*

The Regional Transportation Plan (RTP), adopted in July 1982, provides a policy direction for future transportation investments and projects in the region for the next twenty years. The major elements of the RTP are intended to:

- Provide a comprehensive assessment of the overall effect of past regional transportation and land use decisions to ensure individual parts of the system function properly as a whole;
- Serve as a regional framework for the coordination of the transportation and land use elements of local comprehensive plans;
- Provide the region with a program of transportation improvements consistent with a unified policy direction for transit and highway investments and demand management programs; and
- Present an order of magnitude estimate of the region's transportation funding needs.

Washington County's Comprehensive Plan and any future amendments must be consistent with the RTP policy direction and guidelines established for highway and transit system improvements.

D. Natural Features

Identification of existing natural features is needed for an adequate assessment of the constraints and opportunities, which the natural landscape imposes on urban development. This information enables both the private and the public sectors to take proper land use actions and provide adequate measures to reduce hazard potential and to enhance the urban environment.

1. *Flood Plain*

Flooding potential exists throughout the lowland Tualatin River Basin. Two areas of the county, which are subject to periodic flooding, include portions of the city of Tualatin and Cedar Mill. Other areas with high probability of flood damage include properties along Ash, Butternut, Fanno and Beaverton Creeks. Flood prone areas provide unique opportunities for open space, wildlife habitat and seasonal recreational uses.

2. *Unstable Slopes*

Steep slopes can be generally regarded as a significant constraint to land development. Steep slopes in excess of 20 percent have been identified in the hilly areas of Washington County (e.g., Bull Mountain).

3. *Open Spaces, Scenic and Historic Areas and Natural Resources*

The conservation of open space and the protection of natural and scenic resources must be considered as part of a Statewide Planning Goal 5. Of the twelve resources to be considered under this goal, the following eight resources are known to exist in the urban area:

- Open Space
- Mineral & Aggregate Resources
- Fish and Wildlife Habitats
- Natural Areas
- Scenic Views and Vistas
- Water Areas and Wetlands
- Historic Areas
- Cultural Areas

These resources occur to varying degrees in the community planning areas.

Natural Areas:

The most important existing natural attributes of the urban area are its streams and woods. They provide habitat for wildlife and are critical for maintaining naturally functioning ecological systems. In addition to their ecological functions, these areas are assets to community livability and provide beauty, shade, educational and recreational opportunities, and enhanced property value. Less than 10 percent of the vacant buildable land in the urban unincorporated area is wooded. The general location of these areas is concentrated as follows:

Vegetation:

- Lower Tualatin River
- Fanno Creek and its major tributaries (Ash and Summer Creeks)
- Rock Creek and its major tributaries (Beaverton, Bronson, Cedar Mill, Willow and Butternut Creeks)

Upland Woods:

- Cooper Mountain (north and east slopes)
- Bull Mountain (mainly north and east slopes)
- West Hills (north of Sunset Highway)

Riparian (streamside) areas are important natural features and are somewhat protected by Floodplain and Drainage Hazard Area provisions, and by Clean Water Services water quality provisions. Beyond these direct health and safety aspects, streamside areas are important as wildlife habitat corridors. The Community Development Code and Community Plans set forth provisions to balance protection of these resources with conflicting uses.

Scenic Resources:

A scenic inventory of Washington County reveals a number of scenic routes and viewpoints. Wooded and heavily vegetated areas provide an excellent opportunity in the urbanizing area for enhancing the county's scenic quality and providing recreational sites.

Rock Material Resources:

Construction activity in the urban area requires rock material resources. Rock quarrying, however, has negative impacts on some urban land uses – particularly adjacent residential uses and consequences of these operations should be carefully analyzed.

Cultural and Historical Resources:

A number of cultural resources and historic sites have been identified in the county that may require protection from alteration or destruction.

COUNTYWIDE DEVELOPMENT CONCEPT

The overall goal of the countywide development concept is to create a series of distinct, balanced, relatively self-sufficient and diverse communities throughout the urban portion of Washington County.

This goal, as embodied in the countywide development concept, was prepared utilizing information contained in the Resource Document, and information gathered through citizen responses to questionnaires and citizen responses to various planning workshop presentations. Likewise, during the preparation of the countywide development concept several key factors were considered, including: projected population and employment growth; the status of city plans and County-adopted community plans; the existing and future status of public facilities and services; and the qualities, opportunities and constraints associated with the natural and man-made environments.

This Plan recognizes that significant population and employment growth is projected for the county over the next twenty years. Given this anticipated growth, the County has the opportunity to create and foster a development pattern which allows for a closer spatial relationship of the activities its citizens and neighborhoods may require. In a community, the proximity of various housing types to the workplace, recreational activities, institutional uses and shopping opportunities can foster a closer spatial relationship of the range of human activity. Therefore, the countywide development concept calls for the creation of a series of distinct, balanced, relatively self-sufficient and diverse communities. The specific form of each community will depend on the character and opportunities that exist for community business and employment centers, as well as opportunities and constraints resulting from natural features.

Each community should include a community business area as a focus. These commercial areas should include a full range of retail opportunities and office uses with medium and high density residential uses in proximity. In addition, within each community, smaller neighborhood shopping opportunities should be appropriately located to serve the convenience needs of residents.

Employment centers (e.g., distribution services and industries and offices) will be located in accord with market, transportation and environmental considerations in order to reduce impacts on residential areas and community. Each community, barring limitations imposed by existing development patterns, service capacities or topography, should include a mix of low and medium density housing, designated in accord with adopted locational criteria. Design and development standards should assist in assuring privacy and open space in medium and high density residential areas and in establishing compatible relationships with nearby lower density residential areas. Generally, as the distance increases from shopping areas and employment centers, the density of residential development will decline.

Parks, schools and other institutional uses (public and semi-public) should be located with regard to accessibility and consideration of impacts on nearby land uses.

A variety of transportation modes ranging from pedestrian movement to transit corridors should provide for intra-community and inter-community movement of people, goods and services.

To increase identity, land uses should be designated and differentiated, wherever feasible, by natural features (e.g., slopes, watercourses, natural hazard areas, urban forest lands) and man-made features (e.g., transmission line easements, main highways, railroads, the Urban Growth Boundary). Natural features should be used to enhance community appearance and livability through careful development practices and preservation of those significant natural areas as identified through the community planning process.

Plans for incorporated cities should be considered in developing the overall pattern of communities, which include unincorporated areas.

The result of the application of this development concept will be the preparation of community plans which identify a number of communities which vary in population, area and degree of diversity.

It is recognized that due to the existing pattern of development, total independence and balance cannot be achieved in all cases and inter-community and intra-regional flows of goods and people will remain important. Likewise, it is recognized that although a balance of land uses and self-sufficiency is the objective in each community, this may not be achievable in all instances. Existing land uses, market factors and existing levels and patterns of development must be considered, as well as the availability of public facilities and services. For example, limitations are generally evident in established communities. Achieving overall community objectives of balance should be relatively easier in communities where patterns have not been determined by previous actions.

As development occurs in accordance with this development concept, issues of annexation or incorporation may arise. Annexation or incorporation issues will necessarily relate to various other planning issues such as a community identity, fiscal impacts of growth and service provision, coordination between service providers to achieve efficiencies and ensure availability, etc. As such issues arise, the County should evaluate community identity as an issue of equal importance with public service provision issues when developing policy positions on specific annexation or incorporation proposals.

In summary, the overall objective in the urban portion of Washington County is to create a series of identifiable and independent communities where the opportunity exists for residents to have easy and energy-efficient access to work and shopping. Although the pure application of such a concept may not be achievable in all cases, it nonetheless serves as an organizing concept to guide the pre-preparation of community plans and to guide future public and private development decisions. This concept, when translated into specific land use designations, and coupled with the growth management strategy, will provide direction for the future of the county.

GENERAL

POLICY 1, THE PLANNING PROCESS:

It is the policy of Washington County to establish an ongoing planning program which is a responsive legal framework for comprehensive planning and community development and accommodates changes and growth in the physical, economic and social environment, in response to the needs of the county's citizens.

It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary and a landowner or his/her agent may initiate a quasi-judicial map amendment in a new urban area at any time during the year.

Implementing Strategies

The County will:

- a. Establish procedures for monitoring demographic, economic, public facility, land use and environmental changes to insure the responsiveness of the Comprehensive Plan to current conditions.
- b. Initiate an overall review of each element of the Comprehensive Plan no later than five years after its adoption to determine if a legislative update of the Comprehensive Plan element is necessary. Based on direction from the Board of Commissioners, the Planning Commission or the Director of Land Use & Transportation, this review may occur within two to five years of adoption. During the review process, comments shall be solicited from all affected parties including citizens through the local Citizen Participation Organization and/or the Committee for Citizen Involvement. A legislative update of the Comprehensive Plan element is necessary when findings show that one or more of the following conditions is present:
 1. Public needs or desires have changed and development has occurred or is projected to occur at a different rate than contemplated by the Plan;
 2. There has been substantial change in circumstances, including, but not limited to, the conditions, findings or assumptions upon which the Comprehensive Plan element was based, so that it does not comply with the statewide planning goals;
 3. Previously acknowledged provisions of the Comprehensive Plan element do not comply with state goals because of goals or administrative rules subsequently adopted;
 4. The Comprehensive Plan element is inconsistent with a state agency plan or program relating to land use that was not in effect at the time the Comprehensive Plan element was acknowledged and the state agency has demonstrated that the Plan or program:
 - a) Is mandated by state statute or federal law;
 - b) Is consistent with the state planning goals; and
 - c) Has objectives that cannot be achieved in a manner consistent with the Comprehensive Plan element; or

5. The County has not performed additional planning that:

- a) Was required in the Comprehensive Plan at the time of initial acknowledgment or that was agreed to by the County in the receipt of state grant funds for review and update; and
- b) Is necessary to make the Comprehensive Plan comply with the state planning goals.

The Board of Commissioners shall consider the findings of the overall review at a public hearing. If it is determined by the Board, based on findings, that a legislative plan update is appropriate, then the Board shall specify the scope of the update commensurate with the findings. A plan update may apply only to a portion of the planning area or plan text, or to a certain class of land uses.

The update process shall include the same basic phases as the initial preparation of the Comprehensive Plan element including:

- 1) Data collection and analysis;
 - 2) Alternatives preparation and analysis;
 - 3) Policy formulation and adoption; and
 - 4) Development and application of implementing strategies, regulations and standards.
- c. Adopt legislative plan and Code amendments by ordinance in accordance with the procedures specified in the Washington County Charter and state law. Legislative amendments shall include amendments to the text which affect a large number of parcels or all parcels of land similarly situated and large scale map changes initiated by the County pursuant to:
- 1. A legislative plan update or a broad planning analysis, or
 - 2. Amendments to state statutes or administrative rules; or
 - 3. Amendments to the Comprehensive Plan text; or
 - 4. Relevant judicial decisions.

Map amendments that can be processed quasi-judicially shall not be considered in the legislative process unless it is pursuant to one of the four categories above or when authorized by another provision of the Comprehensive Framework Plan or another element of the Comprehensive Plan (e.g., the Transportation System Plan).

It is recognized that certain portions of the Code are not "land use planning and zoning" provisions as defined by the Charter.

In addition to any other requirement, the Planning Commission shall conduct at least one public hearing on any proposed legislative plan or Code amendment and make a recommendation thereon to the Board. Notice of the hearing shall be published in a newspaper of general circulation in the county at least ten (10) days prior to the hearing;

At least twenty (20) days prior to the hearing, written notice shall be provided to a large school district which has adopted a school facility plan in accordance with the provisions of ORS 195. 110 for any Plan or Code amendment which:

- 1. Is located inside the established boundaries of a large school district; and
 - 2. Impacts the residential density of the land.
- d. Open the Comprehensive Plan for amendments that consider compliance with the goals and objectives and plans of the Metropolitan Service District on an annual basis. Such amendments or revisions may be considered more often if deemed necessary by the Board of Commissioners.
- e. Establish in the Community Development Code, for properties outside of new urban areas, procedures for quasi-judicial and legislative amendments to the community plan maps and the future

development areas map, including the implementing tax maps. In new urban areas, establish supplementary procedures in Policy 43 and the applicable community plan. Notice and public hearing before a Planning Commission and other procedural mechanisms shall be provided in a manner similar to those provided in the Code for significant development action. In addition, quasi-judicial plan amendments:

1. May be initiated by the owner of the subject parcel by filing an application, as provided by the Planning Director. The schedule for acceptance of requests for quasi-judicial map amendments shall be established by the Board of Commissioners through a Resolution and Order.
2. May be initiated by the Board, Planning Commission or Director at any time provided an application is filed no later than 60 days prior to the scheduled initial hearing date.

A fee for quasi-judicial amendments shall be established by Resolution and Order of the Board.

Notwithstanding any other provision, post-acknowledgment procedures mandated by the State shall control and be used when in conflict with the procedures established herein or in the Code;

- f. Approve a quasi-judicial plan amendment to the primary districts on the community plan maps and/or the future development areas map, including the implementing tax maps, only if the Review Authority determines that the proponent has demonstrated that the proposed designation conforms to the locational criteria of the Comprehensive Framework Plan.

Where applicable, the proponent must also establish with the Review Authority compliance and conformance with the following:

- The provisions of Policies 40 and 41;
- The community plan overview and subarea description and design elements;
- The policies, strategies and systems maps of the Transportation System Plan; and
- The regional functional planning requirements established by Metro.

The proponent may also be required to demonstrate to the Review Authority that the potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the growth management policies to development permits as provided in the Code.

Quasi-judicial and legislative plan amendments for property added to the Regional Urban Growth Boundary through an approved locational or minor adjustment, to any plan designation other than the FD-10 or FD-20 Districts, shall include documentation that the land was annexed into the Urban Road Maintenance District, the Enhanced Sheriff Patrol District and, where applicable, the Tualatin Hills Park and Recreation District. Annexation into these districts shall be completed prior to the County's determination that a quasi-judicial plan amendment application is complete and prior to the County's adoption of a legislative plan amendment.

In addition, the proponent shall demonstrate one of the following:

1. A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process;
2. A lack of appropriately designated suitable alternative sites within the vicinity for a proposed use. Factors in determining the suitability of the alternative sites are limited to one of the following:
 - a) **Size.** Suitability of the size of the alternative sites to accommodate the proposed use; or
 - b) **Location.** Suitability of the location of the alternative sites to permit the proposed use.
3. The property was added to an Urban Growth Boundary.

4. A major change in circumstances affecting a significant number of properties in a community subarea or subareas. Events deemed to cause a major change in circumstances are limited to one of the following:
 - a) The construction of a major capital improvement (e.g., an arterial or collector, a sports arena or convention center, or a regional shopping center) which was unanticipated by the applicable community plan or other elements of the Comprehensive Plan.
 - b) Previously approved plan amendments for properties in an area that have changed the character of the area to the extent that the existing designations for other properties in the area are no longer appropriate.
5. If an Institutional designation is sought, compliance with the applicable locational standards of the Code and that the site is needed to adequately serve the users of the proposed institutional use.
6. If removal of an Institutional designation is sought, demonstration that the subject site conforms to the location criteria for the proposed designation and that the proposed designation conforms with all the applicable plan elements and considerations described above, exclusive of subparts (1) through (4).
7. An applicant for a quasi-judicial plan amendment for property in the North Bethany Subarea shall demonstrate conformance with the provisions of Policy 43 and Sections III through VII of the North Bethany Subarea Plan (Chapter 2 of the Bethany Community Plan).

Plan amendment approvals may be conditioned by the Review Authority to protect the public from potential adverse impacts or ensure that public service demands that may result, will be met. This shall not preclude application of the growth management policies to development permit requests as provided in the Code.

- a. Comply with procedures established by the Metropolitan Service District for requesting amendments to the regional Urban Growth Boundary.
- b. Provide for quasi-judicial and legislative plan amendments to apply or remove the Historic and Cultural Resources Overlay District. An amendment to apply the overlay district shall be based on a finding that a building, structure or object listed in the Washington County Cultural Resources Inventory is located on the property. (The "Goal 5 Conflicts and Consequences Analysis [ESEE] for Cultural Resources," an appendix to the Cultural Resources Inventory, may be used as findings to support use of the overlay district as the means of protecting the resource.)
- c. An amendment to remove the overlay district shall be based on compelling evidence and findings as described in the overlay district.
- d. Provide for legislative plan amendments to apply or remove the Mineral and Aggregate Overlay Districts (Districts A and B) when the requirements of the Comprehensive Framework Plan, the Transportation System Plan, Section 379 of the Community Development Code and OAR 660-023-0180 are met.
- e. Provide for quasi-judicial and legislative plan amendments to apply or remove the Convenient Access to Transit Overlay District subject to compliance with the requirements of Section 380 of the Community Development Code.
- f. Provide for legislative plan amendments to apply or remove the State and Regional Park Overlay Districts; add uses, structures or roads not included in an approved state or regional master plan; or change the location or size of structures, uses and roads not allowed by an approved master plan, when the applicant demonstrates:
 1. The request is consistent with the requirements of Section 383 of the Community Development Code; OAR 660-034; the community plan overview and subarea description and design elements; the applicable policies, strategies and systems maps of the Transportation System Plan; and for regional parks, the applicable regional functional planning requirements established by Metro; and

2. The potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the growth management policies to development permits as provided in the Code.
- g. Provide for legislative plan amendments to apply or remove the Airport Use and Safety Overlay Districts (Private and Public Use Airport Overlay Districts and the Private and Public Use Airport Safety Overlay Districts) when the request complies with ORS 836.600, OAR 660-013, the Comprehensive Framework Plan, the Transportation System Plan, and when applicable, the Metro Regional Transportation Plan.
 - h. Provide for quasi-judicial and legislative plan amendments to apply or remove the Interim Light Rail Station Area Overlay District pursuant to the requirements of Section 381 of the Community Development Code. A plan amendment shall be approved only if the Review Authority determines that the proponent has demonstrated that the request conforms to the criteria of Policies 18 and 40; the community plan overview and subarea description and design elements; the applicable policies, strategies and systems maps of the Transportation System Plan; the applicable regional functional planning requirements established by Metro; and demonstrates that the potential service impacts of the request will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the growth management policies to development permits as provided in the Code.
 - i. Require that the Comprehensive Framework Plan be applicable to the review of proposed plan amendments, but not to the review of development actions.
 - j. Establish the Comprehensive Framework Plan as the broad policy document guiding the preparation and update of site-specific community plans. Community plans shall be consistent with the Comprehensive Framework Plan.
 - k. Establish the following principles for nonconforming uses and consideration of variances to the Plan:
Nonconforming uses. Any use or activity deemed to be a nonconforming use to the Community Development Code, also shall be considered nonconforming to the Comprehensive Framework Plan and shall be regulated according to standards included in the Code.
Variances. The Community Development Code shall provide the same mechanism and standards for reviewing and approving requested variances to the Code and community plans. The applicant shall be required to demonstrate that literal interpretation of the requirement will cause unnecessary hardship and that the hardship does not result from actions of the applicant intended to avoid the standards of the Code, or from personal circumstances of the applicant or owners. The Code shall also include a process for granting limited hardship relief.
 - l. Provide for amendments to the Transportation System Plan based upon the implementing strategies under the plan monitoring policy of the Transportation System Plan.
 - m. Provide for legislative plan amendments to apply or remove the Special Industrial Overlay District (SID) through the community planning process, the plan update process, or a quasi-judicial plan amendment when the policies and criteria set forth in the Comprehensive Framework Plan are met.
 - n. Provide for quasi-judicial and legislative plan amendments which remove certain restrictions of the Special Industrial District (SID) as provided below:

Once the entire SID as designated by the Community Plan, has been developed to sixty-seven (67) percent of its potential and one thirty (30) acre parcel in Tier III remains vacant and cannot meet the conditions set forth in 377-4.4 (C), the SID restrictions on that 30-acre parcel and remaining buildable vacant land within the SID, may be removed, with the exceptions of the use provisions of the SID, under the following conditions:

The plan amendment proposal shall address the need for large industrial lots. Need for large industrial lots shall include, at a minimum, a detailed examination and analysis of the following:

1. **Demand for large lots.** Analyze from a regional and countywide perspective the projected demand for large industrial lots and the current supply of large vacant industrial lots;
2. **Absorption data and trends.** Analyze large lot industrial land absorption data and trends in the region and county; such an analysis shall explicitly differentiate vacant land purchases from actual construction/use data;
3. **Specific industrial sector locational and operational characteristics.** Determine through examination and analysis if changes in technology, development patterns or other industry-based changes have altered real land requirements for the range of allowed uses in Tier III. Such an examination shall be based on a substantial and objective analysis of specific industrial sector locational and operational characteristics, both current and projected; and
4. **Site Suitability.** Analyze the suitability of the planning area and the specific site in: 1) meeting the identified current and projected specific industrial sector locational and operational characteristics, and 2) in meeting the projected demand for large industrial lots.

The Review Authority shall approve the plan amendment only if it finds there is no need for the last remaining 30-acre parcel, based on the criteria listed above.

- o. Provide for quasi-judicial and legislative plan amendments to apply or remove the Open Space/Bicycle Pathway Significant Natural Resource designation through the community planning process, the Plan update process, or a quasi-judicial plan amendment.
 1. A plan amendment to remove a designation other than through the community planning process or the Plan update process shall demonstrate:
 - a) A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process; and
 - b) Compliance with Policy 18 of the Comprehensive Framework Plan.
 2. A plan amendment to add the designation shall demonstrate one of the following:
 - a) The subject site is an existing park, recreation site, golf course, cemetery, school playground, powerline right of way or bicycle pathway; or
 - b) The subject site is a future park or bicycle pathway.
- p. When evaluating applications for legislative or quasi-judicial comprehensive plan amendments which will impact planned density of residential land or a residential land use regulation amendment for lands within the established boundaries of a large school district, consideration will be given to documentation regarding whether adequate levels of service are available or can be made available within the time frames required by the school district.
- q. Apply the provisions of the Comprehensive Framework Plan, including its plan designations, only to properties inside an urban growth boundary. The provisions of the Rural/Natural Resource Plan, including its plan designations, shall be applied to unincorporated properties outside of an Urban Growth Boundary.
- w. In the North Bethany Subarea (in the Bethany Community Plan), remove the FD-20 District and apply the land use designations on the Future Land Use Designations Map through a legislative plan amendment when a county service district or local improvement district(s) has been formed and funded to complete the needed funding for required transportation improvements described in Section 501-12 of the Community Development Code.

Summary Findings and Conclusions

The process for the development, adoption and implementation of the urban element of the Comprehensive Plan involves several steps, both to prepare the Plan and to provide for the ongoing update and review of the Plan over time to keep it current. The Comprehensive Plan is composed of the

Comprehensive Framework Plan and site-specific community plans that are implemented by the Community Development Code and functional plans including Transportation and Capital Improvements.

The Comprehensive Framework Plan contains the broad policy directions that are the basis for the other Comprehensive Plan elements. The steps in the development of the Comprehensive Framework Plan (CFP) included: the collection of inventory data for the County Resource Document; the formulation, with citizen input, of a development concept for the urban portion of the county; the allocation of population and employment to community planning areas based on this concept and on growth projected for the county; and the development of policies and strategies designed to guide the future growth of the county.

The CFP provides the policy framework for the preparation, review adoption and update of community plans for specific areas of the urban unincorporated portion of the county. These community plans reflect the Comprehensive Framework Plan policies and strategies as applied to specific situations for each community planning area.

The community plans indicate the specific land uses, significant natural and cultural resources, and circulation systems, which have been determined as necessary to meet community needs. These plans are the product of direct citizen involvement in the program for their preparation. The community plans are composed of a community plan map and community plan text. The community plan text includes general design elements, requirements which are applicable to the entire planning area; and subarea provisions, including design elements, and area of special concern and potential park/open space/recreation requirements, that are applied to specific lands in the planning area. The requirements and standards of the community plans are to be applied to development applications, including but not limited to land divisions and new development, as set forth in the Community Development Code.

Pending the adoption of the North Bethany Subarea Plan, the FD-20 District shall remain in place to preclude development that could interfere with the efficient provision of urban services and urban development. The FD-20 District shall not be removed until the final North Bethany Community Plan provisions are adopted and a county service district or local improvement districts(s) for transportation improvements for the subarea plan is formed and funded consistent with Implementing Strategy w.

Implementation of the CFP and community plans occurs when their provisions are incorporated into the preparation and review of land development proposals, including but not limited to land divisions and new development, through the application of the Community Development Code. The Unified Capital Improvements Plan, program and budget outlines capital improvement expenditures planned by the County and others related to the support structure necessary for future development. These implementation measures form the County's growth management effort.

The final step in the County's continuing planning program is to provide for periodic and systematic review and update of the Comprehensive Framework Plan, Community Plans, Community Development Code, and functional plans. Based on such reviews, these Plan elements may need to be revised and amended in response to changes in the economic and social environment of Washington County. As the county continues to grow, public needs and values may change and the Plan should reflect these changes. Throughout this planning process, citizen involvement is a necessary and essential component.

POLICY 2, CITIZEN INVOLVEMENT:

It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their County government.

Implementing Strategies

The County will:

- a. Provide information on planning issues and policies in a clear and understandable form.
- b. Seek and encourage continued citizen involvement through the Community Participation Organization (CPO) Program. The County will strengthen that program by:
 1. Offering support and technical assistance;
 2. Maintaining the Committee for Community Involvement (CCI) to assist in the evaluation and implementation of the citizen involvement program;
 3. Providing opportunities for citizen involvement during the formulation, revision and amendment of the Comprehensive Plan and all its constituent parts, including the Comprehensive Framework Plan, community plans, Community Development Code, capital improvement plans, and functional plans (e.g., transportation, parks and recreation).
- c. Utilize an open process for selecting members to serve on the Planning Commission and other advisory committees by providing an opportunity for any citizen of the county to become aware of and apply for membership.

Summary Findings and Conclusions

Comprehensive planning requires and depends upon informed citizens and community members. For the plan to reflect the needs and values of the residents of Washington County, public participation is essential. This meaningful involvement is necessary throughout the planning process and is an integral part of the ongoing planning program.

Involvement of county citizens in the development of the three major pieces of the Comprehensive Plan - the Comprehensive Framework Plan, community plans, and the Community Development Code - has been changed as work on the Plan progressed from broad policy discussions to site-specific community planning. This was done in order to make involvement more meaningful to the individual as well as to interest groups.

The Comprehensive Framework Plan (CFP) was developed by staff using information gained from county residents attending town hall meetings and planning department open houses, filling out questionnaires, and responding to a series of Comprehensive Plan Update newsletters. Once presented to the Planning Commission and the Board of Commissioners, the CFP was the subject of numerous public hearings. The Board of Commissioners adopted the CFP by Resolution & Order on June 8, 1982.

Citizen involvement is provided on a regular basis through Citizen Participation Organizations (CPO's) that were established in the county in 1974 with the intent of providing direct citizen access to the decision-making process. In order to meet the requirements of LCDC Goal 1, the Board of Commissioners in 1975 designated the CPO leaders group as the Committee for Citizen Involvement

(CCI). This Board action made the CCI responsible for evaluating Washington County's program and process for citizen involvement in planning. In 1980 the Board reaffirmed the County's commitment to the CPO program and set forth the philosophy, scope, purpose and structure of the program through adopting Resolution and Order No. 80-108 (included in the Appendix).

The program as it pertained to the community planning process was modified in June 1982 when the Board adopted the revised work program schedule for completion of the urban portion of the Comprehensive Plan. Under the modified program the responsibility for preparing plans was given to the County. The Board of Commissioners stated in the work program that LCDC Goal 1 would be addressed by seeking the assistance of citizens and CPOs at town hall meetings.

Through this modified program updated community plans have been prepared for Aloha-Reedville-Cooper Mountain, Bethany, Bull Mountain, Cedar Hills-Cedar Mill, Sherwood and West Union. The County informed the public of the start of the community planning process through the mailing of 35,000 newsletters to property owners inside the UGB in May 1982. Citizens have been provided numerous opportunities to be informed about the plans and to assist staff in developing the community plans, including a series of town hall meetings, Citizen Participation Organization meetings, newsletters, and individual contacts with the planning department staff.

In 1986, by adopting Resolution and Order No. 86-58 (included in the Appendix), the Board again affirmed the County's commitment to citizen participation in County government and declared its intent to broaden the scope of CPO activities to include advising and consulting with the Board on matters beyond land use planning including housing, parks, open space and recreation, human resource delivery systems, water and sewage disposal systems, and other matters affecting the livability of the community. To reflect this broader scope of activities, and the CPO role as a vehicle for communication between governments and citizens, the acronym CPO was redefined as Community Participation Organization.

In 2001, the Board adopted a Resolution and Order No. 2001-75 that updated the CPO boundary map and established a process for the creation of new CPOs and the alteration of CPO boundaries. This Resolution and Order is included in the appendices as Appendix E.

In June 2016, the County transitioned the CPO program responsibilities from the OSU Extension Office to the County through the creation of the Community Engagement Program. During this transition, the CPO and CCI acronyms were redefined as Community Participation Organization and Committee for Community Involvement.

POLICY 3, INTERGOVERNMENTAL COORDINATION:

It is the policy of Washington County to effectively coordinate its planning and development efforts with federal, state, and other local governments and special districts to ensure that the various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan.

Implementing Strategies

The County will:

- a. Coordinate planning activities with appropriate federal, state regional and local government units, and with affected special service districts.
- b. Establish and maintain urban planning area agreements (UPAA) which identify urban planning areas within which the County and cities have planning interests, and which identify processes for coordinating land use planning, urban reserve concept planning, and development within the respective urban planning areas.
- c. Provide special service districts the opportunity to participate in the planning process.

Summary Findings and Conclusions

Planning in Washington County occurs within a larger context of regional, state and federal planning. Three levels of government and several agencies are involved in policy development, program management, and the provision of services for the urban portion of the county. All of these activities, together with the specific responsibilities of cities and special service districts, must be coordinated to ensure that their various plans and programs reinforce and are consistent with the County's Comprehensive Plan.

Many of these activities transcend jurisdictional boundaries. Some of the problems and issues facing the county, especially those of air and water quality, solid waste, and transportation and housing needs, must be dealt with on a cooperative regional basis. The federal and state governments have established statutory requirements that require regional planning and coordination with local governments.

Washington County comprises all or parts of 16 cities and 31 special districts. The following agencies which affect or are affected by the urban planning program and regulations:

Consistent with LCDC plan extension requirements, the County entered into memorandums of understanding with cities. The function of these memorandums was to record agreements reached between the County and cities regarding the opportunity and mechanisms for cities to participate in the preparation of various urban components of the Comprehensive Plan. Additionally, the County has sought the active participation of service providers during preparation of the Plan, particularly through requesting service provider review of and comments on Plan elements.

Cities

Beaverton, Hillsboro, Tigard, King City, Tualatin, Sherwood, Lake Oswego, Banks, Gaston, Forest Grove, Cornelius, North Plains, Wilsonville, Durham, Rivergrove and Portland.

School Districts	Other Special District
Banks School District Beaverton School District Forest Grove School District Gaston School District Hillsboro School District Lake Oswego School District Newberg School District Portland Public School District Scappoose School District Sherwood School District Tigard-Tualatin District Vernonia School District West Linn-Wilsonville School District Washington County Education Service District Portland Community College	Washington County Housing Authority Metropolitan Service District (Metro) Port of Portland Rivergrove Water District Raleigh Water District Tigard Water District West Slope Water District Tualatin Hills Park & Recreation District Tualatin Valley Water District TriMet Clean Water Services Soil & Water Conservation District Drainage District 7 Drainage District 8
Fire Districts	State Agencies
Washington County Fire District 2 Banks Fire Protection District Cornelius Rural Fire District Forest Grove Rural Fire District Gaston Rural Fire District Tualatin Valley Fire & Rescue	Dept. of Transportation Dept. of Fish & Wildlife Dept. of Forestry Dept. of Geology & Mineral Industries Dept. of Environmental Quality Dept. of Economic Development Dept. of Parks and Recreation Dept. of Water Resources State Engineer's Office Dept. of Land Conservation and Development
Federal Agencies	
Soil Conservation Service, U.S. Dept. of Agriculture Bureau of Reclamation, U.S. Dept. of the Interior Bureau of Land Management, U.S. Dept. of the Interior U.S. Army Corps of Engineers Agricultural Stabilization and Conservation Service, U.S. Dept. of Agriculture. Farmer's Home Administration Bonneville Power Administration Housing & Urban Development	

The urban element of the Comprehensive Plan must comply with the regional planning elements adopted by the Metropolitan Service District (Metro). Metro has adopted the following plan elements which have either a direct or indirect effect on planning activities in the urban area of Washington County:

- a. 2040 Growth Concept
- b. Urban Growth Management Functional Plan
- c. Regional Transportation Functional Plan
- d. Regional Solid Waste Management Plan

NATURAL AND CULTURAL SETTING

POLICY 4, AIR QUALITY:

It is the policy of Washington County to support efforts to control emissions of air pollutants in the county and region, and attempt to limit the adverse impacts of air pollution resulting from development.

Implementing Strategies

The County will:

- a. Assure that the community plan element of the Comprehensive Plan considers air quality impacts of alternative land uses.
- b. Cooperate and work with the State Department of Environmental Quality and the Metropolitan Service District to achieve regional air quality attainment goals through adopted regional control strategies. The County will require that major new sources comply with the federal New Source Review Program.
- c. Comply with Department of Environmental Quality air quality standards and work with the DEQ and Metropolitan Service District to develop and implement state and regional air quality programs.

Summary Findings and Conclusions

The eastern, urbanizing part of Washington County sometimes exceeds air pollution standards for ozone, carbon monoxide, and total suspended particulates (TSP). There is an increasing trend for higher levels of TSP because of road dust, backyard burning, and fireplaces and wood stoves. Most of the carbon monoxide and ozone is caused by motor vehicle use. Better air quality will require attention to the existing and potential sources of air pollution.

Washington County lies within the Portland-Vancouver Interstate Air Quality Maintenance Area (AQMA). This area is described in the Draft State Implementation Plan (SIP) for air quality, published jointly by the Department of Environmental Quality and the Metropolitan Service District in April 1979. The draft SIP shows that the entire AQMA is in non-attainment for meeting the recently revised Federal ambient air quality standards for ozone and is predicted to remain in non-attainment to at least 1987 unless additional control measures are undertaken. MSD and DEQ adopted a regional control strategy in July 1982 to bring the metropolitan area into attainment by 1987.

POLICY 5, NOISE:

It is the policy of Washington County to support efforts to control noise and attempt to limit the adverse impacts of noise.

Implementing Strategies

The County will:

- a. Investigate the feasibility of undertaking a study of noise problems in the unincorporated area, and if the study reveals serious noise pollution problems, will consider the feasibility of revising its existing noise regulations to control identified noise problems.
- b. Comply with Department of Environmental Quality noise standards.
- c. Include provisions in the Community Development Code to minimize adverse impacts of noise.
- d. Consider noise-generating sources and noise-sensitive land uses in the community plan elements of the Comprehensive Plan.
- e. Discourage the location of service facilities such as schools, hospitals, nursing homes, public assembly and high-density residential development within the year 2000 LDN55 and LDN 60 contours.
- f. Coordinate with the Department of Environmental Quality, Oregon Department of Transportation and the Port of Portland when establishing land use designations near airports.

Summary Findings and Conclusions

Noise is a health hazard which is more serious than usually recognized. Noise is defined as unwanted sound and can result in loss of sleep, general discomfort and a reduction in the quality of life. Major sources include motor vehicle traffic, industrial operations, and rock quarries. Source reduction, buffering, and careful location of noise producing and noise sensitive activities are important methods of controlling this pollutant.

POLICY 6, WATER RESOURCES:

It is the policy of Washington County to support efforts to preserve and improve the quality of water resources.

Implementing Strategies

The County will:

- a. Limit the removal of natural vegetation along river and stream banks, particularly in locations identified as Significant Natural Areas in community plans.
- b. Regulate construction practices and stream channel improvements in accord with the drainage management program outline pursuant to Policy 27 of this plan.
- c. Minimize the establishment of subsurface sewage disposal systems, e.g., septic tanks.
- d. Develop standards for connections to public drainage ways to reduce volumes of chemicals and sediments reaching the stream systems.
- e. Comply with the May 17, 1974 order of the state engineer establishing and setting forth control provisions for the Cooper Mountain-Bull Mountain Critical Ground Water Area.
- f. Comply with Department of Environmental Quality water quality standards.
- g. Promote compliance with the Healthy Streams Plan, as adopted by Clean Water Services and in compliance with the CWS-County intergovernmental agreement, to the extent that the Healthy Streams Plan and associated CWS programs apply inside the UGB.

Summary Findings and Conclusions

Pollution of the county's streams and groundwater results from increased runoff over impervious surfaces containing chemicals and sediments (e.g., streets, parking lots, roofs), and failing septic systems. Better water quality will require careful control of the location of septic systems, adequate treatment of sewage wastes, and control of construction practices causing soil erosion.

POLICY 7, LAND RESOURCES:

It is the policy of Washington County to prohibit new* mineral resource extraction operations and expansion* of existing operations within the Urban Growth Boundary unless it is demonstrated there are no economically feasible alternative sites outside the Urban Growth Boundary or unless it is necessary to properly reclaim the site and adjacent lands. The impacts of existing mineral resource extraction industries on adjacent land uses shall be minimized, and all mineral resource extraction sites will be reclaimed when exhausted.

Implementing Strategies

The County will:

- a. Utilize the Mineral and Aggregate Overlay District to protect identified mineral and aggregate resource sites and to reduce potential impacts of resource extraction on adjacent uses.
 - b. Protect existing mineral and aggregate resource extraction sites located in the Industrial (IND) land use district. In determining whether existing sites should be expanded or new sites established, consideration shall be given to population growth, area or regional needs, proximity to the utilization area, fluctuations in the construction industry, adequate reclamation of the site and adjacent lands, and the quality and quantity of mineral and aggregate resources available at other identified sites.
 - c. Require applications for expansion of existing or establishment of new mineral and aggregate resource extraction operations to identify all uses, including farm and forest uses, dwelling units, and significant natural and cultural resources, which may be adversely affected.
 - d. Require new or expanded mineral and aggregate extraction operations to develop programs based on economic, social, environmental and energy consequences analysis, that will minimize any negative effects that expansion of existing or establishment of new mineral and aggregate extraction activities may have on surrounding affected uses.
 - e. Require that all mineral and aggregate sites be reclaimed to a state allowing redevelopment of the site in accordance with the Plan.
 - f. Request the Oregon Department of Geology and Mineral Industries to conduct (by January 1, 1985) a joint study with the County concerning optimal long-term aggregate resource areas.
 - g. Prohibit the extraction of sand and gravel from the limited number of urban streambeds to protect fish and wildlife habitats and to prevent soil erosion and water pollution.
- * *The terms "new" or "expansion" in reference to mineral resource activities related to undertaking such activities on tax lots where such uses have not occurred or been permitted previously.*

Summary Findings and Conclusions

Rock material resources are necessary for the construction industry. However, rock quarries can cause major adverse impacts on the major use of urban land - dwellings. Extension of residential uses to areas within the regional Urban Growth Boundary (UGB) will create increasing conflict with existing rock quarries both inside and adjacent to the UGB. Other sites for long-term production may be available beyond the urban area, but have not yet been investigated.

POLICY 8, NATURAL HAZARDS:

It is the policy of Washington County to protect life and property from natural disasters and hazards.

Implementing Strategies

The County will:

- a. Regulate new development in flood plain areas identified as being subject to flooding in the event of a 100-year flood (a flood with a 1 percent chance of occurrence in any year) as identified in the latest H.U.D. or Corps of Engineers flood area studies. Such regulations shall discourage new development in flood plains and alterations of existing identified flood plains. Modifications or additions to existing structures may be allowed subject to engineering requirements, which do not increase flood damage potential.
- b. The County's treatment of slopes shall be governed by the following guidelines:
 1. For slopes less than 20 percent there is a presumption that the slope is not a limiting factor in the development of a parcel for residential use.
 2. For slopes of 20 percent or greater there is a presumption that slopes may require an engineering analysis to demonstrate that specific slope and soils are adequate to allow development to proceed.
 3. For slopes 20 percent or greater there is a presumption that the slope and soils may cause the application of normal density to be restricted, with density credits and transfers to flatter areas and/or the use of larger lot sizes and reduced density.

Additionally:

1. The County will require that development on slopes over 20 percent receive extensive review prior to approval to assure public safety, limit the possibility of property damage, and avoid adverse impacts on the natural environment.

Where development on 20 percent slopes is determined to have potential adverse impacts, the intensity of development will be limited or clustered on safer lands.
2. The County will require soils engineering and geologic studies for developments proposed on slopes of 20 percent or greater and areas identified as possibly being affected by a soil or geologic hazard. More detailed surface and subsurface investigations will be warranted if indicated by engineering and geologic studies as necessary to sufficiently describe existing conditions (e.g., soils, vegetation, geologic formation, drainage patterns) and where suitability may be lessened by proposed grading, filling or land clearing.
3. Regulate the intensity of development on ungraded slopes over 20 percent with the intensity of development reduced as the degree of slope increases, unless it can be proven through a soil and geological analysis that the effects of development at the standard density would be minimal.
- c. In reviewing development proposals be sensitive to conditions which may pose a hazard to life or property and may attach conditions to the approval of such proposals to mitigate the potential hazard.
- d. Include provisions in the Community Development Code that allow density to be transferred from the unbuildable hazard area (e.g., flood plain and steep slope) portions of a tax lot to the buildable portions of the same tax lot or to an adjoining tax lot held under the identical ownership. Such a density transfer will be governed by the following rules:
 1. The holding capacity, as defined by the underlying land use district, of the unbuildable portion of the subject tax lot shall serve as the maximum density eligible for transfer to the buildable

portion(s) of the subject tax lot or to the buildable portion(s) of an adjoining tax lot held under identical ownership;

2. Except as provided below in No. 3, the buildable portion of the subject tax lot shall be eligible to receive a density transfer of up to 100 percent of the holding capacity of the buildable portion of the subject lot or to an adjoining tax lot of identical ownership subject to the density transfer limitations defined in 1 above; and
3. The transfer of density from unbuildable hazard area portions of a tax lot to buildable portions of the same tax lot, or an adjoining tax lot held in the identical ownership, shall be subject to all relevant provisions of the development regulations.

Summary Findings and Conclusions

Floods and earth movements are the two major natural hazards in Washington County. Floods are natural processes whose size and potential destructive impacts can be increased as an area is urbanized. Property damage due to flooding can be reduced by regulating new development in flood plains and establishment of a drainage management program to deal with existing flooding problems. Earthquakes are the most severe earth movements. Minimizing the hazard from earth slides requires protection of areas with steep slopes. To regulate excavation and grading in unincorporated areas, the County has adopted Chapter 70 of the Uniform Building Code.

POLICY 9, ENERGY RESOURCES:

It is the policy of Washington County to conserve existing identified energy resources while encouraging development of renewable and alternative resources and implementation of new energy producing systems.

Implementing Strategies

The County will:

- a. Include solar access provisions in the Community Development Code.
- b. Investigate the possible adoption and implementation of a wind power access ordinance.

Summary Findings and Conclusions

Washington County contains no known usable fossil fuels and now imports virtually all of its energy. Use of solar energy is increasing despite the current lack of legal protection for sunlight reaching individual properties. Small-scale wind power development may be possible at the highest elevations in the urban area, but there may be some adverse impacts on neighboring properties. There may be opportunities for generating energy from capital facilities (e.g., dams) built for other purposes.

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

Implementing Strategies

The County will:

- a. Identify Significant Natural Resources and directions for their protection or development in the community plans. 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. Outside of Significant Natural Resources, provide opportunity for the protection and enhancement of Regionally Significant Fish & Wildlife Habitat, as identified by Metro's Regionally Significant Fish & Wildlife Habitat Inventory Map, without penalty for the potential loss of development density that may result.
- c. Through the Community Development Code, review and regulate proposed activities in identified Significant Natural Resource Areas. 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.
- e. Support preferential taxation methods to encourage retention of significant natural areas as open space.
- f. Explore preservation of significant natural areas through fee simple purchase and encouragement of purchase by other concerned agencies and groups (i.e., THPRD, Nature Conservancy).
- g. Evaluate the potential for including specific natural areas and habitats within the County's or the Tualatin Hills Park and Recreation District'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.
- i. 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.
- j. For new urban areas, adopt Local Wetland Inventories (LWIs) as part of the Comprehensive Plan, pursuant to OAR 660-023-0100(3). New urban areas are urban incorporated lands that came into the Urban Growth Boundary in 2002 or later (with the exception of the Arbor Oaks Subarea). LWIs may be adopted by Resolution and Order. LWIs will serve as supporting documents to the Comprehensive Plan, and will be adopted by reference into 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 process and procedures used to analyze Biological Resources and Natural Areas (LCDC 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 distinct periods.

The first of these resulted in the program based on the recognition of Significant Natural Resources; the second resulted in the Tualatin Basin Fish & Wildlife Habitat Program that is based upon Metro's Regionally Significant Fish & Wildlife Habitat Inventory. The documentation of these processes are contained in the Resource Document and in the Tualatin Basin Fish & Wildlife Habitat Program document and its attachments, including the 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.

POLICY 11, CULTURAL RESOURCES:

It is the policy of Washington County to protect its historic and cultural resources.

Implementing Strategies

The County will:

- a. Include all cultural resources determined to be significant or important, in the manner specified by OAR 660-16-000, in its Cultural Resource Inventory. A resource will be included in the Inventory if it:
 1. Exemplifies or reflects special elements of the county's cultural, social, economic, political, aesthetic, engineering, architectural or archeological history;
 2. Is identified with persons or events significant in local, state or national history;
 3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 4. Is representative of the notable work of a builder, designer or architect;
 5. Retains physical integrity in original design, condition and setting; or
 6. Is included in the National Register of Historic Places.
- b. Comply with the requirements of OAR 660-16-005 by utilizing a general analysis identifying activities that could conflict with the preservation of inventoried cultural resources, and considering the economic, social, environmental and energy (ESEE) consequences of allowing the conflicting activity versus preserving resources in various generalized situations. The general conflicts and consequences analysis shall be the basis for the County's selection of a standard program, including regulations, to protect inventoried cultural resources. If an owner does not concur with the application of the standard program to a resource, however, the owner may, in a legislative or quasi-judicial plan amendment process, submit a site-specific analysis of the ESEE consequences for consideration, following criteria in the Code and OAR 660-16-005. This site-specific ESEE analysis may then be used as the basis for an alternative program decision, if the owner's evidence and findings are determined to be compelling.
- c. Utilize the Historic and Cultural Resource Overlay District contained in the Community Development Code for the management of significant cultural resources in the urban area of the county that are buildings and structures, unless an alternative decision is made after consideration of a site-specific analysis of ESEE consequences submitted by the resource owner.
- d. Evaluate the potential for including specific cultural resource sites within the County's or the Tualatin Hills Park and Recreation District's park and recreation system.
- e. Investigate the possibilities of receiving funding and tax benefits from the federal, state and local levels in order to support cultural resource management.
- f. Coordinate and advise in cultural resource management efforts, using public and private resources.
- g. Where possible, assist with the restoration of buildings, which have been identified as having some historical or architectural significance.
- h. Coordinate and advise in efforts, using public and/or private resources, which would convert sound historic buildings and structures to alternate uses, which may prolong their life.
- i. Coordinate with state and federal agencies in the implementation of historic and cultural resource management plans.
- j. Recognize and comply with applicable state and federal statutes governing conservation and management of historic and cultural resources.

Summary Findings and Conclusions

The historic and prehistoric cultural heritage of Washington County is one of the most important in the Pacific Northwest, but remaining cultural resources, historic structures and sites have only been partially inventoried. Increased public awareness and protection will require completion of a comprehensive inventory and a more active role by the County in reviewing potential destructive projects. In 1984, the Washington County Museum's administrator supervised a comprehensive inventory of the county's cultural resources to identify sites, areas and structures and determine their relative importance for protection. Approximately 1000 resources were surveyed with over 200 deemed to be worthy of inclusion on a preliminary inventory.

In 1986, the Board of Commissioners appointed a task force to evaluate the significance of the resources identified by the museum as well as other resources that had been identified either prior to or after the completion of the inventory. The task force completed its analysis of the inventory in 1988, with public hearings held before the Planning Commission and Board in 1989 to consider the task force's recommendations.

On June 13, 1989, the Board adopted by Resolution and Order (R&O 89-86) the Washington County Cultural Resources Inventory. The adopted inventory identifies 220 resources.

POLICY 12, SCENIC RESOURCES:

It is the policy of Washington County to protect and enhance its outstanding scenic views, routes and features.

Implementing Strategies

The County will:

- a. Identify outstanding scenic resources and provide for their protection in the community plans. The community plans shall direct the manner and extent to which the area shall be protected.
- b. Through the Community Development Code, review and regulate proposed activities in areas of outstanding scenic resources.
- c. Encourage scenic easements or other means of providing public access to sites with outstanding views.
- d. Work with private owners to improve the public's access to sites identified as having significant scenic views.

Summary Findings and Conclusions

Some urban parts of the county possess exceptionally beautiful settings or views. Such scenery may be unavailable to the general public unless special efforts are made to ensure visual or physical access if not ownership. An inventory of scenic resources in the urban area has been completed. A number of scenic views, routes, and features are excellent and, consequently, worthy to be considered for some form of protection or reservation for public access.

URBANIZATION

POLICY 13, REASONS FOR GROWTH:

It is the policy of Washington County to establish a growth management system for the unincorporated areas within the UGB which promotes:

- (1) Efficient, economic provision of public facilities and services;**
- (2) Infill development in established areas while preserving existing neighborhood character;**
- (3) Development near or contiguous to existing urban development where services are available;**
- (4) Parcelization of land such that future development at urban densities can take place;**
- (5) Development which is compatible with existing land uses;**
- (6) Agriculture use of agricultural land until services are available to allow development;**
- (7) Development in concert with adopted community plans; and**
- (8) Utilization of the existing capital infrastructure.**

Implementing Strategies

The County will:

- a. Permit growth to occur only in areas with adequate public services and facilities, as permitted under growth management strategies contained in the Comprehensive Plan. If development is permitted in areas with limited services, a minimum acreage of ten (10) acres should be imposed. Allow subsurface sewage disposal systems within the UGB where approved by the County on legally created lots of record, where CWS does not now serve. Prior to the issuance of a development permit, in such cases, the property owner will be required to sign a waiver of remonstrance against future formation of a Local Improvement District for sanitary sewers.
- b. Encourage infill development where such development will not adversely affect existing uses and where the capacity of existing public facilities and services will not be exceeded.
- c. Allow the continuation of existing farm and forestry uses within the urban unincorporated area.
- d. Assure that proposed land divisions are consistent with all current master facilities plans for roads, sanitary sewers, drainage, and water distribution facilities, as well as community and city plans. This will help assure that full development of the property can take place at planned urban densities.
- e. Designate land inside areas previously set aside as Specially Regulated Areas (SRAs) as urbanizable and considered available for urban development subject to the application of the County Growth Management policy and strategies. Prior to the availability of critical urban services in the SRAs, development will be permitted on lots of record but residential partitioning will be prohibited. Applications for development of lots of record within SRAs will be required to demonstrate that location of new structures will not prevent development in accord with CFP and Community plans and relevant Urban Planning Area Agreements.

All SRA lands designated Industrial shall be subject to a 30-acre minimum lot size unless modified through the application of the Special Industrial District. Provisions of the Special Industrial District shall be included in the Community Development Code.

- f. Consistent with Policy 18, apply the FD-10 or FD-20 District to property added to a UGB. Maintain these designations until the planning requirements of Metro Title 11 are complete and adopted or the property has been annexed to a city.

Summary Findings and Conclusions

Washington County is an integral part of the Portland metropolitan area and as such shares in the growth and change experienced by the region as a whole. As in the past, Washington County and the region will continue to attract employment and population growth due to a good supply of buildable land, a skilled labor force, and the area's image as a "livable" community.

Growth in recent years has brought prosperity to Washington County residents and businesses while at the same time the pace of growth has often outstripped the ability of local jurisdictions--including the County--to adequately plan for and service new development except on a piecemeal basis.

In order to ensure that growth occurs in a manner that does not result in expensive, land consuming urban sprawl and to help protect agricultural lands from premature development, the Metropolitan Service District, with the participation of counties and cities, drew a 20-year Urban Growth Boundary (UGB) within the tri-county region. Buildable lands inside the UGB were intended to satisfy the demands of population and employment growth until the year 2000. Inside the UGB, Washington County includes over 17,800 acres of unincorporated buildable land; the county's urban area cities have an estimated 14,000 more buildable acres. The total available and buildable acreage may be in excess of the amount of land needed to meet the requirements of the twenty-year forecasts of population and employment.

Actual growth in Washington County in recent years has far outstripped the level of growth anticipated in the UGB findings. Washington County population has already reached the level expected to be contained by the SRA (Specially Regulated Areas) policy. Therefore the SRA concept will be replaced by a growth management policy which treats all lands within the urban area in a uniform manner.

Washington County is required to include, as part of its Comprehensive Plan, acknowledgment of the Regional Urban Growth Boundary and policy or strategy statements intended to carry out the intent of the UGB as provided in several Metro policy guidelines. In 1999 and 2002, Metro expanded the Regional Urban Growth Boundary. Metro's Urban Growth Management Functional Plan (UGMFP) limits the size of new parcels to 20 acres and requires local governments to restrict development on new urban lands until master planning has occurred. The FD-20 District will be applied to properties added to the Regional UGB through Metro's major or legislative amendment processes in order to comply with Metro's 20-acre minimum lot area requirement. The FD-20 District will be maintained on new urban lands until Metro's Title 11 planning requirements for the areas have been completed and adopted. The above policies and strategies meet the above requirement, but more importantly, they establish some parameters for growth that will be used to guide the development and update of community plans.

POLICY 14, MANAGING GROWTH:

It is the policy of Washington County to manage growth on unincorporated lands within the UGB such that public facilities and services are available to support orderly urban development. This policy applies to urban unincorporated lands, except in new urban areas which are subject to Policy 44.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for its amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Categorize urban facilities and services into three categories: critical, essential and desirable.
 1. **Critical facilities and services** are defined as: public water, public sanitary sewers, fire protection, drainage, and access on Local roads and Neighborhood Routes. These facilities and services are addressed in adopted urban service agreements. Urban service agreements address who are the long-term providers of these services and facilities. An inability to provide an adequate level of critical services in conjunction with the proposed development will result in the denial of a development application.
 2. **Essential facilities and services** are defined as: schools, Arterial (including state highways) and Collector roads, transit improvements (such as bus shelter and turnouts, etc.), police protection, street lighting, regional trails and on-site pedestrian and bicycle facilities in the public right-of-way. These facilities and services are addressed in adopted urban service agreements. Urban Service agreements address who are the long-term providers of these services and facilities. Failure to ensure the availability of an adequate level of all essential services within five (5) years from occupancy may result in the denial of a development application. The Review Authority may condition the approval to limit the period of time to a period shorter than five (5) years depending upon the degree of impact that the proposal has on the inadequate facilities or services and the risks to public safety in the interim period.

The development application will be denied when the essential facilities and or services cannot be ensured within the required time period unless the following findings of fact can be made. All exceptions to the public facility and service standards shall require a public hearing:

 - a) The particular inadequate facility(ies) or service(s) is not necessary for the particular proposal within the aforesaid five (5) year period;
 - b) The approval of the development application will not substantially interfere with the ability to later provide the particular inadequate facility(ies) or service(s) to anticipated uses in the vicinity of the subject property;
 - c) The approval of the development application without the insurance of the particular inadequate facility(ies) and service(s) will not cause a danger to the public or residents in the vicinity of the subject property; and
 - d) It is shown that the applicant has exhausted all practical methods within the ability of the applicant to ensure the provision of the unacceptable facility(ies) and service(s).
 3. Desirable facility(ies) and service(s) are defined as: Public mass transportation service, parks and recreation facilities, community trails, traffic calming devices, mid-block crossings and off-site pedestrian and bicycle facilities. These facilities and services are addressed in adopted urban service agreements. Urban service agreements address who are the long-term providers of these

services and facilities. These are facilities and services that may be expected in a reasonable time frame from the occupancy of a development. Requiring new development to annex to a park provider is an acceptable way to promote the availability of park and recreation facilities. A development application may be conditioned to facilitate desirable facilities and services based upon specific findings.

- c. Rely upon standards established by the appropriate special service district and adopted County standards as the measurement of acceptability for the service provided by the service provider. The information obtained from the service provider shall be treated as a rebuttable presumption as to the ability to provide an adequate level of the facility or service. However, the evidence that can rebut it must be compelling evidence based upon objective data in order to controvert the determination of the service provider. Specific standards for implementation will be identified in the Community Development Code as well as acceptable methods for assuring availability of required public services and facilities.
- d. Require that the cost of providing the required county urban services for a particular land use proposal shall be borne by the applicant or benefited properties unless otherwise authorized by the Board of Commissioners. Methods to assure needed improvements that address development impacts may include but are not limited to improvements by an applicant, planned capital improvements by a public agency, fees, and annexation to a park district.
- e. Apply the growth management standards to all new development actions as provided in the Community Development Code.
- f. Establish clear and objective criteria for the issuance of all development permits. These criteria will consider:
 - 1. Consistency with the Comprehensive Plan and appropriate community plans,
 - 2. Adequacy of public facilities and services as required in the growth management strategy, and
 - 3. Consistency with development standards contained in the Community Development Code.
- g. Use, and encourage other public service providers to use, the following priority list to guide the investment of public monies in public facilities and services:
 - 1. Solve existing health, safety and welfare problems.
 - 2. Facilitate infill development or new development which is contiguous to existing.
 - 3. Promote commercial and industrial economic development opportunities.
 - 4. Extend services to outlying, undeveloped areas designated for residential development in the Comprehensive Plan.

Summary Findings and Conclusions

A healthy, livable urban environment is achieved in part through the provision of public facilities and services prior to or concurrent with development at a level adequate to serve the expected demand.

The major urban facilities and services that have been impacted the most by the demands of the county's growth are the county road system, police protection, schools, and park and recreation services. Providers of other services and facilities, such as sewers and water lines, have in general been able to keep pace with the rapid growth of recent years and still provide adequate service to existing customers.

The County needs to make sure that, despite cutbacks in general revenue sharing and federal and state funding for capital facility construction, future growth does not occur without the necessary supporting services. This can be accomplished through managing growth, using adequate service availability as a key element in the development review process.

POLICY 15, ROLES AND RESPONSIBILITIES FOR SERVING GROWTH:

It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

Implementing Strategies

The County will:

- a. Prepare a public facilities plan in accordance with OAR Chapter 660, Division 11, Public Facilities Planning.
- b. Continue to provide the following facilities and services as resources permit:

Service	Portions of the county served
<ul style="list-style-type: none">• Public Health• Sheriff Patrol• Assessment & Taxation• Road Maintenance• Land Development Regulations• Solid Waste Collection System Mgmt. (franchising)• Solid Waste Disposal• Cooperative Library System• Records and Elections	<ul style="list-style-type: none">• countywide• countywide (limited)• countywide• county roads• unincorporated areas only• unincorporated areas only• unincorporated areas outside UGB• countywide• countywide

- c. Consider being an interim provider of park land and recreation facilities either directly or through an intergovernmental agreement with a park and recreation provider when the provisions of Policy 33 are met.
- d. In conjunction with Washington County cities and special service districts and Metro, adopt urban service agreements that address all unincorporated and incorporated properties in the Regional Urban Growth Boundary consistent with the requirements of ORS 195.060 to 080. Urban service agreements shall identify which service providers will be responsible for the long-term provision of the urban services described below and the ultimate service area of each provider. Urban service agreements shall also identify the service provision principles for each of urban services described below.

In the event the urban unincorporated territory in the Bull Mountain area is incorporated into a new city or a park and recreation district is formed that includes any portion of the urban unincorporated territory in the Bull Mountain and Metzger-Progress areas, the County will work with affected service providers and amend the Tigard Urban Service Agreement as may be necessary to assure ongoing compliance with ORS 195.

Urban services that will be addressed in urban service agreements include:	
<ul style="list-style-type: none"> • Fire protection and emergency services • Law enforcement • Parks, public transit • Recreation and open space 	<ul style="list-style-type: none"> • Sewer • Roads and Streets • Storm Water • Water

1. In the Tigard Urban Service Area, the designated long-term providers of the urban services described above are:

Service	Long-Term Provider
<ul style="list-style-type: none"> • Fire protection and emergency services • Law enforcement • Parks, recreation and open space • Public transit • Roads and streets 	<ul style="list-style-type: none"> • Tualatin Valley Fire and Rescue • city of Tigard • city of Tigard • TriMet • city of Tigard, Washington County (only roads in the countywide road system), and the Oregon Department of Transportation (only roads in the state highway system)
<ul style="list-style-type: none"> • Sewer • Stormwater • Water 	<ul style="list-style-type: none"> • city of Tigard and Clean Water Services • city of Tigard and Clean Water Services • city of Tigard, Tualatin Valley Water District and the Tigard Water District

2. In the Hillsboro Urban Service Area, the designated long-term providers of the urban services described above are:

Service	Long-Term Provider
<ul style="list-style-type: none"> • Fire protection and emergency services • Law enforcement • Parks, recreation and open space • Public transit • Roads and streets 	<ul style="list-style-type: none"> • city of Hillsboro • city of Hillsboro • city of Hillsboro • TriMet • city of Hillsboro, Washington County (only roads in the countywide road system), and the Oregon Department of Transportation (only roads in the state highway system)
<ul style="list-style-type: none"> • Sewer • Stormwater • Water 	<ul style="list-style-type: none"> • city of Hillsboro and Clean Water Services • city of Hillsboro and Clean Water Services • city of Hillsboro and Tualatin Valley Water District

- e. Establish a coordination system with all cities, special districts and private companies that now or will provide services to the present unincorporated area. This coordination system will be designed to ensure that the following types of services and facilities will be provided when needed to existing and future county residents and businesses in accord with the Comprehensive Plan:

1. Sanitary sewage collection and treatment;
2. Drainage management;

3. Fire protection;
 4. Water distribution and storage;
 5. Schools;
 6. Libraries;
 7. Utilities (electricity, telephone and cable communications, natural gas, etc.);
 8. Solid waste disposal;
 9. Roads and transportation facilities;
 10. Parks, recreation facilities, and open space;
 11. Police;
 12. Transit; and
 13. Street lighting.
- f. If appropriate in the future, enter into agreements with service providers which address one or more of the following:
1. Process for review of development proposals;
 2. Process for review of proposed service extension or facility expansion;
 3. Service district or city annexation;
 4. Planning of service extensions, new facilities, or facility expansions;
 5. Procedures for amending the agreement;
 6. Methods to be used to finance service and or facility improvements, operation and maintenance;
 7. Methods to be used to acquire and develop park land and recreation facilities;
 8. Standards to be used by the County and the service provider in assessing "adequate" service levels;
 9. Area or clientele to be served now and in the future;
 10. Consistency with Plan policies and strategies;
 11. Coordination of capital improvements programs; and
 12. Cost effectiveness of service provision.
- g. Not oppose proposed annexations to a city that are consistent with an urban service agreement or a voter approved annexation plan.
- h. Not oppose proposed annexations to a special service district:
1. That are consistent with an urban service agreement; or
 2. If no urban service agreement applies to the property, the property lies within an area for which the district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020 and the district has adopted a master plan for the area.
- Annexations to special service districts that are consistent with an adopted urban service agreement are deemed to be consistent with the Washington County Comprehensive Plan.
- i. Upon annexation of the area in the vicinity of SW Garden Home Road and SW Oleson Road by the city of Beaverton consistent with the Portland Urban Service Boundary, the city of Portland shall consent to annexation by Beaverton of that area south of SW Garden Home Road and west of Oleson Road that is currently in Portland.

- j. For the Raleigh Hills Center as shown on the acknowledged Metro 2040 Growth Concept Map, the affected jurisdictions of Beaverton, Portland, Washington County and Metro shall enter into an urban planning agreement to assure implementation of the Urban Growth Management Functional Plan provisions relating to town centers, including the establishment of town center boundaries and demonstration of target capacities for jobs and housing.
- k. Work with Community Participation Organizations to identify and describe specific concerns related to possible future annexations of land to cities which abut community planning areas. These concerns shall be considered by the County during re-negotiation of urban planning area agreements.
- l. Support incorporation of new communities provided that incorporation will result in the provision of services in the most efficient and cost effective manner and is not in violation of an already existing urban planning area agreement between the County and an affected city.
- m. Notwithstanding Implementing Strategy l. above, the Board of Commissioners may place a petition to incorporate a city in the urban unincorporated portion of the Bull Mountain area on the ballot provided the Board determines that the petition is consistent with other applicable requirements governing incorporation under state law and the Metro Code. If the voters approve incorporation, the County shall coordinate with the new city and the city of Tigard to amend the existing Washington County – city of Tigard Urban Planning Area Agreement (UPAA) as may be required to assure ongoing compliance with the coordination requirements required by ORS 195 and Goal 2.
- n. Cooperate in the development, adoption, and implementation of a master plan for library services and facilities based on a survey of county library needs; and, develop a financial plan for operating library services in the county, with emphasis on the establishment of a multiple funding base, with the involvement of the Washington County Cooperative Library System Citizen Advisory Board, cities, community libraries, school districts, the Tualatin Hills Park and Recreation District, and citizens.
- o. Enter into intergovernmental agreements with large school districts that are consistent with state law, and that contain at a minimum the following items:
 - 1. How the County will involve the district in comprehensive planning, including plan amendments and amendments to residential land use regulation, including notice of hearing.
 - 2. Describe the responsibilities of the district in comprehensive planning, including plan amendments and amendments to residential land use regulations regarding provision of urban services.
 - 3. Establish the role and responsibilities of each party to the agreement with respect to County approval of new development.
 - 4. Agreement between the district and the County regarding frequency of, and county participation in, updates to the school facility plan.
 - 5. Establish the role and responsibilities of the county with respect to district interests, including capital facilities and real property.

These intergovernmental agreements may be adopted by the Board of Commissioners through Resolution and Order.

- p. Require developing properties not currently located within the service area of a park district that provides park and recreation services to annex to a park district when the following conditions are met:
 - 1. The property lies within an area identified for park and recreation service by a park district in an urban service agreement adopted pursuant to ORS 195.065; or, if no urban service agreement applies to the property, the property lies within an area for which a park district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020; and
 - 2. The park district has adopted a park master plan for the subject area, which provides the basis for the development of park and recreation facilities.

- q. Identify the Tualatin Hills Park & Recreation District as the park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.
 - 1. Lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside THPRD that were added to the Regional Urban Growth Boundary after 2001; or
 - 2. North of NW Springville Road.
- r. Identify the following service providers for the North Bethany Subarea Plan:
 - 1. *Sewer:* Clean Water Services. The North Bethany Service Provider Map A shows the location of future major sewer trunk lines and capacity improvements necessary to serve the planning area.
 - 2. *Stormwater:* Clean Water Services. The North Bethany Service Provider Map B shows the location of future improvements necessary to serve the planning area.
 - 3. *Public Water:* Tualatin Valley Water District. The North Bethany Service Provider Map C shows the location of future improvements necessary to serve the planning area.
 - 4. *Parks, trails, and open space:* Tualatin Hills Park & Recreation District. The North Bethany Service Provider Map D shows the location of future improvements necessary to serve the planning area.
 - 5. *Schools:* Beaverton School District. The North Bethany Service Provider Map E shows the location of future improvements necessary to serve the planning area.
 - 6. *Law enforcement:* Washington County including Enhanced Sheriff's Patrol District.
 - 7. *Fire protection and emergency services:* Tualatin Valley Fire and Rescue. The North Bethany Service Provider Map F shows the location of future improvements necessary to serve the planning area.
- s. Identify the following service providers for Bonny Slope West, an approximately 160-acre area that is generally located east of NW 125th Avenue and north of NW Thompson Road, as shown in the Bonny Slope West Service Area Provision Map:
 - 1. *Sewer:* Clean Water Services
 - 2. *Stormwater:* Clean Water Services
 - 3. *Public water:* Tualatin Valley Water District
 - 4. *Parks, trails, and open space:* Tualatin Hills Park & Recreation District
 - 5. *Schools:* Beaverton School District and Portland Public Schools
 - 6. *Law enforcement:* Washington County including Enhanced Sheriff's Patrol District
 - 7. *Fire protection and emergency services:* Tualatin Valley Fire and Rescue
 - 8. *Roads:* Urban Road Maintenance District

Summary Findings and Conclusions

Public facilities and services necessary for growth in Washington County historically have been provided by a variety of unrelated special districts, local governments, and other agencies. Cooperation and coordination between service providers in developing plans and programming capital facilities has been limited.

The County has the responsibility under state law to coordinate the timely provision of public facilities and services within the county. Due to the fact that the County itself does not provide a full range of urban services, the best means of fulfilling this responsibility--which will result in a better living environment for

county residents--is the formal establishments of a strong coordination system between the County and all service providers and the adoption of urban service agreements.

In 1993 the State Legislature adopted Senate Bill 122 (codified as ORS 195), which requires local governments to work together to establish urban service boundaries and adopt urban service agreements. ORS 195.060 to 080 requires local governments to determine who will be the ultimate urban service providers of the following services: fire protection, parks, recreation, open space, sewer, streets, roads, and public transit.

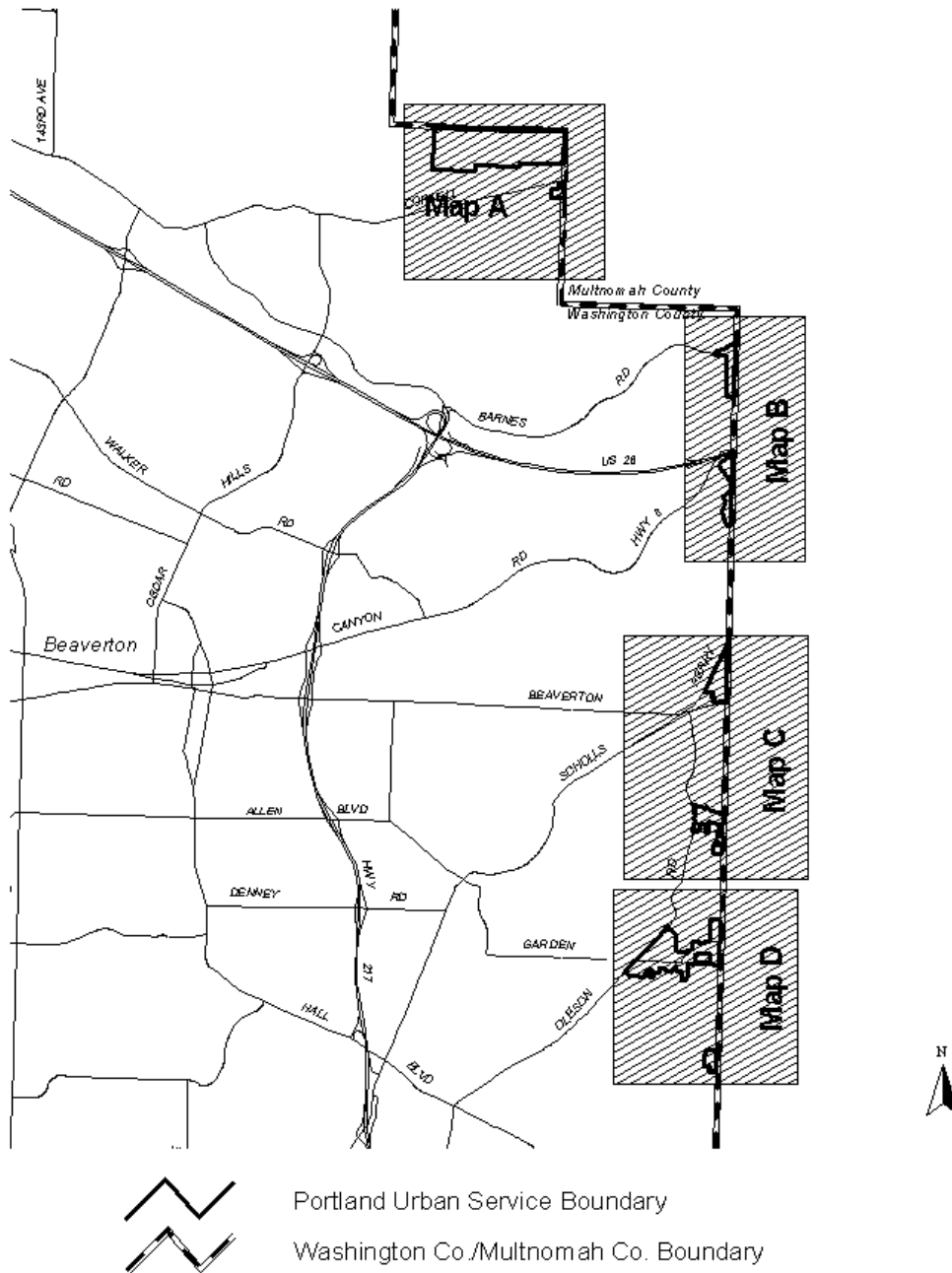
In addition to these services, Washington County local governments determined that law enforcement and storm water services should also be addressed. Urban service agreements identify the ultimate service area of each provider and identify the service provision principles for each urban service. Urban service agreements are applicable to land inside the Regional Urban Growth Boundary, including incorporated and unincorporated areas.

Urban service boundaries have been adopted for Hillsboro, Portland and Tigard and urban service agreements have been adopted for Hillsboro and Tigard. Efforts to establish needed urban service agreements and designate urban service boundaries for other cities shall continue. Urban service agreements are a very important tool in ensuring that residents and businesses in the urban area receive all the services addressed in urban service agreements, as well as ensuring the timely and efficient provisions of public facilities and services within the county. In the event the urban unincorporated territory in the Bull Mountain area is incorporated to create a new city or a park and recreation district is formed that includes any portion of the urban unincorporated territory in the Bull Mountain and Metzger-Progress areas, the County will work with affected service providers to recognize the new service provider and determine the long-term service providers to the area.

The County has the additional responsibility to its citizens of ensuring that the services needed to allow growth will be provided by the agency or agencies best able to do so in a coordinated, efficient and cost effective manner. Therefore, County review of and recommendations on annexation or incorporation proposals involving cities and special service districts is imperative.

Requiring developing properties to annex to special service districts that provide park and recreation services helps to assure that such services are provided within a reasonable time frame.

Portland Urban Service Area Index Map



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City of Portland Urban Service Area Map A



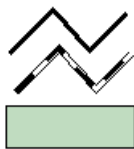
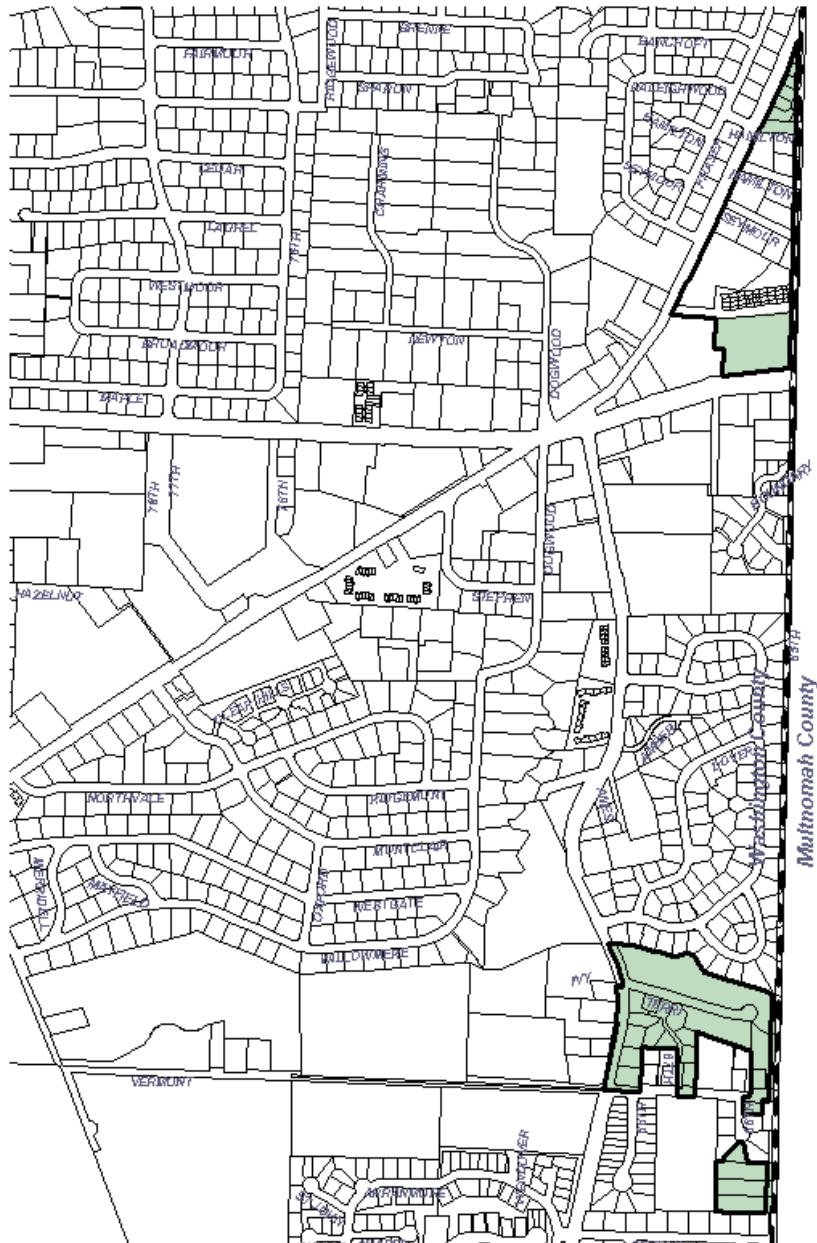
City of Portland Urban Service Area Map B



Portland Urban Service Boundary
Washington Co./Multnomah Co. Boundary
City of Portland



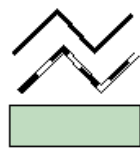
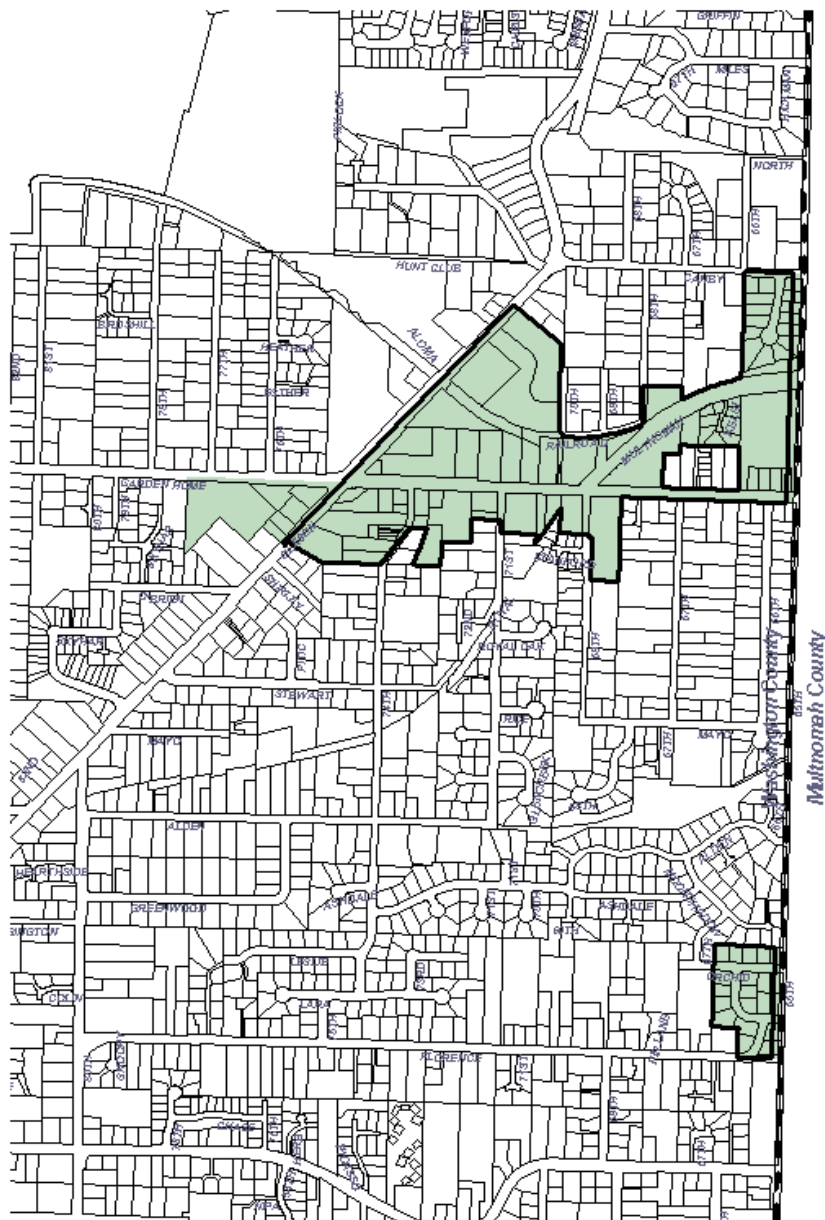
City of Portland Urban Service Area Map C



- Portland Urban Service Boundary
- Washington Co./Multnomah Co. Boundary
- City of Portland

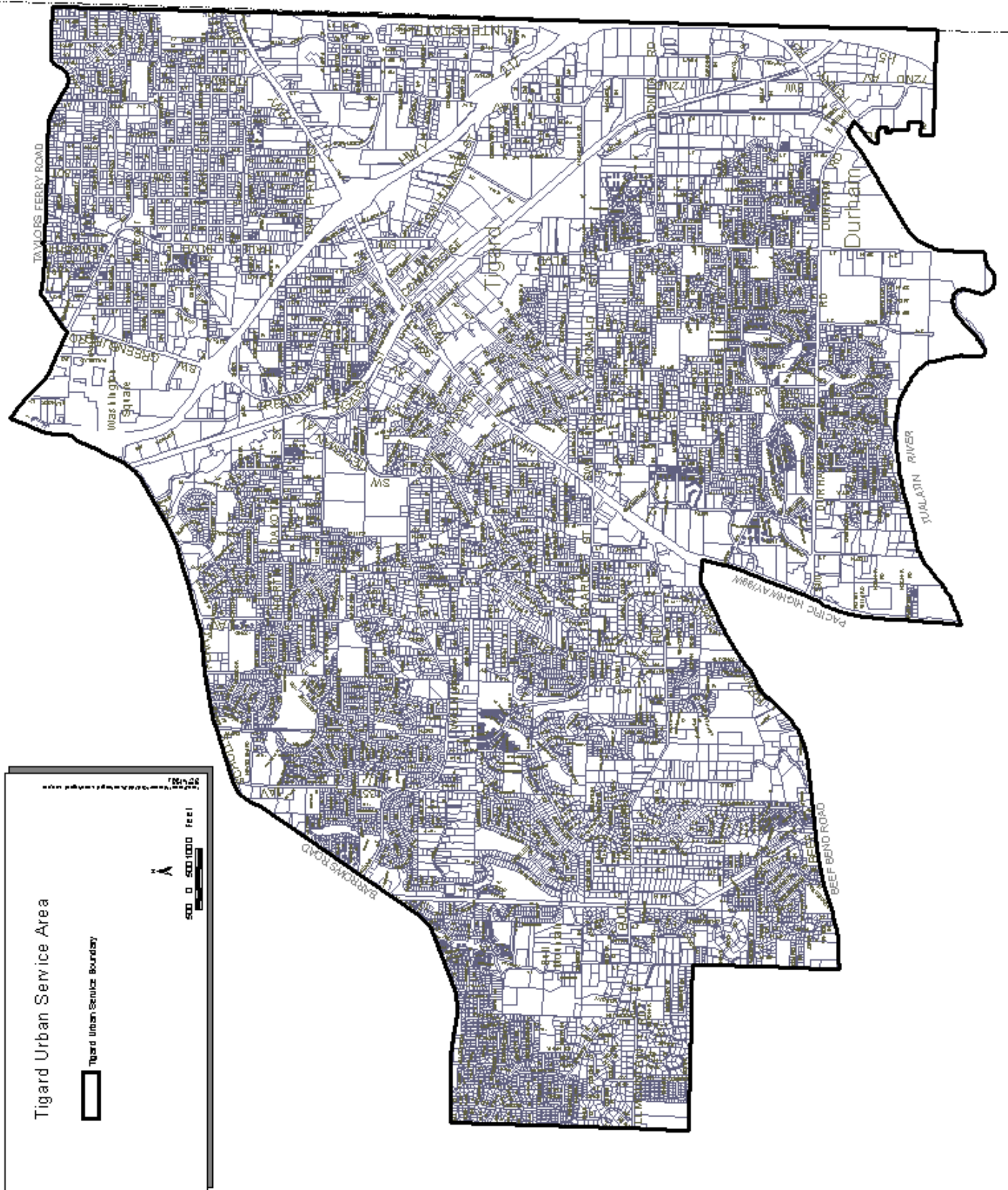


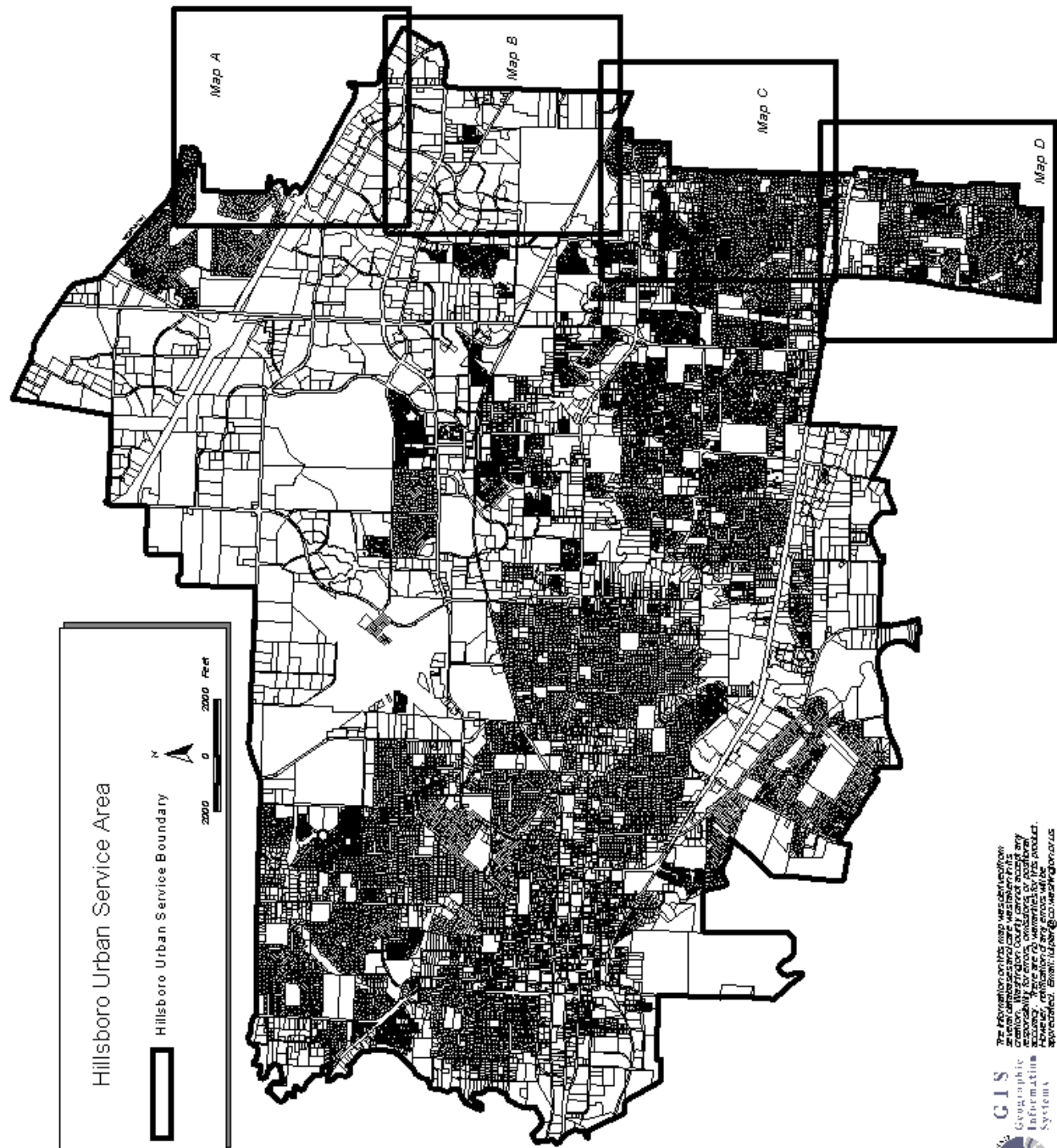
City of Portland Urban Service Area Map D



Portland Urban Service Boundary
Washington Co./Multnomah Co. Boundary
City of Portland



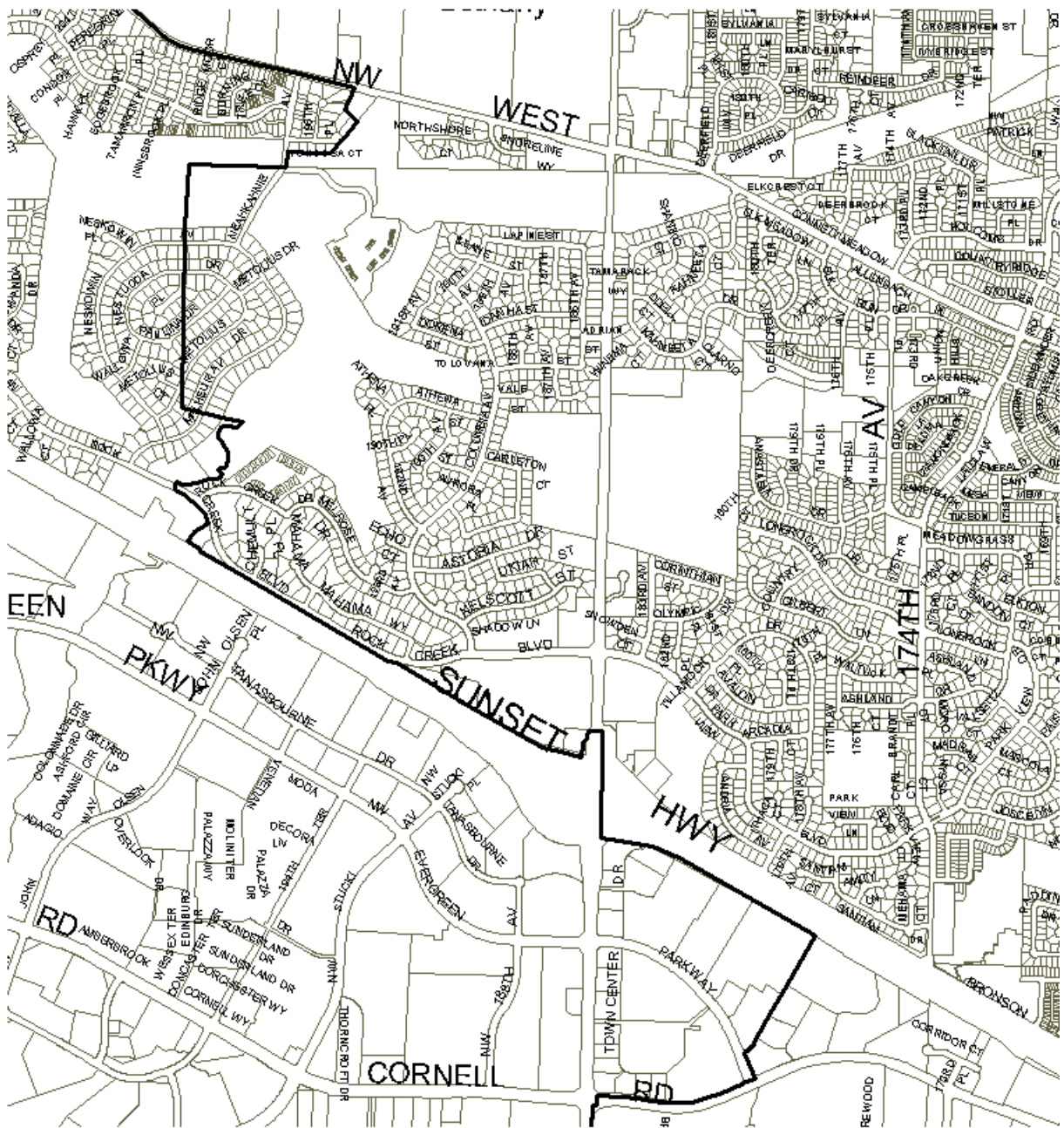


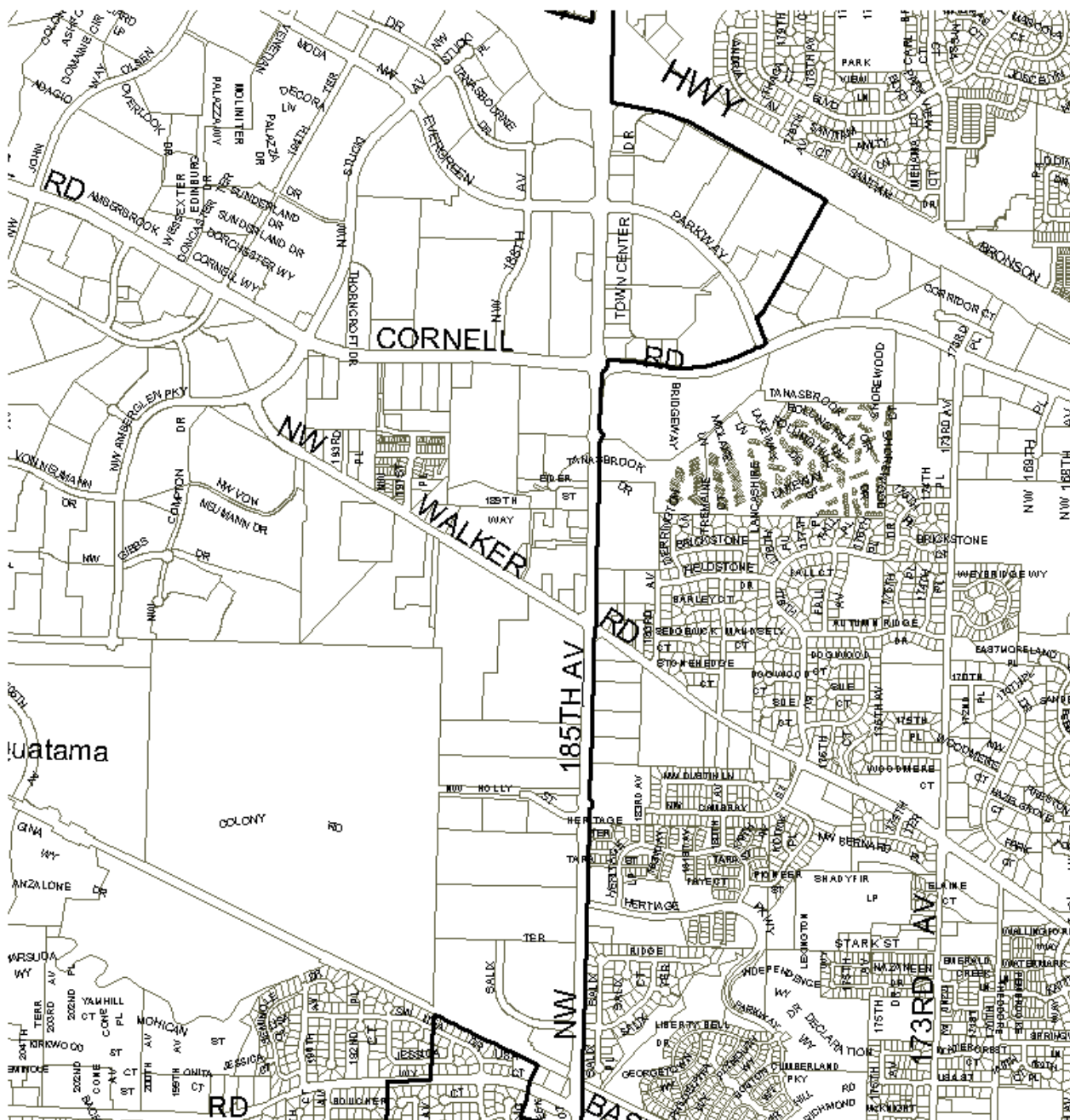


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Approval: Email: gis@washco.wa.gov
Approved: gis@washco.wa.gov

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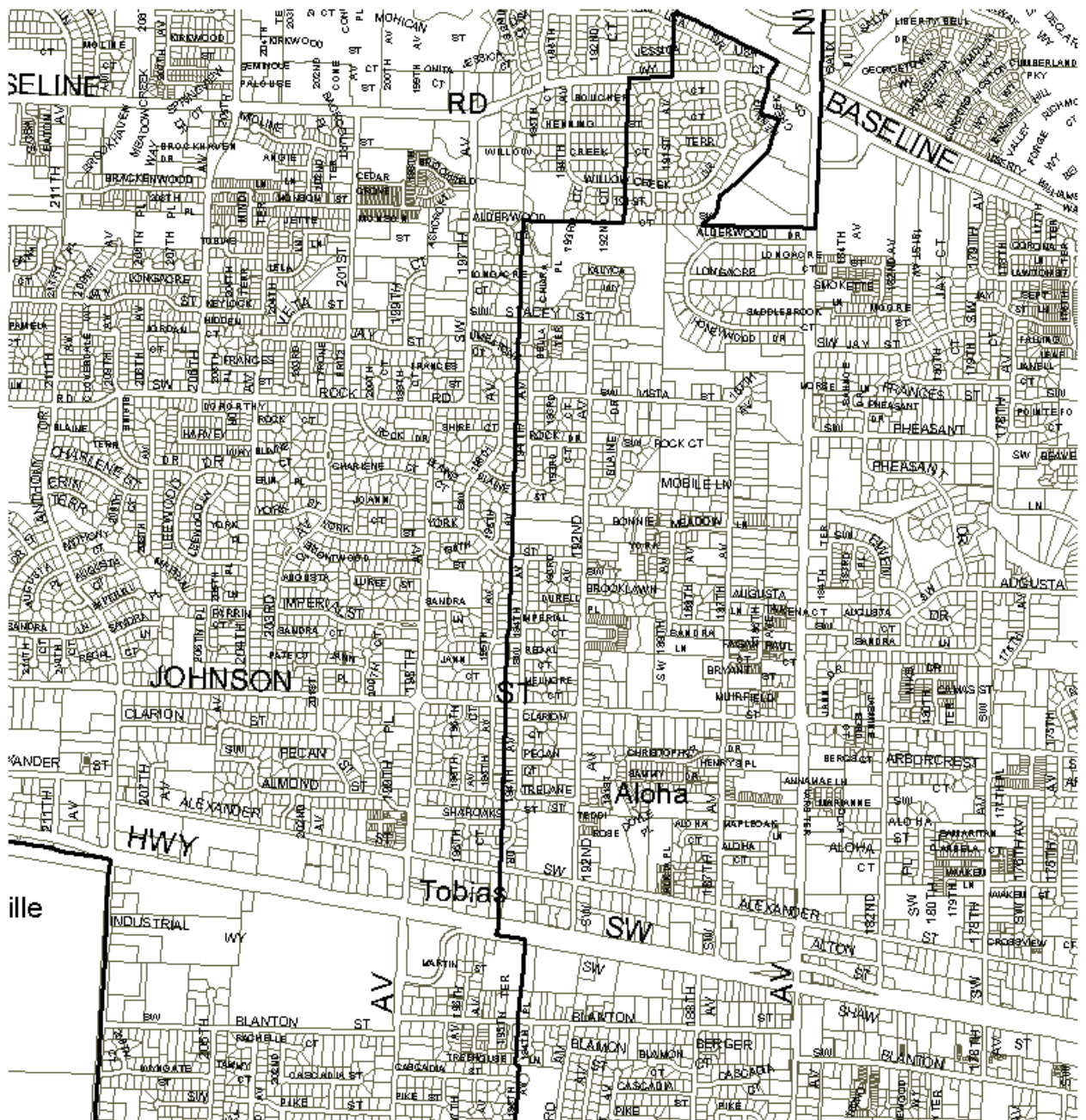


Map B
Hillsboro Urban Service Boundary



— Hillsboro Urban Service Boundary

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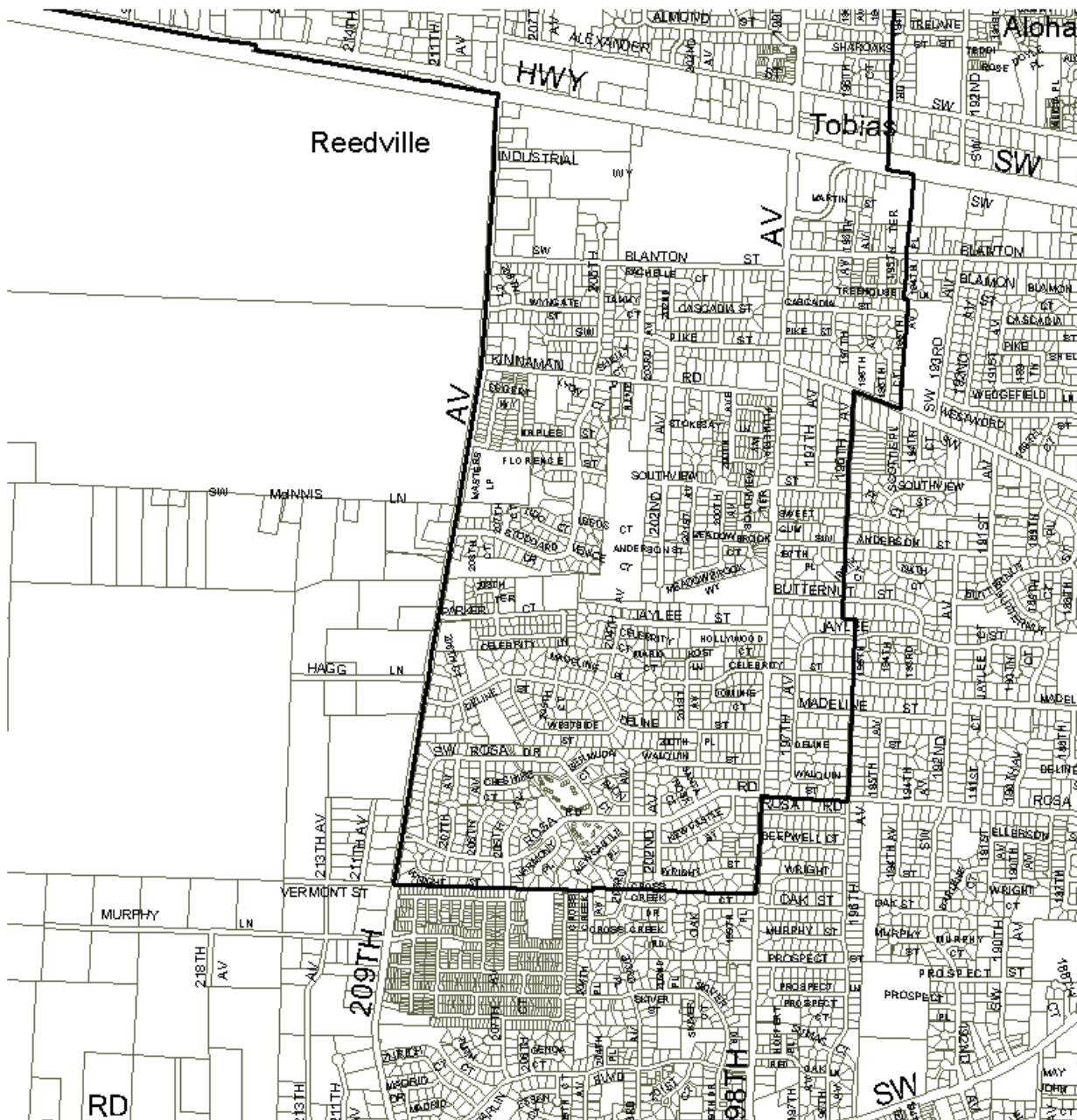


Map C Hillsboro Urban Service Boundary



— Hillsboro Urban Service Boundary

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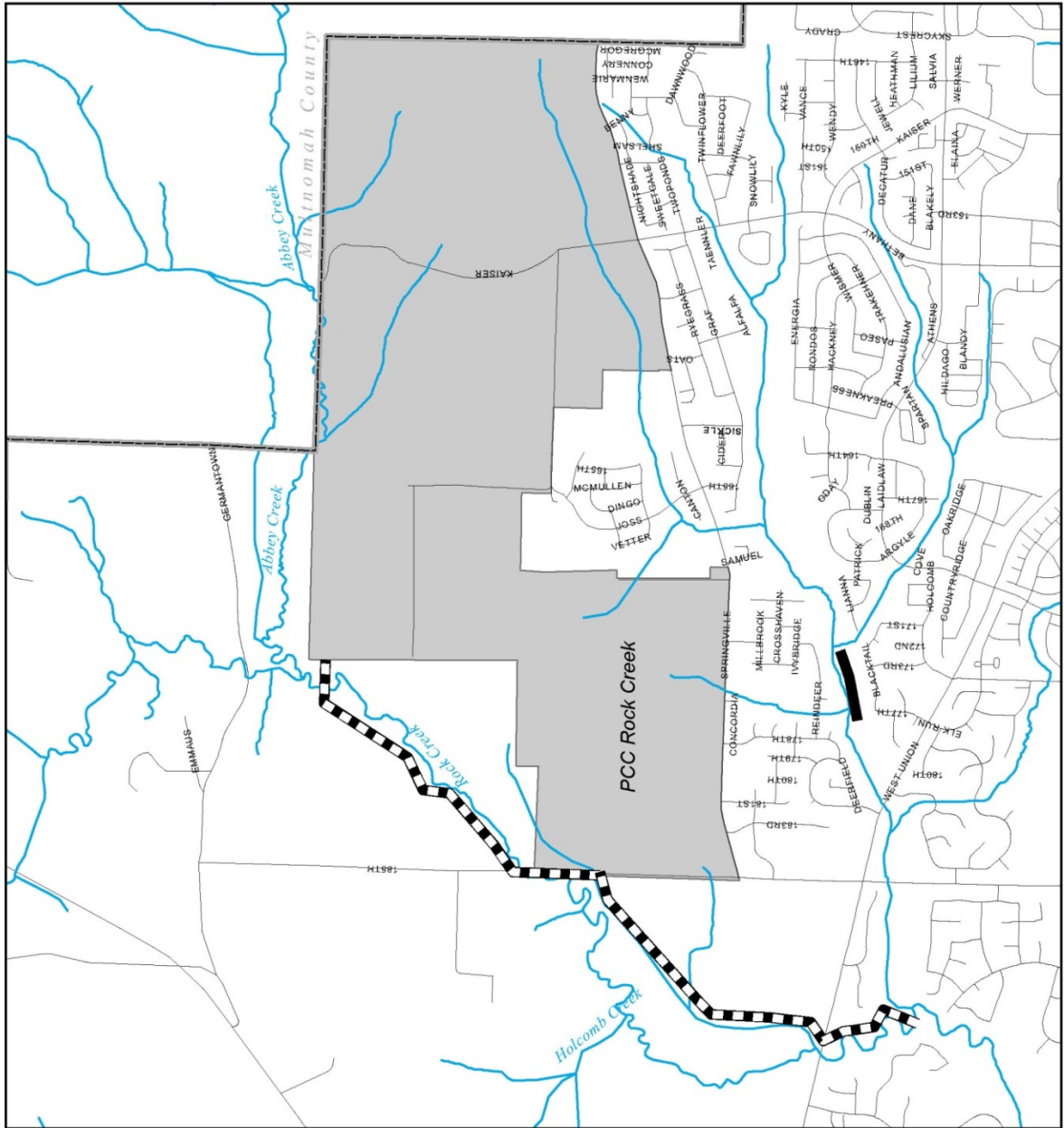
Map D Hillsboro Urban Service Boundary

— Hillsboro Urban Service Boundary



Map D
Hillsboro Urban Service Boundary
0 100 200 Feet

Sewer North Bethany Subarea Map A



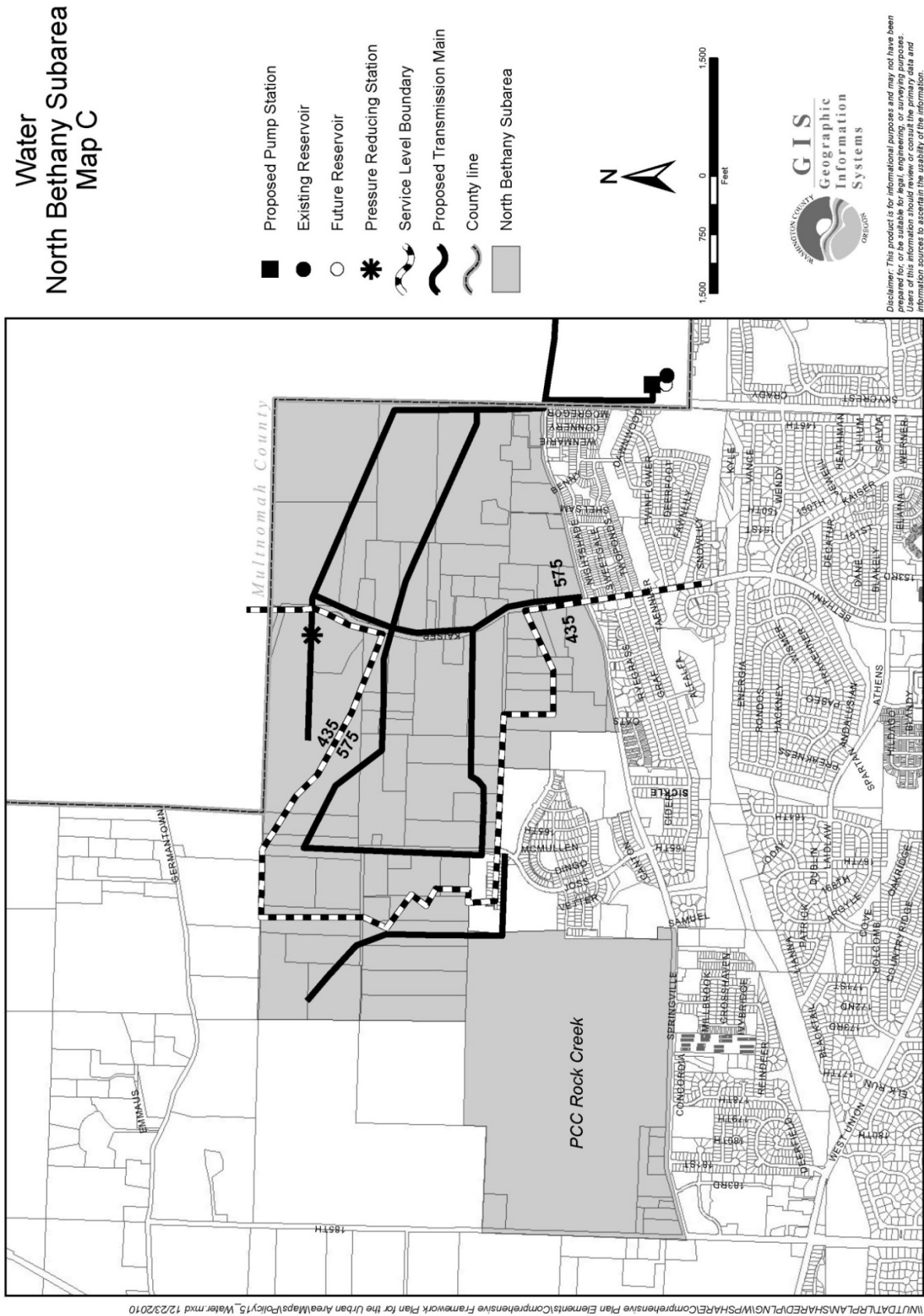
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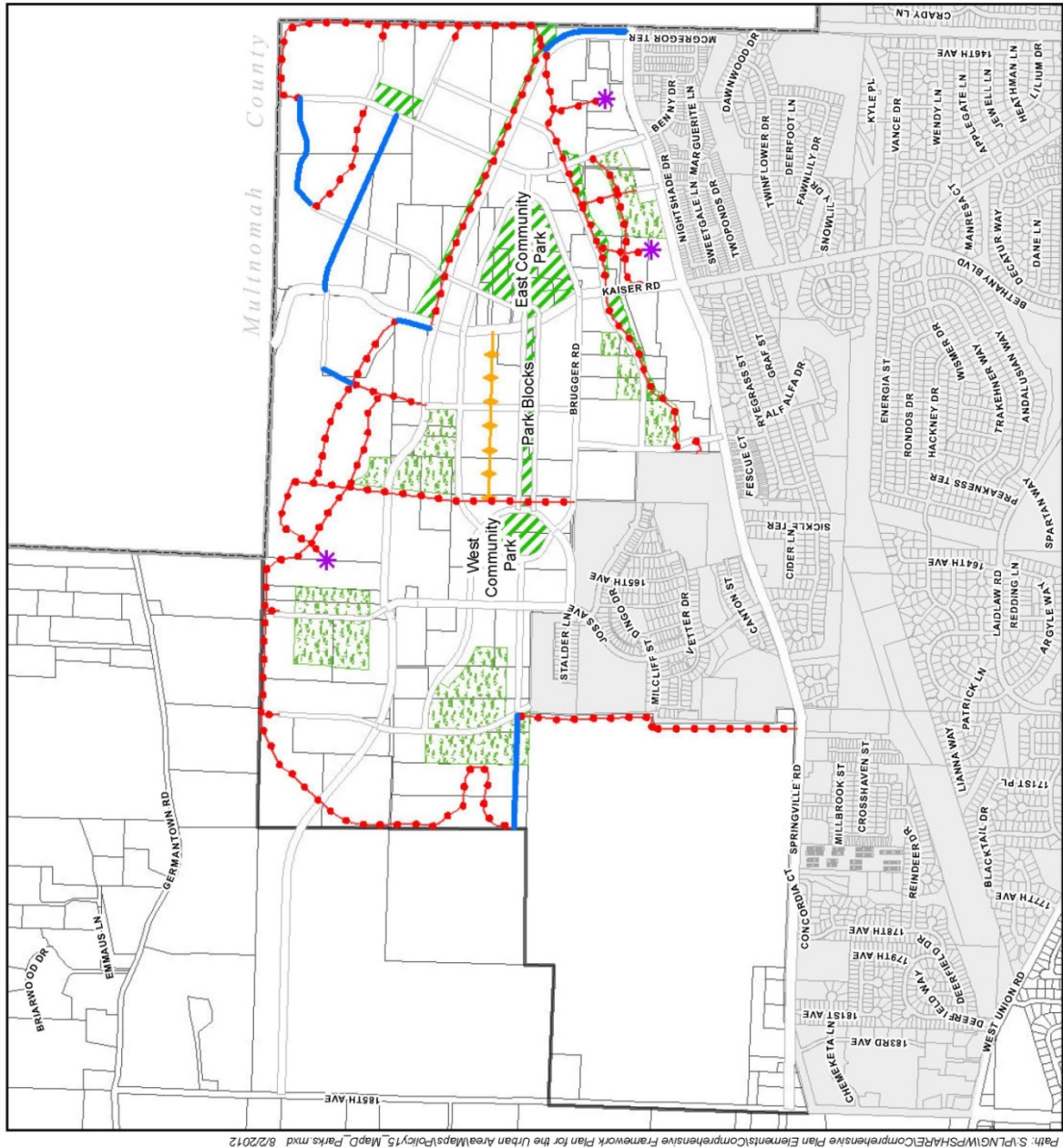
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

The map displays a section of a road network. A prominent road, 165th, runs vertically through the center. To its left, a road labeled 'GERMANTOWN' runs horizontally. To the right of 165th, there are several residential streets, including 'NIGHTSHADE', 'SWEETGALE', 'TWINFLOWER', 'DEER-FOOT', 'FAVINGLY', 'SNOWBLY', 'DAWNWOOD', 'WENMARIE', 'CONNERY', and 'MCGREGOR'. Other streets shown include 'EMMAUS', 'KAISER', 'RUEGRASS', 'GRAF', 'TAENNER', 'DAYS', 'SICKLE', 'CIDER', 'MCMULLEN', 'DINGO', 'JOSSE', 'VETTER', 'CANON', 'SAMUEL', 'CONCORDIA', 'SPRINGVILLE', 'WILLBROOK', 'CROSSHAVEN', 'WYBRIDGE', 'REINDEER', 'DEERFIELD', 'BLACKTAL', 'PATRICK', 'DUBLIN', 'LAWLAW', 'COVE', 'ARGYLE', 'LANNAN', 'PARKWAY', 'BETHANY', 'DECATUR', 'KAY', 'HEATHMAN', 'LILLUM', 'VANCE', 'WENDY', 'KYLE', 'ENERGIA', 'RONDOS', 'HACKNEY', 'PASO', 'ANDALUSIAN', 'BREAKNESS', '164TH', '165TH', '166TH', '167TH', '168TH', '169TH', '170TH', '171ST', '172ND', '173RD', '174TH', '175TH', '176TH', '177TH', '178TH', '179TH', '180TH', '181ST', '182ND', '183RD', '184TH', '185TH', '186TH', '187TH', '188TH', '189TH', '190TH', '191ST', '192ND', '193RD', '194TH', '195TH', '196TH', '197TH', '198TH', '199TH', '200TH', '201ST', '202ND', '203RD', '204TH', '205TH', '206TH', '207TH', '208TH', '209TH', '210TH', '211ST', '212ND', '213RD', '214TH', '215TH', '216TH', '217TH', '218TH', '219TH', '220TH', 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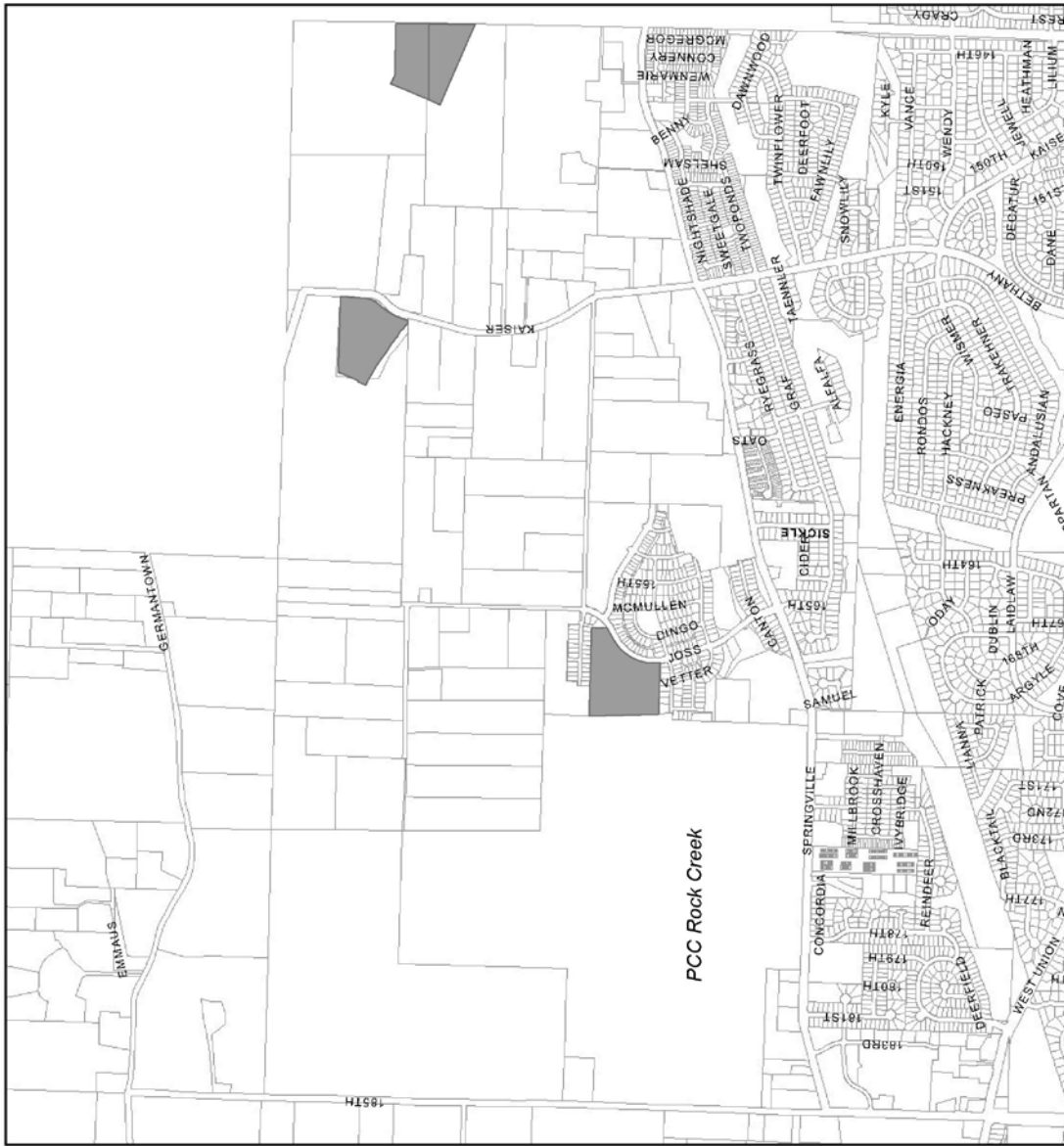
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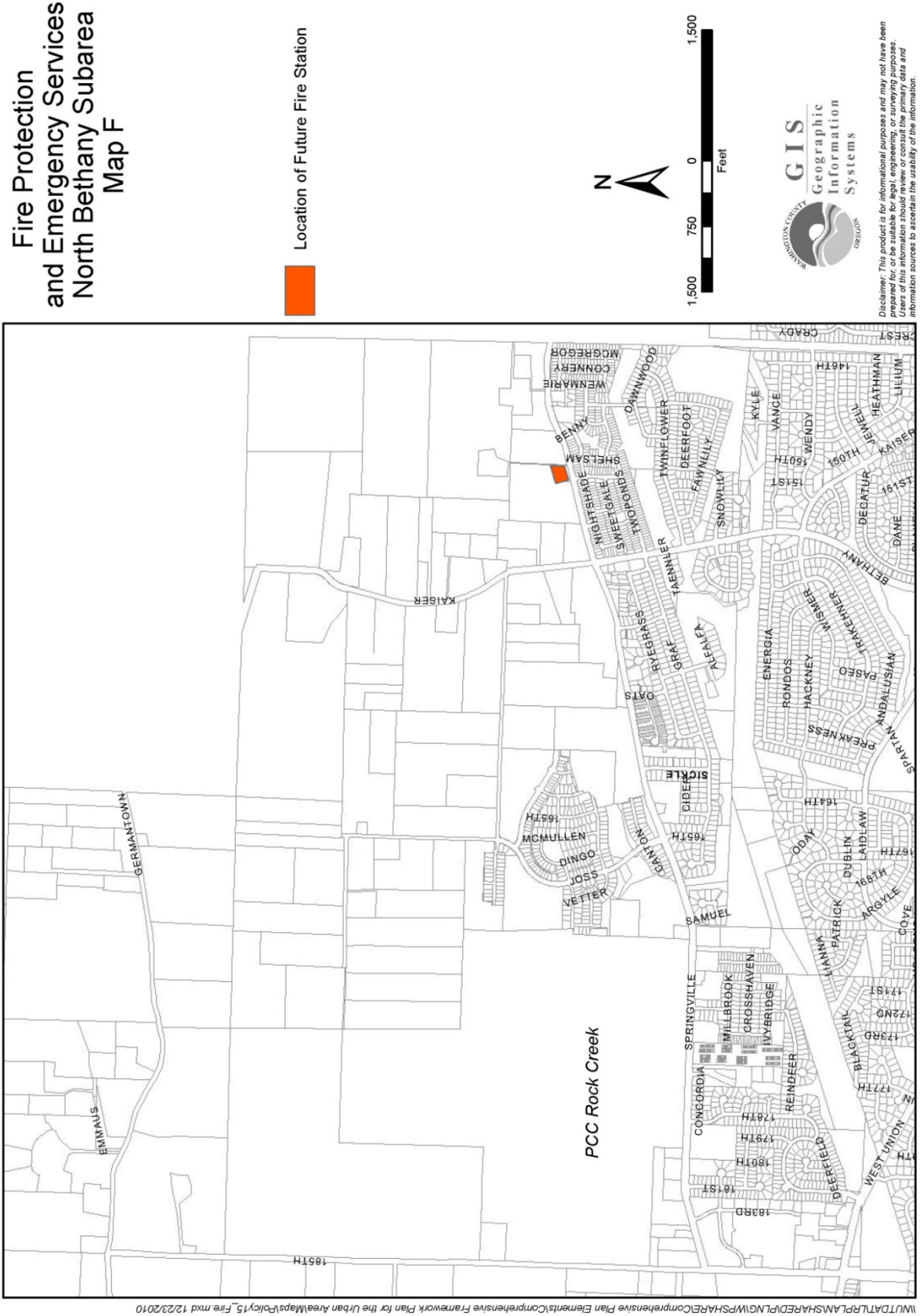
Schools North Bethany Subarea Map E

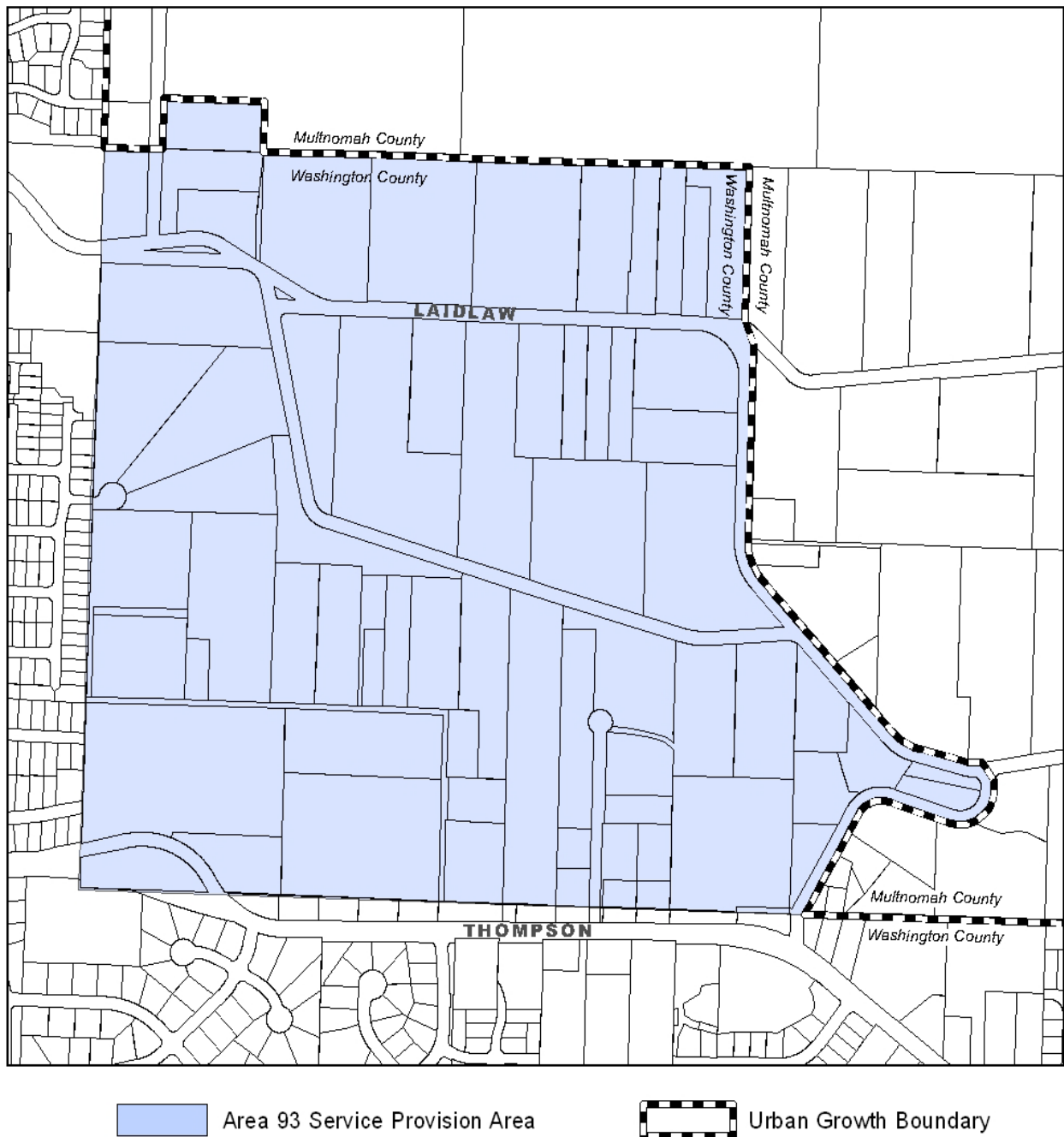
School Sites - Existing and Future



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POLICY 16, QUANTITY OF GROWTH:

It is the policy of Washington County that Community Plans be prepared, evaluated and updated using housing, employment and population allocations contained in the Comprehensive Framework Plan as the minimum necessary number of new housing units and new jobs which must be accommodated.

Implementing Strategies

The County will:

- a. Provide for each new planning area - those areas without a recently adopted community plan - numerical and written information regarding forecasted housing, employment, and population growth and recommendations regarding distribution of the area's remaining vacant lands to general land use categories. The planning for property added to the Regional Urban Growth Boundary shall be consistent with Metro's Urban Growth Management Functional Plan.
- b. Require that plans for the new planning areas use the information provided as the basis for designation of land uses to buildable lands.
- c. Evaluate recently adopted community plans, in part, using allocations from the CFP.

Summary Findings and Conclusions

Washington County's share - including the cities - of regional growth projected between 1980 and the year 2000 is estimated to be about 138,000 persons, 75,000 homes, and 90,000 jobs; for the now unincorporated area of the county inside the UGB, these figures translate to approximately 90,000 people, 39,500 homes, and 38,800 jobs. In arriving at these estimates for the unincorporated area, projections of 20-year growth provided by city plans were subtracted from the total county projections.

The total holding capacity of the county's buildable lands is represented by the estimated number of homes and jobs that can be accommodated on those lands given certain assumptions about public rights-of-way, institutional needs, and housing and employment densities. Inside the UGB residential holding capacities are calculated using housing mix and density requirements established by Metro after an amount of land needed for economic development is removed. According to state rules, Washington County is required to provide in the Comprehensive Plan the opportunity for a new residential construction mix of 50:50 between detached and attached units and an average density for new residential construction of 8 units per net buildable acre in the urban unincorporated area.

Commercial and industrial holding capacities are estimated using assumptions about the typical number of employees per acre occurring in different activities and a percentage of land needed beyond that required for projected growth to provide market choice.

Using the assumptions briefly described above, the level of growth in the urban unincorporated area forecast for 1980-2000 will require the use of approximately 7,900 acres of the vacant buildable land supply inside the UGB; an additional amount of land will be required for institutional uses which are needed to support that residential and economic growth. Since the total supply of buildable land is now an estimated 17,826 acres, the amount of land that is probably not needed for growth is about 9,900 acres. These acres include both institutional lands and excess holding capacity for housing and economic development. (More exact information in vacant and available land will be developed as part of the community planning process, therefore these estimates are subject to change.)

Community plans for the urban unincorporated area need to include land use designations for every piece of property in the planning area, whether or not the property is thought to be needed in the next 20 years. Assignment of land use designations will require the careful use of locational criteria from the

Comprehensive Framework Plan. However, this work must also be done such that the resulting network of community plans helps to meet regional requirements for implementing the UGB. For properties designated FD-20, the planning for these areas shall be consistent with Title 11 of Metro's Urban Growth Management Functional Plan. To assist community planning groups in this effort work has been done to translate countywide growth projections and housing supply and density requirements to each of the community planning areas. (These allocations are subject to change based on new information or decisions on options affecting the allocations.)

The process of allocating homes and jobs took in to account the amount and location of existing vacant lands in each area, topographic features, transportation accessibility, prevailing character of each area and surrounding communities. The three communities with already adopted plans - Raleigh Hills-Garden Home, Metzger-Progress, and Sunset West - are assured through the growth allocations that the housing and employment limits of their existing plans will not be exceeded. Preliminary results of the allocation process are shown in the following table. (A complete description of the methodology used will be included in the appendix of the final draft of the CFP.)

The County will use the combined set of community plans for the urban unincorporated area to show in part that Metro and LCDC requirements for implementation of the Urban Growth Boundary are being met. New community plans will need to be developed using the growth allocations and underlying assumptions as a firm guide, while the work and commitments put into recently adopted community plans will be respected.

GROWTH ALLOCATION AREAS

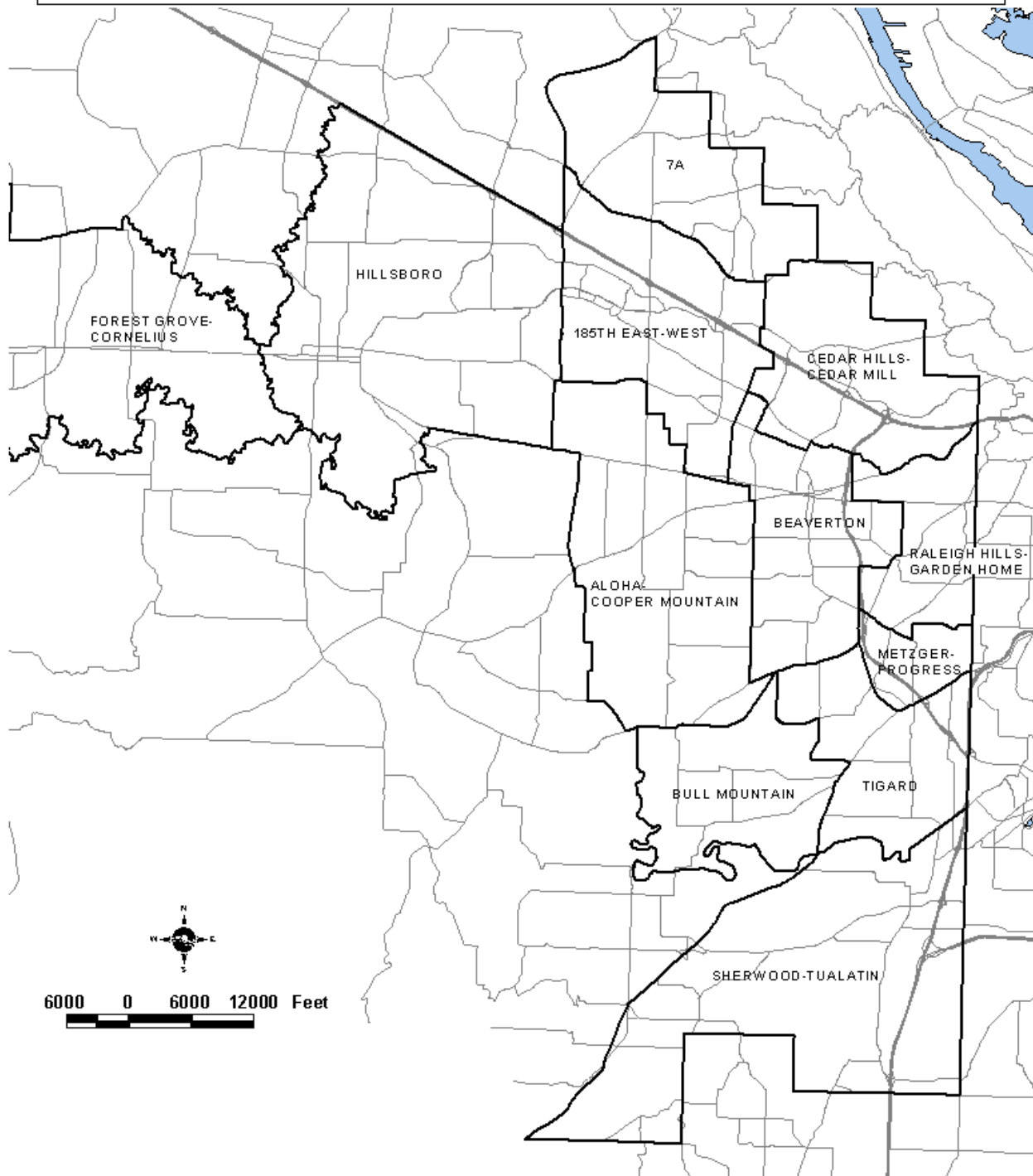
WASHINGTON COUNTY

SOURCE: Washington County
Department of Land Use and Transportation, 1986

*This map is compiled from original materials at
different scales. For more details please refer
to the source materials of the Washington County
Department of Land Use and Transportation.*

MAP 3

WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
MAY 1986



PRELIMINARY GROWTH AND LAND USE DISTRIBUTION
URBAN UNINCORPORATED WASHINGTON COUNTY

AREA	TOTAL BUILDABLE LAND (GROSS ACRES EXCLUDING STEEP SLOPES AND FLOOD PLAINS)	DISTRIBUTION OF UNITS AND EMPLOYEES TO ACRES	
URBAN UNINCORPORATED WASHINGTON COUNTY			
Total	14,882.9		
Low Density Residential	9,770.9	36,642 units	9,770.9 ac.
Medium Density Residential	2,748.4	39,579 units	2,748.4 ac.
Office	254.7	24,841 emp	254.7 ac
Retail	306.7	7,953 emp	306.7 ac.
Industrial	1,802.2	45,055 emp	1,802.2 ac.
CEDAR HILLS-CEDAR MILL			
Total	2,055.1		
Low Density Residential	1,337.9	5,017 units	1,337.9 ac.
Medium Density Residential	534.3	7,694 units	534.3 ac
Office	92.5	7,863 emp	92.5 ac.
Retail	92.5	1,900 emp	76.0 ac.
Industrial	14.4	360 emp	14.4 ac.
RALEIGH HILLS-GARDEN HOME			
Total	817.5		
Low Density Residential	748.7	2,808 units	748.7 ac.
Medium Density Residential	31.5	454 units	31.5 ac.
Office	22.6	4,339 emp	22.6 ac.
Retail	14.7	368 emp	14.7 ac.
Industrial	0	0	0
METZGER-PROGRESS			
Total	277.6		
Low Density Residential	220.6	828 units	220.6 ac.
Medium Density Residential	27.7	400 units	27.7 ac.
Office	12.9	1,870 emp	12.9 ac.
Retail	16.4	440 emp	16.4 ac.
Industrial	0	0	0
BULL MOUNTAIN			
Total	1,290.0		
Low Density Residential	1,285.0	4,818 units	1,285 ac.
Medium Density Residential	0	0	0
Office	0	0	0
Retail	5.0	125 emp	5.0 ac.
Industrial	0	0	0

AREA	TOTAL BUILDABLE LANDS (GROSS ACRES EXCLUDING STEEP SLOPES AND FLOOD PLAINS)	DISTRIBUTION OF UNITS AND EMPLOYEES TO ACRES	
SHERWOOD			
Total	996.0		
Low Density Residential	624.9	2,340 units	624.0 ac.
Medium Density Residential	100.0	1,440 units	100.0 ac.
Office	0	0	0
Retail	44.0	1,100 emp	44.0 ac.
Industrial	228.0	5,700 emp	228.0 ac.
ALOHA-REEDVILLE-COOPER MT.			
Total	3,012.0		
Low Density Residential	2,093.3	7,850 units	2,093.3 ac.
Medium Density Residential	819.3	11,798 units	819.3 ac.
Office	12.0	1,020 emp	12.0 ac.
Retail	57.3	1,433 emp	58.3 ac.
Industrial	30.1	753 emp	30.1 ac.
BETHANY			
Total	1,620.0		
Low Density Residential	1,247.4	4,436 units	1,183.0 ac.
Medium Density Residential	356.4	4,908 units	340.8 ac.
Office	0	0	0
Retail	16.2	250 emp	10.0 ac.
Industrial	0	0	0
SUNSET WEST			
Total	4,237.7		
Low Density Residential	2,137.8	8,017 units	2,137.8 ac.
Medium Density Residential	857.4	12,347 units	857.4 ac.
Office	114.7	9,749 emp	114.7 ac.
Retail	76.1	2,157 emp	76.1 ac.
Industrial	1,051.7	26,292 emp	1,051.7 ac.
WEST UNIOIN			
Total	478.0	0	0
Low Density Residential	0	0	0
Medium Density Residential	0	0	0
Office	0	0	0
Retail	0	0	0
Industrial	478.0	11,950 emp	478.0 ac.

County policy should direct the use of the growth and land use allocations and the set of guidelines which will accompany them in preparing and updating community plans. In doing so, community plans will be prepared which accommodate the growth that is projected and the resulting land use patterns will reflect the County's and the community's concern for fostering efficient development as well as a livable environment.

POLICY 17, QUALITY OF DEVELOPMENT:

It is the policy of Washington County to:

- A. Locate development through the community planning process by considering land use compatibility, complementary scale, and overall community impacts; and, establish a clear and objective development review process which evaluates individual developments from a functional site design perspective.**
- B. Utilize a one map planning methodology with respect to a plan map and implementation mechanism. The Community Development Code (Development Regulations) shall be prepared using such an approach.**
- C. Develop the Community Development Code utilizing the following objectives:**
 - Allow master application form, one step permit**
 - Implement the Plan**
 - Standardize procedures for all land use actions**
 - Establish a two-tier review process for land use actions in transit oriented districts that has specific design standards and provide for a quicker review process and flexibility**
 - Reduce costs (public and private)**
 - Protect existing neighborhoods**
 - Allow flexibility in developing areas**
 - Include clear and objective standards and criteria to**
 - Add predictability**
 - Remove confusion**
 - Simplify requirements**
 - Allow consolidated review of multiple requests for the same site.**
 - Protect existing open space and recreational facilities.**

Implementing Strategies

The County will:

- a. Continue and improve the design review process as part of its overall development regulations:
 - 1. Based on clear and objective design criteria and standards, and

2. Using an administrative procedure with an appeal process for Type I and Type II actions and certain Type III actions.
- b. Establish a two-tier process for the review of land use actions in transit-oriented districts that provides:
1. For an expeditious Type II review of actions that are consistent with clear and objective design standards,
 2. A Type III process to allow applications to vary from the specific design standards for transit oriented districts when compliance with broader design principles is demonstrated, and
 3. One appeal for each review procedure.
- c. Include clear and objective design criteria and standards in its development regulations which:
1. Preserve and enhance the amenities of the natural and the built environments,
 2. Maintain and improve the qualities of, and relationships between buildings and surrounding uses now and in the future,
 3. Ensure that individual development contributes to a quality environment for people using the development and the surrounding neighborhood, and
 4. Account for the climate, soil limitations, topography, flood plains and or drainage ways, solar orientation and natural vegetation in the site design.
- d. Require design review criteria and standards which address:
1. Site layout, including such factors as: climate, energy conservation, privacy, topography, vegetation, flood plain and natural drainage ways, special needs of the handicapped, and crime prevention techniques,
 2. Transit-oriented development, including but not limited to circulation, pedestrian streetscapes, parking areas and garages, open space, landscaping, signs, water quantity/ quality facilities, and density transitions,
 3. Private and common outdoor spaces,
 4. Parking and circulation,
 5. Access to site from adjacent rights-of-way, streets and arterials,
 6. Exterior lighting,
 7. Service and delivery areas,
 8. Outdoor storage,
 9. Landscaping and buffering,
 10. Building location, orientation, weight and mass,
 11. Retention of natural features,
 12. Transit and pedestrian bike access, and
 13. Signs: location, size, height and message.

- e. Include design standards in the Community Development Code related to: 1) infill development, 2) mobile home parks and mobile home subdivisions, 3) land divisions, and 4) transit-oriented development.
- f. Allow the review authority to impose conditions on a development proposal in order to meet clear and objective criteria for site design established by this Plan.
- g. Include in the Community Development Code site design data requirements for proposed residential, commercial, industrial, and institutional developments.

Summary Findings and Conclusions

The cumulative impacts of design decisions that are made during the community planning and subsequent land development processes define the character and attractiveness of a community.

A well-conceived development plan provides for the appropriate layout and design of proposed project improvements, including but not limited to: structures, vehicular parking and circulation areas; landscaping; outdoor recreation areas; signs and graphics; grading and fill; pedestrian access; and buffering and screening measures.

A program which 1) emphasizes and promotes functional, safe, innovative and attractive site development compatible with the natural and the built environment and 2) evaluates the design of new development in terms of its conformance with design policies contained in adopted community plans, will greatly contribute to improving community identity and pride and enhancing the quality of life for county residents and visitors.

Creating a review process in transit-oriented districts that requires applications to meet a higher level of design standards, provides a more expeditious review of applications that follow specific design standards, and provides a process to allow applications to vary from the specific design standards when the application demonstrates compliance with broader general design principles through the Type III process will encourage development within these areas that is attractive and encourages the increased use of transit, walking, and biking.

POLICY 18, PLAN DESIGNATIONS AND LOCATIONAL CRITERIA FOR DEVELOPMENT

It is the policy of Washington County to prepare community plans and development regulations in accordance with land use categories and locational criteria contained in the Comprehensive Framework Plan.

Implementing Strategies

The County will:

- a. Utilize the land use classifications for the community planning program characterized in this section as plan designations. In determining the appropriate land use designations for community land, the location criteria should be utilized. Through the preparation of community plans the application of the plan designations may deviate from the general characterizations of those designations. Such deviations shall be characterized in the community plans.
- b. Incorporate the plan designations characterized in this section into the Development Code as land use districts. A precise definition of the use types permitted within each district and their development standards shall be contained within the regulations. These regulations will be developed, with citizen input, concurrently with the development of the community plans.
- c. Require that open space areas required as a condition of approval through a development action preceding the effective date of this ordinance shall remain as such and cannot be developed except as may be provided by the Community Development Code.

Summary Findings and Conclusions

The basic building block for comprehensive planning is the land use scheme or pattern which provides for future population and employment growth. From this pattern public facilities and services are gauged and planned. In addition to the basic land uses of residential, commercial, and industrial, refinements within each major category are used to respond to community characteristics. Issues of compatibility, such as buffering, landscaping and access control will be addressed in the revised development regulation standards and through provision for appropriate administrative and public review procedures. In addition, these regulations will address the conditions under which certain uses or actions can be taken. All such regulations will be clear and objective.

For new urban areas described in Policy 43, a concept planning process (pursuant to Title 11 of the Metro Urban Growth Management Functional Plan) resulted in a more detailed plan for future capacity and infrastructure needs. In the new urban area represented by the North Bethany Subarea of the Bethany Community Plan, the predominant land use is residential, with non-residential areas designed to support the residential uses. Because of the more detailed plan, most of the non-residential uses allowed in pre-existing residential districts in the county (e.g., R-6, R-9, etc.) are not warranted. Consequently, an overlay district for the North Bethany Subarea Plan was created to distinguish the North Bethany Subarea as a predominantly residential community where the subarea plan represents a more refined level of community planning. North Bethany land use districts are based on pre-existing residential districts which have been modified to allow uses appropriate to the subarea plan.

The North Bethany Subarea Plan addresses issues of compatibility by following a template for a density transect. The transect calls for a gradual change of density that ranges from the highest densities at the core of the community to the lowest densities at the rural edge. The land use designations applied in the

North Bethany Subarea are refined to reflect intended concept plan and community design objectives. In general, the applied districts represent a subset of the range of permitted uses in the broader, original districts (e.g., R-6, R-9, NC). This condition is indicated in the district nomenclature (for example, the R-6 designation specific to the North Bethany Subarea is indicated as “R-6 North Bethany” or “R-6 NB”). Pursuant to Metro’s Urban Growth Management Functional Plan, minimum and maximum densities have been established in all residential districts, including the Transit-Oriented Residential districts. With respect to residential plan designations the following density ranges shall apply:

R-5	4 to 5 units per acre
R-6	5 to 6 units per acre
R-9	7 to 9 units per acre
R-15	12 to 15 units per acre
R-24	19 to 24 units per acre
R-25+	20 to 100 units per acre
TO:R9-12	9 to 12 units per acre
TO:R12-18	12 to 18 units per acre
TO:R18-24	18 to 24 units per acre
TO:R24-40	24 to 40 units per acre
TO:R40-80	40 to 80 units per acre
TO:R80-120	80 to 120 units per acre
R-6 NB	5 to 6 units per acre
R-9 NB	7 to 9 units per acre
R-15 NB	12 to 15 units per acre
R-24 NB	19 to 24 units per acre
R-25+ NB	20 to 50 units per acre

R-5

Characterization: This district primarily includes detached residences at a density of four to five units per acre. Attached units are permitted in this district only through a planned development process. Manufactured dwelling parks and subdivisions are not permitted in the R-5 district. A single manufactured home on a lawfully created parcel is permitted in the district. The Infill Policy (19) of the Comprehensive Framework Plan applies in this district.

Location Criteria: The R-5 District shall be applied to areas in community plans selected for low residential densities which are designated Urban in the 1973 Washington County Comprehensive Framework Plan, as amended and zoned RU-2, RU-4, or developed under the P-R district.

Generally, R-5 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include attached and detached residences (including manufactured dwellings), office and retail commercial, industrial, and institutional uses.

R-6

Characterization: This class of uses primarily includes detached residences and, with notice to surrounding property owners, attached dwellings and manufactured dwellings in manufactured dwelling parks and manufactured dwelling subdivisions. The R-6 district is intended to provide the opportunity for innovative design at relatively low densities in developing residential areas in which no predominant urban character has been established. Residences in this district shall occur at a density of five to six units per acre. The Infill policy (19) of the Comprehensive Framework Plan shall apply in this district.

Location Criteria: The R-6 district shall be applied to areas in community plans selected for the lowest residential densities which are not zoned RU-2, RU-3, RU-4, or developed under the PR zone, and which are designated Urban Intermediate by the 1973 Washington County Comprehensive Framework Plan, as amended.

Generally, R-6 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences (including manufactured dwellings), retail and office, commercial, industrial and institutional uses.

R-9

Characterization: This class of uses includes detached and attached residences, mobile home parks, mobile home subdivisions, and appropriate accessory uses. These uses occur at a density of no more than 9 units per acre and no less than 7 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should generally be located close to, but not necessarily on, Collector and/or Arterial streets. They should be located away from intersections of Arterials and Collectors. This kind of location allows moderately good access to transit, reduces through traffic on local streets, and mitigates noise and air pollution impacts. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, retail commercial, office commercial, and industrial uses.

R-15

Characterization: This class of uses includes attached residences, mobile home parks and subdivisions and detached residences, and appropriate accessory uses. These uses will occur at a density of no more than 15 units per acre and no less than 12 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located on or near Neighborhood Routes and Arterials both to allow ready access to transit and discourage the use of local streets for through traffic. If residences are located at or near Collector-Arterial intersections, construction and design features to buffer the impact of noise and air pollution must be provided. This class of uses should not be located at the intersection of two Arterials unless particular care is taken to minimize potential environmental impacts.

If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, retail commercial, office commercial, and industrial uses, and mobile home parks and mobile home subdivisions.

R-24

Characterization: This class of uses includes attached residences, mobile home parks and subdivisions and detached residences in conjunction with planned developments, and appropriate accessory activities. These uses occur at a density of no more than 24 units per acre and no less than 19 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located on or near Collectors and Arterials. Through traffic access to residences in this district should not be provided from local streets. Locations on or near Transit Streets are desirable for these uses. Location of residences at or near Collector-Arterial and

Arterial-Arterial intersections will require use of construction design techniques to reduce potential visual, noise, and air pollution impacts on occupants. If appropriate design features can protect the area from adverse impacts, adjacent land uses may include detached and attached units, mobile home parks and mobile home subdivisions, retail commercial, office commercial, and industrial uses.

R-25+

Characterization: This class of uses includes detached and attached residences, as well as mobile home parks and subdivisions in conjunction with planned developments and appropriate accessory uses. These uses may occur at densities of 25 units or more per acre and no less than 20 units per acre. The density may be increased to more than 25 units per acre when the standards specified in the R-25+ District are met (e.g., areas with high frequency transit service). When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located close to or within major employment or shopping areas. Measures should be incorporated in the project design to reduce potential adverse impacts of such locations on occupants. These uses should be located on or near Collectors or Arterial streets and Transit streets. Through traffic access shall not be provided from Local streets. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, mobile home parks and mobile home subdivisions, retail commercial, office commercial, and industrial uses.

Neighborhood Commercial (NC)

Characterization: This district provides for small to medium-sized shopping facilities, including food markets, up to 35,000 square feet in gross floor area, and limited office use. Food markets with between 35,000 and 50,000 square feet in gross floor area may be allowed in the district consistent with quasi-judicial public review procedures and criteria established in the Community Development Code.

The intent is to provide for the shopping and service needs of the immediate urban neighborhood and as such should be readily accessible by car and foot from the surrounding neighborhoods. The scale, operation and types of uses permitted in this district are in keeping with the neighborhood character and the capacity of public facilities and services. The principal tenant is likely to be a food market.

Location Criteria: The precise location of these uses should be jointly determined by market factors and the community planning process. Generally, they should be located at Collector and or Arterial intersections and at intervals a mile apart. These uses may be grouped on sites of up to 10 acres.

Community Business (CBD)

Characterization: Commercial centers in this district are intended to provide the community with a mix of retail, service and business needs on a medium to large scale within a mixed use planned development. Medium and high density residential uses, as well as various office and institutional uses, may be permitted. As the need for regional shopping centers is adequately provided for in existing or planned facilities, the location of any new regional scale shopping centers or major department stores larger than 50,000 square feet, must undergo public review and demonstrate need. Commercial activities within this district occur almost entirely within enclosed buildings.

Location Criteria: The exact location of CBD sites should be jointly determined by market factors and the community planning process with consideration of existing land use patterns. Generally, a Community Business District location should be at an Arterial intersection and on a transit route. The distance between a Community Business District and any other commercial center should be between 2 and 5 miles depending on market area and population density.

General Commercial (GC)

Characterization: This district is intended to provide for uses which serve the traveling public and to provide for those commercial establishments which require large sites, a high degree of visibility and controlled auto access off major streets. This district recognizes the existing commercial development pattern of some areas in the county while discouraging the future growth of the strip commercial land use pattern. This is to be accomplished by limiting access and narrowing the permitted use list to truly auto or tourist oriented activities.

Location Criteria: Limited to existing locations or areas specifically designated in the community planning process.

Office Commercial (OC)

Characterization: The purpose of this district is to provide for office complex development to house professional, institutional, medical, dental, governmental and other office business uses. The intent is to accommodate increasing office space needs in organized complexes, ranging in size and intensity from small to high rise development, depending on site characteristics. Office commercial developments are employee intensive. Certain accessory commercial uses to serve the employees of the complex and high-density residential uses may be permitted through a planned development process.

Location Criteria: This district may be used to buffer commercial and residential, commercial and industrial or residential and industrial uses. The precise location of these uses should be determined by the community planning process taking into account the population and employment projections. Generally, office commercial uses should be located at Collector and Arterial intersections for visibility and auto access. The availability of pedestrian and transit access is also of great importance.

Industrial

Characterization: The intent of this district is to provide sites for all types of industrial uses, to recognize and regulate existing industrial sites, and to provide the regulatory framework for future industrial development. Low impact, light manufacturing uses are permitted outright while those with hazardous, noxious, unsightly or other potential negative impacts may be permitted with more extensive review and conditions to minimize potential conflicts with surrounding uses.

While the main intent of this district is to provide for industrial uses with minimal commercial use of industrially designated lands, a mix of office, retail commercial, and light industrial uses may be permitted through an industrial park procedure.

Location Criteria: Generally the industrial district should be applied to relatively flat areas, with few different ownerships (and full urban services). Adequate access to a major highway, public transportation facilities and, in some cases, rail should be considered, as well as proximity to the labor market. The location should allow integration of the facility into the community while minimizing land use conflicts. Special light industrial uses have more particular needs, which can be met through industrial park type development.

Special Industrial District (SID)

Characterization: The purpose of the Special Industrial District Overlay is to permit development through a process which allows the market to demonstrate the actual demand for various parcel sizes over time while preserving large lots for potential single large industrial users. The overlay is to be applied to large acreage industrial sites with few ownerships or limited land assembly problems, with few if any development constraints, which are suitable for large concentrations of specialized light industrial activities and related uses.

These specialized types of industry have the following characteristics:

1. Have relatively large numbers of employees per acre as well as large numbers of employees per firm.
2. Utilize highly skilled and technical labor in the manufacture or assembly of final products of small unit size or research-type development in office based atmosphere. Precision is often of such importance that these industries do not tolerate noise, pollution, substantial emissions or vibration usually associated with heavy industrial uses.
3. Require locations near major thoroughfares.

Location Criteria: The criteria used in determining suitable locations for such uses in the community planning process are as follows:

1. A minimum site size of fifty (50) acres and preferably site sizes of 100 to 200 acres or more.
2. Vacant buildable land as determined by the availability of services to or on the site and available service capacity to meet the needs of industrial development of the site. Any pre-existing development on the site must be compatible with the uses and intent of this district.
3. Little, if any, natural constraints such as:
 - a) Slope in excess of 5 percent
 - b) Flood plain
 - c) Unsuitable soils
4. Few separate ownerships and large contiguous lots which are not platted or subdivided into small parcels.
5. Access to an arterial.
6. Compatible and preferred surrounding land uses as listed below in order of preference:
 - a) High technology uses, industrial parks and campus industrial development
 - b) Light industrial
 - c) Forest, rural
 - d) Suburban residential
 - e) Commercial - services and offices

Application of Overlay:

1. Within the Industrial District, a contiguous area of largely undeveloped land of 50 or more acres may be designated "Special Industrial District" (SID) on the community plan map. Areas are considered contiguous even if separated by streets, roads, easements and natural features.
2. The SID overlay may be applied through the community planning process or through a plan amendment process may be initiated by the County or property owners.
3. Upon consideration of the application of a Special Industrial District Overlay to a particular piece of property, the location criteria and policies of this Plan shall be considered.

Future Development 20-Acre District (FD-20)

Characterization: The FD-20 District shall be applied to land added to the Regional UGB by Metro during or after June 1999 through a major or legislative amendment. The FD-20 District is intended to protect and retain for future urban density development lands which are predominantly in limited agricultural, forest or residential use. Pursuant to Section 3.07.1110.C. of Metro's Urban Growth Management Functional Plan (UGMFP), the minimum lot area for the creation of new parcels shall be 20 acres. These properties shall remain FD-20 until any appeals regarding the Metro UGB amendment have been finalized and the planning requirements of Title 11 of Metro's UGMFP have been completed and adopted by ordinance.

Future Development 10-Acre District (FD-10)

Characterization: The FD-10 District is applied to the unincorporated portions of some city active planning areas for cities that are the only available source of urban services. After June 1999, this district may not be applied to properties added to the Regional Urban Growth Boundary through a major or legislative amendment due to Metro's minimum parcel size requirement of 20 acres. The FD-10 District is intended to protect and retain for future urban density development those lands within adopted city Urban Growth Boundaries which are predominantly in limited agricultural, forest, or residential use, and recognizes the desirability of encouraging and retaining such limited interim uses until such lands are annexed to the city for urban level development. The FD-10 designation applies only to lands added to the Urban Growth Boundaries surrounding Banks, Gaston and North Plains and to lands added to the Regional UGB through a locational or minor adjustment.

Location Criteria: The FD-10 District shall be applied to unincorporated portions of the active planning areas of those cities that are the only available source of urban services within the unincorporated active planning areas. After June 1999, the FD-10 District shall only be applied to the unincorporated portions inside the Urban Growth Boundaries of the cities of Banks, Gaston and North Plains. The FD-10 District may be applied to properties added to the Regional Urban Growth Boundary through a locational or minor adjustment. The Future Development Areas Map in Policy 41 identifies the FD-10 properties within unincorporated Washington County.

Institutional (INST)

Characterization: This class of uses includes publicly owned facilities and lands (e.g., parks, schools, public open space, government offices), lands owned by utilities (power line easements), and uses serving the general public (e.g., hospitals and religious institutions).

Location criteria: Due to the diverse nature of these uses, an optimal location cannot be defined for the class. Instead, as these uses are needed, their location should be reviewed and determined through special studies or plans and the community planning process.

Interim Light Rail Station Area Overlay District

Characterization: The intent of this overlay district is to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately a one-half mile radius of planned Westside Light Rail Transit station sites pending the development and adoption of site specific station area plans. The purpose of this overlay district is to limit development during this interim period to that which has a sufficient (1) density of employees, residents or users, (2) number of trips serviceable by transit and (3) pedestrian oriented design so as to be supportive of light rail transit and pedestrian travel and reinforce the substantial public investment in Westside Light Rail Transit. *In the event of a conflict between the standards of this overlay district and the standards of other provisions of the Community Development Code, the standards of this overlay district shall control.*

Location Criteria: The Interim Light Rail Station Area Overlay District shall apply to lands within approximately one-half mile of light rail station sites, as shown on applicable community plan maps.

In identifying areas subject to this district, consideration shall be given to parcel size, ownership patterns, the existing transportation network, existing development patterns, development and redevelopment opportunities, the ability of pedestrian oriented design so as to be supportive of light rail transit and pedestrian travel and reinforce the substantial public investment in Westside Light Rail Transit.

Transit-Oriented Districts

The land use districts described below are intended for application in station communities and town centers, and along main streets and corridors, as defined by the Metro 2040 Growth Concept. The land use and design provisions of these districts shall direct and encourage development that is transit oriented. Transit-oriented development generally has the following characteristics:

- designed to encourage people to walk;
- contains a mix of land uses;
- density consistent with the type of transit service provided to the area;
- interconnected to the street system;
- includes narrowed neighborhood streets; and
- designed to accommodate transit stops and access.

Each of the following transit-oriented districts addresses these characteristics through its land use and design provisions:

Transit-Oriented Residential District, 9-12 units per acre (TO:R9-12)

The TO:R-9-12 District is a transitional district between existing low density subdivisions and higher density residential districts closer to LRT stations, regional and town centers and primary bus routes. Dwelling units in this district would be limited to single family residences, duplexes, triplexes, fourplexes and townhouses or rowhouses. The minimum density in the district is 9 dwelling units per acre and the maximum density is 12 dwelling units per acre. Group residences such as nursing homes are allowed if located and designed to be compatible with surrounding residences, and if they have a minimum floor area ratio (FAR) of 0.35.

Transit-Oriented - Residential District, 12-18 units per acre (TO:R12-18)

The TO:R12-18 District is generally applied to property beyond one-quarter mile of LRT stations, in regional and town centers, and along designated main streets and corridors. Developments in the district could include duplexes, triplexes, fourplexes, townhouses and rowhouses, and low rise apartments (1-3 stories). Single family residences may also be developed in the district on small lots, as long as the minimum density standard is met. The required minimum density for development in the district is 12 dwelling units per acre. The maximum allowed density is 18 dwelling units per acre.

As with the TO:R-9-12 District, group residences such as assisted living apartments and nursing homes are allowed if located and designed to be compatible with surrounding residences. For such developments, the minimum FAR is 0.5.

Transit-Oriented Residential District, 18-24 units per acre (TO:R18-24)

The TO:R18-24 District is generally applied to property beyond one-quarter mile of LRT stations, in regional and town centers, and along designated main streets and corridors. Developments in the district could include duplexes, triplexes, fourplexes, townhouses and rowhouses, and apartments. Single family residences may also be developed in the district on small lots, as long as the minimum density standard is met. The required minimum density for development in the district is 18 dwelling units per acre. The maximum allowed density is 24 dwelling units per acre.

Group residences such as nursing homes are allowed if located and designed to be compatible with surrounding residences. For such developments, the minimum FAR is 0.5.

Transit-Oriented Residential District, 24-40 units per acre (TO:R24-40)

The TO:R24-40 District would be applied generally to properties within one-quarter mile of a LRT station, as well as along designated main streets and corridors, and in regional and town centers. With a minimum density of 24 dwelling units per acre and a maximum density of 40 dwelling units per acre, residential units in the district could include townhouses/rowhouses and low and midrise apartments.

Local-serving retail uses may be conditionally allowed as secondary uses in the TO:R-24-40 District if oriented to serving adjacent residences and if located on the first floor of a multi-story building. Up to 10 percent of the total floor area of a project in this district, not exceeding 10,000 gross square feet, may be used for local-serving retail uses if these conditions are met.

For mixed use projects in the TO:R24-40 District, the minimum FAR is 0.65.

Transit-Oriented Residential District, 40-80 units per acre (TO:R40-80)

The TO:R40-80 District is intended for application to sites located within one-quarter mile of a transit center and possibly within designated regional and town centers, if needed services and facilities, including transportation facilities, have or will have adequate capacity and the density is compatible with adjacent land uses. With a minimum density of 40 dwelling units per acre and a maximum density of 80 dwelling units per acre, residential units in the district could include townhouses, rowhouses and apartments.

Office uses of various kinds would be allowed if located to allow shared parking with residences, limited to 50 percent of the total floor area of a mixed-use project or as specified in the applicable community plan. Retail uses may be allowed if oriented to serving adjacent residences and offices, and if located on the first floor of a multi-story building. Up to 10 percent of the total floor area of a mixed use project in this district, not exceeding 10,000 gross square feet, may be used for local-serving retail uses if these conditions are met.

For mixed-use projects in the TO:R40-80 District, the minimum FAR is 1.0.

Transit-Oriented Residential District, 80-120 units per acre (TO:R80-120)

The TO:R80-120 District is intended for application to sites located within one-quarter mile of a transit center and a regional center. With a minimum density of 80 dwelling units per acre and a maximum density of 120 dwelling units per acre, residential units in the district could include townhouses, rowhouses and apartments.

Office uses of various kinds would be allowed if located to allow shared parking with residences, limited to 25 percent of the total floor area of a mixed use project. Retail uses may be allowed if oriented to serving adjacent residences and offices, and if located on the first floor of a multi-story building. Up to 10 percent of the total floor area of a mixed use project in this district, not exceeding 10,000 gross square feet, may be used for local-serving retail uses if these conditions are met.

For mixed use projects in the TO:R80-120 District, the minimum FAR is 1.0.

Transit-Oriented - Retail Commercial District (TO-RC)

The TO-RC District is primarily intended to provide the goods and services needed by people living and working in or near LRT station communities, regional and town centers, main streets and corridors. Uses in the district must be pedestrian-oriented in design and function. Auto-oriented uses, such as motor vehicle service stations, may be allowed if appropriately designed, and in compliance with minimum FAR standards. Retail uses that market primarily to an area larger than a station community may also be allowed if located at least one-quarter mile from an LRT station or in a

town center, or along a main street or corridor. Hotels, apartments, and town houses are also allowed on the upper floors of a building with first floor retail commercial uses.

In a station community, the minimum FAR in the TO-RC District is 0.5 within one-quarter mile of an LRT station, 0.35 between one-quarter mile and one-half mile from an LRT station, and 0.25 beyond one-half mile from an LRT station.

Transit-Oriented - Employment District (TO-EMP)

The TO-EMP District may be applied to properties in station communities, regional and town centers, and along main streets and corridors. The TO-EMP District is intended to be predominantly for employment related activities. Manufacturing, research and development, and offices are allowed, as well as commercial uses, service businesses, indoor recreational facilities, service stations, and hotels, if supportive of other uses within the same development. Supporting uses can occupy no more than 25 percent of the total floor area in a TO-EMP District development. In a station community, the minimum FAR for development in the district is 0.5 within one-quarter mile of an LRT station, and 0.35 beyond.

Development in this district must be designed to support and encourage non-auto travel, whether for trips within an industrial campus or to off-site destinations. Public access within an employment area may be limited for security purposes.

Transit-Oriented - Business District (TO-BUS)

The TO-BUS District may be applied to properties in station communities, regional and town centers, and along main streets and corridors. The TO-BUS District is intended to be a mixed-use district, primarily for office uses, but with residences and retail also present, possibly with institutional uses such as religious institutions, post offices and libraries.

On properties specified in a community plan the amount of development dedicated to certain uses may be specified.

In a station community, the minimum FAR for development in the district is 1.0 within one-quarter mile of a transit center, and 0.5 in all other locations.

Pedestrian-Oriented Mixed-Use Districts

The land use districts described below are intended for application in areas that are generally within a half-mile of clusters of businesses and/or higher-density residential areas, and/or proximate to Arterial or Collector streets, and/or within Metro 2040 designated Town Centers or Transit Corridors. The land use provisions and development standards of these districts shall encourage development that is pedestrian-oriented and transit-supportive.

Each of the following districts addresses pedestrian-oriented and transit-supportive characteristics through its land use provisions and development standards:

Community Core Mixed-Use District (CCMU)

Characterization: The CCMU District is intended to provide the community with a mix of commercial and high density residential uses on a medium-to-large scale. Various office and institutional uses may also be permitted. The district has pedestrian-oriented development standards that include locating buildings and building entrances close to streets, and locating off-street parking to the side or rear of buildings.

Location Criteria: The specific location of CCMU District sites should be jointly determined by market factors and the community planning process, with consideration of existing land use patterns.

Generally, a CCMU District location should be within an existing or planned cluster of commercial and/or higher-density residential uses located near an Arterial or Collector street, near a Transit Corridor, or within a Town Center.

Neighborhood Mixed-Use District (NMU)

Characterization: The NMU District is intended to serve as a transitional district between larger-scale, more intensive commercial or mixed-use districts, including the CCMU District, and less intensive, smaller-scale residential districts. The NMU District provides a mix of residential and commercial uses at a density and intensity that is lower than that of the CCMU District. Various office and institutional uses may also be permitted. The district has pedestrian-oriented development standards that include locating buildings and building entrances close to streets, and locating off-street parking to the side or rear of buildings.

Location Criteria: The specific location of NMU District sites should be jointly determined by market factors and the community planning process, with consideration of existing land use patterns. Generally, an NMU District location should be between a more intensive commercial or mixed-use district and a residential district, to serve as a transition area, though it might be appropriate in other locations on a case-by-case basis.

Plan Designations in the North Bethany Subarea

The following plan designations shall only be used in the North Bethany Subarea. Plan designations shall be located consistent with the North Bethany Subarea Plan of the Bethany Community Plan.

R-6 North Bethany (R-6 NB)

Characterization: The R-6 NB District is the lowest density district applied to lands in the North Bethany Subarea. It is intended to provide for larger lots at densities between five (5) and six (6) units per acre. Typical housing types include detached single family, duplexes, manufactured dwellings on individual lots, and accessory dwelling units.

Location criteria: The R-6 NB District is typically located along neighborhood routes or local streets. This designation is appropriate along an arterial or collector when that location is determined to be appropriate through the development of the North Bethany Subarea Plan. Adjacent land uses may include rural areas, medium density residential districts, institutional and community service uses. This designation is also appropriate along existing lower density residential development areas and in areas where densities are restricted (e.g., steep slopes).

R-9 North Bethany (R-9 NB)

Characterization: The R-9 NB District is a medium density residential district applied to lands in the North Bethany Subarea. The R-9 NB District is similar to the R-6 NB District, however, the R-9 NB District allows smaller single family residential lots. Densities range between seven (7) and nine (9) units per acre. Housing types include detached and attached single family dwellings, duplexes, and accessory dwelling units. Manufactured dwelling subdivisions and parks may also be located in the R-9 NB District.

Location criteria: The R-9 NB District is typically located along neighborhood routes or local streets. This designation may appropriate along an arterial or collector when that location is determined to be appropriate according to the North Bethany Subarea Plan. Adjacent land uses may include other medium or low density residential districts, institutional and community service uses.

R-15 North Bethany (R-15 NB)

Characterization: The R-15 NB District is a medium density district applied to lands in the North Bethany Subarea. This district is intended to provide a transition between lower and higher density land use districts. Uses in the R-15 NB District include attached single family dwellings, duplexes, triplexes, and other multi-family options, such as lower density apartments. In addition, manufactured dwelling subdivisions and parks and multi-family developments, such as apartments, may be provided. Densities range from twelve (12) units per acre to fifteen (15) units per acre.

Location criteria: The R-15 NB District should generally be located close to, but not necessarily on, a neighborhood route, collector or arterial. Adjacent land uses may include R-6 NB, R-9 NB and R-24 NB Districts, institutional and community service uses.

R-24 North Bethany (R-24 NB)

Characterization: The R-24 NB District is a high density residential district applied to lands in the North Bethany Subarea. Uses in the R-24 NB District are primarily multi-family developments, such as apartments, and may include live-work units. Group care facilities may also be provided. Densities range from nineteen (19) to twenty-four (24) units per acre.

Location criteria: The R-24 NB District should be located near destinations such as commercial areas, parks, medium density districts and other high density districts. The R-24 NB District is typically located on or near a Neighborhood Route or Collector. The R-24 NB District may also be located on a Neighborhood Route or Local street on sites near a Collector or Arterial. Adjacent uses may include R-9 NB, R-15 NB and R-25+ NB, commercial, institutional and community service uses.

R-25+ North Bethany (R-25+ NB)

Characterization: The R-25+ NB District is the highest density residential district applied to lands in the North Bethany Subarea. The R-25+ NB District is intended to provide dense, multi-family residential dwellings in densities ranging from twenty (20) to fifty (50) units per acre. Typical housing types within this district include apartments, senior housing, assisted living, student housing, and similar uses with reduced off-street parking needs.

Location criteria: The R-25+ NB District should be located adjacent to the commercial center to help shape a new community's center and provide shopping services within walking distance of residences. This district should be located on or near Collectors or Arterial streets. Through traffic access from Local streets must be designed as a commercial street. Adjacent uses may include R-24 NB, commercial and community service uses.

Neighborhood Corner Commercial District (NCC NB)

Characterization: One NCC District site is planned for each neighborhood in the North Bethany Subarea; this is intended to function as a focal point for the neighborhood. The uses commonly found in the NCC District include small retail and service uses, such as a convenience store, day care facility, café, dry cleaner and professional office. Convenience stores, personal service uses and retail businesses are limited to 3,500 square feet of gross floor area in order to not detract from the more prominent NCMU District. Upper story residential dwelling units may also be provided.

Location criteria: Application of the NCC District is primarily limited to areas specifically designated in the community planning process. NCC sites are typically placed at visible locations, such as at the intersections of a Neighborhood Route, Collector and/or Arterial. The distance between a NCC use and any other commercial center should be between a one-quarter (1/4) mile and one (1) mile. Adjacent uses may include higher density residential districts and community service uses.

Neighborhood Commercial Mixed-Use District (NCMU NB)

Characterization: There is one centrally-located NCMU District in the North Bethany Subarea Plan; it is intended to provide opportunities for community residents to meet daily needs within walking distance. The NCMU District allows for various commercial uses, personal service establishments and retail businesses, along with community gathering places. Typical development within the NCMU District includes retail businesses, office uses, banks, food markets, dry cleaners, day care facilities, and civic uses. The planned commercial program for the NCMU District stipulates size limitations and is intended to be subordinate to the nearby town center at Bethany Village. Upper story residential dwelling units may also be provided in the NCMU District.

Location criteria: The size and location of the NCMU District was determined through the community planning process, specifically on and near arterial streets, the park blocks and the west community park. Uses in the NCMU District shall be easily accessible from surrounding neighborhoods by foot, bike and car. Adjacent uses include high density districts, parks and community service uses. Under the Metro 2040 Concept, the NCMU area of North Bethany is designed to function as a Main Street.

Institutional North Bethany (INST NB)

Characterization: This class of uses includes existing publicly-owned facilities and lands (e.g., two future school sites owned by Beaverton School District, one future fire station site owned by Tualatin Valley Fire & Rescue), existing lands owned by utilities (e.g., power line easements), and existing uses serving the general public (e.g., cemetery, Bethany Presbyterian Church).

Location criteria: During the community planning process for development of the North Bethany Subarea Plan, the size and location of seven INST NB sites were determined based on the location of existing publicly owned lands, lands owned by utilities, and uses serving the general public. The use types included in this category are diverse in nature. Therefore, optimal location(s) for future uses in this class cannot be defined. Instead, as these uses are needed, their location should be reviewed and determined through special studies or plans and the community planning process.

POLICY 19, INFILL

It is the policy of Washington County to provide regulations for developing vacant bypassed lands of two acres or less in areas designated R-5 and R-6. The intent of such regulations shall be to ensure that new development is consistent with the density requirements of each district, and is compatible with the character of existing developments by establishing a review process and criteria which emphasize privacy, lot size, buffering, access, and circulation. Application of the review criteria shall not preclude development to the density allowed by each district.

Implementing Strategies

The County will:

- a. Prepare development regulations with respect to the infill policy, which addresses the following considerations:
 1. Notification of surrounding properties;
 2. Full parcelization of the subject property;
 3. Access, including private access drives built to standards appropriate to the needs of the infill development;
 4. Creation of flag lots;
 5. Lot area;
 6. Development design, particularly with regard to privacy and buffering; and
 7. Density requirements of each of district.

Summary Findings and Conclusions

Urban unincorporated Washington County is a varied physical landscape ranging from mature suburban neighborhoods on rolling hills in the eastern portion of the county to newer urban and suburban-level development clustered on the flat Tualatin Valley floor. The countywide development concept discussed earlier recognizes this pattern.

Within more urbanized areas developable land still remains. Where such land is found in the midst of existing low density neighborhoods, particularly on small lots, the prospect of future "infill" development raises concerns among surrounding residents and challenges to the community-at-large. Infilling on bypassed land is desirable because existing public facilities such as sewers can be more fully utilized and public services such as police patrol and public transit can be provided more efficiently and economically. Infilling on smaller land parcels is also an important element in helping the County to implement the housing and density requirements of Metro's Urban Growth Management Functional Plan that are applicable to the county, including the minimum density requirement. Infilling is undesirable when existing residents lose privacy, access to and from infill developments is haphazard, and the concerns of affected residents are not sought before the development takes place. The challenge, then, is to establish a process through which the density requirements are met while addressing design, access, and other concerns of affected neighbors.

URBAN AREA ECONOMY

POLICY 20, URBAN AREA ECONOMY:

It is the policy of Washington County to encourage and participate in activities which strengthen the local economy through:

- (1) Retention and expansion of existing businesses and industry;**
- (2) Provision of diverse employment opportunities;**
- (3) Education and training of the local labor force; and**
- (4) Continued diversification of the county's economic base.**

Implementing Strategies

The County will:

- a. Clarify and streamline the development review process in the Community Development Code. Development standards will take into account the availability of technology which can mitigate possible negative impacts of business and industrial uses, impact which can affect the location and conduct of those uses.
- b. Help create a healthy climate for economic development by designating an adequate amount of serviced commercial and industrial land to ensure choice in the regional market place. The supply will be subject to periodic review to ensure that the economy is not harmed due to the fact that there is not enough land or that the size and location of remaining land does not meet market needs.
- c. Take advantage of Federal and State programs, which may become available for construction of public facilities and services or for other assistance needed to support economic development in the county.

Specific County actions will include continued participation in the federal Community Development Block Grant program.

Summary Findings and Conclusions

The county's economic future is optimistic because of the availability of a good supply of land and labor although service development and maintenance cost data may be inhibiting factors. Washington County may need to undertake public sector activities to attract business and industrial development. The County can assist in economic development by assuring an adequate supply of serviced industrial and commercial land. In addition, the County can help by making sure that land available for business and industrial development is properly located and accounted for in facilities planning and that the development review process is clear, consistent, and does not cause undue delay before decisions are made.

URBAN AREA HOUSING
POLICY 21, HOUSING AFFORDABILITY:

It is the policy of Washington County to encourage the housing industry to provide an adequate supply of affordable housing for all households in the unincorporated urban county area.

Implementing Strategies

The county will:

- a. Provide for an average overall density for new housing constructed in the urban unincorporated area of at least 8 units per net buildable acre, and at least 10 units per net buildable acre in the North Bethany Subarea of the Bethany Community Plan.
- b. Streamline the development review process to reduce the regulatory costs associated with land development, while improving the quality of review.
- c. Through a regulatory process in the Community Development Code, permit the creation of a second dwelling unit within detached dwellings where the structural characteristics are deemed by the planning director to allow such an adaptation and where such a change will not adversely affect the neighborhood.
- d. Review design and development standards for residential projects as part of an effort to reduce unnecessary housing costs while maintaining housing and neighborhood quality.
- e. Review the utilization of residential planned densities on a periodic basis to determine if any Plan changes are required. Large housing projects for the elderly may include accessory convenience commercial uses. Appropriate standards shall be included in the Community Development Code.
- f. Encourage compatible development in partially developed residential areas to make optimal use of existing urban service facility capacities and maximize use of the supply of residential land.
- g. Assist state and local public housing agencies in the development of affordable housing opportunities throughout Washington County by continuing to fund the Department of Housing Services (DHS) and the Office of Community Development (OCD).
 1. DHS administers federal housing programs to fund affordable housing projects, provides rental assistance to low income households and affordable housing opportunities for low and moderate income households, and partners with local jurisdictions, non-profit corporations and private developers to develop other affordable housing opportunities. Further, DHS owns and manages affordable housing throughout Washington County.
 2. OCD manages, on behalf of the County and participating city consortium members the Community Development Block Grant (CDBG) and the Washington County HOME Consortium Grant programs. CDBG funds can finance housing projects that benefit low and moderate income persons; while HOME Consortium Grant funds can finance housing projects that serve low-income households and/or support Community Housing Development Organizations through operating grants.
- h. Encourage the housing industry and both public and private housing agencies to build a sufficient number of new affordable housing units within unincorporated Washington County to meet Metro's voluntary affordable housing production goal.

- i. Periodically assess the feasibility of establishing a voluntary inclusionary housing program and a transfer of development rights program to improve the opportunities for affordable housing within Washington County.
- j. Adopt the affordable housing program for the North Bethany Subarea Plan before January 1, 2011.

Summary Findings and Conclusions

Housing prices have escalated dramatically over the last several years. Though the median household income in Washington County is the highest of any county in the state (income for some population subgroups in the county is significantly lower), there is abundant evidence that dwellings are being priced out of the financial reach of many county households. A very substantial household income level is now necessary to afford the purchase of a standard detached home.

The amount of income needed to purchase an attached dwelling will vary, depending on the quality of the dwelling, but it too can be substantial and beyond the reach of county households.

Many families require two wage earners to pay housing and other costs. These same costs often require families to have fewer children, thereby lowering the average household size.

Households unable to buy a home have to stay in the rental market. Rental housing can now be afforded by the majority of county households, but the affordability of rental housing may also decrease in the future, unless investors are given incentives to construct new rental housing to satisfy the demand created by a growing population. Without additional rental housing, renters will face stiffer competition for existing units; those who cannot afford to become homeowners will be forced to pay an even higher proportion of their incomes for rent. This situation could be exacerbated by the present phenomenon of conversion of apartments to condominiums, which decreases the existing stock of rental units.

Federally funded housing programs administered through the Housing Authority of Washington County to assist low and moderate income households and other target groups, reduce the gap between the kinds of housing they can afford and what they need. Unfortunately, the demands for assistance exceed the supply of assistance money available.

Factors that contribute to the cost of a home include land costs, building costs (labor, materials, financing) and regulation costs. Land, regulation and financial costs in particular have been increasing faster than the rate of inflation. Land costs can be decreased by increasing the amount of serviced buildable land available for residential development, and developing the land that is available at higher densities. Regulation costs can be reduced by simplifying application procedures; clarifying regulations, reducing unnecessary paper work; allowing multiple permit applications; expediting the approval process through greater reliance on administration decisions, and revising some development standards. Financing costs are generally beyond the control of County government but, by financing certain public improvements through public bond sales rather than fees imposed on development, the cost of purchasing dwellings, which must be financed through the private mortgage market in most cases, could be reduced.

Construction costs can be reduced by building smaller units, using innovative construction techniques including off-site assembly, and utilizing less expensive alternative materials when appropriate.

For the North Bethany Subarea, a committee of professionals with experience in developing and funding affordable housing was convened to recommend potential options, resources and feasibility for achieving affordable (workforce) housing in North Bethany. In establishing the recommendations, the group considered Metro's regional housing choice requirements, local affordable housing requirements, and additional objectives developed by the group in order to ensure a long term supply of affordable housing. These objectives and recommendations are explained in the Affordable Housing Report of the North Bethany Plan, dated July 2007. The recommendations of this committee report are to be addressed in a staff summary that responds to Title 11 requirements under the Metro Urban Growth Management Functional Plan and other conditions associated with urbanization of the North Bethany UGB expansion area. Staff will work with affected parties and partners in preparing the North Bethany Affordable Housing Program.

POLICY 22, HOUSING CHOICE AND AVAILABILITY:

It is the policy of Washington County to encourage the housing industry to make a variety of housing types available, in sufficient quantities, to the housing consumer.

Implementing Strategies

The County will:

- a. Designate a sufficient amount of land in the community plans to allow at least 50 percent of the housing units constructed over the next 20 years to be attached units.
- b. Allow for the construction of a variety of housing types on all land planned for residential use, except where specifically limited by ordinance, as long as density limits are not exceeded and development standards are complied with.
- c. Designate through the community planning process, an adequate amount of land in each unincorporated urban community to allow for the widest possible range of housing types and density levels, consistent with the Comprehensive Framework Plan.
- d. Support the provision of needed mobile home sites in mobile home parks and mobile home subdivisions throughout the county.
- e. Allow by right in all residential districts housing projects designed to meet the needs of special groups (the elderly, handicapped and migrant workers), as long as all development standards are complied with.

Summary of Findings and Conclusions

The size of the average American household is decreasing, as its character and lifestyle is changing. The trend toward smaller households is clearly evident in Washington County, where the average household size has declined from 3.01 in 1973 to 2.53 in 1980, according to federal census statistics. The changing character and lifestyle of households results from more single parents, working wives and mothers, and a common desire for more time for leisure activities. The practical effects of these changes are twofold: 1) more dwelling units are required to shelter a given population; and 2) smaller units requiring less maintenance time are in demand. At the same time, a strong preference exists for housing with characteristics of the traditional homes (privacy, space). As a result of this situation and affordability considerations, a variety of housing types in addition to detached homes are now and will continue to be in demand, including attached units, apartments, condominiums and mobile homes.

The Comprehensive Plan must respond to the increased demand for all types of housing including housing for the elderly, handicapped and migrant workers, and designate sufficient land area and identify suitable locations for the various types and densities of residential development. Otherwise, the price or rent of available units will increase unnecessarily and many people will be forced to live in shelter unsuitable to their needs.

POLICY 23, HOUSING CONDITION:

It is the policy of Washington County to encourage the maintenance and rehabilitation of the existing housing stock in unincorporated areas.

Implementing Strategies

The County will:

- a. Continue to support and, where appropriate, participate in existing housing rehabilitation programs.
- b. Enforce building code provisions and other county regulations relating to maintenance of existing structures.
- c. Consider the adoption of a housing code to assure safe and healthy housing conditions, if such a code is deemed to be useful.
- d. Encourage local lending institutions to offer rehabilitation loan programs at reasonable interest rates.
- e. Consider deferring increased property tax assessments due to housing rehabilitation.
- f. Consider taxing the value of improvements at a lower rate than land value.
- g. Encourage the housing industry, public and private housing agencies, and individual homeowners to preserve and maintain existing, viable affordable housing units within Washington County. The County will continue to promote the retention of affordable housing in Washington County by:
 1. Administering the Community Development Block Grant Program and the HOME Investment Partnerships Program for Washington County through the Office of Community Development in order to aid in housing rehabilitation and the construction of affordable housing throughout Washington County.
 2. Supporting Washington County's low and moderate-income homeowners with home repairs through continued administration of the County's Housing Rehabilitation Program managed by the Office of Community Development and funding of low-interest housing rehabilitation loans and grants.
 3. Administering the American Dream Downpayment Initiative through the Office of Community Development in order to assist low-income households achieve homeownership by providing down payment and closing cost assistance.

Summary Findings and Conclusions

The majority of the county's housing stock was built during the last twenty years and is generally in good condition. The need for repair and weatherization is higher for dwellings occupied by low and moderate income households, especially those renting their dwellings. The need for repair is also very high among mobile and/or manufactured housing in parks where the homeowners do not own the land.

Housing repair needs seem to be relatively more frequent in Cornelius, Hillsboro, Aloha, North Plains, older sections of Sherwood, Gaston and unincorporated rural communities such as Timber, Manning and Buxton. Throughout the county, roof, heating and plumbing repairs are the most often reported needs by all households.

Washington County's Office of Community Development (OCD) operates two programs to assist low and moderate-income families and senior households, and the disabled with housing rehabilitation and repair.

The Washington County Community Action Organization (WCCAO) administers a weatherization program funded by the federal Department of Energy for low-income households. Because of the existing level of need, the expansion of existing programs appears warranted.

The Housing Authority of Washington County operates two programs to improve the housing condition of rental properties - moderate rehabilitation and substantial rehabilitation - both funded through the federal Department of Housing and Urban Development.

POLICY 24, HOUSING DISCRIMINATION:

It is the policy of Washington County to encourage and support equal access to quality housing throughout the county of all people.

Implementing Strategies

The County will:

- a. Continue to support Housing Authority efforts to reduce housing discrimination in the county.

Summary of Findings and Conclusions

There are basically two kinds of housing discrimination in the county. Discrimination motivated by bigotry and discrimination motivated by economic concerns. The former type is not prevalent in the county, but the latter affects certain ethnic groups and household types.

Some ethnic groups have a reputation among landlords of overcrowding and abusing housing units. Therefore, landlords frequently prefer not to rent to them. Landlords also often prefer not to rent to families with children for the same reason. Families with low incomes have the additional reputation of being unable to pay rent on time, making discrimination against them even more prevalent. Welfare recipients and the mentally handicapped are also discriminated against because landlords often fear they will not pay their rent.

The Washington County Housing Authority is attempting to develop understanding and better relations between landlords and tenants and others involved in the housing industry through counseling and workshops on fair housing as well as information disseminated through the local media, including media aimed at minority groups. The overall approach is mediation rather than confrontation, although the Housing Authority does inform HUD of all discrimination complaints it receives, and Legal Aid is sometimes asked to represent people who have a valid complaint. This approach seems to be succeeding, as complaints are declining. Landlords generally find that people who have been through the Housing Authority workshops are good tenants.

Discrimination against families with children still remains as a major problem. Although current state law prevents landlords from discriminating against renters on the basis of race, sex, religion and age, it does not prohibit discrimination against families with children.

There also appears to be a problem in handling complaints of landlord neglect of housing maintenance. At the present time the only recourse in such an event is action by the local legal aid group. No mediation service is available. In some of these cases increased enforcement efforts by the County Health Department might be helpful.

PUBLIC FACILITIES AND SERVICES
POLICY 25, SANITARY SEWERAGE COLLECTION AND
TREATMENT:

It is the policy of Washington County that whenever feasible all areas within the Urban Growth Boundary (UGB) be served with sanitary sewer service as provided in the Regional Wastewater Treatment Management Plan.

Implementing Strategies

The County will:

- a. Designate the Clean Water Services (CWS) as the agency with principal responsibility in the county for planning and operation of all sewage treatment facilities in the county and for sewage collection in unincorporated areas, as designated in the regional Wastewater Treatment Management ('208') Plan.
- b. Encourage adjustments in the CWS boundary to enable the agency to eventually serve all unincorporated areas within the Urban Growth Boundary.
- c. Allow subsurface sewage disposal systems within the UGB where approved by the County on legally created lots of record, where CWS does not now serve and or does not plan to serve in the future. Prior to the issuance of a development permit, in such cases, the property owner will be required to sign a waiver of remonstrance against future formation of a Local Improvement District for sanitary sewers.
- d. Require properties with on-site disposal facilities to connect to the sewer network once sewer service becomes available.

Summary of Findings and Conclusions

A good sanitary sewage collection and treatment system is an essential prerequisite to urban level development. Soils in much of Washington County's urban area are generally unsuitable for septic system disposal methods and would preclude the level of urbanization forecast for the county without the presence of the well planned and managed waste collection and treatment system run by the Clean Water Services (CWS). This strong sewerage program has, in recent years, contributed to Washington County's comparative advantage over neighboring jurisdictions in capturing industrial growth and has made possible the accommodation of thousands of new residents without creating significant health hazards. While most of the cities manage sewage collection networks within their boundaries, all sanitary wastes in the urban area are treated at CWS facilities.

Metro maintains the region's 208 Waste Treatment Plan (the 208 Plan), in cooperation with local jurisdictions, as part of its responsibilities under the Federal Clean Water Act. In the Plan, CWS is slated to continue its principal role in providing sewerage services to the urban area of Washington County. Policies and strategies in the Comprehensive Plan can accomplish the required acknowledgment of the 208 Plan, recognize CWS's role, and take into account situations inside the Urban Growth Boundary where development might be allowed to take place without connecting the CWS lines.

POLICY 26, WATER SUPPLY AND DISTRIBUTION:

It is the policy of Washington County that all residences and businesses be served with an adequate supply of potable water for consumption and fire suppression purposes.

Implementing Strategies

The County will:

- a. Work with all water providers, fire districts, and with the watermaster and the state engineer's office, as appropriate, to ensure that:
 1. Water service is available to new development at sufficient pressures for domestic consumption and fire suppression purposes;
 2. In areas identified by the state engineer's office as "critical groundwater areas," the water demands of new development do not jeopardize supplies of groundwater to existing users;
 3. Extension of water distribution facilities are coordinated with the provision of other public facilities as such as sanitary sewers and drainage facilities; and
 4. Sources of future water supply are studied and, if located inside the county, protected from detrimental development.

Summary Findings and Conclusions

Water is supplied to individual homes and businesses in the county through the distribution systems of seven water districts and ten cities. Three cities, Banks, Sherwood, and North Plains, rely solely on groundwater drawn from city wells.

With a few minor exceptions, there are no problems or deficiencies with the supply, storage or distribution of water in the county. All water providers have plans for improvement and expansion of their distribution networks and have addressed the question of future water supply.

Most providers have interties with adjacent systems for emergency back-up purposes; those which do not have such links, now have plans to do so in the future. This will be especially important for those systems which are reliant on a single source or supply or which rely on wells in "critical groundwater areas".

Policy and strategies for water supply and distribution should simply state the County's intent that water be available to all residences and businesses and describe the desired ends of coordination between the County and water service providers.

POLICY 27, DRAINAGE MANAGEMENT:

It is the policy of Washington County that drainage be managed Countywide through a system which coordinates the activities of County agencies, local jurisdictions and special districts, and addresses both the water quality and quantity aspects of drainage management.

Implementing Strategies

The County will:

- a. Coordinate with the Clean Water Services in the implementation of the countywide Surface Water Management Plan and applicable federal, state and regional requirements related to drainage management.
- b. Protect and maintain natural stream channels wherever possible, with an emphasis on non-structural controls when modifications are necessary.

Summary Findings and Conclusions

Washington County, in conjunction with the Clean Water Services, regulates stormwater runoff and drainage for the unincorporated area.

Countywide drainage management plans are being implemented for the major creek basins in the urban area of the county.

In view of the wide range of techniques that can be used to regulate drainage and runoff, the countywide system should be built around the desired results of prevention of property damage, minimal capital investment, low maintenance costs, and preservation of water quality in receiving streams.

At the same time, management techniques applied in the urban areas of the county must be different than those used in the Rural/Natural Resource Area, simply because land use patterns and densities and resultant drainage situations are dissimilar.

POLICY 28, SOLID WASTE MANAGEMENT:

It is the policy of Washington County to work with the Metropolitan Service District (Metro) in the preparation and implementation of the Regional Solid Waste Management Plan including the siting of future sanitary landfills and transfer stations. The County will cooperate with Metro in these activities while assuring compatibility of such programs with County policies.

POLICY 29, SOLID WASTE MANAGEMENT:

It is the policy of Washington County to encourage those activities which reduce the amount of wastes which need to be disposed at sanitary landfills.

Implementing Strategies

The County will:

- a. Encourage franchised solid waste collectors to expand the opportunities for recycling of waste materials by individual households and businesses.
- b. Recognize Metro's responsibility and authority to prepare and implement the Regional Solid Waste Management Plan, and will participate in its preparation and implementation as necessary.
- c. Provide appropriate land use designations and clear and objective development standards for planned solid waste facilities identified in the Regional Solid Waste Management Plan.

Summary of Findings and Conclusions

Metro has been designated with the primary responsibility of finding a solution to the disposal of solid wastes, which is a regional problem. Metro maintains a regional solid waste management plan which is used to guide activities such as the search for new regional landfills and planning of solid waste transfer stations, resource recovery plants, and recycling programs.

Collection of solid wastes in unincorporated Washington County is handled by private firms operating under mutually exclusive franchises granted by the Board of Commissioners.

Recycling of solid wastes in Washington County, as in the rest of the region, is coordinated by Metro. Inside the county there is one privately owned full-time recycling center. A number of non-profit groups accept various types of recyclable materials on a more or less regular basis. Collectors franchised by the County also accept bundled paper for recycling from individual customers.

County policies and strategies regarding the solid waste management must include recognition of Metro's primary role in planning and coordinating solid waste disposal for the region and provisions which will help achieve the regional objectives of reducing the amount of wastes that need to be disposed of in sanitary landfills. At the same time, the County needs to mitigate possible adverse impacts which may be associated with the siting of any solid waste disposal facilities within the unincorporated portion of the county.

POLICY 30, SCHOOLS:

It is the policy of Washington County to coordinate with school districts and other educational institutions in planning future school facilities to ensure proper location and safe access for students.

Implementing Strategies

The County will:

- a. Include as an element of the Resource Document of the Comprehensive Plan, the school facility plans adopted by large school districts pursuant to ORS 195.110. The County will also provide notice to the affected large school district when considering a plan or land use regulation amendment that affects school capacity.
- b. Include in the Community Development Code the opportunity for school districts to review and comment on all development proposals subject to the growth management standards.
- c. Include in the Community Development Code clear and objective criteria regarding the location and design of educational facilities. Such criteria will address pedestrian, bicycle and vehicle access, the means to ensure compatibility of the facility with surrounding uses and consistency with the applicable community plan.
- d. Encourage the re-use of school buildings when such facilities are removed from use by the school district.

Summary Findings and Conclusions

The public elementary and secondary school system in the county is operated by thirteen (13) school districts, which collaborate with several different Educational Service Districts in the area. Five of these school districts are identified as large school districts, and may be experiencing various levels of capacity concerns as urban growth continues. These districts are: Beaverton District 48, Hillsboro School District 1J, Forest Grove School District 15, Sherwood School District 88J and Tigard-Tualatin District 23J. While a number of individual school facilities in some districts are now at or near capacity, other districts are expecting stabilization or decline in enrollment. All districts have made efforts to estimate the need for new facilities and are working to secure sites for future development.

Higher education and vocational training is offered in the county through a significant number of public and private institutions, including Portland Community College, Pacific University, the Oregon National Primate Research Center, and the St. Vincent Medical Center nursing program. Advanced education and training programs are key contributors to the quality of life in Washington County.

Provision of adequate public school facilities, where and when they are needed, depends in part on the kind and quality of information school districts and the County use in their planning activities. School districts need to be aware of the County's plan for future land uses and any other land development or other matters which affect the operation of school facilities. In turn, the County needs to keep abreast of the plans of each of the school districts and educational institutions operating in the county in order to assure that these facilities are properly located and have safe transportation and pedestrian access.

ORS 195.110 requires large school districts to adopt school facility plans that cover a period of at least ten (10) years and include the following:

- Population projections;

- Identification of desirable school sites;
- Needed improvements to existing school sites;
- Financial plans to meet school needs;
- An analysis of:
 - Alternatives to new school construction; and
 - Measures to increase the use of existing school sites;
- 10-year capital improvement plan;
- Site acquisition schedules and programs; and
- Analysis of land requirements for the next ten (10) years.

Large school districts are defined in ORS 195.110(1) as those districts with enrollment exceeding 2,500 students. School district facility plans for any large school district in which ten (10) percent or more of the student population is located in the unincorporated area are intended to serve as supporting documents to the County's Comprehensive Plan and to be adopted by reference, pursuant to ORS 195.110(2). School facility plans shall be included in the Resource Document element of the Comprehensive Plan and may be adopted by Resolution and Order. As facility plans are updated, they will be adopted accordingly.

School districts are responsible for drafting and implementing facility plans, with the county working in close cooperation with the districts in their process. Districts can adopt school capacity criteria as part of the facility plan for the purpose of evaluating applications for a comprehensive plan amendment or for a residential land use regulation amendment. The County will continue to evaluate all legislative or quasi-judicial comprehensive plan amendments which will impact the planned density of residential land in the district, and all residential land use regulation amendments, to determine their impact on a district based on the district's adopted criteria. The County will continue to notify districts of land use regulations and development applications that may affect school capacity.

POLICY 31, FIRE AND POLICE PROTECTION

It is the policy of Washington County to work closely with appropriate service providers to assure that all areas of the county continue to be served with an adequate level of fire and police protection.

Implementing Strategies

The County will:

- a. Require in the Community Development Code that:
 1. New developments are designed to permit access and maneuvering by fire, police and other emergency vehicles;
 2. Water service is available to new developments at sufficient pressures for both domestic consumption and fire protection purposes; and
 3. The appropriate fire district and the County Department of Public Safety have the opportunity to review and comment on all development proposals subject to the growth management standards.

Summary Findings and Conclusions

The public safety service delivery system in the urban area includes: 1) the recently-instituted "911" emergency telephone system; 2) law enforcement by the County Department of Public Safety and the Oregon State Patrol; and 3) fire protection by 10 fire districts and municipal departments.

Washington County provides police protection services through the Department of Public Safety to the unincorporated area and, on a contract basis, to the cities of Tualatin and King City. Currently, the Department employs 0.8-sworn officers per thousand population served, which is less than the national standard of 1.8 per thousand. Lack of funding for additional deputies, support personnel, and equipment has limited the level of law enforcement provided to the department's service area.

The Department of Public Safety also manages the county jail, located in Hillsboro. Because of the relatively small size of this facility, presentenced and sentenced offenders frequently must be housed together. To alleviate this problem, the County is working with surrounding counties toward the joint design, financing, and construction of a larger, regional jail facility.

Ten separate special districts and municipal departments provide fire protection service throughout the county. Each entity currently meets minimal national fire protection standards, though the level of service is generally higher inside cities and the urban unincorporated areas. Most fire protection agencies have mutual aid agreements with adjacent jurisdictions.

Patrol coverage and fire department response times are affected significantly by budget limitations. These concerns are compounded by the scattered sprawl land use pattern in the urban area and other land use factors such as: residential cul-de-sacs; dead end streets; roads in poor condition; scattered residences; unlit areas; hidden doorways in apartment complexes; and, the lack of house or box numbers.

Coordination between the fire districts serving unincorporated areas, the Oregon State Patrol, the County Departments of Public Safety, Public Works, and Planning is important in order to ensure that new development is designed to allow sufficient access and maneuvering by fire and emergency vehicles.

Early involvement of the fire protection and law enforcement agencies in the review of proposed development will enable them to plan for the increased service demands.

TRANSPORTATION

POLICY 32, TRANSPORTATION:

It is the policy of Washington County to regulate the existing transportation system and to provide for the future transportation needs of the county through the development of a Transportation System Plan as an element of the Comprehensive Plan.

Implementing Strategies

The County will:

- a. Combine the transportation features of the urban and rural areas in a single countywide Transportation System Plan (TSP). The TSP will address the major roadway system (i.e. non-local roads) and designate roads and streets that are part of the major system. The community plans and the Rural/Natural Resource Plan will address the local road system and designate the streets and roads that are not part of that system.
- b. Specify the necessary transportation improvements, maintenance, and reconstruction activities needed to carry out the Comprehensive Plan in the Transportation System Plan.
- c. Implement the TSP capital improvements and maintenance programs through a combination of public expenditures, private development actions and the assessment of impact fees.
- d. Specify in the Community Development Code the standards and requirements of the TSP that are applicable to development applications.
- e. In cases of direct conflict between the TSP and a community plan or the Rural/Natural Resource Plan regarding functional classification and/or location of a proposed road, the TSP shall take precedence.
- f. The addition of new roads or streets to the major roadway system will be designated through the TSP unless specified otherwise by the TSP. New neighborhood routes may also be designated through the development review process. New local streets or roads will be designated through the development review process or by amendments to the community plans or the Rural/Natural Resource Plan.
- g. Amendments to the Community Plans shall be consistent with the applicable policies and strategies of the TSP.
- h. Consider urban and rural reserves as part of future updates of the TSP.

Summary Findings and Conclusions

The transportation system and planning for that system must go beyond meeting daily travel demands. Transportation planning must recognize that transportation systems have significant impacts on the physical, social and economic characteristics of the areas they serve. In order to have an integrated and consistent plan for transportation, the transportation needs for the urban and rural areas are combined in a single document.

The Transportation System Plan is a comprehensive analysis and identification of transportation needs associated with the support and implementation of the development patterns described in the community plans and the Rural/Natural Resource Plan.

Prepared from both the countywide and community planning area perspectives, the TSP addresses the major roadway system, transit, pedestrian and bicycle transportation issues and focuses on specific and system requirements. The TSP designates the major roadway system and each road or street is provided a classification indicative of its existing or planned function, right-of-way, alignment and structural dimensional standards. Changes to the major roadway system are made through amendments to the TSP. New neighborhood routes may also be designated through the development review process.

The local street system is designated on the community plans and the Rural/Natural Resource Plan. New Local streets and special area local streets are identified through the development review process or by amendments to the community plans or the Rural/Natural Resource Plan.

The Comprehensive Framework Plan, in combination with the community plans and the Rural/Natural Resource Plan, will define the location and level of demand the transportation system will be expected to accommodate. The policies and strategies of the TSP are aimed at defining the role transportation services will play in shaping the county's urban and rural areas. A major factor in determining the timing and sequence of growth will be the availability of an adequate transportation system.

RECREATION

POLICY 33, QUANTITY AND QUALITY OF RECREATION FACILITIES AND SERVICES:

It is the policy of Washington County to work to provide residents and businesses in the urban unincorporated area with adequate park and recreation facilities and services and open space.

Implementing Strategies

The County will:

- a. Work with cities, special districts and the public to identify the long-term service providers of park, recreation and open space services. The County recognizes park districts and cities as the appropriate long-term providers of these park, recreation, and open space services. If an urban service agreement does not apply to an area, the County may identify the long-term service provider to the area:
 1. When the area lies within an area for which a park district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020; and
 2. After consulting with local governments that provide or declare an interest in providing service to the area prior to identifying the service provider.
- b. If an urban service agreement applies to an area without services, encourage and support the park and recreation providers to adopt an annexation plan(s) or other annexation strategies so that properties without a current park and recreation provider will be provided service. The County recognizes annexation plans and other types of annexation methods provided for under state law as appropriate ways to bring unserved properties into the boundaries of park and recreation providers. Annexation shall be consistent with the requirements of state law and the applicable urban service agreement. However, if an urban service agreement does not apply to an area and the County has identified the long-term provider pursuant to Implementing Strategy a. above, the County shall encourage and support the park and recreation provider to the area to develop an annexation strategy for the area.
- c. Consider being an interim provider of park land and recreation facilities to one or more urban unincorporated area(s) until the area(s) is annexed into the boundary of a designated park and recreation provider. Potential funding sources for County acquisition of park land and provision of recreation facilities include but are not limited to fees; federal, state and regional funding; grants; and property taxes.
- d. Serve as an interim provider of park land and recreation facilities to one or more unincorporated areas if the Board finds that:
 1. The long-term park and recreation provider to the area has been identified;
 2. The identified park and recreation provider does not have adequate funding to purchase needed park land or provide needed recreation facilities in the area outside of its current boundary; and
 3. The identified park and recreation provider has placed or committed to place an annexation plan or another annexation measure on the ballot. However, if an urban service agreement

does not apply to an area, the Board may serve as an interim provider of park land and recreation facilities to the area when the identified service provider has committed to develop an annexation strategy for the area.

- e. Work with park districts and city park and recreation providers to develop park master plans and funding priorities for park, recreation and open space services for urban unincorporated areas.
- f. Designate the off-street trail system in the Transportation System Plan.
- g. Continue the Metzger Park Local Improvement District (LID) for as long as a majority of property owners within the LID wish to continue to pay annual levies for the operation and maintenance of Metzger Park.
- h. Encourage Metro and appropriate state and federal agencies to establish or expand facilities in the County.
- i. Work with all public agencies providing park, recreation and open space services within the County to ensure that opportunities for citizen participation in park and recreation and open space decisions are provided.
- j. Coordinate with private recreation providers in the planning of park and recreation facilities and services for the urban unincorporated area.
- k. Review all lands owned by the County and other local public agencies (for example, Clean Water Services, water districts) for potential open space or recreational use.
- l. Designate existing parks, recreation sites, golf courses, cemeteries, school play-grounds, powerline rights-of-way, and bicycle pathways; and future park or bicycle pathway sites as open space in the community plans (light green designation on the Significant Natural Resource Map).

Summary Findings and Conclusions

Throughout its history, the County has not been a park and recreation provider but has relied instead on the Tualatin Hills Park and Recreation District (THPRD) and cities to provide these services. The only parks the County maintains are Metzger Park and Hagg Lake. Metzger Park was donated to the County and its operation and maintenance is funded through a local improvement district comprised of property owners in the Metzger area. The County operates and maintains Hagg Lake, which is owned by the United States Bureau of Reclamation.

THPRD, the largest park and recreation provider in Washington County, is the only provider of park, recreation and open space services to urban unincorporated Washington County. Unincorporated properties located outside of THPRD's boundary are not provided with park and recreation services, with the exception of the Metzger area which funds Metzger Park. As development occurred in urban unincorporated Washington County, park land was not acquired because these areas were not served by a park and recreation provider and the County did not have funding to acquire park or open space land. Sustained, rapid levels of development since the 1980s also outpaced the capability of THPRD to provide the level of services called for in its master plans. THPRD's financial constraints also precluded it from acquiring future park land in areas outside its current boundary but within its ultimate service area. The same dilemma was faced by cities that are the designated park and recreation providers to parts of urban unincorporated Washington County, including Hillsboro and Tigard.

In 1995, Washington County, THPRD, cities, special service districts, and Metro began to develop urban service agreements for all territory within the Regional Urban Growth Boundary. The urban services legislation adopted by the state legislature in 1993, Senate Bill 122, requires local governments to identify the long-term service providers of a number of urban services, including parks, recreation, and open space. The result of this planning effort will be urban service agreements that include the designation of the long-term providers of park, recreation and open space services for specific geographic areas of urban Washington County. Early in this planning process, local governments and the public determined

that THPRD and cities were the appropriate long-term park and recreation providers and not the County. The long-term park and recreation providers that have been designated to serve almost all of urban unincorporated Washington County are THPRD and the cities of Hillsboro and Tigard.

The County, THPRD and city park and recreation providers recognize the importance of providing services to unincorporated areas without a parks provider due in part to the increased public demand for park and recreation services and the lack of parks and recreation facilities in these areas. For example, in the Bethany area significant portions of the area have developed outside of THPRD, resulting in little or no park land in large sections of the area. The same conditions exist in the Bull Mountain area due to development occurring outside the city of Tigard, the designated park and recreation provider to that area.

The County, THPRD and cities agree these unserved areas must be annexed to their applicable park and recreation provider so that appropriate services can be provided to these areas. The County will continue to work with THPRD and the cities to develop annexation strategies to bring these areas into the boundary of the applicable park provider using the annexation measures provided for by state law. Annexation measures include, but are not limited to, single or double majority annexation ballot measures and annexation plans. The County believes that annexation plans, provided through Senate Bill 122, are an appropriate method to bring unserved areas into the boundaries of park providers because they provide a thoughtful, comprehensive and systematic way to ensure all urban properties are provided with park, recreation and open space services. Other annexation methods can result in scattered and piecemeal annexations that may not be conducive to efficient and effective service provision. Annexation plans also provide the public with the best opportunity to participate in the planning process that will determine how to serve these areas and what effect the proposed annexation may have upon residents and businesses currently served by the provider. Annexation plans also guarantee voters in the area proposed to be annexed and voters currently in the boundary of the park provider each have a say about whether or not the subject area(s) should be annexed because both sets of voters are required to vote on an annexation plan. However, when an annexation plan cannot be used, other annexation methods should be used to add properties to their park provider so they will be served. In those instances, particularly when an urban service agreement does not apply to an area, the County shall encourage and support the identified provider to develop an annexation strategy using other annexation methods so that service will be provided to all properties in the area.

Due to inadequate park and recreation facilities, the dwindling supply of land in unserved areas, the lack of funding by the designated long-term park and recreation providers to acquire or improve park land outside of their current boundaries, the County should consider being an interim provider of park land and recreation facilities in those areas until they can be annexed into the boundary of the appropriate provider. As an interim provider, the County would purchase property for future development as park land. The County could also develop park land and recreation facilities on an interim basis by contracting for development and construction services with the appropriate long-term park and recreation provider. Upon annexation to the appropriate park and recreation provider, the County would be able to transfer to the provider any properties the County has acquired or any unspent revenue it has designated for the annexed area.

Potential funding sources the County could consider include but are not limited to existing property taxes; federal, state and regional funding; fees; a park serial levy; land donations; and voluntary contributions.

Lands currently in public ownership but lacking recreation improvements may offer a potential for reducing the existing deficit of available park lands. The County and other local public agencies, such as Clean Water Services and water districts, should also review properties in their ownership for potential recreational use prior to selling them.

POLICY 34, OPEN SPACE AND RECREATION FACILITIES LOCATION:

It is the policy of Washington County to encourage the location of parks, open space and recreation facilities so as to define and implement the countywide development concept, County policies and community plans.

Implementing Strategies

The County will:

- a. Identify potential future park and recreation areas in the areas in community plans. In addition to these areas, the County also recognizes proposed park and recreation areas identified on the adopted master plans of park and recreation providers as potential park and recreation sites.
- b. Notify the Tualatin Hills Park and Recreation District (THRPD) or other appropriate service providers when a development application is accepted for a site, which includes a potential park and recreation area identified in a community plan. In the absence of a service provider, the County shall attempt to secure the desired area for the intended use.
- c. Give priority to the preservation of lands with:
 1. Significant natural features, urban forests, scenic views, natural hazards, or significant fish and wildlife habitats;
 2. The potential for linkage into open space corridors especially for trail systems (hiking, jogging, bicycling, horseback riding);
 3. Characteristics that would lend the property to active recreation opportunities;
 4. Access to streams and rivers, particularly the Tualatin River;
 5. Easy access by pedestrians, bicyclists, transit riders, and those with limited mobility and finances;
 6. Close proximity to existing or planned higher density population areas; and
 7. Value in defining the edges or boundaries of communities.
- d. Consider future acquisition and development programs, which take into account:
 1. Areas of substantial need;
 2. How well a site meets the relative recreation needs of the service area;
 3. The suitability of environmental conditions;
 4. Fiscal feasibility;
 5. Threat of loss of a valuable resource;
 6. Opportunity for cooperative project; and
 7. Commitment of the long-term park and recreation provider to develop an annexation plan or develop an annexation strategy for its long-term service area.

- e. Designate existing parks, recreation sites, golf courses, cemeteries, school play-grounds, powerline rights-of-way, and bicycle pathways; and future park or bicycle pathway sites as open space in the community plans (light green designation on the Significant Natural Resource Map).

Summary Findings and Conclusions

Park and open space areas have significant value to residents and play a vital role in ensuring balanced neighborhoods and communities by providing a variety of passive and active recreational uses and open space. Existing parks, recreational facilities, and open space areas are integral parts of the built urban environment that contribute to the health, safety and general welfare of the public. The supply of potential suitable park and recreation sites and open space areas in urban Washington County is limited. Therefore, existing park and recreation sites and open space areas should be protected and maintained. The conversion of potential suitable sites to park and recreation sites with appropriate recreation facilities is contingent upon securing funding for land acquisition and improvements.

One example of a potential recreation resource is the streams and rivers of Washington County. Specifically, the Tualatin River offers the potential for a wide variety of water-based recreational activities. The utilization of the Tualatin River for such water-based recreational activities is currently restricted by its limited access to the public.

The County, through the 1973 Comprehensive Framework Plan, and THPRD, through THPRD's Master Plans, have recognized the importance of providing a broad range of open space and recreational opportunities for their constituents. For example, both jurisdictions recognize the importance and recreational benefits of providing pathways along streams and utility easements. Likewise, both jurisdictions have identified the need to locate parks in proximity to school sites in order to maximize opportunities for recreational use.

Some aspects of the THPRD planning and implementation process may benefit from the County's analysis, during the comprehensive planning process, of certain types of recreational and open space opportunities. Two examples are the identification of significant natural areas and significant scenic views.

In the future, County plans and policies, in combination with the plans and policies of park and recreation providers, should be used as guides in locating open space, parks, and recreation facilities to ensure that siting reflects comprehensive planning priorities.

Non-urban recreation sites and facilities are used extensively by urban residents. Consequently, the recreation section of the Rural/Natural Resource element is an indispensable complement to the recreation section of the urban plan.

ENERGY CONSERVATION

POLICY 35, RESIDENTIAL CONSERVATION:

It is the policy of Washington County to encourage a reduction in residential energy consumption and increase opportunities for production of energy from alternative sources.

Implementing Strategies

The County will:

- a. Encourage utilities and banks to offer low-interest weatherization loans to finance the cost of installing energy-conserving materials and features in residential structures.
- b. Encourage and support conservation tax credits for new homes, which meet clear and objective energy efficiency standards.
- c. Study building codes for new homes and, if desirable, suggest revisions by the appropriate agency.
- d. Encourage clustering and common-wall dwelling types that reduce the amount of outside wall surface per dwelling unit.
- e. Locate high-density housing in proximity to labor-intensive industries.
- f. Permit the siting of residences on lots to provide maximum solar exposure.
- g. Encourage use of site development and building techniques that make use of natural elements for heating and cooling (south facing windows, landscaping, etc.) in new residential developments.
- h. Support mixed use developments that can demonstrate energy savings over conventional projects.
- i. Allow residents of homes to establish home occupations which shall not create traffic and parking problems and which shall meet the home occupation standards in the Community Development Code.

Summary Findings and Conclusions

Transportation and residential uses account for nearly half of total energy consumption. The other half is consumed by the industrial, commercial and governmental sectors.

Low density housing, separated from places of work, shopping, and recreation has had an adverse impact on the current energy crisis.

Mass transit systems can have a major positive influence upon energy consumption but require higher density corridors and activity modes to be effective.

Reducing the number of exposed walls and roofs can cut energy consumption by minimizing heating or cooling loss. However, weatherization and insulation of existing and new dwellings would also substantially reduce energy consumption for home heating and cooling.

Site design of residential developments can affect energy consumption and production through such factors as the orientation to the sun for solar heating and the amount of energy embodied in such structures as street pavement.

Housing and its location and density within the urban area can have a significant impact upon future rates of energy consumption and production. In view of past and impending energy shortages and escalating costs, methods of addressing energy concerns must receive high priority in the countywide planning effort.

POLICY 36, COMMERCIAL CONSERVATION:

It is the policy of Washington County to encourage energy-saving building practices in existing and future commercial structures.

Implementing Strategies

The County will:

- a. Encourage cluster development of mixed uses, with a variety of commercial, office, residential uses, to promote energy conservation and to allow more efficient centralized energy systems.
- b. Discourage strip commercial development and other scattered office commercial development.
- c. Revise County sign regulations as necessary in part to promote energy conservation in advertising.

Summary Findings and Conclusions

Commercial development in centers (as opposed to strip commercial development), could help reduce energy consumption through common wall construction and central heating. Additionally, significant energy savings could be achieved through a reduction of vehicle miles traveled for commercial purposes.

The size, design, construction, and landscaping of commercial facilities could have significant impact upon the energy consumption pattern of the county. Energy saving building practices in commercial structures and clustered developments are essential in terms of promoting energy conservation.

POLICY 37, INDUSTRIAL CONSERVATION:

It is the policy of Washington County to encourage energy saving building practices in existing and future industrial structures.

Implementing Strategies

The County will:

- a. Encourage labor intensive, low energy using industries to locate in the county.
- b. Encourage cogeneration and reuse of industrial waste heat from manufacturing processes for space heating and other uses.
- c. Encourage industrial cluster developments, and mixed use commercial industrial centers which are conducive to joint energy efficient space heating and cooling systems.

Summary Findings and Conclusions

The industrial sector accounted for approximately 36 percent of the tri-county energy consumption in 1975. Almost half of this energy was supplied by natural gas, followed by electricity and oil.

Manufacturing, space heating, lighting and other industrial related energy uses combined to make the industrial sector the region's largest power consuming group.

The types of industries which locate in a particular area impact not only the local economy, but also the availability of energy.

Many industrial processes generate significant amounts of waste heat, which could be reused for purposes other than manufacturing.

The size, design, and landscaping of industrial facilities (including parking) can have significant impacts upon energy consumption. To encourage reduced energy consumption, energy-saving building standards and industrial cluster developments need to be incorporated in the County's land development approval process.

POLICY 38, TRANSPORTATION CONSERVATION:

It is the policy of Washington County to establish a balanced and an efficient transportation system which implements the land use plan and is designed to minimize energy impacts.

Implementing Strategies

The County will:

- a. Support planning for and provision of alternative modes of transportation including walking, bicycling, mass transit, carpooling, vanpooling, and ride sharing as a means of conserving energy.
- b. Re-examine its road standards to determine the appropriateness and need for current specifications for width of pavements.
- c. Encourage new and existing major governmental, business and industrial employers to provide ride pools and vans for commuting transport of employees to and from work.
- d. Grant parking priority to carpooling, vanpooling and ride sharing employees of the County.

Summary Findings and Conclusions

The transportation sector accounted for 27 percent of energy consumed in the Portland metropolitan area in 1975.

The private automobile consumes about 75 percent of all petroleum used in transportation in the Portland area.

An improved relationship between land uses and transportation is essential in terms of decreasing reliance on the automobile and improving the potential for utilizing alternative modes of transportation.

Significant savings of energy can be achieved if transportation services are provided in a more efficient manner and alternative forms and programs are offered to reduce dependence on the private automobile.

POLICY 39, LAND USE CONSERVATION:

It is the policy of Washington County to develop land use strategies which take advantage of density and location to reduce the need to travel, increase access to transit, increase the use of alternate modes of transportation, including transit, and permit building configurations which increase the efficiency of heating and cooling residences.

Implementing Strategies

The County will:

- a. Limit low density sprawl development, and create a multi-centered land use pattern in the preparation of community plans to decrease travel needs.
- b. Encourage infilling of passed over vacant land and revitalization of older areas, especially where a major transportation corridor is close by.
- c. Plan for higher density urban development in areas with convenient access to public transportation.
- d. Encourage close locational relationships between living, working, shopping, and recreation areas in accord with the development concept.
- e. Encourage development of compact communities containing a range of commercial and residential uses.
- f. Encourage the efficient use of land and promote non automobile trips by:
 1. Adopting parking maximum designations and minimum and maximum parking standards based upon the frequency and location of transit service consistent with Title 2 (Regional Parking Policy) of the Metro Urban Growth Management Functional Plan;
 2. Annual monitoring and forwarding of data to Metro regarding:
 - a) The number and location of newly developed parking spaces; and
 - b) A demonstration of compliance with the minimum and maximum parking standards, including the application of any variance to Metro's Title 2 regional standards; and
 3. Reviewing and updating the parking maximum designations every three (3) years to account for changes in the frequency and location of transit service.
- g. Support planning for alternative modes of transportation as a means of conserving energy.

Summary Findings and Conclusions

Land use policies affect energy use in two primary ways. They influence the amount of travel through the arrangement of land uses and they determine the number and design of buildings, which can be built in a given area.

Low density development and suburban sprawl tend to increase the distance which people must travel to work and shop. In areas served by frequent transit service, a more compact urban form can be

encouraged by providing less parking and still allowing accessibility and mobility for all modes, including automobiles.

Land use also determines density, which in turn has a very important effect on whether or not mass transit will be effective.

Land use policies also influence energy use through site requirements. Certain landscaping, street width, building orientation and auxiliary requirements (e.g., height limits for structural additions) has a significant impact on total energy use.

Land use policies affect energy use in a number of ways. In light of existing conditions, it is necessary that the County encourage land use patterns which decrease consumption of fuel for transportation and the heating and cooling of buildings by making energy conservation a critical element in assessing land use decisions.

REGIONAL PLANNING

POLICY 40, REGIONAL PLANNING IMPLEMENTATION:

It is the policy of Washington County to help formulate and locally implement Metro's regional growth management requirements in a manner that best serves existing and future residents and businesses.

Implementing Strategies

The County will:

- a. Participate in regional growth management planning efforts (including identifying urban reserves and urban reserve concept planning) and regional transportation planning efforts to help build better communities.
- b. Implement regional growth management requirements through a process that includes opportunities for citizen involvement.
- c. Identify the 2040 Growth Concept Design Types characteristics that generally represent the form of future development.
- d. Adopt a map that identifies the general location of the 2040 Growth Concept Design Types.
- e. Require applicants proposing plan map amendments to demonstrate that their proposal is consistent with the applicable 2040 Growth Concept Design Type.
- f. Plan amendment approvals may be conditioned by the Review Authority in a manner that will promote excellence of urban design. Good design involves both building and site design and their relationship to neighboring uses in order to: ensure a sense of place and personal safety; create a development pattern conducive to face to face community interaction; and, encourage multimodal means of transportation.

Design Type Characteristics

- **Regional Centers.** Regional Centers generally will be the most intensively developed areas that include a wide range of uses that serve the broader community. These areas will include opportunities for commercial, residential and mixed use development. The various permitted uses will work together to create a lively, prosperous focal point that serves as a place to live, work, shop and recreate with less reliance on the automobile than might be found elsewhere in the community. Regional Centers will be destination points for public transit that serve these centers of more intensive development. Wide sidewalks and amenities such as street trees and benches will make these areas "pedestrian-friendly." Regional Centers will include multiple story retail commercial, services and offices placed close to public sidewalks.
- **Town Centers.** Town Centers generally are areas designed to function as the heart of surrounding neighborhoods. The objective is to shape future growth in such a way that each town center becomes, over time, a more compact node of multiple activities. Primary uses permitted in the Town Centers are local retail commercial, services, and office uses. Also, mixed use developments (residential above retail stores or commercial services or offices), multi-family housing, condominiums, rowhouses and some institutional uses will be components of Town Centers. This mixing of land uses and activities will allow residents, employees, and business customers to move between uses. Therefore, Town Centers will be "pedestrian-friendly" with wide sidewalks, and amenities such as street trees and benches. The scale of retail commercial, services and offices uses in Town Centers will primarily be multiple story buildings placed close to public sidewalks. Town Centers will be well served by public transit that serve these centers of more intensive development.

- **Town Center-Area of Interest.** A Town Center Area of Interest is a general area within which a Town Center Plan may or may not be adopted at some future date. Until a future decision is made regarding development of a Town Center Plan, future plan amendments within 360 feet of the centerline of a Corridor shall be consistent with a Corridor design type. Areas greater than 360 feet shall be consistent with the Neighborhood design type.
- **Station Communities.** Station Communities generally include areas that are adjacent to, or within easy walking distance of light rail stations. Along with the Regional Centers and Town Centers, Station Communities are home to the most intensive land uses. These areas are designated for higher density, transit supportive uses. The primary uses include retail and service businesses, offices, mixed-use projects, higher-density housing, and rowhouses. Station communities will have wide sidewalks and “street-side” facilities to make these areas “pedestrian friendly.” Station Communities will evolve into higher intensity areas that are focal points of public transit.
- **Main Streets.** Main Streets generally serve surrounding neighborhoods with retail commercial, services and office uses. Mixed-use developments (dwellings located above commercial uses), multi-family and institutional uses are also permitted consistent with this design type. The scale and character of new development is intended to be similar to a traditional “Main Street” environment. This includes a mix of multi-story buildings placed close to sidewalks, with parking lots behind or to the side of buildings.
- **Transit Corridors.** Transit Corridors generally include areas along transit routes that have or will have frequent service. Transit Corridor development will include a mix of complementary land uses, including rowhouses, duplexes, apartments, office or retail buildings, institutional uses and mixed commercial and residential uses. Commercial and offices uses will be allowed at specific points along the Transit Corridors and not in a linear matter that promotes strip commercial development and traffic congestion. Collectively, these land uses will generate increased pedestrian and transit ridership. Therefore, these areas will feature a high-quality pedestrian environment with wider sidewalks and pedestrian amenities. Transit Corridors will evolve into environments that provide for walking, cycling and transit. Mixed-use development will enhance the vitality of businesses since they can provide services for employees during the day and goods and services to area residents during the evening.
- **Neighborhoods.** New residential neighborhoods generally will be developed at densities of four to six units per acre. Future residential developments within neighborhoods will be slightly more compact than subdivisions created prior to the late 1990’s. “Infill” development is anticipated on sites that were previously overlooked and on under-utilized larger lots. Some institutional uses and limited neighborhood commercial activities may be appropriate in neighborhoods.
- **Employment Areas.** Employment Areas are designed to provide the community with locations for jobs. Primary uses include firms that fit the niche between commercial retail/services and industrial. New commercial development will be limited to uses that are of a size and nature that serve the Employment Area workers and do not compete with Centers, Main Streets or Corridor commercial developments.
- **Industrial Areas.** Industrial Areas are set aside primarily for industrial activities with limited supporting uses.

Summary of Findings and Conclusions

In 1992, the voters in the Portland metropolitan area gave Metro the authority to lead regional growth management activities. Metro’s Region 2040 program was the first step in the process to outline and evaluate various development options for region growth over a 50-year time period. The product of this effort was the development of the Metro 2040 Growth Concept and the 2040 Growth Concept Map. The Growth Concept and Map define the desired form for regional growth and development within the Portland metropolitan area. The Growth Concept integrates both land use and transportation planning.



In December 1995, the Metro Council updated the Regional Urban Growth Goals and Objectives to incorporate the 2040 Growth Concept. In November 1996, the Metro Council adopted the Urban Growth Management Functional Plan (UGMFP). This plan is designed to make possible implementation of the Growth Concept at the local government level. The UGMFP includes specific growth management

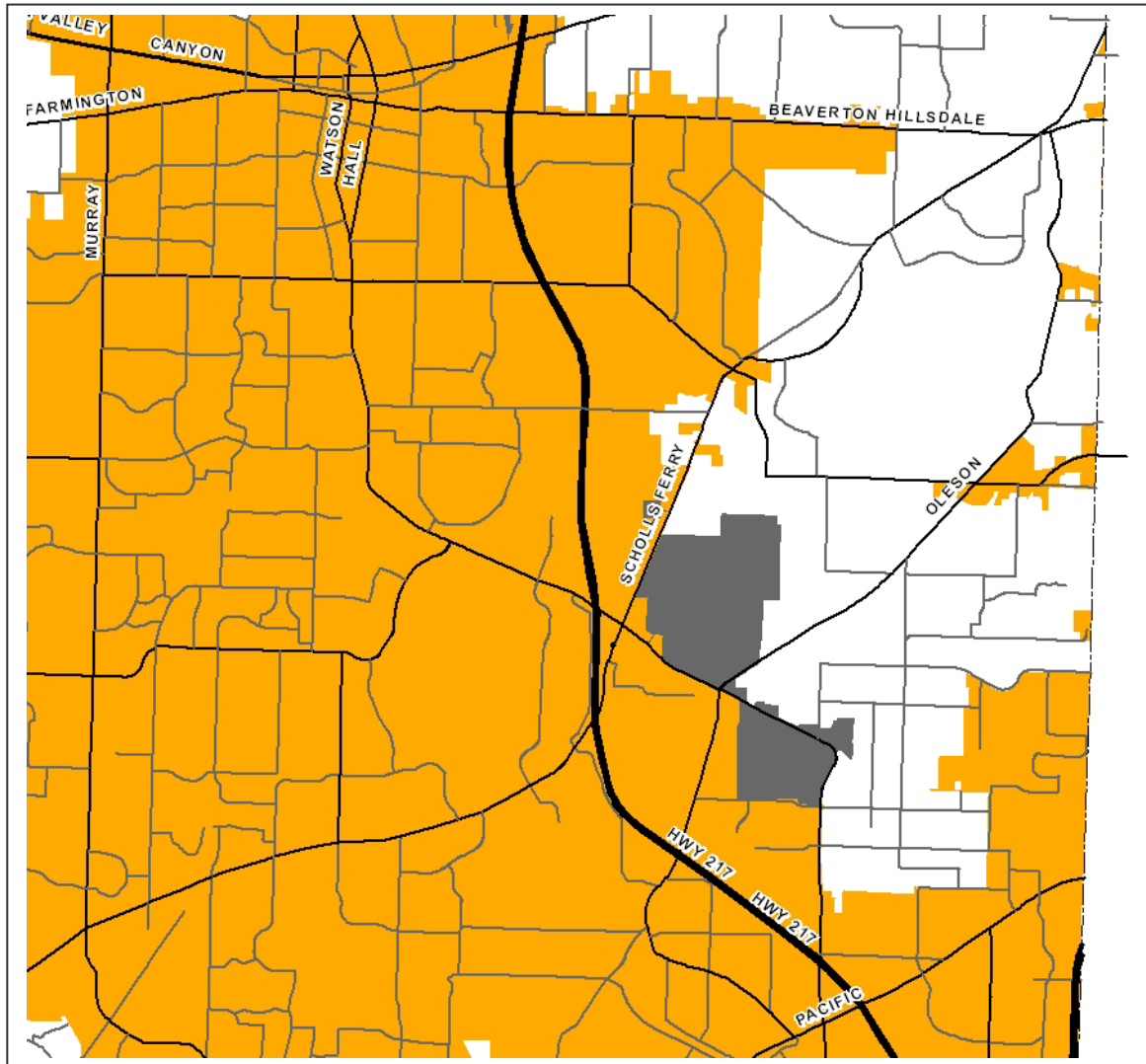
measures that each local government must incorporate into their comprehensive plan and implementing land use ordinances.

Washington County conducted a multi-year effort to amend the Comprehensive Framework Plan, the Community Plans and implementing land use ordinances to meet the land use and transportation requirements of the UGMFP. One of the requirements is to adopt a Design Type Boundary Map. The Washington County 2040 Design Type Boundary Map indicates the location of the design types. The boundaries of each design type are in locations that are generally the same as shown on Metro's 2040 Growth Concept Map.



Washington County has located the 2040 Design Types on the following series of maps.

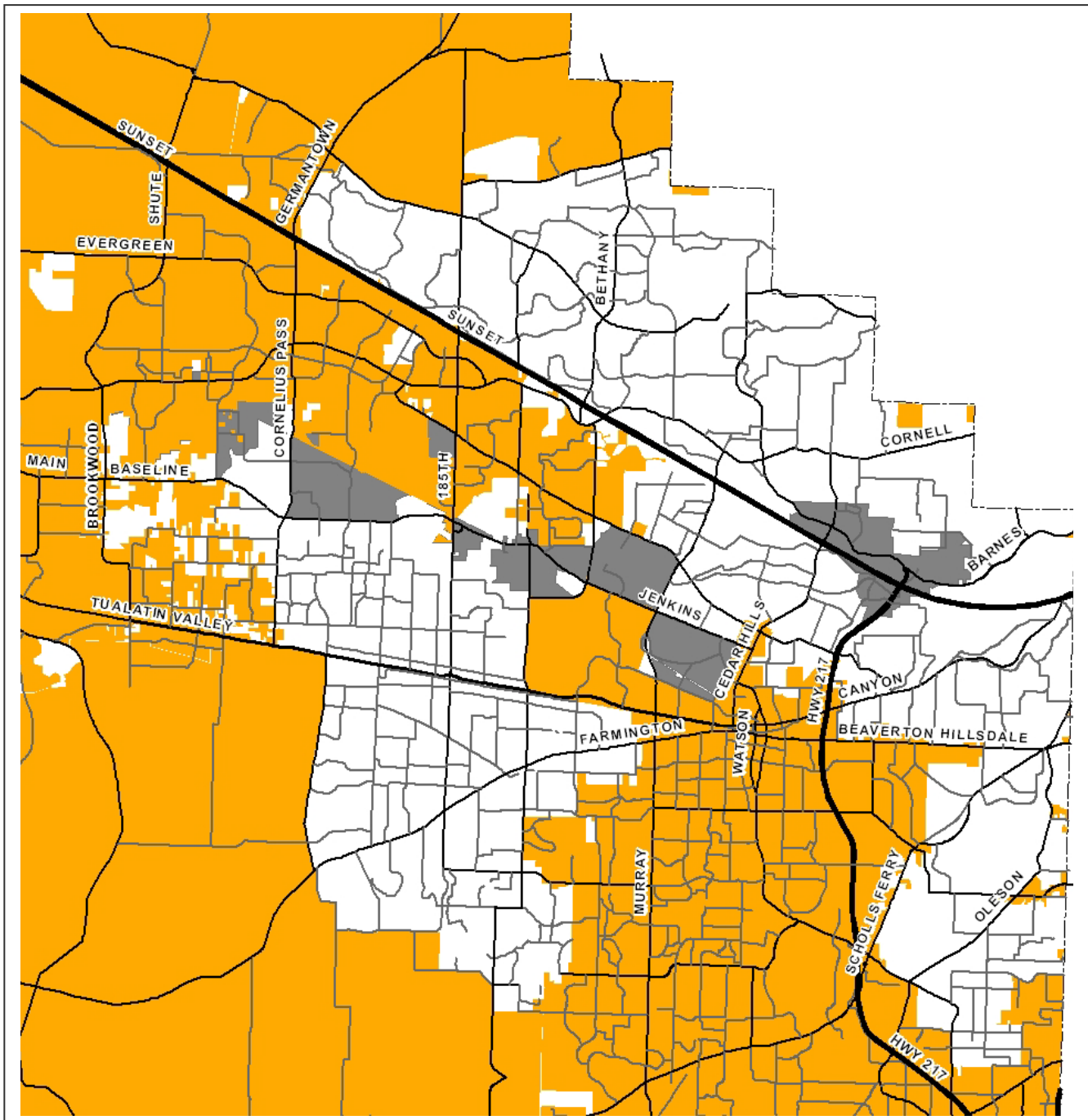
Regional Center Boundaries Map

-  Regional Center
-  Exempted Area (Rural or Incorporated as of 6/1/1996)

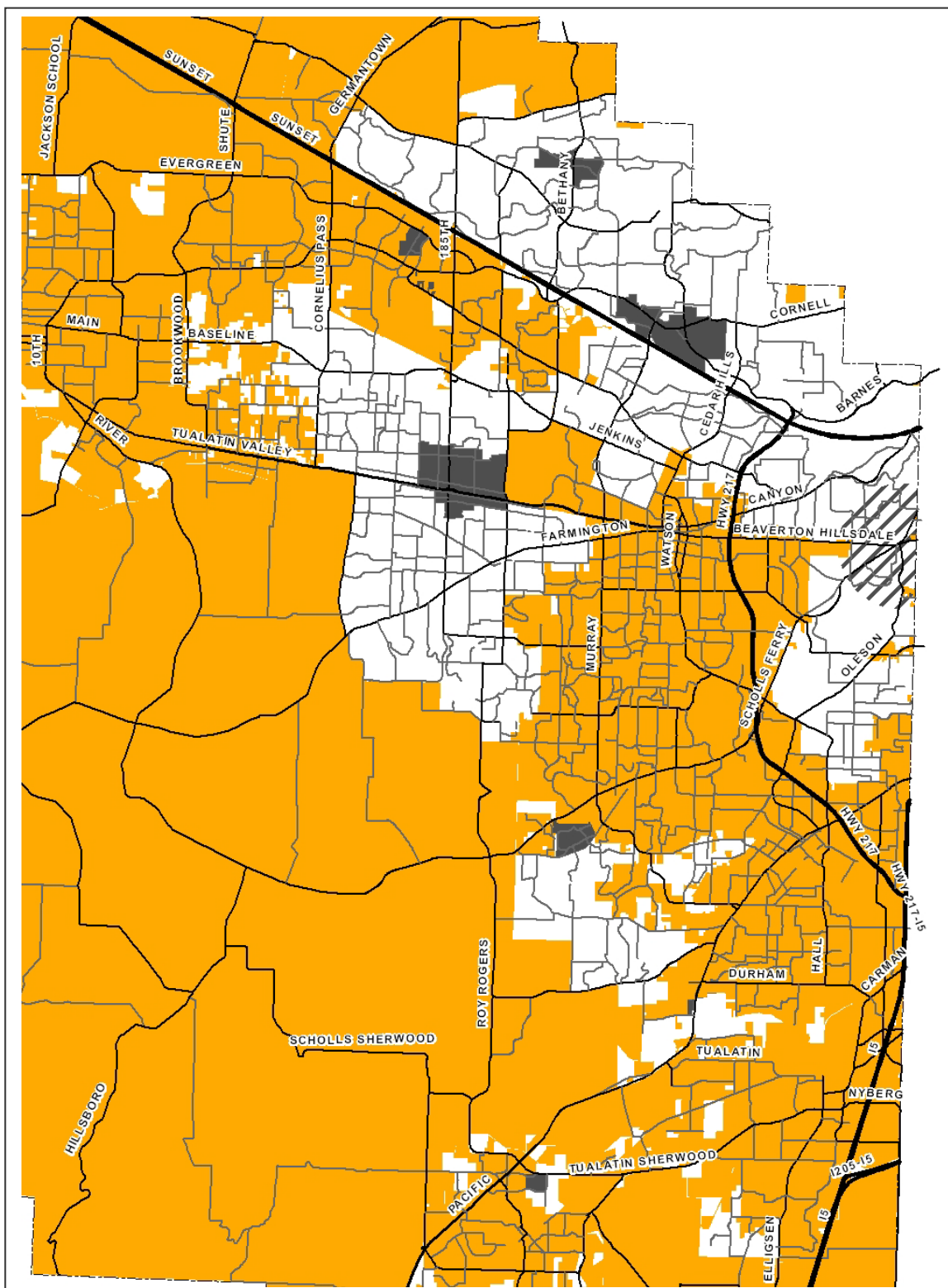
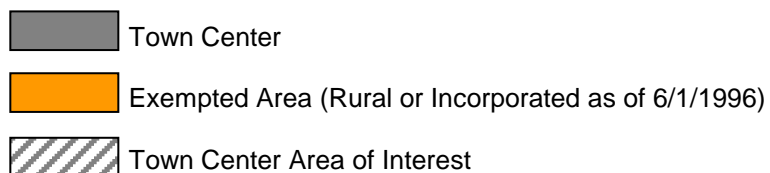


Station Communities Boundaries Map

-  Station Community
-  Exempted Area (Rural or Incorporated as of 6/1/1996)




Town Center Boundaries Map

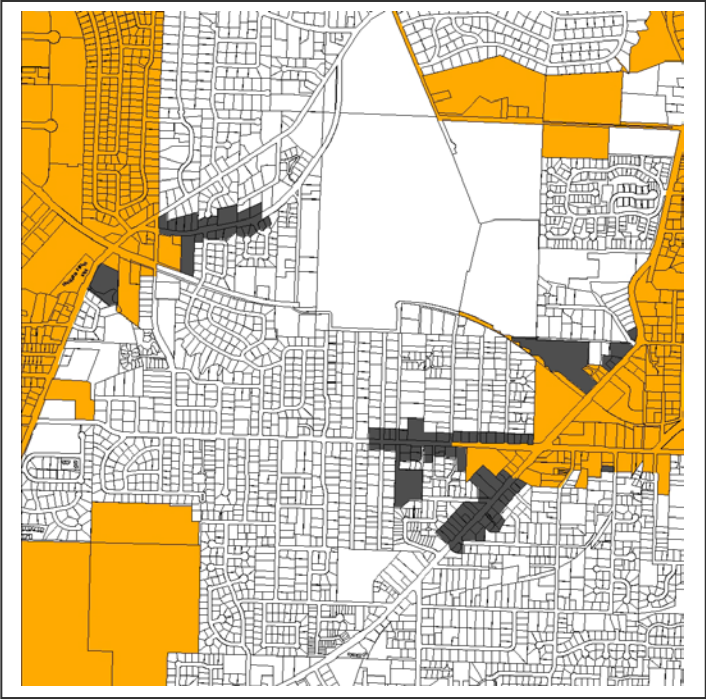


Main Street Boundaries Map

 Main Street

 Exempted Area (Rural or Incorporated as of 6/1/1996)

Raleigh Hills-Garden
Home Area





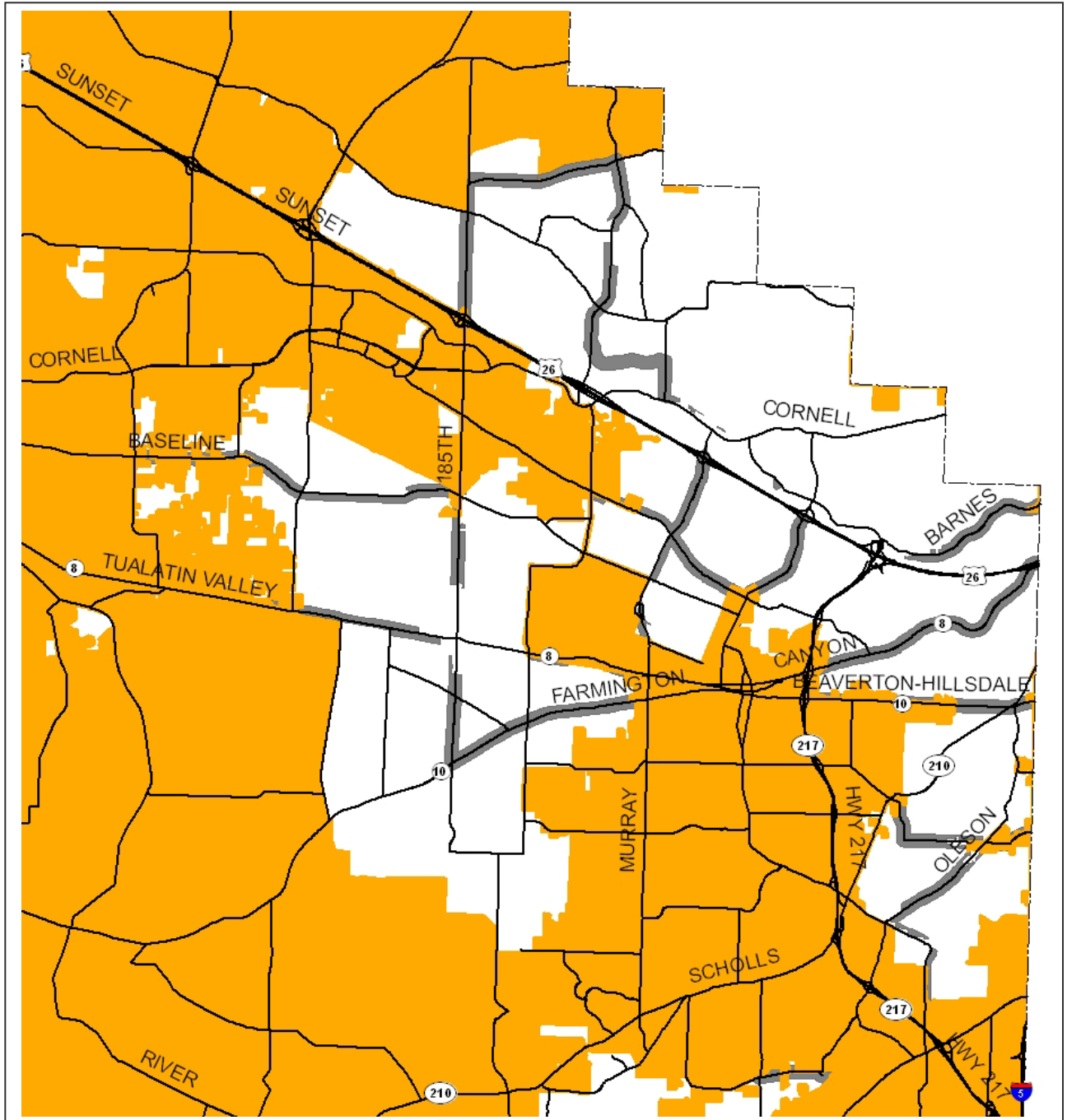
 Main Street

North Bethany Area

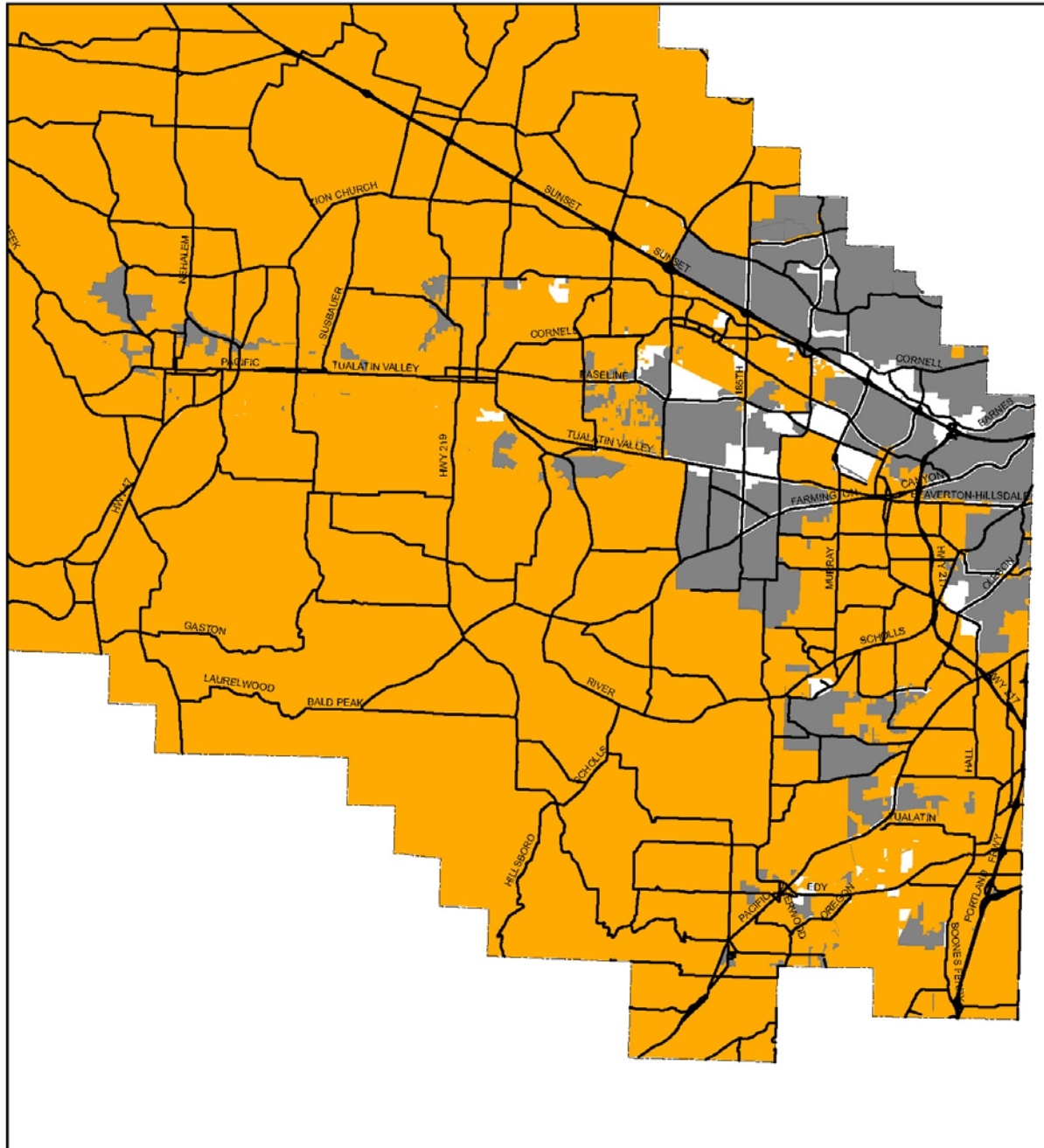
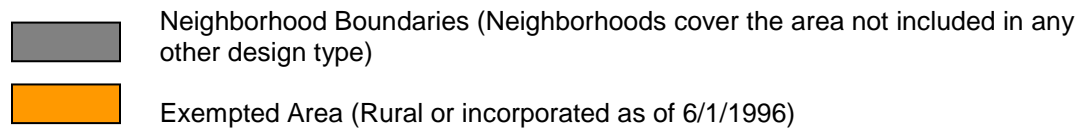


Transit Corridor Boundaries Map

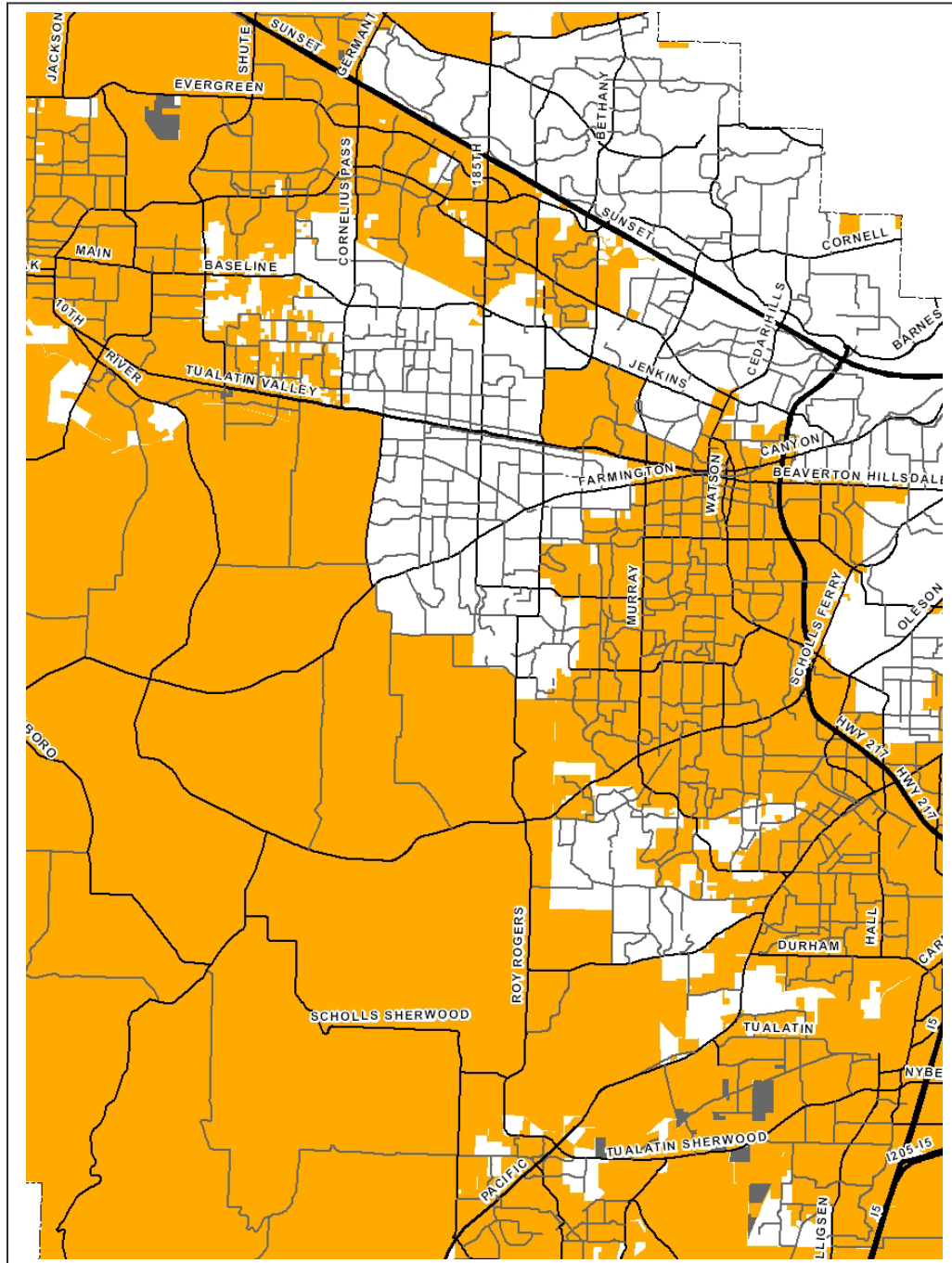
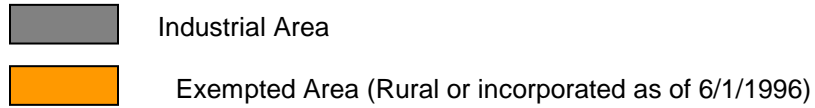
-  Transit Corridor (Corridors are 360 feet from the centerline of the road)
-  Exempted Area (Rural or incorporated as of 6/1/1996)





Neighborhood Boundaries Map

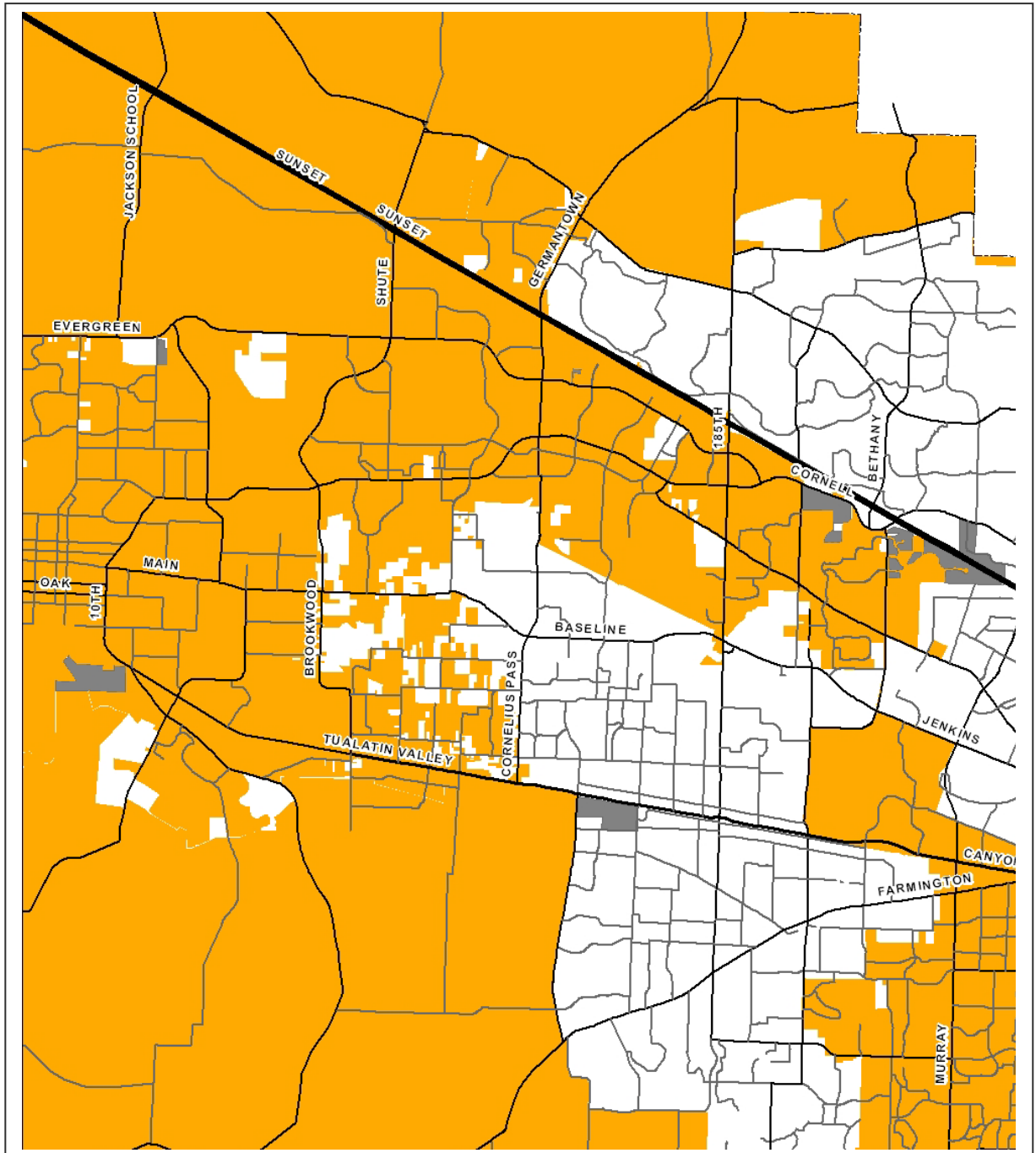


Industrial Area Boundaries Map



Employment Area Boundaries Map

-  Employment Areas
-  Exempted Area (Rural or incorporated as of 6/1/1996)



POLICY 41, URBAN GROWTH BOUNDARY EXPANSIONS:

It is the policy of Washington County to ensure an efficient and effective transition of rural land to urban development when an Urban Growth Boundary (UGB) is expanded.

Implementing Strategies

The County will:

- a. Consistent with Policy 18, apply the FD-10 or FD-20 designation to property added to a UGB provided the expansion has been acknowledged by the Land Conservation and Development Commission. The property shall be designated FD-10 or FD-20 through a quasi-judicial or legislative amendment to the applicable community plan and/or the Future Development Areas Map. The FD-20 designation shall be maintained until all appeals regarding the UGB expansion have been finalized and, when applicable, the planning requirements of Title 11 of Metro's UGMFP are complete and adopted by ordinance or by a quasi-judicial plan amendment. The FD-10 designation shall be maintained until the property is annexed to a city. Property added to the Regional UGB through a locational or minor adjustment may be designated with any urban plan designation provided the proposed designation is consistent with the provisions of this Comprehensive Framework Plan.
- b. Require that land added to the Regional UGB be added to a community plan and/or the Future Development Areas Map when applying any urban land use designation through a quasi-judicial or legislative plan amendment.
- c. Continue to apply the Significant Natural Resource designations on the Rural/Natural Resource Plan to properties designated FD-10 or FD-20.
- d. Apply the following Areas of Special Concern to the Future Development Areas Map:
 1. **Area of Special Concern 1** is comprised of approximately 60 acres of land located west of Highway 47 and north of Hartford Drive. The property included in this Area of Special Concern is illustrated on the Future Development Areas Map (Map A). This property was added to the UGB by Metro Ordinance 02-985A in December 2002.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) No urbanization may occur in this area until the alignment of the David Hill Extension with the Highway 47 bypass is determined and adopted as part of the city of Forest Grove's Transportation Plan.
 - b) New commercial retail uses are prohibited.
2. **Area of Special Concern 2** is comprised of approximately 252 acres of land located between Tualatin-Sherwood Road and Tonquin Road, west of the railroad tracks. The properties included in this Area of Special Concern are illustrated on the Future Development Areas Map (Map A). These properties were added to the UGB by Metro Ordinance 02-990A in December 2002. This area is designated as a Regionally Significant Industrial Area by Metro.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) New commercial retail uses are prohibited. Commercial office uses accessory to and in the same building with an industrial use may be allowed.
 - b) Future lot/parcel reconfigurations must result in at least one parcel that is 100 acres or larger and at least one parcel 50 acres or larger. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's Urban Growth Management Functional Plan.
3. **Area of Special Concern 3** is comprised of approximately 63 acres of land located between Tualatin-Sherwood Road and Tonquin Road, west of the railroad tracks. The properties located in this Area of Special Concern are illustrated on the Future Development Areas Map (Map A). These properties were added to the UGB by Metro Ordinance 02-969B in December 2002. This area is designated as a Regionally Significant Industrial Area by Metro.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Future lot/parcel reconfigurations shall result in the largest practicable parcel. Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.420 of Metro's Urban Growth Management Functional Plan.
 - b) New commercial retail uses are prohibited.
4. **Area of Special Concern 4** is comprised of approximately 354 acres of land located between the cities of Tualatin and Sherwood on the south side of Tualatin-Sherwood Road. The boundary of ASC 4 is shown on Map C (Future Development Areas Detailed Areas) of Policy 41. The properties included in this Area of Special Concern are designated Future Development 20-Acre (FD-20) on the Future Development Areas Map (Map A). These properties were added to the UGB by Metro Ordinance 04-1040B adopted June 24, 2004 and were designated as Industrial land by Metro's 2040 Growth Concept Plan.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) No lot or parcel that is 50 acres or larger may be subdivided or partitioned into lots or parcels smaller than 50 acres, except as provided in Section 3.07.430 of Metro's Urban Growth Management Functional Plan (UGMFP). Reconfiguration of all remaining lots/parcels in this Area of Special Concern shall be in accordance with Section 3.07.430 of Metro's UGMFP.
- b) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as an Industrial Area.
- c) The Title 11 planning required by Metro shall:
 - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
 - 2) Incorporate the general location of projected Tonquin Trail right-of-way, as shown on the 2004 Regional Transportation Plan.
 - 3) Be coordinated with Title 11 planning for Areas of Special Concern 2 and 3 that were added to the UGB in 2002 by Metro Ordinance 02-969B

5. **Area of Special Concern 5** is comprised of approximately 645 acres of land located generally between Tualatin and Wilsonville and between I-5 and the Burlington Northern railroad alignment. The boundary of ASC 5 is shown on Map C (Future Development Areas Detailed Areas) of Policy 41. The properties included in this Area of Special Concern are designated Future Development 20-Acre (FD-20) District on the Future Development Areas Map (Map A). These properties were added to the UGB by Metro Ordinance 04-1040B (adopted on June 24, 2004), and designated as Industrial land on Metro's 2040 Growth Concept Plan.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Title 11 planning shall be completed for the area within two years following the selection of the right-of-way alignment for the I-5/99W Connector, or within seven years of the effective date of Metro Ordinance No. 04-1040B, whichever occurs earlier.
- b) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as an Industrial Area.
- c) The Title 11 planning required by Metro shall:
 - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
 - 2) Incorporate the general location of projected right-of-way location alignment for the I-5/99W Connector and the Tonquin Trail as shown on the 2004 Regional Transportation Plan.
 - 3) Consider using the I-5/99W Connector as a boundary between the cities of Tualatin and Wilsonville.

6. **Area of Special Concern 6** is comprised of approximately 264 acres of land located generally west of Coffee Creek Correctional Facility in the City of Wilsonville. The boundary of ASC 6 is shown on Map C (Future Development Areas Detailed Areas) of Policy 41. The properties included in this Area of Special Concern are designated Future Development 20-Acre (FD-20) District on the Future Development Areas Map (Map A). These properties were added to the UGB by Metro Ordinance 04-1040B (adopted on June 24, 2004), and were designated as Industrial land on Metro's 2040 Growth Concept Plan.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Title 11 planning shall be completed for the area within two years following the selection of the right-of-way alignment for the I-5/99W Connector, or within seven years of the effective date of Metro Ordinance No. 04-1040B, whichever occurs earlier.
- b) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as an Industrial Area.
- c) The Title 11 planning required by Metro shall:

- 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between urban uses in the UGB and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
 - 2) Incorporate the general location of projected right-of-way location alignment for the 1-5/99W Connector and the Tonquin Trail as shown on the 2004 Regional Transportation Plan.
7. **Area of Special Concern 7** consists of two individual UGB expansion area that together encompass approximately 65 acres of land located on the south side of Council Creek. The properties in this area of special concern are designated Future Development 20-Acre (FD-20) on the Future Development Areas Map. Area of Special Concern 7 reflects the boundaries of the UGB expansion areas established by Metro Ordinance 05-1070A (adopted November 17, 2005). Metro designated these lands as Regionally Significant Industrial Areas.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
 - b) The Title 11 planning required by Metro shall:
 - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Cornelius area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
8. **Area of Special Concern (ASC) 9** consists of approximately 330 acres of land located north of the city of Hillsboro and Evergreen Road between NW Sewell Road and NW Brookwood Parkway. The properties in this Area of Special Concern are designated Future Development 20-Acre (FD-20). This area was added to the UGB by Metro Ordinance 11-1264B (adopted October 20, 2011) and confirmed through legislation passed in March 2014 (House Bill 4078). Metro's ordinance designated these lands as Regionally Significant Industrial Areas.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
 - 2) The creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 of Metro's Urban Growth Management Functional Plan.
- b) The Title 11 planning required by Metro shall:
 - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Hillsboro area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

- e. Require that land added to the Regional Urban Growth Boundary (UGB) be annexed into the Urban Road Maintenance District (URMD), the Enhanced Sheriff Patrol District (ESPD), and when appropriate, the Tualatin Hills Park and Recreation District (THPRD) prior to placing any urban plan designation on the property, with the exception of the FD-10 and FD-20 Districts. Annexation into URMD and ESPD, and when appropriate, THPRD, shall be completed before the County determines that a quasi-judicial plan amendment for any plan designation, except FD-10 and FD-20 is complete. For legislative plan amendments for any plan designation, except FD-10 and FD-20, the subject properties shall be required to annex into URMD and ESPD, and when appropriate, THPRD, prior to preliminary or final approval of any development application.

Summary Findings and Conclusions

The development and use of urban land requires more services than rural land due to the higher development intensity that takes place in urban areas. The County created the URMD and the ESPD to address expanded road maintenance and public safety needs for urban residents living in unincorporated Washington County. THPRD was established to provide county residents in the Beaverton area with park and recreation facilities and services. Implementing Strategy “e” ensures that newly added urban land that is not planned for annexation and development within a city will be served by URMD and ESPD. Implementing Strategy “e” also ensures that all new urban lands that are designated to be served by THPRD will be annexed into that district.

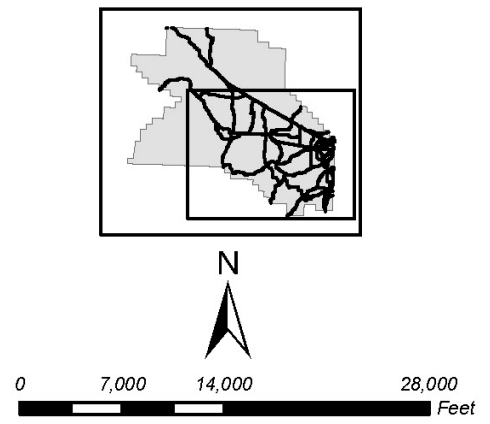
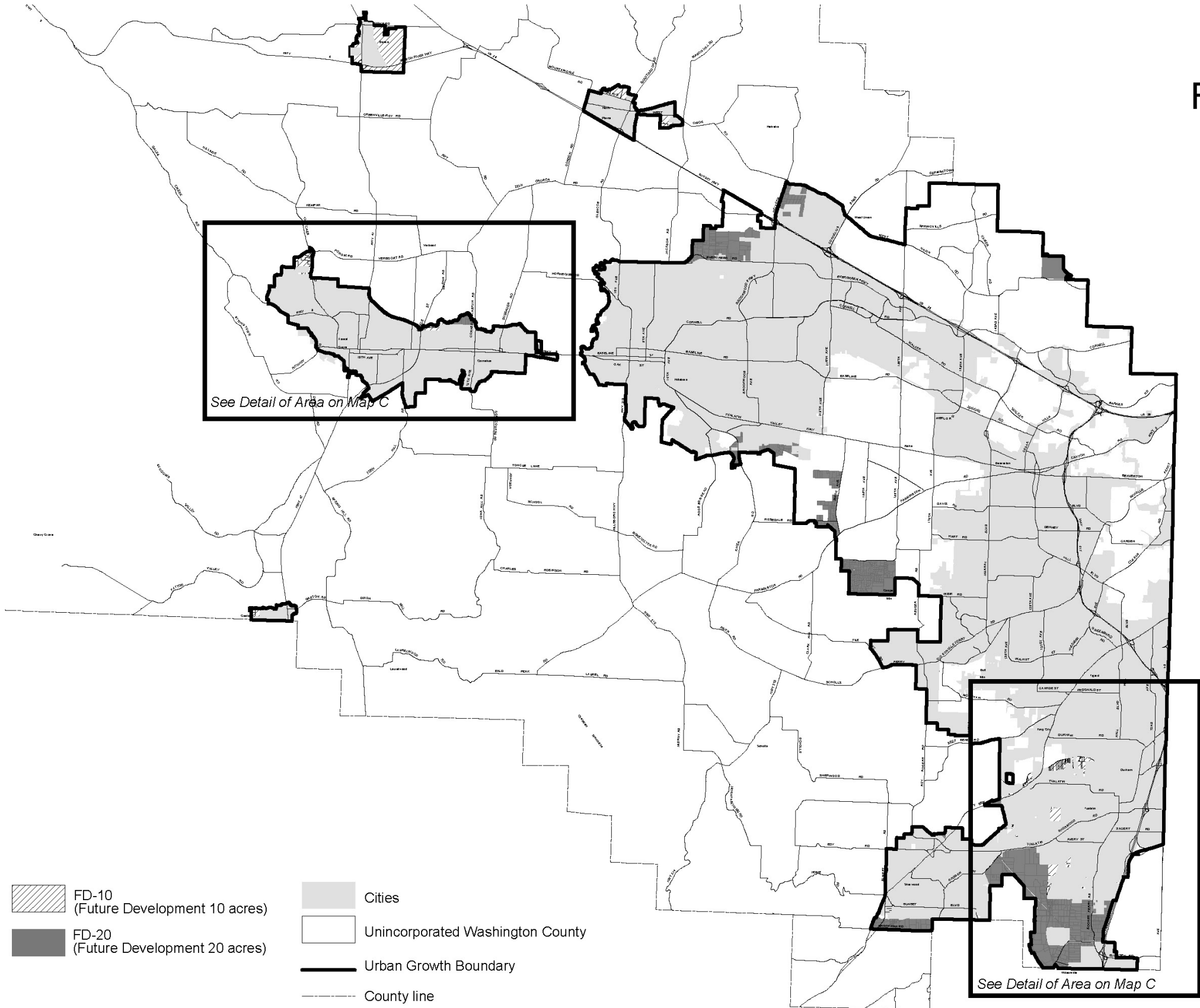
Prior to 1999, the FD-10 District was applied to properties that were intended to be planned, developed and annexed by a city rather than the County to ensure that limited development will occur while the land is located within unincorporated Washington County. For lands in this situation, the County does not require that they be annexed into URMD, ESPD or THPRD.

Metro expanded the Regional Urban Growth Boundary in 1999, 2002, 2004, 2005 and 2011. Metro’s Urban Growth Management Functional Plan (UGMFP) limits the size of new parcels to 20 acres and requires local governments to limit development on new urban lands until master planning has occurred. The FD-20 District will be applied to properties added to the Regional UGB through Metro’s Major or Legislative Amendment processes in order to comply with Metro’s 20 acre minimum lot area requirement. The FD-20 District will be maintained on new urban areas until the Title 11 requirements of Metro’s UGMFP have been completed and adopted. Properties designated FD-20 are not required to annex into URMD, ESPD or THPRD.

MAP A

Future Development Areas

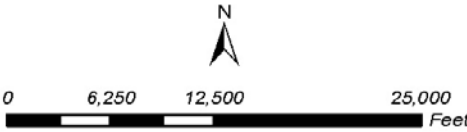
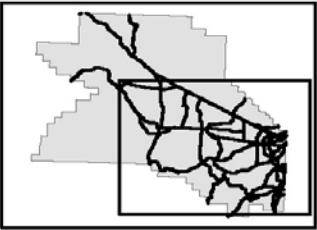
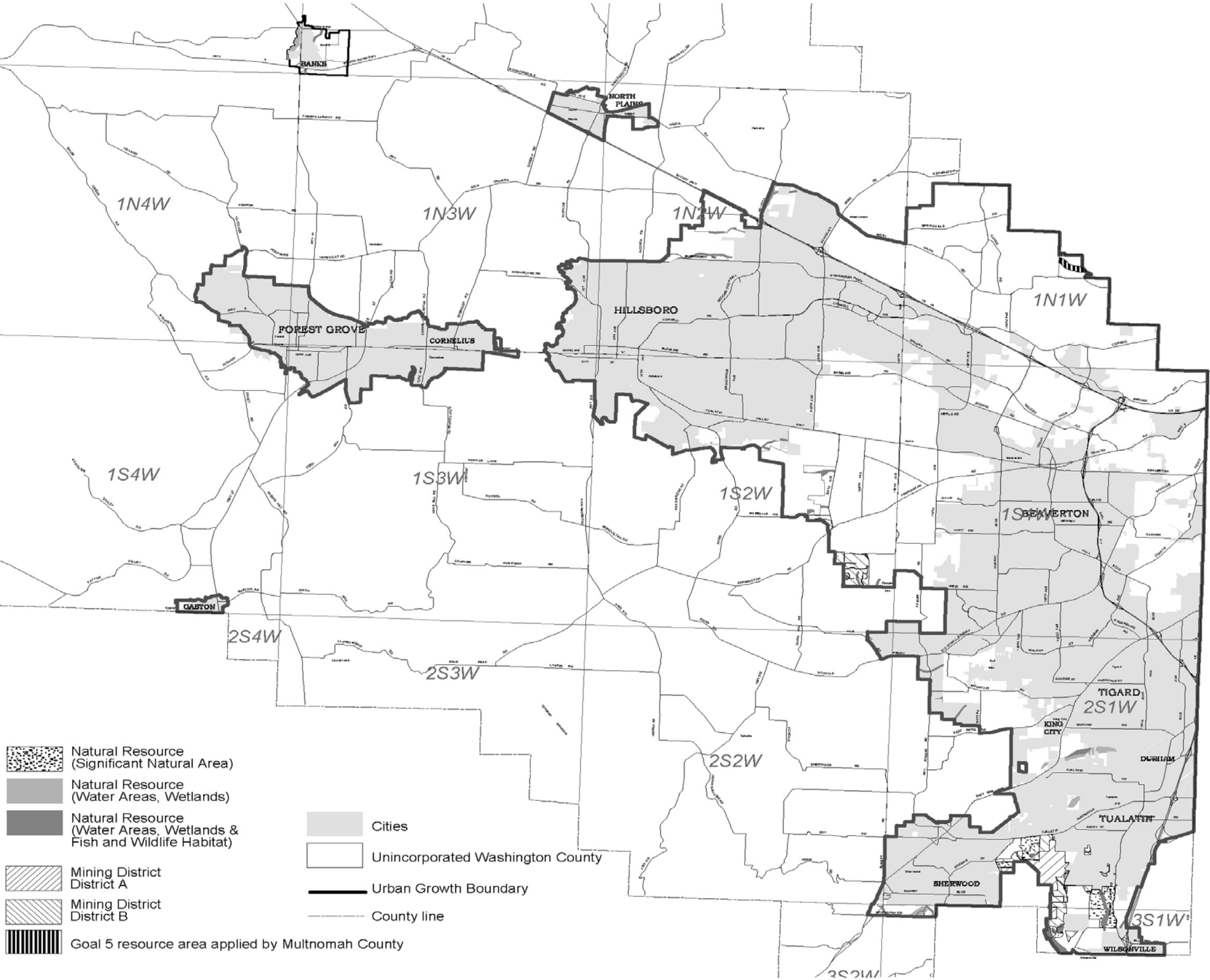
Note: A plan amendment is not required to modify this map to reflect: 1) annexations to cities; and 2) for unincorporated properties, county-adopted urban land use designations that implement the requirements of Title 11 of Metro's UGMFP.



The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated. Email: lutplan@co.washington.or.us

MAP B Goal 5 Resources for Future Development Areas

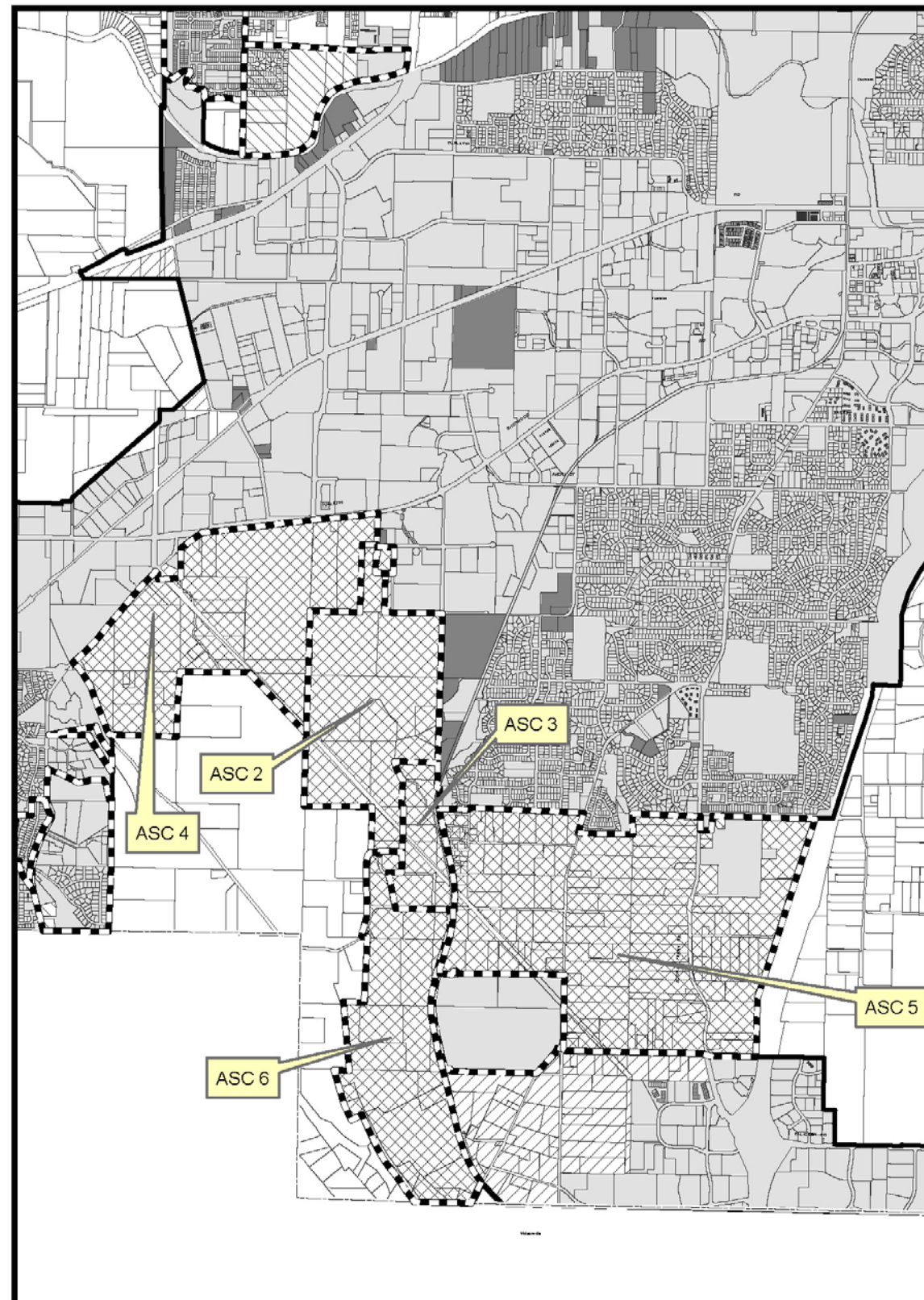
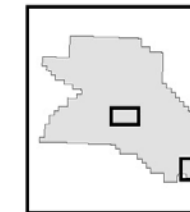
Note: A plan amendment is not required to modify this map to reflect: 1) annexations to cities; and 2) for unincorporated properties, county-adopted urban land use designations that implement the requirements of Title 11 of Metro's UGMFP.



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MAP C

Future Development Areas Detailed Areas



- | | |
|--|----------------------------------|
| FD-10
(Future Development 10 acres) | Cities |
| FD-20
(Future Development 20 acres) | Unincorporated Washington County |
| ASC #
Area of Special Concern | Urban Growth Boundary |
| ASC Boundary | County line |

The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated.
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POLICY 42, AIRPORTS:

It is the policy of Washington County to protect the function and economic viability of existing public use airports, while ensuring public safety and compatibility between airport uses and surrounding land uses for public use airports and for private use airports identified by the Oregon Department of Aviation (DOA).

Introduction

Changes in state law passed in 1995 and 1997 require local jurisdictions to adopt an airport planning program for certain airports described in ORS 836.600 *et. seq.* The Aeronautics Division of the Oregon Department of Transportation (now the Department of Aviation) and the Department of Land Conservation and Development together developed Airport Planning Rules (OAR 660-013) and identified certain public and private use airports that would be subject to these rules, based on the parameters set forth in the statute. The DOA manages the list of identified airports, which is subject to amendment through a review and decision process by the state Aviation Board, pursuant to OAR 738-090. Procedures for amendment of the state airport list include public notice procedures. As necessary, the County will initiate Comprehensive Plan amendment proceedings to remain current with the DOA list of airports.

Policy 17 of the Transportation System Plan identifies and outlines transportation-related policies for the county's three public use airports. The Rural/Natural Resource Plan and the Comprehensive Framework Plan for the Urban Area each outline land use related policies that address only those airports within the Washington County jurisdiction that are identified by the DOA list, with the addition of Skypoint, a small public use facility located north of Cornelius.

Policy 42 outlines implementing strategies which, in part, set forth Airport Overlay Districts to regulate safety concerns, land uses and land use compatibility issues on airport properties and within surrounding areas. These are structured to address state-recognized airports in two categories, generally referred to herein as Public Use Airports and Private Use Airports. Where the Airport Overlay Districts are concerned, references to airports and airport facilities generally includes heliports as well.

Several other airport facilities exist throughout the county that are not part of this airport planning program and thus not recognized by the established Airport Overlay Districts. In general, these include personal use airports, heliports and agriculturally related landing strips. With the exception of agriculturally related landing strips, these facilities are regulated as special uses in specified land use districts pursuant to standards outlined in the Community Development Code. Where personal use facilities are concerned, the Community Development Code makes a distinction between the terms airport and heliport, as they are not permitted equally in all land use districts.

Outside the UGB, land use districts which allow personal use airports as a special use generally include all rural districts except rural commercial (RCOM) and rural industrial (RIND); inside the UGB, personal use airports are only permitted in the industrial (IND) district. Outside the UGB, land use districts which allow personal use heliports as a special use include the rural residential districts (AF-5, AF-10 and RR-5), and the special industrial overlay district (SID). Urban land use districts that permit personal use heliports include all residential districts (R-5, R-6, R-9, R-15, R-24, and R-25+), the commercial and business districts with the exception of the neighborhood commercial district (allowed in OC, CBD, and GC districts), and the industrial district (IND).

Implementing Strategies:

The County will:

- a. Adopt and implement Airport Overlay Districts consistent with LCDRC Airport Planning Rules and ORS Chapter 836 in order to:
 1. Protect public use airports by regulating land uses in designated areas surrounding the Portland-Hillsboro and the Stark's Twin Oaks airports based on adopted airport master plans or evidence of each airport's specific level of risk and usage. Prevent the installation of airspace obstructions, additional airport hazards, and ensure the safety of the public and guide compatible land use. Limit uses in specific noise impact and crash hazard areas that have been identified for each specific airport. To a lesser degree, protect the function and economic viability of the Skyport airport, which was not identified pursuant to ORS 836.600 but which the County recognizes as an established privately owned public use airport and thus requiring regulatory measures to promote safety.
 2. Protect privately owned, private use airports identified by the DOA. Each airport's specific level of risk and usage shall be used to guide the continued safe aeronautical access to and from these airports, considering the type of aircraft approved to use the field.
- b. Recognize the Portland-Hillsboro airport as the major aviation facility in Washington County and an airport of regional significance. To promote its operation, the County shall coordinate with the city of Hillsboro to help ensure compatibility with surrounding land uses. The Comprehensive Plan will be updated to reflect any necessary changes resulting from this process.
- c. Work with airport sponsors to coordinate with the Federal Aviation Administration (FAA) in promoting FAA-registered flight patterns and FAA flight behavior regulations in order to protect the interests of county residents living near airports;
- d. Maintain geographic information system (GIS) mapping of the Airport Overlay Districts and provide timely updates;
- e. Participate in and encourage the adoption of master plans for all public use airports and, at a minimum, an airport layout plan for the remaining DOA recognized airfields in Washington County;
- f. Discourage future development of private landing fields when they are in proximity to one another, or where they are near other public airports and potential airspace conflicts are determined to exist by the FAA or the DOA.

Summary Findings and Conclusions:

In Washington County, the LCDRC Airport Planning Rules apply to the following facilities, which are included in the County's airport planning program.

1. Public Use Airports – Publicly Owned:
 - a) Portland-Hillsboro
2. Public Use Airports – Privately Owned:
 - a) Stark's Twin Oaks Airpark
3. Private Use Airports – Privately Owned (recognized by DOA as having 3 or more based aircraft in 1994):
 - a) Apple Valley (1/2 mile S of Buxton)
 - b) Meyer's Riverside (2 miles SW of Tigard)
 - c) North Plains Gliderport (2 miles W of North Plains)

- d) Olinger Strip (3 miles NW of Hillsboro)
- e) Providence St. Vincent Medical Center Heliport (2.5 miles NE of Beaverton)
- f) Sunset Airstrip (1 mile SW of North Plains)

In addition to the above, the Skyport Airport (located 3 miles N of Cornelius) is a privately owned public use facility that was not identified by the DOA because of its relatively small size and low level of activity. However this facility has been included in the County's airport planning program because of its status as a public use airport. The level of protection provided for this facility is similar to that required for the privately owned private use airports identified in List 3, above.

The Portland-Hillsboro Airport, owned by the Port of Portland, is located within the city limits of Hillsboro. However land use and noise impact areas associated with this airport affect county lands. The County's planning efforts for the Portland-Hillsboro airport therefore will be coordinated with the city of Hillsboro after the current (2003) master plan update process is complete.

LCDC's Airport Planning Rules prescribe different levels of protection for the listed airports, depending on the nature of use and the size of the facility. In general, state requirements are applied to facilities within the County's jurisdiction through the application of Airport Overlay Districts to regulate land uses. There are two sets of overlays: one set applies to Public Use Airports (Portland-Hillsboro and Stark's Twin Oaks), and one set applies to Private Use Airports, including all of those identified in List 3, above. For each airport category (public and private), the overlay district set consists of 1) a land use overlay district to regulate airport related land uses at the airport site, and 2) a safety and/or land use compatibility overlay district to mitigate land uses and height of structures and objects on properties immediately surrounding airports. For the Private Use Airports, the protection of the safety overlay district is limited to graduated height restrictions along approach corridors. For the Public Use Airport (i.e., Stark's Twin Oaks), the second overlay district is more elaborate and mitigates land uses and safety hazards in a broader area surrounding the airport. This overlay includes boundaries to identify areas subject to noise impacts, bird strike hazards, and protection measures for imaginary surfaces for airborne aircraft.

POLICY 43, COMMUNITY DESIGN FOR NEW URBAN AREAS:

New urban areas are urban unincorporated lands that came into the UGB in 2002 or later (with the exception of the Arbor Oaks Subarea). It is the policy of Washington County to provide community level planning for new urban areas consistent with regional planning requirements and the Board vision for establishing communities of distinction in new urban areas. In general, these communities are conceived of in a holistic manner with integration of the component elements and a well-designed and planned public realm.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for its amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan, as well as other applicable requirements, including Condition 6 of Metro Ordinance 02-987A.
- c. Amend the North Bethany Subarea Plan in the Bethany Community Plan and the Community Development Code (CDC) to require as approval criteria that an applicant for a land development application for property in the North Bethany Subarea demonstrate that:
 1. A waiver of the right to remonstrate against customarily accepted farm and forestry practices on nearby rural land has been recorded; and
 2. The proposed development of property identified in a buffer area on the "Urban/Rural Edge" map is consistent with CDC standards for Urban/Rural buffer areas.
- d. Adopt community plan and CDC requirements to ensure that development in new urban areas is consistent with the applicable concept plan or community plan and the planning principles described below. Plan amendments in new urban areas shall also demonstrate consistency with the following planning principles.
 1. The natural setting shall be a fundamental consideration for community organization and design, including but not limited to features such as topography, views, and natural resources.
 2. Residential land use districts shall permit a variety of dwelling unit types (e.g., detached, attached, multi-family, accessory), as determined appropriate for each residential land use district.
 3. Residential densities shall be planned and arranged to support the identified community elements, such as transit and commercial uses.
 4. Plan designations for supporting land uses (such as commercial, civic, institutional and community services) shall be incorporated in a format and level that is appropriate for the scale and geographic context of the expansion area.
 5. The community shall be designed to allow for a broad range of transportation options, including public transit, bicycling, walking, and driving. The design of streets and the adjacent developed areas shall reinforce public accessibility and the safety and security of citizens.

Street rights-of-way shall allocate land for street landscaping and/or LIDA, sidewalks, bicycle lanes, and space for future transit stops.

6. Public spaces consist of parks, trails, and civic and community-oriented uses. Also included within the public space are street landscape strips, sidewalks and, in commercial areas, the space between the sidewalk and the building façade. To the extent it achieves design objectives for the relationship between public and private areas, the community plan may provide special setbacks for building location and orientation and/or façade treatments in designated areas.
 7. New urban areas shall be integrated with existing (pre-2002) communities. Integration shall be provided through local street and trail connections, natural resource connections, and appropriate density transitions. Trail networks shall provide connections to any regional trails. Integrated connections shall be achieved through coordination with affected governmental entities.
 8. Parks, trails, and open spaces shall be guided by a minimum level of service standard that is established as part of the planning process or is consistent with the applicable park provider's standard. Parking shall be provided as necessary.
 9. Parks shall have adequate frontage on public streets and generally not be hidden behind private backyards or buildings in order to make them a part of the public realm, increase public safety and provide on-street parking.
 10. While natural resource areas shall be protected (per Goal 5, Title 3 and Title 13 of the Metro Urban Growth Management Functional Plan), direct and convenient access to natural resource areas shall be provided for recreational purposes where appropriate. Inter-connectivity of natural areas shall be preserved and enhanced where practicable in order to maintain or restore natural ecological functions.
 11. Parks shall be located next to or near multi-family land use districts to provide access to open space for higher density housing.
 12. Parks, trails, natural resource protection, and stormwater management shall be planned in a coordinated process and integrated where practical.
- e. For the North Bethany Subarea, and any other large-scale new urban areas, as appropriate, the additional planning principles listed below are also applicable. Plan amendments in the North Bethany Subarea shall demonstrate consistency with the planning principles listed in Implementing Strategy d., and with these additional planning principles:
1. New urban areas are planned at a neighborhood scale. As shown in the community plan, neighborhoods are geographic areas that have one or more discernable “centers” or destination nodes. Most of the neighborhood's dwelling units are within a five-minute walk of the neighborhood center (or an average of roughly one-quarter [1/4] mile). Edges mark the transition from one neighborhood to another. Examples of edges are a natural area, trail, or Arterial or Collector street. Each neighborhood shall include public and/or quasi-public uses that serve as destinations for members of the community, including but not limited to: a neighborhood park, a commercial area, a civic use and/or community gathering space (e.g., library, religious institution). Wherever appropriate, these destination uses will be centrally located in the neighborhood, adjacent to higher density residential housing, and adjacent to one another in order to maximize efficient use of land (for example, through shared off-street parking).
 2. New urban areas shall include a variety of residential densities, housing types, and building forms. This variety results in a range of unit sizes and price points, thereby providing more options for various levels of economic interest and affordability.

Each neighborhood shall be comprised of a variety of residential densities, where residential density shall transition gradually, from high to medium densities, and from medium to low densities. The highest densities shall be adjacent to commercial centers and parks; the lowest densities shall be adjacent to the urban growth boundary and areas with natural constraints such as steep slopes. High density does not need to be located adjacent to arterials.

3. Street rights-of-way shall allocate land for pedestrian amenities (e.g., benches, street lighting).
- f. The adopted concept plan or community plan for each new urban area shall be used in the review of quasi-judicial plan amendments.
- g. For the North Bethany Subarea, the adopted concept plan shall be used in the review of quasi-judicial plan amendments. The concept plan serves as the foundation for more specific community planning work such as assigning plan designations, residential density ranges, and allowed uses.
1. Quasi-judicial plan amendments in the North Bethany Subarea shall demonstrate consistency with the North Bethany Concept Plan through adherence to fundamental design elements. Fundamental concept plan design elements include:
 - i. Five neighborhoods, each approximately a quarter-mile from center to edge, organized around centrally-located public destinations (e.g., parks, commercial uses, schools), and with a variety of housing types.
 - ii. A centrally located Main Street Area complemented by four smaller (approximately half-acre) commercial nodes. The smaller commercial nodes shall be located at a corner of the two intersecting streets in the North Bethany Subarea as shown on the applicable Neighborhood Plan map.
 - iii. A park, trail, and open space plan with parks and trails open to public view and not enclosed by buildings and rear yards.
 - iv. Prominently located community parks are connected by a series of park blocks along the east-west ridgeline formed by existing topography.
 - v. A one and one-half (1 1/2) to two (2) acre neighborhood park in each neighborhood.
 - vi. Residential densities arranged in a density transect with higher density residential uses located adjacent to commercial land uses, the Main Street Area, the community parks, and the Park Blocks, and lower density residential uses along natural resources and rural edges.
 - vii. Existing and future community uses are incorporated into the Plan, including a cemetery, religious institution, the Portland Community College Rock Creek Campus and the three Beaverton School District properties.
 - viii. A comprehensive subarea-based stormwater management plan (North Bethany Drainage Master Plan).
 - ix. Four gateways marking prominent entry points into the North Bethany Subarea and the Main Street Area.
 - x. A Primary Street network comprised of arterials, collectors, neighborhood routes, and two local streets provides a base circulation framework.
 - xi. Provision for community service uses.

Summary of Findings and Conclusions

At the outset of planning for the 2002 UGB expansion areas, the Board of Commissioners adopted a vision for the future of these lands. The Board envisioned that these new urban areas will be distinctive communities, with well-integrated parks and open spaces, and a comprehensive design approach that integrates neighborhoods with open space, provides a variety of housing choices for a range of affordability levels, highlights community focal points (i.e., civic space, mixed use node, schools, natural features, etc.), and connects them to one another, to adjacent points of interest, and to neighborhoods via multi-modal access routes. The Board envisioned that transportation improvements would be planned to anticipate possible future expansions of the Urban Growth Boundary in the vicinity of the new urban areas.

Policy 43 sets forth the implementing strategies for neighborhood design and parks and open space that are absent from other urban framework plan policies. In establishing Policy 43, the County is committing to the vision set forth by the Board of Commissioners for new urban areas.

To comply with Condition 6 of Metro Ordinance 02-987A, all development in the North Bethany Subarea will be required to record a waiver of the right to remonstrate against customarily accepted farm and forestry practices, to provide notice that property owners may experience impacts from nearby agricultural practices (including noise and odor). Development at the edge of the subarea will be required to provide appropriate improvements to ensure compatibility with adjacent rural agricultural uses as specified in the Bethany Community Plan and the Community Development Code.










To comply with Condition I. D. of Metro Ordinance 02-969B, development located north of NW Laidlaw Road in the Bonny Slope West Subarea of the Cedar Hills – Cedar Mill Community Plan will be required to record a waiver of the right to remonstrate against customarily accepted farm and forestry practices. This shall provide notice that property owners may experience impacts from nearby agricultural practices (including noise and odor). Development at the north edge of the subarea will be required to provide appropriate improvements to ensure compatibility with adjacent rural agricultural uses as specified in the Cedar Hills – Cedar Mill Community Plan and the Community Development Code.

This map illustrates the proposed transit network for the NW Germantown area in Multnomah County, Oregon. The map features a grid of streets, with major thoroughfares such as NW 185th Ave, NW Germantown Rd, NW Springville Rd, NW Kaiser Rd, NW Bethany Blvd, NW Laidlaw Rd, and NW West Union Rd. Local parks, including West Community Park, Park Blocks, and East Community Park, are highlighted in green. Transit routes are depicted with blue and orange lines, and bus stops are marked with asterisks. The map is labeled 'Multnomah County' and 'NW 185TH AVE'.

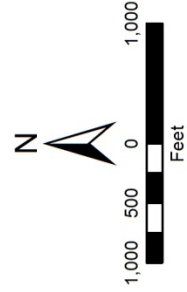
November, 2018

North Bethany Subarea Concept Plan Design Elements

MAP 1

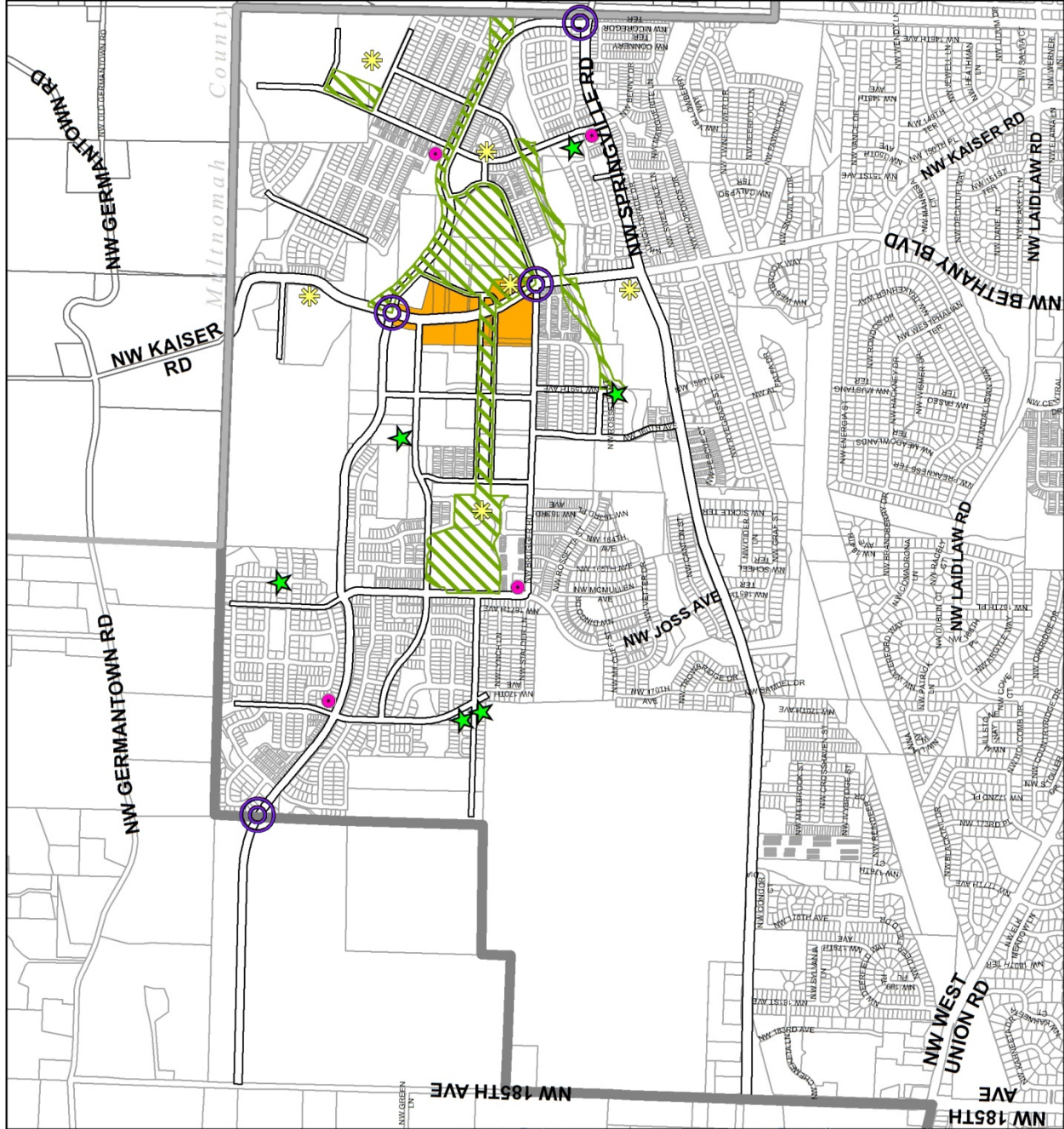
-  Neighborhood Park
-  Community Gateway
-  Neighborhood Corner Commercial Site
-  Design Feature
-  Metro 2040 Main Street Area Designation
-  Fixed Park
-  Primary Street ROW
-  County Line
-  Urban Growth Boundary

*NOTE: See 'Parks, Trails and Pedestrian Connections' map for the geographic area that each park is to be located within.







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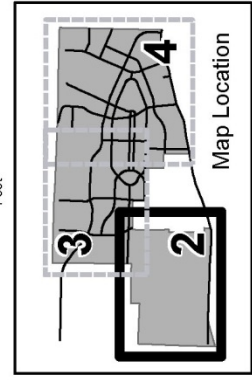
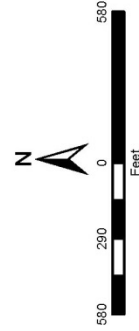
November, 2018



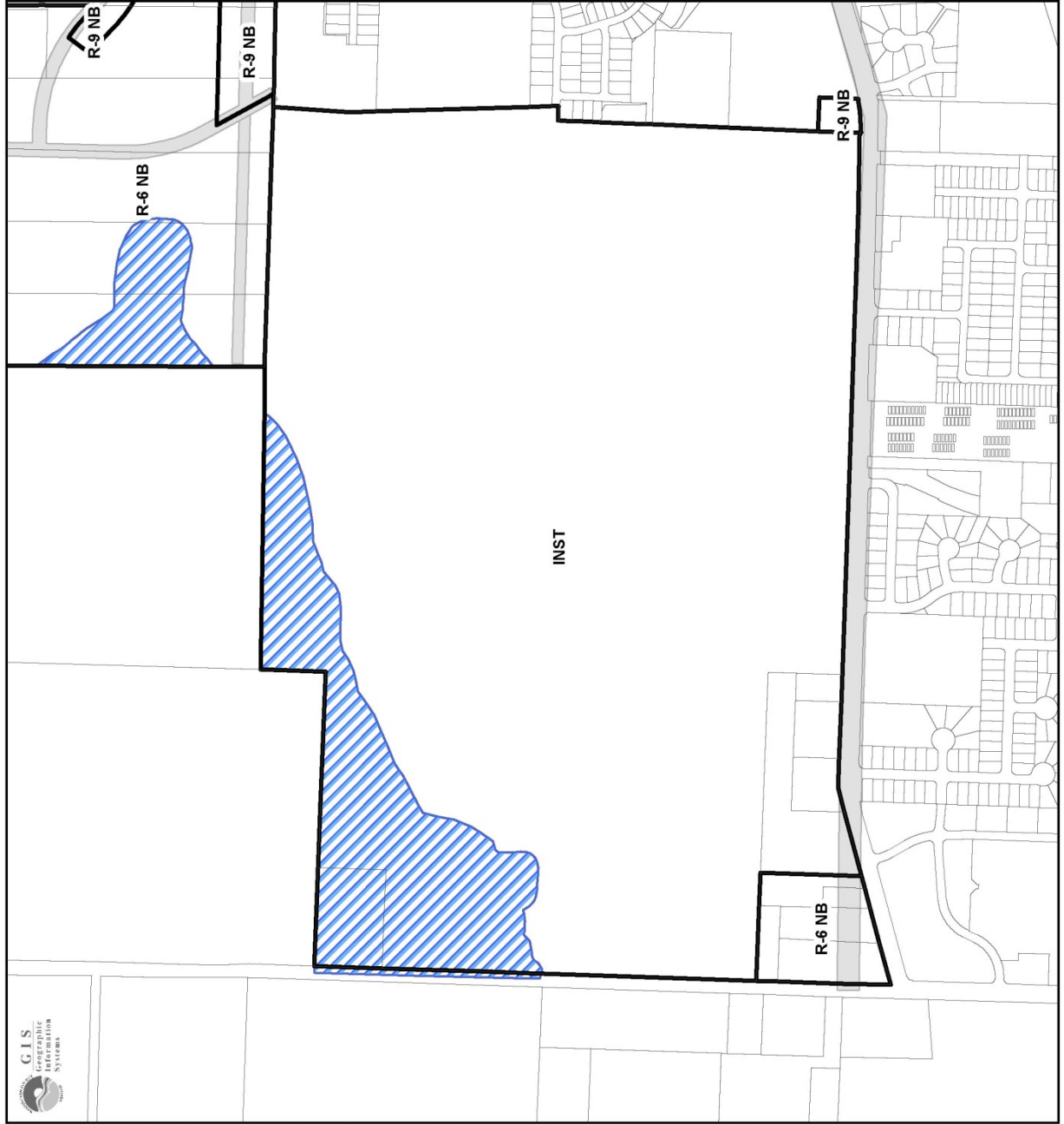
North Bethany Subarea Concept Plan Design Elements

MAP 2

-  Wetland & Estimated CWS
-  Vegetated Corridor*
-  +25% Slope
-  Primary Streets








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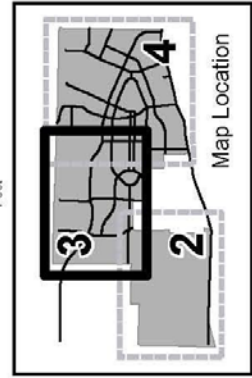


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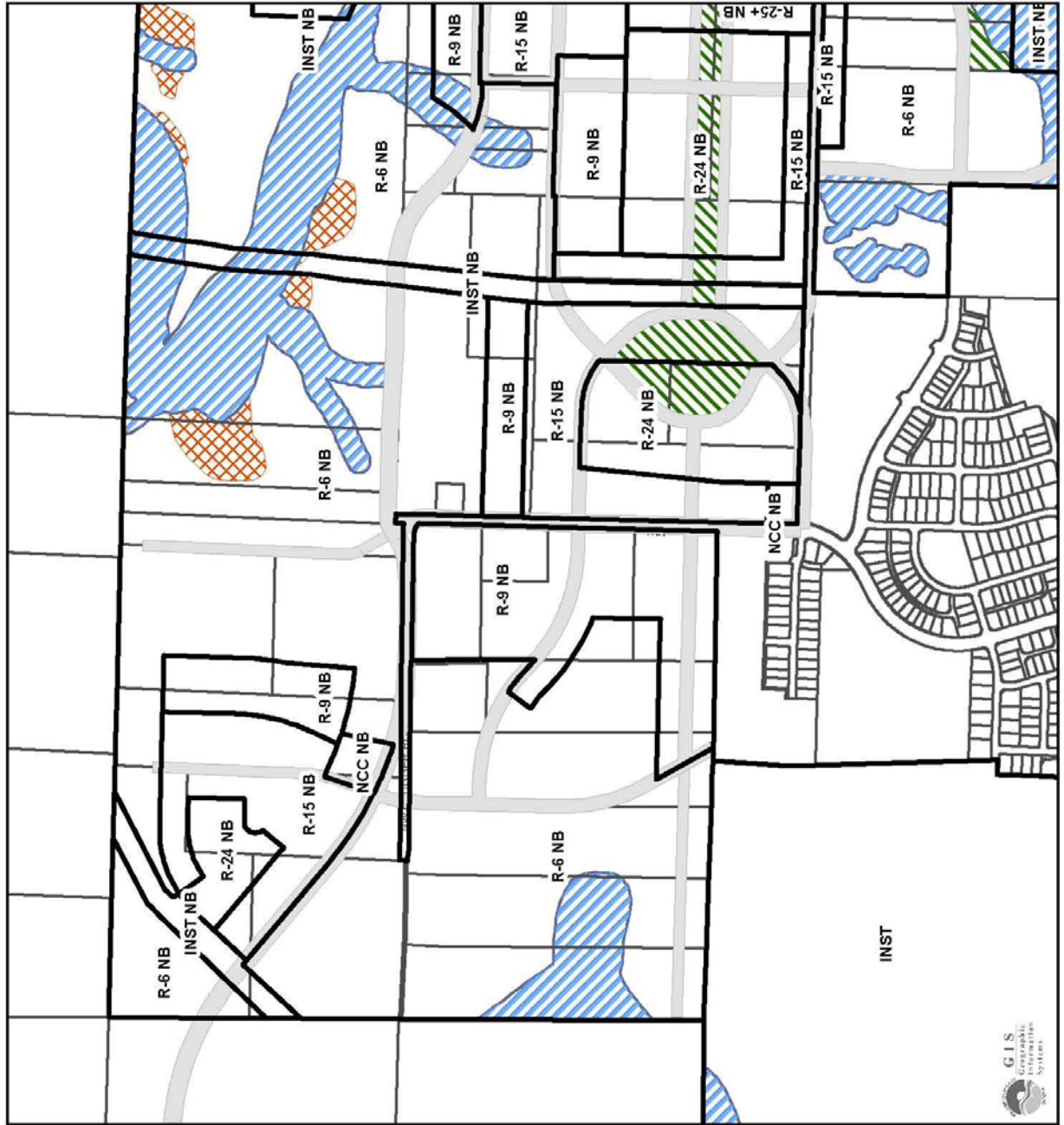
North Bethany Subarea Concept Plan Design Elements

MAP 3

-  Fixed Parks
-  Wetland & Estimated CWS
-  Vegetated Corridor*
-  +25% Slope
-  Primary Streets



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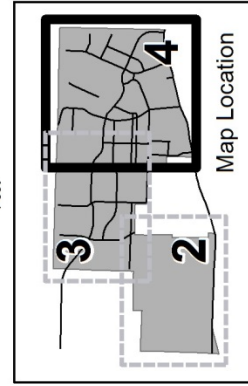
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North Bethany Subarea Concept Plan Design Elements

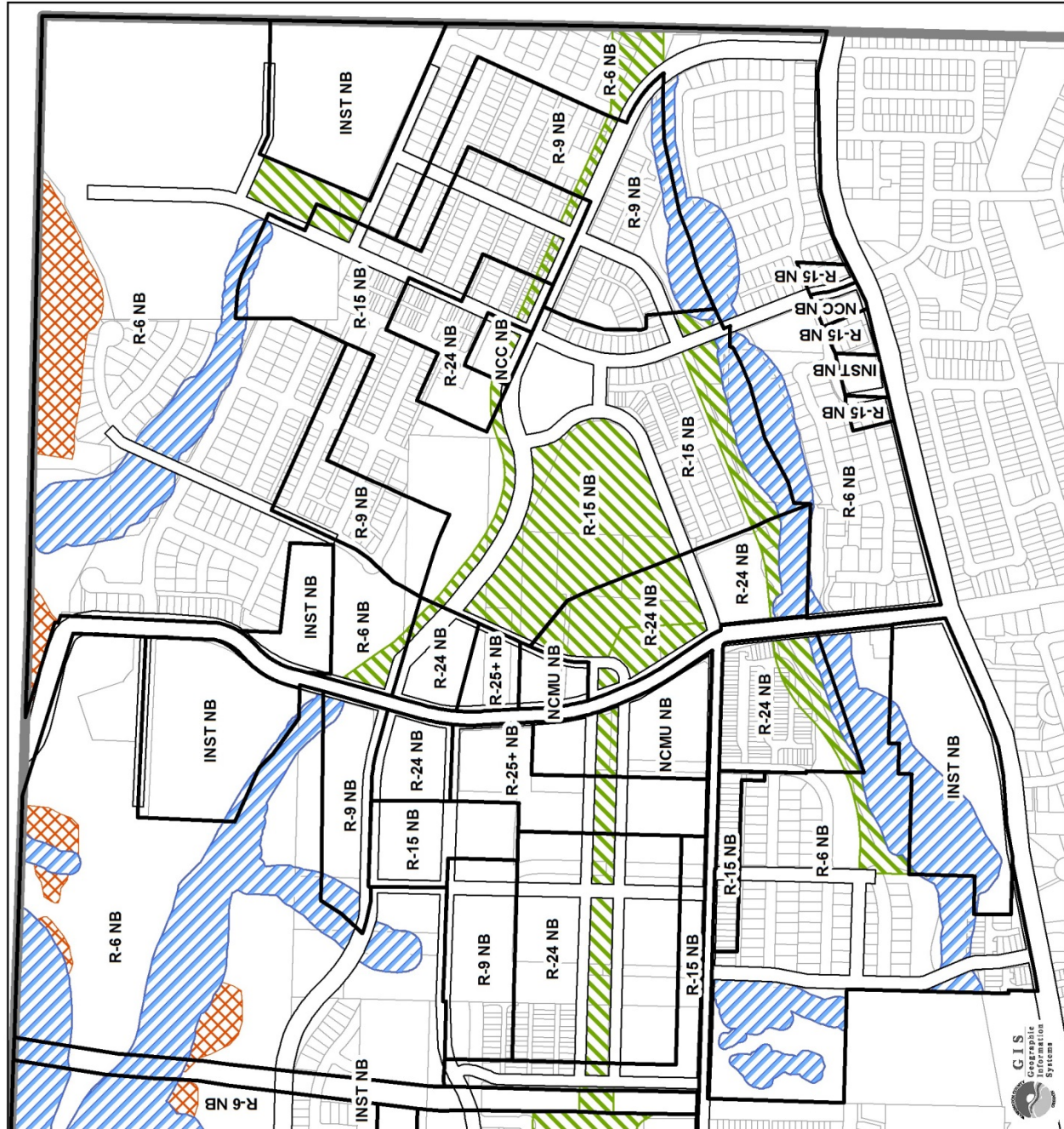
MAP 4

-  Fixed Park
-  Wetland & Estimated CWS
Vegetated Corridor*
-  +25% Slope
-  Urban Growth Boundary



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November, 2018



POLICY 44, MANAGING GROWTH IN NEW URBAN AREAS:

It is the policy of Washington County to manage growth on new unincorporated lands within the UGB such that public facilities and services are financially assured and available to support orderly urban development consistent with a vision for great urban communities in new urban areas.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary (UGB) and procedures for amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan (UGMFP).
- c. Provide a level of community planning that affords a comprehensive approach to service delivery and a greater degree of detail and certainty than community plan areas in the urban unincorporated portions of the county that came into the UGB prior to 2002.
 1. Provide for the financing of local and state public facilities and services for each new urban area.
 2. Establish and implement a funding plan that identifies financing mechanisms to support the public facilities and services identified in 1. above and that responds to the Board's direction to ensure financially viable community plans that are prepared for Metro Title 11 compliance.
- d. In the North Bethany Subarea, establish a development application process that ensures construction of public facilities in a comprehensive manner as opposed to a site-specific (per development) basis.
- e. Modify Article V (Public Facilities and Services) of the Community Development Code (CDC) for the North Bethany Subarea to require as approval criteria that an applicant for a land development application demonstrate that:
 1. The property has been annexed into the following jurisdictions: Clean Water Services (CWS), Metro, Tualatin Hills Park and Recreation (THPRD), Tualatin Valley Water (TVWD), Enhanced Sheriff's Patrol District, and the Urban Road Maintenance District.
 2. CWS, THPRD and TVWD have adopted master plans together with funding mechanisms to substantially implement each respective master plan.
 3. Non-County service providers have assured that water, sewer, fire protections and drainage (including stormwater quality and quantity management).
 4. For parcels shown on the "Park, Trails and Pedestrian Connections" map, the specific location of the neighborhood park, trail or off-street pedestrian route has been identified and the property obtained by THPRD.

5. Direct, safe and continuous pedestrian connections to schools, parks, transit stops, public recreation centers and commercial uses within one-quarter mile is assured except as provided otherwise in the CDC.
 6. A minimum of 28-foot paved surfaces be provided for local and neighborhood routes, including interim improvements.
 7. An adequate level of arterial and collector roads exists or is assured. The roads listed below shall be deemed assured if the County has adopted and implemented a North Bethany Transportation Improvement Financing Resolution and Order that provides adequate funding over 30 years. Components may include, but are not limited to, a supplemental transportation system development charge (SDC) for North Bethany, commitment of County transportation funds, dedication of Transportation Development Tax (TDT) resources in the form of revenues and credits, county service district taxes or local improvement districts.
 - (a) Road A – western boundary to Joss Road – 3 lanes;
 - (b) Road A – Joss Road to Kaiser Road – 3 lanes;
 - (c) Springville Road – 185th to Joss Road – 5 lanes;
 - (d) Springville Road – Joss Road to Kaiser Road – 3 lanes;
 - (e) Kaiser Road – Road A to Springville Road – 3 lanes;
 - (f) 185th Ave. - Springville Road to West Union Road – 5 lanes;
 - (g) Road A bridge over Rock Creek – half-funded;
 - (h) 185th Ave. – Intersection improvements north of Springville Road;
 - (i) Kaiser Road – Springville Road to Bethany Blvd. – 3 lanes;
 - (j) Preliminary engineering of the Road A alignment east of Kaiser Road to Springville Road;
 - (k) Brugger Road – Joss Road to Kaiser Road – build consistent with neighborhood route standard;
 - (l) Joss Road – Arbor Oaks to Road A – build consistent with collector standard or neighborhood route; and
 - (m) P15 – Springville Road to Brugger Road - build consistent with neighborhood route standard.
- f. Modify Article V of the CDC for the Bonny Slope West subarea to require as approval criteria that an applicant for a land development application demonstrate that:
1. The property has been annexed into the following jurisdictions: CWS, Metro, THPRD, TVWD, Enhanced Sheriff's Patrol District, and the Urban Road Maintenance District.
 2. An adequate level of arterial and collector roads exists or is assured. The roads listed below at a minimum shall be deemed assured if the county has adopted and implemented a Bonny Slope West Infrastructure Funding Plan that provides adequate funding over 30 years, including adoption of a supplemental transportation SDC for Bonny Slope West. Components of the Bonny Slope West Infrastructure Funding Plan may include, but are not

limited to, a supplemental transportation SDC for Bonny Slope West, commitment of county transportation funds, dedication of TDT resources in the form of revenues and credits, county service district taxes or local improvement districts. The Bonny Slope West Infrastructure Funding Plan may include more transportation facilities than those listed below.

- (a) Thompson Road – Saltzman Road to Marcotte Road – 3 lanes;
 - (b) Laidlaw Road – Saltzman Road to existing Marcotte Road right-of-way – 3 lanes;
 - (c) Marcotte Road – Laidlaw Road to Thompson Road – right-of-way acquisition for 2 lane collector;
 - (d) Saltzman Road – Laidlaw Road to Thompson Road – interim improvements to existing alignment.
3. In the event that the supplemental transportation SDC proposed for the Bonny Slope West subarea is appealed or otherwise does not go into effect by March 6, 2016, the Director of the Department of Land Use and Transportation is authorized to negotiate a contract with applicants that have land use permit applications in the subarea pending on March 6, 2016. The contract will assure that if the supplemental transportation SDC is not in place at the time of development, the applicant will pay an amount equal to the SDC amount assumed for Bonny Slope West, and administration of the payment will be the same as that of an SDC.

The Board has discretion to determine that such a contract is in the best interests of the county. The contract can be used to satisfy the criteria in subsection 2 above to allow preliminary plat approval and is not final until the land use review authority determines that the Board has approved the contract and the criteria in subsection 2 is satisfied.

- g. Generally, rely upon standards established by the appropriate special service district and adopted county Standards as the measurement of acceptability for the service provided by the service provider unless the county has expressly provided otherwise. .
- h. Require that the cost of providing the required county urban services for a particular land use proposal shall be consistent with the Board-approved funding plan for the applicable urban area unless otherwise authorized by the Board of Commissioners.
- i. Apply the growth management standards to all new development actions as provided in Article V of the CDC.
- j. Use, and encourage other public service providers to use, the following priority list to guide the investment of public monies in public facilities and services:
 - 1. Solve existing health, safety and welfare problems.
 - 2. Facilitate infill development or new development which is contiguous to existing.
 - 3. Promote commercial and industrial economic development opportunities.
 - 4. Extend services to outlying, undeveloped areas designated for residential development in the Comprehensive Plan.

Summary Findings and Conclusions

New urban areas in the unincorporated county (those areas added to the UGB in 2002 - namely North Bethany, West Bull Mountain, portions of Cooper Mountain, and Bonny Slope West) shall be planned consistent with Title 11 of the Metro Urban Growth Management Functional Plan. These plans shall also

reflect the Board's vision for a community of distinction with a higher level of planning for community services and amenities, and which are accompanied by a funding plan. Policy 44 acknowledges this level of planning in addressing growth management for areas of urban unincorporated Washington County added to the UGB in 2002. Policy 44 also represents a transition between Policy 14 and a potential future growth management policy, where the county anticipates that development in future UGB expansions will be expected to pay for an even greater proportion of the cost to extend public services.

As the urban unincorporated area has continued to develop, the county has maintained an overarching policy of not providing municipal levels of urban services. As planning efforts for 2002 urban growth boundary expansion areas have been undertaken in the midst of Urban-Rural Reserve Area Planning and discussions of the Urbanization Forum, a new policy has begun to emerge regarding the growth management of UGB expansion areas beginning in 2002.

There are three reasons for this shift in policy:

1. To ensure that financing mechanisms are in place to fund a larger proportion of the cost to develop than is required by Policy 14;
2. To elevate certain services to critical services in order to ensure that the community elements identified through Title 11 concept planning and the Board vision for new urban areas are assured and provided in a timely manner; and
3. To coordinate service delivery among service providers such that efficiencies in land acquisition and funding are maximized in new urban areas.

The County's growth management policy under Policy 14 is not sustainable for a number of reasons, for instance road improvements to the Arterial and Collector system recover less than 30 percent of the cost of needed transportation capacity. There are also benefits to thinking and planning in terms of cohesive systems for all necessary services. Under Policy 14, the availability of most services is dealt with on a case-by-case basis, one subdivision at a time. This poses constraints for ensuring adequate services along an entire facility (such as a stormwater management facilities, sanitary storm sewer, trails, or roads) and reduces opportunities to co-locate services. Addressing systems as a whole and in combination with other services provides options to achieve fairness, equity, and efficiencies. The higher level of planning conducted for these new urban areas fosters these efficiencies and a new growth management policy is required to achieve them in a timely, cohesive and equitable manner.

Another element of the new growth management strategy is to require all new development to construct street and sidewalk improvements that are adjacent to their development site or that cross their development site. In the rest of urban unincorporated Washington County, most, but not all of new development is required to construct these improvements. This change in the North Bethany Subarea will require street and sidewalk improvements in conjunction with the development of some public facilities (e.g., Type I and Type II parks) that are not required to make these street improvements in other parts of unincorporated Washington County. For example, in the North Bethany Subarea, a Type I or Type II park adjacent to a Primary Street will need to construct a half-street along the park's frontage on this street.

APPENDIX A

Glossary

GLOSSARY

PREFACE

Unless the context requires otherwise, as used in this 1983 Plan text, the following words and phrases have the meaning prescribed in this Glossary.

In case of controversy regarding a word or phrase used in this text which is not defined in this Glossary, the word or phrase may be defined by a Resolution and Order adopted by the Board of Commissioners.

Acknowledgment. An official order of LCDC formally recognizing that the Comprehensive Plan and other implementing ordinances or regulations adopted by a local government are in compliance with the statewide planning goals.

Agricultural land. Is land of predominantly Class I, II, III and IV soils as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands shall be included as agricultural land.

Community Participation Organization (CPO). An organization comprised of community members and acknowledged by the Board of Commissioners to serve as a vehicle for communication between government and community members on matters affecting the livability of the community. CPO leaders and representatives comprise the County's Committee for Community Involvement (CCI).

Community Plans. The Rural/Natural Resource Plan Element provides the specific land use designations and detailed policy direction considering community needs and desires and therefore constitutes the "Community Plan" for the area contained within the Rural/Natural Resource planning area.

Comprehensive Plan. A generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functional natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. "General nature" means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use.

Cultural Area. Sites characterized by evidence of an ethnic, religious, or social group with distinctive traits, beliefs and social forms.

Development. Any man-made change to improved or unimproved real estate, including but not limited to construction, installation or change of a building or other structure, condominium or townhouse conversions, land division, establishment or termination of a right of access, storage on the land, drilling and site alteration such as that due to land surface mining, dredging, grading, paving, excavation or clearing. Within the context of this definition, the use of any land for the purpose of growing plants, crops, trees and other agricultural or forestry products, or customary agricultural or forest management practices are exempted from the term "development."

Farm Use (As defined by ORS Chapter 215). The current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding, management and sale of livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. "Farm use" includes the preparation and storage of the products raised on such land for people's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to

the provisions of ORS Chapter 321 except land used exclusively for growing cultured Christmas trees, as defined in ORS 215.203(3).

Floodplain. The area adjoining a stream or river that is subject to regional flooding.

100-Year Flood. The largest flood which has a one percent chance of occurring in any one year in an area as a result of periods of higher than normal rainfall or stream flows, rapid snowmelt, natural stream blockages, or combinations thereof.

Floodway. The normal stream channel and the adjoining area of the natural flood plain needed to convey the waters of a regional flood while causing less than a one-foot increase in upstream flood elevations.

Flood Fringe. The area of the flood plain lying outside of the floodway but subject to periodic inundation from flooding.

Forest Lands. Are 1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; 2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; 3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; and 4) other forested land in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

Forest Uses. Are 1) the production of trees and the processing of forest products; 2) open space, buffers from noise and visual separation of conflicting uses; 3) watershed protection and wildlife and fisheries habitat; 4) soil protection from wind and water; 5) maintenance of clean air and water; 6) outdoor recreational activities and related support services and wilderness values compatible with these uses; and 7) grazing land for livestock.

Goals (LCDC). The mandatory statewide planning standards adopted by LCDC pursuant to ORS 197.005 to 197.430.

Guidelines (LCDC). Suggested approaches designed to aid cities and counties in the preparation, adoption and implementation of comprehensive plans in compliance with goals and to aid state agencies and special districts in the preparation, adoption and implementation of plans, programs and regulations in compliance with goals. Guidelines are advisory and do not limit State agencies, cities, counties and special districts to a single approach.

Historic Resources. Historic resources (including prehistoric) - those districts, sites, buildings, structures and artifacts which have a relationship to events or conditions of the human past.

Implementation Strategy. A specific course of action or standard suggested for implementing the plan policies. Some strategies will be carried out upon adoption of the plan and implementing ordinances, while others will be undertaken as funding and other resources are available.

Land Use Action. A decision by the approving authority for a legislative, quasi-judicial or administrative land use request, excluding the issuance of a building permit by right.

Land Use Decision. A final decision or determination made by a local government or special district that concerns the adoption, amendment or application of:

- a. the goals;
- b. a comprehensive plan provision;
- c. a land use regulation; or
- d. a final decision or determination of a state agency other than the (LCDC) Commission with respect to which the agency is required to apply the goals of ORS 197.015(1J).

Land Use Regulation. Any local government development code, land division ordinance adopted under ORS 92.044 to 92.046 or similar ordinance establishing standards for implementing a comprehensive

plan. "Land use regulation" does not include small tract zoning map amendments, conditional use permits, individual annexations, variances, building permits and similar administrative type decisions.

Large School District. A school district that has an enrollment of over 2,500 students, based on certified enrollment numbers submitted to the Department of Education during the first quarter of each new school year.

Metropolitan Service District - Metro. The regional agency in the three-county Portland metropolitan area which is responsible for establishing a regional Urban Growth Boundary and other regional policies as well as having authority for provision of services of a regional nature.

Mineral and Aggregate Resources. Lands with geologic deposits substantial enough to be valued if mining were to occur.

Mitigation. The means of reducing the impacts of a proposed development and/or offsetting the loss of habitat values resulting from development. In Big Game Range mitigation may include, but is not necessarily limited to, requiring: 1) clustering of structures near each other and roads, controlling location of structures on a parcel to avoid habitat conflicts, minimizing extent of road construction to that required for the proposed use; and, 2) replacing unavoidable loss of values by reestablishing resources for those lost, such as: forage for food production, escape or thermal shelter. In other areas of significant wildlife value, such as wetlands, riparian vegetation and special bird nesting sites, maintenance and enhancement of remaining habitat, setbacks and restoration of damage and avoiding damage would be appropriate.

Mobile Homes. Structures with a Department of Housing and Urban Development (HUD) level certifying that the structure is constructed in accordance with the National Manufactured Housing Construction and Safety Standards (42 U.S.C., 5401 et seq).

Non-Point Source Pollution. Pollution that does not come from one specific source such as a pipe or chimney. An example of non-point source pollution would be run-off from agricultural fields and forestry areas or impervious surfaces.

Policy. A specific statement identifying a course of action or County position designed to guide individual decisions and implementation of the plan.

Periodic Review. The review of an acknowledged comprehensive plan and land use regulations by a local government in accordance with the schedule for plan review and revision adopted as a part of the acknowledged comprehensive plan.

Productivity. Yielding or furnishing results, benefits or profits as measured by consideration of the following: soil types; types of crops which can be grown on the parcel; size of the acreage in regard to the two previous criteria; availability of water; availability and cost of labor if required; whether the operation can meet the USDA definition of a productive farm unit; and management skills of the operator.

Rural Level Services. The level of public facilities and services appropriate for and limited to the needs and requirements of the Rural/Natural Resource area to be served. Generally, greater reliance is placed on providing on-site facilities to satisfy the needs for water, sewage disposal, drainage, etc., as opposed to the more capital-intensive facilities required to support urban-level densities.

Rural/Natural Resource Area. The portion of Washington County that is outside acknowledged Urban Growth Boundaries.

School Facility Plan. A plan prepared by a large school district in cooperation with the county which identifies school facility needs based on population growth projections and land use designations contained in a city or county comprehensive plan and includes objective criteria for determining school capacity. ORS 195.110 (2) defines a large school district as any school district that has an enrollment of over 2,500 students based on certified enrollment numbers submitted to the Department of Education during the first quarter of each new school year. School facility plans shall be included in the Resource Document element of the Comprehensive Plan and may be adopted by Resolution and Order. The school

facility plan shall cover a period of at least (ten) 10 years and include but not be limited to the following elements:

- a. Population projections by school age group;
- b. Identification by both the city and county and the school district of desirable school sites;
- c. Description of physical improvements needed in existing schools to meet the minimum standards of the large school district;
- d. Financial plans to meet school facility needs;
- e. An analysis of:
 - 1. The alternatives to new school construction and major renovation, and
 - 2. Measures to increase the efficient use of school sites including, but not limited to, multiple-story buildings and multi-purpose use of sites;
- f. Ten-year capital improvement plans;
- g. Site acquisition schedules and programs; and
- h. Based on the elements included in the school facility plan under this subsection and applicable laws and rules, an analysis of the land required for the ten-year period covered by the plan that is suitable as a permitted use for school facilities inside the Urban Growth Boundary (UGB).

If a school district determines that there is an inadequate supply of suitable land for school facilities for the five year period covered by the plan, the city or county, or both, and the school district shall cooperate in identifying land for school facilities including, but not limited to:

- a. Adoption of appropriate plan designations;
- b. Aggregation of existing lots or parcels in separate ownership;
- c. Addition of one or more sites designated for school facilities to the UGB; and
- d. Petition Metro to add one or more sites designated for school facilities to the UGB pursuant to applicable law and rules.

Significant Natural Areas. Areas which, in their existing condition, are especially important for their uniqueness, scientific value, educational opportunities, or general ecological role relative to other natural areas of Washington County or the surrounding region.

Special District. Any unit of local government, other than a city, county, metropolitan service district formed under ORS Chapter 268, or an association of local governments performing land use planning functions under ORS 197.190, authorized and regulated by statute, and including but not limited to: water control districts, domestic water associations and water cooperatives, irrigation districts, port districts, regional air quality control authorities, fire districts, park and recreation districts, school districts, hospital districts, mass transit districts, and sanitary districts.

Urban Areas. The portion of Washington County within the acknowledged Urban Growth Boundaries.

Urban Growth Boundary - (UGB). The legally defined boundary established by METRO, Washington County and appropriate incorporated cities, and acknowledged by LCDC which identifies and separates urbanizable land from rural and natural resource land.

APPENDIX B


Resolution and Order 80-108
Creation of Washington County Citizen Participation Organizations

1 | RESOLVED AND ORDERED that Exhibit "C" attached hereto and by this
2 reference incorporated herein, is hereby adopted by this Board as an amendment to said
3 Exhibit "A" and is intended by this Board as an interim amendment for the reasons stated
4 in said "Exhibit "C".

5 DATED this 15th day of April, 1980.

6
7 3 VOTES AYE

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

8 
9 Chairman

10 
11 Recording Secretary

COMMUNITY PLANNING ORGANIZATION

RESOLUTION & ORDER

FINAL DRAFT

It is the intent of this Resolution and Order to formally recognize certain Community Planning Organizations (hereafter referred to as CPOs) as Washington County's vehicle of compliance with the citizen involvement provisions of the Oregon Land Conservation and Development Commission Goal #1, the Washington County Comprehensive Framework Plan and the Washington County Community Development Ordinance. This Resolution and Order further sets forth the philosophy, basic considerations, purpose, scope, and structure of the CPO program as well as defining the roles of the CPO, the Planning Department, the Community Development Coordinator and the Committee for Citizen Involvement. Furthermore, provisions are made for formal formation and recognition of CPOs. This Resolution and Order supersedes Minute Orders #74-84 and 74-217.

I. INTRODUCTION

A. Program Philosophy

Community Planning Organizations are based upon the philosophy of self-determination and participation by as many members of the community as possible, and that direct citizen involvement in decisions affecting the quality of their lives is fundamental to the success of community development.

Planning activities may begin with land use decisions but often extend to other areas, including but not limited to roads, schools, parks, etc. Self-determination and participation by as many members of the community possible, without relying on government for direction and leadership, will:

1. Give rise to creative approaches toward community development;
2. Provide citizen groups with direction and leadership;
3. Encourage and strengthen interaction among community residents;
4. Channel citizen participation toward a community-wide effort; and
5. Permit each CPO to define its own priorities, scope of activities and degree of participation and to meet minimum requirements as outlined under Section II A 3 or this Resolution and Order.

B. Basic Considerations in Developing the Community Planning Organization Program

1. Planning is a process which can be understood and executed citizen organizations.
2. Citizens are responsible.
3. Citizens require a vehicle for their involvement in the county government decision-making process.
4. Citizen participation is vital to the democratic process. Thorough discussion is necessary to the resolution of issues and the charting of action-oriented programs.

5. CPOs are capable of self-organization, establishing necessary communications systems, developing planning expertise, researching and forming a rational basis for the support of community proposals and programs.
6. Not all citizens desire to be continuously involved in the planning process, but rather desire a structure in which they can enter the system on issues of particular interest to them.
7. The CPO structure offers a maximum opportunity for citizen participation in the community planning process.
8. CPOs will provide a base for participation in activities other than planning that affect the lives of citizens in the county.

C. Program Goals

1. To achieve genuinely creative citizen participation in the community planning process.
2. To make visible to the citizens the actions of government and of proposed developments.
3. To provide a means of communication whereby citizens can communicate proposals and recommendations to all governmental decision-making bodies and whereby such bodies can communicate proposals and recommendations to citizens.
4. To provide a forum for citizen participation in which government agencies and special interests cannot control citizen proposals or recommendations, while still encouraging interaction between citizens and county agencies; and
5. To provide a citizen involvement base in which persons can participate in activities other than planning which affect the lives of citizens in the county.

II. PURPOSE, ROLE, ACCOUNTABILITY, and SCOPE OF CPOs, COMMUNITY DEVELOPMENT COORDINATOR, PLANNING DEPARTMENT STAFF, AND COMMITTEE FOR CITIZEN INVOLVEMENT

A. Community Planning Organizations

1. Purpose:

To provide a structure to facilitate effective citizen involvement in the environmental, social, economic and aesthetic development of their communities. To assist in the development and review of the County Comprehensive Plan. To prepare individual community plans and to participate in special projects and community studies.

2. Role:

The role of the Community Planning Organization will be determined by each individual CPO.

3. Accountability and Recognition

The following Community Planning Organizations are hereby formally recognized in organization and structure by the Washington County Board of Commissioners within the existing boundaries of the attached map entitled Exhibit "B", incorporated by this reference herein.

1. CEDAR HILLS - CEDAR MILL
3. GARDEN HOME - RALEIGH HILLS
4. BULL MOUNTAIN - TIGARD - METZGER
5. SHERWOOD - TUALATIN
6. COOPER MOUNTAIN - ALOHA
7. SUNSET WEST
8. NORTH PLAINS
10. LAUREL - BLOOMING - SCHOLLS
11. GASTON
13. VERBOORT - ROY
14. BANKS - TIMBER

Future recognition of CPOs will require:

- a. Bylaws (available to the public at each general membership meeting);
- b. Elected officers;
- c. Recorded minutes of general membership meetings; and
- d. At least one general membership meeting per year.

Recognition will be reviewed annually by the Washington County Board of Commissioners based upon the aforementioned criteria.

The Board of Commissioners shall be kept informed of duly elected officers by individual CPOs.

County decision-makers shall receive all requests, proposals, reports and recommendations submitted by Community Planning Organizations, county agencies and others and they will give equal consideration to all evidence presented in evaluating and reaching a decision on any given item.

4. Scope:

CPOs will assist in the development of long-range community plans amplifying the Washington County Comprehensive Framework Plan by engaging in the following types of activities:

- a. Compiling community background data, developing a community profile and identifying unmet needs and unresolved issues.
- b. Identifying community goals, policies, and criteria relative to needs and issues while recognizing and evaluating environmental, social, economic, political, jurisdictional, aesthetic and design factors.
- c. Evaluating and making recommendations to the decision-making body relative to detailed community plans.
- d. Monitoring adherence by applicants to conditions attached to all approved land use applications.

CPOs will review and make recommendations to decision-makers by engaging in the following types of activities:

- a. Review existing, as well as proposed, land development ordinances.
- b. Make recommendations on capital improvement priorities and expenditures.

- c. Make recommendations to appropriate decision-makers on planning activities at the local, regional and state levels.
- d. Review and make recommendations on all amendments to the Washington County Comprehensive Plan.
- e. Review and make recommendations on all proposed zone changes, subdivisions, variances, minor partitions and conditional use applications.
- f. Review and make recommendations on intended uses of land even when the application is in compliance with zone or plan designations.

CPOs may engage in special studies by preparing detailed reports/presentations on issues of community concern including, but not limited to, the impact of housing, the desirability of dedicating park or school sites, drainage, local and regional transportation, public services, energy, waste management, recreation and development and/or preservation of natural resources. CPOs will be available as a citizen base for other activities which affect the lives of citizens of the county.

B. Community Development Coordinator

1. Purpose:

To serve as liaison between CPOs, the planning department staff and others, and to coordinate and initiate activities as required.

2. Role:

The community development coordinator will be an objective and impartial person committed to the success of the citizen planning effort rather than to the implementation of government proposals.

3. Accountability:

The community development coordinator will be accountable to Oregon State University Extension Service; thereby maintaining a vital coordinating role.

4. Scope:

The activities of the community development coordinator include, but are not limited to, those activities delineated in the Washington County Comprehensive Plan as follows:

- a. Maintains essential communications link among all persons and agents involved in the planning process, citizens, community and neighborhood planning organizations, planning department, developers and decision-making bodies.
- b. Coordinates the entire community planning program involving CPOs.
- c. Conducts educational workshops on effective "citizen" techniques in communicating with governmental agencies, developers, and others, and on other areas of interest.
- d. Assists in resolving issues.
- e. Assists committees in publicizing progress, current or proposed activities.

- f. Edits and distributes a newsletter on activities to all CPO members, city and county officials, and others.
 - g. Reviews and evaluates actions and progress.
 - h. Promotes internal information exchanges among individual CPOs. Solicits information from citizens concerned about county government activities.
5. Clarification of the community Development Coordinator's Scope:

Due to Washington County's current financial situation and in consideration of the Extension Service's additional program responsibilities (as described in the Washington County Long-Range Extension Report 1980), the scope of the Community Development Coordinator (as an O.S.U. Extension Agent and as outlined in Section II. B. 1-4.) is hereby modified.

The Community Development Coordinator shall only coordinate those CPOs that are considered active. CPOs shall be considered active if they met the criteria specified in Section II. A. 3. a.-c. of this Resolution and Order. Active CPOs shall be determined by the Coordinator within six months of passage of this resolution and order.

The Community Development Coordinator's responsibilities shall be as follows:

- a. Maintains essential communications link between interested citizens, Community Planning Organizations, the Washington County Planning Department and local, state and regional governmental bodies. Promotion of internal information exchanges may include occasional visits to CPOs.
- b. Conducts educational programs on effective "citizen" involvement techniques and land use planning at the request of Washington County, CPOs or the CPO Leaders' Group.
- c. Assists in resolving CPO related issues.
- d. Edits and distributes a newsletter to all active CPO members, city and county officials and others.
- e. Maintains limited mailings for active CPOs provided:
 - (1) CPOs meet appropriate established guidelines.
 - (2) Washington County provides appropriate secretarial backup.
- f. Works with CPO Leaders' Group.

The Extension Agent's activity with the CPO program shall not exceed 50 percent of the agent's programmed time.

Additional citizen coordination activities outside active CPO areas shall be borne by Washington County.

Coordination responsibilities as outlined by this section shall be reviewed by Washington County, the CPO Leaders' Group and the Extension Service on a semi-annual basis.

C. Planning Department

1. Purpose:

To provide information, opinions, and conclusions to Community Planning Organizations about proposed land use activities, including administrative variances, within their boundaries (*See Section 2104 Washington County Community Development Ordinance), and to serve as a resource agency for local planning efforts.

2. Role:

The planning department will implement programs assigned to it by the Board of Commissioners; will provide reasonable resource information; and will provide professional expertise and assistance upon request of the CPO (and with the approval of the Board of Commissioners).

3. Accountability:

The planning department is accountable to the Board of Commissioners and the public interest of the county as prescribed by law.

4. Scope of Activities:

- a. Provide information on current and future planning activities as applications and pre-applications are filed.
- b. Provide a copy of the staff report on all given applications to the affected CPO at the same time that such report is made available to the applicant, Planning Director, Hearings Officer, Planning Commission or Board of Commissioners as applicable.
- c. Provide technical data as needed.
- d. Implement adopted planning programs as follows:
 - 1) Land use policy
 - a) Update and re-evaluate the Comprehensive Framework Plan,
 - b) Assemble database,
 - c) Analyze data,
 - d) Make projections and forecasts,
 - e) Prepare plans,
 - f) Refine and assist with the adoption of plans, and
 - g) Develop and combine community plans into the Comprehensive Framework Plan.
 - 2) On-going Activities
 - a) Develop a trend monitoring system,
 - b) Develop and implement capital improvement programs,
 - c) Design review, zoning, subdivision and housing project proposals,

- d) Research economic, population, transportation, environments, housing, open-space, recreational and natural resource regulations, etc.,
- e) Engage in environmental assessment procedures,
- f) Provide technical and financial aid to the CPO program to ensure its continued existence as a structure to facilitate citizen involvement,
- g) Seek CPO and special interest group input on county activities through a publicity program that informs citizens of county government activities, and
- h) Assist in seeking funds to promote and expand citizen involvement.

3) Administrative

- a) Administer and implement ordinances, and
- b) Design and conduct educational and public information programs.

D. Committee for Citizen Involvement (CPO Leaders' Group)

1. Purpose:

The purpose of the Committee for Citizen Involvement (CCI) is:

- a. To be dedicated and committed to the success of citizen participation in the governmental decision making process;
- b. To assist Washington County government in complying with LCDC Goal #1 by developing a citizen involvement program that insures the opportunity for citizens to be involved in phases of the planning process;
- c. To evaluate the citizen involvement process;
- d. To encourage and promote the expansion of the CPO program;
- e. To provide a direct line of communication between citizens and county government; and
- f. To serve as the officially recognized citizens advisory committee which is broadly representative of geographic areas and interests related to land use decisions.

2. Role:

The CCI will assist Washington County government with the development of a program that enhances and promotes citizen participation in the government decision making process. It will assist county government with the implementation of the citizen involvement program and will evaluate the system being used for citizen involvement. It will also serve as an advisory group of CPO elected leaders and/or representatives. The CCI shall not interfere with the internal policies, actions or activities of individual CPOs. It will not review or pass judgment on the individual actions of CPOs. The CCI has no intention of disrupting the essential link of direct contact between government or private entities and the individual CPOs.

3. Accountability:

The CCI will be accountable to the CPOs they represent.

4. Scope of Activities:

- a. To meet regularly.
- b. To devise a system for a continuous opportunity for citizen involvement.
- c. To act as a forum for the exchange of ideas among CPO leadership, membership, and interested parties.
- d. To promote communications among the CPOs, county, state and regional governments.
- e. To provide support for the CPOs including informational, educational and promotional assistance.
- f. To evaluate the Washington County Community Planning Organization Program and the entire citizen involvement process.
- g. To provide for continuity of citizen participation and of information that enables citizens to identify and comprehend issues.
- h. To assure that technical information is available in an understandable form.
- i. To assure that citizens receive a response from policy makers.

III. STRUCTURE OF COMMUNITY PLANNING ORGANIZATIONS AND OF THE COMMITTEE FOR CITIZEN INVOLVEMENT

A. Community Planning Organizations

1. Membership:

Membership in an individual CPO is open to all citizens of voting age who either reside, own land, or own or operate businesses within the boundaries of the individual CPO.

2. Bylaws:

Each CPO shall adopt bylaws describing its organization, providing for election of officers and requiring the keeping of minutes of general membership meetings.

3. Recognition:

CPOs will be formally recognized by the Board of Commissioners in accordance with the requirements set forth in Section II A 3 of this Resolution and Order.

4. Boundaries:

Each CPO will affirm boundaries. When desirable, an area may be divided into smaller units through a system of subcommittees, which may lead to neighborhood organizations. When two or more CPOs have a dispute over boundaries, responsibility for resolving the problem rests with the groups under the auspices of the CCI. Any alterations to boundaries, upon approval by the CCI, shall be forwarded to the County Commissioners for their review, approval and inclusion in the public record.

5. Funding:

The charging of dues to members shall not be required. Voluntary dues, contributions, grants or subscriptions to newsletters may be used as sources of income.

6. Meetings:

Meeting schedules and locations shall be determined by the individual CPO.

B. Committee for Citizen Involvement

1. Membership:

Two representatives from each CPO in Washington County shall make up the membership of the CCI. These representatives may be selected or appointed by any method approved by the individual CPOs. The term of each representative will be as determined by each CPO.

2. Statement of Purpose:

The CCI shall compose and adopt a Statement of Purpose detailing its structure, organization and function.

3. Meetings:

Regular meetings shall be held at times and locations specified in the aforementioned statement of purpose.

IV. COUNTY SERVICES FOR COMMUNITY PLANNING ORGANIZATION AND THE COMMITTEE FOR CITIZEN INVOLVEMENT

To maximize and encourage citizen involvement in county government the county will, to the best of its ability, provide the following services to CPOs and the CCI:

- A. The County will provide technical assistance and financial aid to the CPO program to ensure its existence as a structure to facilitate citizen involvement.
- B. The County will seek funds from local, state and federal sources to promote and expand citizen involvement.
- C. The County shall initiate and maintain a program to actively publicize the program through the county.
- D. The County shall assist in the reproduction and mailing of newsletters and other printed materials when supplied by CPOs of the CCI.
- E. The County shall provide timely notification to CPOs and the CCI of relevant and pertinent meetings, hearings, elections, etc.
- F. The County shall provide information on studies, reports and land use pre-applications and applications.
- G. The County shall assist and participate in educational efforts related to citizen participation and the planning process.
- H. The County shall maintain up-to-date lists of CPO and CCI members as well as their principal officers.

Adopted
Washington County Committee
for Citizen Involvement
June 21, 1979
Amended January 17, 1980

Amended February 21, 1980

NOTE: Exhibit B has been microfilmed and may be viewed in the Department of Assessment & Taxation, whereas the content of Exhibit C has been incorporated herein (Exhibit A).

APPENDIX C

Resolution and Order 86-58 (with Exhibit A)
Washington County Citizen Participation Organizations Policy and Implementation

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It appearing to the Board that Exhibit “A” attached hereto and identified as

CITIZEN PARTICIPATION
IN
WASHINGTON COUNTY, OREGON
POLICY
AND
IMPLEMENTATION

Addresses the need for citizen participation and the manner in which it may be utilized;
and

It appearing to the Board that the attached Citizen Participation Policy is the
product of a process that included contribution from many interested citizens and groups;
and

It appearing to the Board that the Washington County Community Development
Code and Board Resolution and Order No. 80-108 provide for citizen participation in
matters of land use planning, including the establishment of Community Planning
Organizations and the Committee for Citizen Involvement and nothing in this Resolution
and Order is intended to repeal, deter or impede the intent of citizen involvement as
stated therein; now, therefore, it is

RESOLVED AND ORDERED that the attached Citizen Participation Policy is
hereby adopted as the policy of Washington County to ensure opportunities for the
citizens of Washington County to contribute to the decision-making process of their
County government; and it is further

1 | RESOLVED AND ORDERED that the County administration of Washington
2 County provide copies of this Resolution and Order and Citizen Participation Policy to all
3 Washington County Departments and any requesting citizen.

4 DATED this 3rd day of June, 1986.

5
6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 *W. M. Mendenhall*
9 CHAIRMAN

10 *Mary E. Taylor*
11 RECORDING SECRETARY

	AYE	NAY	ABSENT
13 HAYS	<u>✓</u>	_____	_____
14 KILLPACK	_____	_____	<u>✓</u>
15 MEEK	<u>✓</u>	_____	_____
16 MYLLENBECK	<u>✓</u>	_____	_____
17 ROGERS	<u>✓</u>	_____	_____

Citizen Participation
in
Washington County, Oregon

Policy
and
Implementation

Philosophy of Citizen Participation

Citizen participation in county government improves the decision-making process, democratizes and humanizes political and social institutions, increases the responsiveness of governmental institutions, generates a greater variety of information and alternatives to citizens, public officials and elected officials, and enhances individual and group awareness and civic responsibility.

Policy Statements

It is the policy of the Washington County Board of Commissioners to provide opportunities for public policy formulation and implementation through a variety of processes and organizations, including, but not limited to: public hearings; advisory committees; task forces; public surveys; direct access to elected and appointed officials; Citizen Participation Organizations; Neighborhood Associations; Town Hall Meetings; and the Committee for Citizen Involvement (CCI).

Commitment of Government

1. The County Board of Commissioners shall endorse a variety of mechanisms and timely opportunities to permit citizens to be heard, to develop a sense of responsible citizenship, and to participate in the formulation and implementation of public policy.
2. The County Board of Commissioners shall make available agendas, plans, policies and educational programs to facilitate citizen involvement.
3. The County Board of Commissioners shall encourage participation by citizens representing diverse interests and backgrounds.
4. The County Board of Commissioners shall satisfy State, Federal and self-imposed requirements of advisory bodies or citizen participation.
5. The County Board of Commissioners or its agent shall provide notice to citizens of any proposed action which impacts their homes, neighborhoods, work places or properties.
6. Written or formal requests of the Board of Commissioners or its agent shall receive timely response and feedback by the Board or its agent.
7. Formalized results of workshops, surveys, town hall meetings, and studies shall be made available to the public.

The Commitment of Citizenry

With the enjoyment of "government by the people" comes a responsibility of the citizenry to that governmental process. A commitment of involvement, examination of the issues, and the sharing of information and resources strengthens the bond between citizen and government.

Criteria for Vehicles of Citizen Participation

The forms of citizen participation are varied. Effective forms of citizen participation should:

1. Be available to citizens county-wide
2. Be appropriately staffed (per budgetary constraints and availability of key personnel)
3. Be easily identifiable as per charge or purpose

4. Be reviewed for effectiveness
5. Meet the needs of the County Board of Commissioners
6. Meet the needs of citizenry (ability to impact policy formulation and implementation, allows individual to voice opinion/position and contribute information).

Vehicles of Citizen Participation

Public Hearings:

1. Purpose:

- a. To obtain information from the public.
- b. To assure access to information in the creation of public policy.
- c. To provide a forum for opposing parties to reach accommodation.

2. Scope of Activities:

In local government, there are essentially two types of public hearings:

- a. Legislative. Conducted to determine facts and opinions concerning the creation of policy.
- b. Quasi-judicial. Conducted as a procedure on land-use issues when policy is being applied to an individual circumstance.
 - (1) On the record. Testimony in this quasi-judicial hearing is limited to those persons who participated in the original action being appealed, and no new information can be introduced.
 - (2) Partial de novo. Same as (1) above, but new information may be presented in a limited area.
 - (3) De Novo. Conducted as a completely new hearing; no limitations on who may testify or on the information to be presented.

3. Accountability:

- a. Formal notification will state the type of hearing, the time and place of hearing, a brief statement of procedures, and the subject matter.
- b. The Chairman shall begin a public hearing with a brief description of the hearing and its purpose, and any public hearing rules to be applied to the hearing.
- c. The Chairman shall close the hearing with a statement of follow-up procedures, including when and how action will be taken, with further discussion limited to the Commissioners and Counsel, only.
- d. Notification of results.
- e. Appeal notice shall be sent to participants of original action and related CPO.

Town Hall Meetings:

1. Purpose:
 - a. An informal forum for presentation of information by elected or appointed officials.
 - b. An opportunity for informal dialogue between citizens and elected or appointed officials.
2. Procedures:
 - a. Town hall meetings should be kept to a single issue or topic.
 - b. Town hall meetings should be given as much public notice and advance publicity as possible.
 - c. The siting of town hall meetings should be consistent within each Commissioner's District.
 - d. Procedural rules shall be announced at the beginning of the meeting (e.g. timing of staff presentation, speaking time limits, methods of submitting information, etc.).
 - e. Minutes shall be taken, if requested prior to the meeting date.

Advisory Committees:

1. Purpose:
 - a. To satisfy state and/or federal requirements (e.g., community action program advisory committees, LCDC Citizen Involvement Committee).
 - b. To obtain "functional expertise". Committees may be charged with the responsibility to become "experts" on a particular subject in order to advise the Board of Commissioners (e.g., advisory committees for roads, weed control, etc.). Such committees are usually standing committees and continue to exist until terminated by the Board of Commissioners.
 - c. To improve communication with various segments of the county's constituency (e.g. a city Mayors/Managers Advisory Board).
 - d. To conduct in-depth studies of special issues and to serve as a sounding board for various proposals for county action. These are generally disbanded when their mission is accomplished.
2. Role:
 - a. Members of advisory committees will be appointed for two-year terms (unless otherwise stipulated by statute), with an optional two-year reappointment.
 - b. Membership will reflect individual interest in the committee's charge, expertise, geographic location, balance of viewpoints, and civic concern. The total membership should, where possible, reflect a balance of appointments by all five county commissioners.

1. Accountability:

Advisory committees are established by action of the Board of Commissioners, and each enactment shall contain the following designations:

- a. A statement of the type of the committee (e.g. task force, standing committee).

- b. A description of its mission or charge and its name.
- c. Definition of the number of members and a description of the method to be used for appointment.
- d. Unless a standing committee, a statement of the maximum duration of the committee.
- e. A definition of the resources available to the committee (e.g. Board liaison, staff support, budget).
- f. A statement of the rules, regulations or by-laws applicable to the committee, including any applicable statutes.

2. Appointment Process:

Board of Commissioners will solicit appointment nominations from the general citizenry, the CCI, CPOs, city governments and other organizations.

Committee for Citizen Involvement:

1. Purpose:

The purpose of the Committee for Citizen Involvement (CCI) is:

- a. To serve as the officially recognized citizen participation resource committee, which is representative of geographic areas and interests.
- b. To be dedicated and committed to the success of citizen participation in the government decision-making process.
- c. To evaluate citizen involvement process.
- d. To encourage and promote the expansion of the CPO program.
- e. To provide a direct line of communication between citizens and county government; and
- f. To assist the County Board of Commissioners in complying with LCDC Goal #1 by developing a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

2. Role:

- a. The County Board of Commissioners with the assistance of the CCI will develop a program that enhances and promotes citizen participation in the government decision making process.
- b. The CCI will assist county government with the implementation of the citizen involvement program.
- c. The CCI will also serve as an advisory group of CPO elected leaders and/or representatives.
- d. The CCI shall not interfere with the internal policies, actions, or activities of individual CPOs.
- e. The CCI will not review or pass judgment on the individual actions of CPOs.

- f. The CCI will not disrupt the essential link of direct contact between government or private entities and the individual CPOs.
- 3. Accountability:
 - a. The CCI will be accountable to the CPOs they represent.
 - b. The CCI will be accountable to the Board of Commissioners.
- 4. Scope of Activities:
 - a. To meet regularly.
 - b. To devise a system for a continuous opportunity for citizen involvement.
 - c. To act as a forum for the exchange of ideas among CPO leadership, membership, and interested parties.
 - d. To promote communications among the CPOs, county, state and regional governments.
 - e. To provide support for the CPOs including informational, educational, and promotional assistance.
 - f. To evaluate the Washington County Citizen Participation Organization Program and the entire citizen involvement process.
 - g. To provide for continuity of citizen participation and of information that enables citizens to identify and comprehend issues.
 - h. To prepare an annual report on Washington County citizen participation. NOTE: Board of Commissioners shall make a written response to this report within 90 days of its receipt.
- 1. Membership:
 - a. Will consist of two representatives from each recognized CPO in Washington County and 2 alternates shall make up the membership of the CCI. These representatives may be selected or appointed by any method approved by the individual CPOs.
 - b. The term of each representative will be as determined by each CPO.

Citizen Participation Organization:

- 1. Purpose:
 - a. The Board recognizes the following CPOs: #1, #3, #4, #4 Bull Mountain, #6, #7, and #8 as of the date of this document. (See Appendix "B") *[called Attachment 2]*
 - b. In the most general sense, the Citizen Participation Organization is a large, representative group of citizens united by geographic location, and organized to work on matters affecting their community.
 - c. CPO boundaries may include incorporated cities. An individual's membership and participation is to be based upon residence within the CPO boundaries, whether within an incorporated or unincorporated area. For information distribution to cities, see the Note on page 13. *[Page A-9]*

2. Role:

- a. The CPO through the support given it by the County Board of Commissioners, will be an important vehicle for increased citizen participation, better public relations, and a more knowledgeable citizenry. The success of the enhanced program is directly tied to the continuation of the office of Community Resource Development, an OSU Extension Service program. Please see Appendix "A" *[called Attachment 1]* for more detail.

3. Accountability:

- a. In order to be officially recognized by the County Board of Commissioners, a community organization must accept as members all citizens of voting age living within the CPO boundaries, and all individuals owning properties or businesses within the CPO boundaries.
- b. And, except as otherwise provided,
 1. Adopt bylaws which reflect items 2 through 10;
 2. Elect officers annually;
 3. Record minutes of general membership meetings;
 4. Hold at least one general membership meeting per year;
 5. Maintain open records of meeting attendance (Keep attendance);
 6. Notify the Board of newly elected officers;
 7. Provide public agendas of each meeting;
 8. Affirm the boundaries of the CPO. When desirable, an area may be divided into smaller units through a system of subcommittees. When two or more CPOs have a dispute over boundaries, responsibility for resolving the problem rests with the groups under the auspices of the CCI. Any alterations to boundaries, upon approval of the CCI, shall be forwarded to the County Board of Commissioners for their review, approval and inclusion in the public record;
 9. Not charge dues;
 10. Adopt criteria for democratic voting; and
 11. Provide a forum for accommodation of neighborhood concerns.

4. Scope of Activities:

- a. Advise and consult with the County Board of Commissioners on matters affecting the livability of the community. Such matters would include, but not be limited to planning, housing, parks, open space and recreation, human resource delivery systems, traffic and transportation systems, water and sewage disposal systems and other matters affecting the livability of the community.
- b. Be informed and familiar with the views and opinions of the people of the community and be able to give an accurate presentation of those views.
- c. Keep the Board informed of any changes in its By Laws, its officers and Board members, and the name and address of its representative for receipt of notices and other communications.

- d. Serve as a vehicle for communication between governments and citizens:
 - 1) provide a known meeting place for Board communication with citizens;
 - 2) provide a place for legislators to meet with citizens;
 - 3) respond to notices, agendas and minutes, and land use matters of every description including design review; and
 - 4) take full and efficient advantage of budgeted staff assistance.
- e. Comments by community organizations on any matter of county government will be recognized, received and reviewed by the Board of Commissioners.

5. Neighborhood Associations:

The County Board of Commissioners may recognize a Neighborhood Organization or Association within the County when in compliance with the respective section in the County's Development Code. Neighborhood Association will work within and be a substructure to the Citizen Participation Organization program.

6. County Responsibility:

- a. Provide recognized organizations with copies of the agendas and minutes of work sessions and meetings of the Board of Commissioners, and agendas and minutes of the Planning Commission and Hearings Officer.
- b. Provide as established in the budgetary process, certain support services and financial aid to the CPO program to ensure its existence as a structure to facilitate citizen involvement.
- c. Seek funds from local, state and federal sources to promote and expand citizen involvement.
- d. Initiate and maintain a program to actively publicize the citizen participation program throughout the county.
- e. Assist OSU Extension, when necessary and within budgetary constraints, in the reproduction and mailing of newsletters and other printed materials when supplied by the CPOs or the CCI.
- f. Provide timely notification to the CPOs and CCI of relevant and pertinent meetings, hearings, elections, studies, reports and land use pre-applications and applications, etc.
- g. Assist and participate in educational efforts related to citizen participation in government and planning process.
- h. Notify organizations of any other proposals seriously contemplated by Washington County which would apply specifically to that area and which would make major change in the livability of the community.
- i. Provide, subject to budgeting and time limitations, staff assistance for liaison and informational purposes.
- j. Provide workshops on specific County-related subjects when there is sufficient interest to warrant the staff time.
- k. Review recognition of each organization every two years.

- I. Provide notice of budget preparation to the CCI for review of support services being made available to the citizen participation effort.

NOTE: For purposes of information distribution and notification of opportunities for citizen participation, the County will send such information as is distributed to CPOs to the offices of the Mayors of our incorporated cities for appropriate distribution. Organized Neighborhood Planning Organizations within city units may be recognized by the Board of Commissioners as direct recipients of such information.

Attachment 1

Role of Community Resource Development Program

The success of Washington County's citizen involvement policy and program is heavily dependent upon the continuation of Oregon State University Extension Service's Community Resource Development (CRD) Program. As noted in the section on Citizen Participation Organizations, the CRD Extension Agent was instrumental in development of a program of citizen participation in community planning as an integral part of the Comprehensive Land Use Plan. As that planning effort is expended into a more generalized community involvement/citizens participation format, it would be desirable that the Extension Service expand the CRD agent's role.

As an information source on advisory committee memberships and task forces, the CRD agent would be notified upon committee vacancies or upon the creation of special task forces. These would be communicated to the membership of the CPOs. Anyone interested in applying would contact the Agent for a copy of the committee's charge, current membership, and an application form. Additional information would be available from the Commissioner acting as liaison to the committee or task force.

As a resource on processes or procedures employed by the County, the CRD agent would be of value to all "first-timers." What to expect at a public hearing; how to effectively testify before the Board of Commissioners, Hearings Officer, or Planning Commission; how to prepare a case for the Board of Education; where to look for information on appeals procedures; how to request a Neighborhood Watch Program; etc. Although many of the processes may involve land-use issues, the Board would encourage the CRD agent to expand into other areas such as, but not limited to: Public Health and Safety, Elections, and Assessment and Taxation.

Proposed role and duties of the Community Resource Development Agent:

- a. Maintain essential communications link between interested citizens, CPOs, local, state and regional governmental bodies. Promotion of internal information exchanges may include occasional visits to CPOs.
- b. Conducts educational programs on effective "citizen" involvement techniques at the request of Washington County, CPOs or CCI.
- c. Assist in resolving CPO related issues.
- d. Edits and distributes a newsletter to all active CPO members, city and county officials and others.
- e. Maintains limited mailing for active CPOs provided:
 - 1) CPOs meet appropriate established guidelines.
 - 2) Washington County provides appropriate secretarial backup.

- f. Works with CCI in a coordinating capacity.
- g. CRD Agent's role may be further expanded to better implement the goals and objectives of the total citizen participation program upon appropriate agreement between the Board of Commissioners and OSU Extension Service. Is not an advocate for or against policies, rules and/or regulations planned, approved or adopted by the Board of Commissioners.

Attachment 2

Definitions

"make available":	Items such as special reports, studies, Planning Commission agendas, and materials that enhance the weekly agenda of the Board of Commissioners, shall be distributed in a series of drop locations.
"in a timely manner":	Material distribution shall coincide with the distribution schedule to the Board of Commissioners, unless materials are of a restricted nature.
"meets the need":	Requirements by statute or ordinance; sources of local or specialized information; analysis of attitudes and priorities.
CPO:	Citizen Participation Organization
CCI:	Committee for Citizen Involvement
NPO:	Neighborhood Planning Organizations.

APPENDIX E

Resolution and Order 01-75
Washington County Citizen Participation Organizations Boundary Change Procedures

Washington County Citizen Participation Organizations Boundary Change Procedure

SECTION 1.

INTENT

- A. It is the intent of these provisions to set forth a procedure for the creation of new Citizen Participation Organizations (CPOs) and the alteration of existing CPO boundaries.
- B. The boundaries shown on the "Citizen Participation Organizations" map, Exhibit "A", shall remain in effect until changed by the Board of Commissioners or as authorized by the Board under the procedure described in Section 2 that follows.

SECTION 2.

CPO BOUNDARY CHANGES

CPOs may propose the creation of a new or the alteration of existing CPO boundaries. The following procedure shall be followed when one or more CPO proposes to create a new CPO or alter CPO boundaries:

- 1. The proposed CPO boundaries shall be clearly identified on a map that shows streets and street names.
- 2. The proposed boundaries shall be reviewed at a regularly scheduled CPO meeting to allow open discussion of the proposal. If the proposal would change the boundaries of two or more CPOs the proposal shall be considered at a regular meeting by each of the affected CPOs unless a joint meeting of all the affected CPOs is conducted.
- 3. The Committee for Citizen Involvement (CCI) shall then review the proposed CPO boundaries at a regularly scheduled meeting.
- 4. The CCI shall prepare a recommendation on the boundary proposal and notify the affected CPO(s).
- 5. The CCI shall then forward their recommendation to the County. The CCI shall submit a map that clearly indicates the proposed CPO boundary changes and a narrative that describes the reasons why the boundary changes are or are not needed and if applicable, why the CCI's recommendation differs from that proposed by the CPO(s).
- 6. The Board of Commissioners shall conduct a public hearing on the proposed CPO boundaries and shall approve, modify or deny the request.
- 7. Following a Board decision, which modifies the CPO boundaries, the County will then prepare a new Citizen participation Organizations map and provide copies to the CCI, all active COUNTY CPOs, and all County departments.

