WASHINGTON COUNTY

COMPREHENSIVE PLAN

VOLUME III
RURAL/NATURAL RESOURCE PLAN

May 2026

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PREFACE

The Rural/Natural Resource Element (RNRP) of the Washington County Comprehensive Plan provides the framework for guiding future land use decisions in Washington County in areas outside of the established Urban Growth Boundaries (UGB). Plan designations and Significant Natural Resource (SNR) designations for properties outside of a UGB shall be consistent with this comprehensive plan element. This document is one of two policy documents which together comprise the Comprehensive Framework Plan policy statement for Washington County. The Comprehensive Framework Plan for the Urban Area is the policy document for the urban areas and provides the framework for the community plans that are within the urban area.

This plan element is intended to provide the mechanism for guiding resource conservation and development in the Rural/Natural Resource Areas in a way that is consistent with the capabilities of the natural resources, the physical limitations of the land, and the state and regional legal land use planning requirements. These requirements include the statewide planning goals, state statutes, administrative rules, and Metro goals and policies.

All decisions relating to the use and development of land are required by law to comply with the comprehensive plan. The goals and policies in this plan are required and will be carried out by the County. Those goals and policies which relate to the development of land will be implemented in the Community Development Code (CDC) and no person requesting a development permit or filing an application to divide a lot or parcel of land shall be required to address, consider, or implement any goal, policy or strategy contained in this RNRP unless required by the CDC. The implementation strategies are suggested methods for carrying out the goals and/or policies.

The background information, findings and conclusions on which this plan is based are contained in the Washington County Resource Document. Additionally, policy choices related to the protection of fish and wildlife habitat, pursuant to Goal 5, have been updated where necessary to conform to findings and conclusions resulting from the Tualatin Basin Partners for Natural Places Fish & Wildlife Habitat Program, adopted in compliance with the Tualatin Basin Option under Title 3 of Metro's Urban Growth Management Functional Plan in 2005. The analysis, conclusions and findings pursuant to the Tualatin Basin Option are contained in the Tualatin Basin Program report and associated documents. The policy choices which are reflected in the policies of this plan were made after reviewing the resource information, evaluating alternative courses of action and after considerable discussion of the problems and issues.

To serve the public interest and to ensure a quality environment for present and future generations, the RNRP is predicated on the fact that land is a vital long-term resource and not solely a short-term commodity. In the decision making process, the public interest is served only when environmental, social, energy and economic factors are balanced and interrelated with consideration of short and long range impacts.

A comprehensive framework plan was originally adopted by Washington County on November 27, 1973. It was based upon the County's concern over urban sprawl, the financial

responsibility of the County to provide public services, and concern over loss of valuable natural resources. In 1977, a plan update program was initiated to conform with plan update procedures and to review the plan with respect to statewide planning goals.

After preparation and consideration of several plan drafts which addressed the county as a whole, Washington County agreed in August 1981 to separate the urban and rural/natural resource geographic areas of the county into two planning programs. This action was consistent with a request contained within the Oregon Land Conservation and Development Commission's (LCDC) planning extension offer.

Although the planning concepts remain substantially the same, many changes reflect the different conditions, needs, and the requirements of law from 1973 through the present. The county's development pattern is the product of land use and public service decisions made by individuals and government agencies. The purpose of comprehensive planning is to provide a policy framework within which these decisions can be made in a coordinated manner.

The following text is an excerpt from the Exceptions Statement Document, a part of the Washington County Comprehensive Framework Plan, and is provided here for reasons of readability and information. See the complete Exceptions Statement Document for further information.

EXCEPTIONS STATEMENT

RURAL LANDS

A. Introduction for Lands Physically Developed and Committed to Limited Farm or Forest Uses

In applying LCDC Goals outside the UGB, Washington County is guided by three goals:

Goal 2: Land Use Planning

Goal 3: Agricultural Lands

Goal 4: Forest Lands

Goals 3 and 4 are resource goals which deal with the identification and preservation/conservation of specific resources. Goal 2 is a procedural goal which deals with establishment of a rational formulation and application of land use planning.

In applying Goals 3 and 4, the County is required to determine the location and extent of agricultural and forest lands. Upon identification of agricultural and forest lands, the County is required to apply the respective goal by applying the appropriate comprehensive plan designation and land use regulations on such parcels for exclusive resource use. Specifically, where the County identifies agricultural land, the County is required to designate such land Exclusive Farm Use. Where the County identifies forestland, the County is required to designate such land Exclusive Forest and Conservation.

In some cases, the County may identify lands where it is inappropriate to apply either Goal 3 or 4. Part II of Goal 2: Land Use Planning speaks to such a situation by providing for the exceptions process.

The exceptions process is used to explain why it is not possible to apply a goal which prescribes or restricts certain uses of resource land to specific properties. In this case, the County must show why it is not possible to apply Goal 3 or 4 to certain lands in Washington County. A full goal exception is required when it is not possible to apply a particular goal because there is a need for a use not otherwise allowed by a goal. The exception must be justified based on the following:

1. Reasons justify why the state policy embodied in the applicable goals should not apply;

2. Areas which do not require a new exception cannot reasonably accommodate the use;

3. The long-term environmental, economic, social and energy consequences resulting for the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposed being located in areas requiring a goal exception other than the proposed site; and

4. The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

"Compatible" as used in item 4 above, is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

LCDC has also recognized that when agricultural and forest lands are either 1) Physically developed or built upon, or 2) Irrevocably committed to non-farm or non-forest uses, then Goals 3 and 4 do not have to be applied to these lands. Therefore, Washington County has identified those lands which the County is excluding from the application of LCDC Goals 3 and 4 because those lands are "Physically developed and committed," (see definition below). The following method was utilized to determine which lands qualify as developed and committed.

The LCDC policy paper entitled, *"Common Questions About Goal 3: Agricultural Lands"* establishes the format for identifying both resource lands to be preserved and those lands no longer available for natural resource uses. First, all agricultural lands must be identified – in Western Oregon these lands are classified by the U.S. Soil Conservation Service as predominately Class I-IV soils, and 'other lands' in different soil classes 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; existing land use patterns; technological and energy inputs required; and accepted farming practices.

The process of identifying all agricultural lands yields the undeveloped and uncommitted agricultural lands which are to be preserved by the comprehensive plan and the Exclusive Farm Use District (EFU), unless a full Goal 2 Exception is taken. This same procedure applies to identifying forestlands to be preserved. By clearly identifying those lands which are to be preserved in exclusive farm or forestry uses, and those lands where a full Goal 2 Exception is to be taken, a residual is left of areas which are developed or committed to non-resource uses.

The following definition of a "Physically Developed and Committed Area" was utilized in the public hearings for identification of lands which are capable of supporting limited farm and forest use or is not available for resource use, and which will be designated for rural land development on the comprehensive plan map.

A "Physically Developed and Committed Area" is a geographic area which is capable of supporting limited farm and forest use or which is not available for resource use as indicated by the following criteria:

A. Parcelization and ownership patterns;

B. Lot size;

C. Substantial (generally 40% or more) development of existing lots in the area;

D. Existing and adjacent uses which create operational conflicts and farming and forestry practices;

E. Soil and terrain characteristics;

F. Productivity;

G. Irrigation potential;

H. Available public service (water and roads); and

I. Other relevant factors.

On a case-by-case basis, evidence relating to some or all of the factors may be sufficient to reach the conclusion that the subject property meets the definition for a "Physically Developed and Committed Area."

Within the context of this definition, the term "Geographic Area" is defined as:

> Generally, 40 acres or more for rural residential purposes; however, a single lot may be designated as an area if it is developed or committed to commercial or industrial use.

B. Methodology for Determining Developed and Committed Areas

In undertaking this analysis of developed and committed areas, staff utilized the following methodology:

1. Potential rural/natural resource lands were identified as those outside the regional UGB.

2. Groups of properties were numbered as rural subareas for data and narrative purposes.

3. One or more assessors' maps and related data sheets define a rural subarea.

4. The basic unit of analysis was individual 1" = 2000' tax assessors' maps. Appropriate data collected on a tax map basis was summarized on "Developed and Committed Lands Data Sheets."

The developed and committed data sheets provide a variety of information about a particular rural area including:

a) The existing plan designation, determined from the existing comprehensive plan map of 1" = 4000' scale.

b) The existing zoning, based on information on file in the Planning Division.

c) The proposed land use designations, based upon policy direction from the Board of Commissioners, local voter adopted initiative (Ballot Measure 11) and statewide land use goals.

d) The total acres, number of parcels, average, smallest and largest parcels, number of parcels on deferral, and total acres on tax deferral programs were all complied by assessors' maps for each rural subarea.

e) Ownership data compiled from the assessors' microfiche tax rolls on a tax map basis.

5. To determine whether or not a property was improved, information from the assessors' tax roll was used. The figure of $5,000 was assumed to be the minimum improvement value, or threshold by which to distinguish "developed land." The notation on the tax roll: "see mobile home tax roll," was assumed to indicate a mobile home value above $5,000 and therefore was an improved property. Property with an improvement value of less than $5,000 was assumed to be vacant. Improvement data from the assessors' tax roll could often be confirmed by the use of survey aerials, flown on 10/10/1979 or 5/1/1980 which are a 1" = 1000' scale. These aerial photos were extremely useful in determining the uses of neighborhood parcel and general character of an area. However, an unknown number of residences have been established which do not appear on the assessors' records, thus the percentage of development in some instances may be higher than indicated.

6. Soils data were estimated from the County's soil classification map and grouped in three categories as a percentage of SCS Class IV, and Category III - SCS Class V – VIII. Forest land capability of soil was assumed from the County overlay map showing SCS woodland potentials, classifications: Cubic Floor Site Class 1, 2, 3 and 4.

7. Availability of water was determined by examination of public water district source area maps and identified critical groundwater areas. Additional potential lots were estimated based upon minimum lot size of proposed zones.

8. A narrative description of each rural area follows the numerical data which adds to the findings of facts supporting the designation of each area for rural rather than natural resource uses.

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, community development and resource conservation which 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.

Implementing Strategies

The County will:

a. Establish procedures for monitoring demographic, economic, public facility, land use, resource management and environmental changes to ensure the responsiveness of the comprehensive plan to current conditions. Supporting inventories and data (Resource Documents) for this plan are adopted by Board of Commissioners Resolution & Order and are available for public inspection.

b. Initiate a legislative review and update of the comprehensive plan every five years after adoption or more frequently, as determined necessary by the Board of Commissioners, Planning Commission or the planning director.

c. Review all proposed plan amendments for consistency with state and regional goals and policies.

d. Adopt legislative plan and code amendments by ordinance in accordance with the procedures specified in the Washington County Charter (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. It is recognized that certain portions of the CDC 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 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 10 days prior to the hearing. At least 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 CDC amendments which:

1. Is inside the established boundaries of a large school district; and

2. Impacts the residential density of land.

e. Establish in the CDC procedures for quasi-judicial amendments to the RNRP, including the implementing tax maps. Notice and public hearing before a review authority and other procedural mechanisms shall be provided in a manner similar to those provided in the CDC 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 & 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 & 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 CDC.

f. In each case where there are conflicting policies or strategies, the review authority shall adopt findings stating how the conflicting policies or strategies were weighed and balanced, and why the specific decision was reached.

g. Consider plan map and plan text amendments as separate matters. In the case of a controversy as to whether a matter is administrative, quasi-judicial or legislative, the decision of the planning director is final, unless the decision is appealed.

h. Consider major changes in the ordinances which implement the plan through the legislative process.

i. Open the comprehensive plan for amendments that consider compliance with the goals and objectives and plans of Metro on an annual basis. Such amendments or revisions may be considered more often if deemed necessary by the Board of Commissioners.

j. Comply with procedures established by Metro for requesting amendments to the regional UGB.

k. Require that the RNRP be applicable to the review of proposed plan amendments, but not to the review of development actions except as specified by the CDC.

l. 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 CDC, also shall be considered nonconforming to the CFP and shall be regulated according to standards included in the CDC.

Variances. The CDC shall provide the mechanism and standards for reviewing and approving requested variances to the CDC. 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 CDC, or from personal circumstances of the applicant or owners. The CDC shall also include a process for granting limited hardship relief.

m. Provide for amendments to the Transportation System Plan (TSP) based upon the implementing strategies under the plan monitoring policy of the TSP.

n. Require that a change from one plan designation to another be accomplished only through the plan amendment process.

o. Place the following limitations on plan amendments:

1. All plan amendments shall conform with the following requirements:

A. Applicable LCDC Goals, state statutes, and administrative rules;

B. Applicable policies and strategies of the RNRP; and

C. Applicable policies, strategies, and systems maps of the TSP.

2. In areas designated urban or rural reserves, comprehensive plan provisions or land use regulations may not be amended to allow uses that were not allowed or smaller lots or parcels than were allowed at the time of designation, except as provided in applicable state statute or rules, including but not limited to OAR 660-027-0070.

p. Require that plan map amendments meet the following criteria:

As used in the following sections a mistake means a clerical error, or 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.

1. Amendments from Exclusive Farm Use to Exclusive Forest and Conservation, or, Exclusive Forest and Conservation to Exclusive Farm Use shall:

    A. Determine the appropriate district considering the following:

        I. Soils types as related to Goal 3 and forest classifications as related to Goal 4;

        II. The predominant use of the property;

        III. The predominant use and land use district of the surrounding properties;

        IV. What kinds of crops or forest uses would be possible on the parcel given the size and conflicts with adjacent uses;

        V. Physical characteristics of the site;

        VI. Whether the site is or has been on a farm or forest deferral; and

    B. Require that the parcel be contiguous to land with the same plan map designation being requested or be 76 acres or more in area.

2. Amendments from Agriculture and Forestry-10 to Agriculture and Forestry-5 shall be based upon:

    A. A mistake in this 1983 plan; or

    B. The site (area) is within a “Physically Developed and Committed Area” as defined in this plan based upon:

        I. The state of development and commitment that existed July 1, 1983;

        II. Compliance with the intent of the requested land use district; and

        III. Are in conformance with the applicable policies and strategies of the following sections of the plan: Natural and Cultural Setting, Public Facilities and Services, Rural Transportation, and Rural Development; or

    C. A demonstration of need for the proposed land use based upon a change in circumstances; and

        I. Compliance with the intent of the requested land use district; and

II. Are in conformance with the applicable policies and strategies of the following sections of the plan: Natural and Cultural Setting, Public Facilities and Services, Rural Transportation and Rural Development; and

III. An Exception to the applicable LCDC Goals through the LCDC Goal 2 requirements.

D. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

3. Amendments from EFU, EFC or Agriculture and Forestry-20 to Agriculture and Forestry-10 or Agriculture and Forestry-5 shall be based upon:

A. A mistake (clerical error) in this 1983 plan; or

B. An exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04).

C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

4. All other plan map amendments to Agriculture and Forestry-10 or Agriculture and Forestry-5 shall be based upon:

A. A mistake (clerical error) in this 1983 plan; or

B. An exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04).

C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm and forest practices which may occur on adjacent lands.

5. Amendments to Rural Industrial shall be based upon:

A. A mistake (clerical error) in this 1983 plan; or

B. A demonstration of a need for the proposed use to accommodate a rural or natural resource oriented industry; and

I. An exception to the applicable LCDC goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04);

II. Demonstration that an alternative site within UGBs would be inappropriate and no other site, properly designated, is available within a reasonable area;

III. Demonstration that the use is compatible with the surrounding resource uses and will not limit or adversely affect the existing or potential commercial farm or forest uses; and

IV. Demonstration that adequate rural services are or will be available concurrent with the use and that the use will not require extension of any urban services into the area.

C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm or forest practices which may occur on adjacent lands.

6. Amendments to Land Extensive Industrial (MAE) shall be based upon:

A. A mistake (clerical error) in this 1983 plan; or

B. A demonstration of a need for the proposed use to accommodate a rural or natural resource oriented industry; and

I. Demonstration that the proposed use is inappropriate inside the UGB and that it cannot be accommodated on existing MAE land;

II. An exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04);

III. Demonstration that an alternative site within UGBs would be inappropriate and no other site, properly designated, is available within a reasonable area;

IV. Demonstration that the use is compatible with the surrounding resource uses and will not limit or adversely affect the existing or potential commercial farm or forest uses;

V. Demonstration that adequate rural services are available or will be concurrent with the use and that the use will not require extension of any urban services into the area; and

VI. Demonstration that the use will not significantly alter the stability of the overall land use pattern of the area.

C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property

will not object to commonly accepted farm or forest practices which may occur on adjacent lands.

7. Amendments to Rural Commercial shall be based upon:

   A. A mistake (clerical error) in this 1983 plan; or

   B. A demonstration that there is a need for the proposed use(s) to serve the existing Rural/Natural Resource Area population; and

      I. Demonstration that an alternative site within the UGB would be inappropriate and no other site properly designated is available within the area;

      II. An exception to the applicable LCDC Goals through the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04);

      III. Demonstration that the use(s) is (are) compatible with the surrounding agricultural or forestry uses and will not limit or adversely affect the existing or potential commercial farm or forest uses; and

      IV. Demonstration that adequate rural services are available and that the use(s) will not require extension of any urban services into the area.

   C. For all amendments there shall be a requirement that the applicant will record in the deed records a restrictive covenant that the occupant of the property will not object to commonly accepted farm or forest practices which may occur on adjacent lands.

8. Amendments from Mixed Agriculture and Forestry-20 to Exclusive Farm Use or Exclusive Forest and Conservation shall be based upon:

   A. A mistake in this 1983 plan; or

   B. Findings that the subject land is:

      I. In farm or forest use;

      II. On farm or forest deferral;

      III. Agricultural or forest land as defined by LCDC Goal 3 or Goal 4; or

      IV. Compatible with surrounding land uses.

   C. Require that the parcel be contiguous to land with the same plan map designation being requested or be 76 acres or more in area.

9. Amendments from Agriculture and Forest-10, Agriculture and Forest-5, Rural Residential-5, Rural Industrial-5, Land Extensive Industrial, or Rural Commercial to Exclusive Farm Use or Exclusive Forest and Conservation shall be based upon:

    A. A mistake in this 1983 plan; or

    B. Findings that the subject land is:

        I. Contiguous to the proposed plan designations;

        II. In conformance with the purpose and intent of the proposed land use district which would be applicable to the property;

        III. In farm or forest use;

        IV. On farm or forest deferral; and

        V. Agricultural or forest land as defined by LCDC Goal 3 or Goal 4; and

    C. An amendment to the exception taken by LCDC Goal 2, or, Exclusive Farm Use.

    D. Require that the parcel be contiguous to land with the same plan map designation being requested or be 76 acres or more in area.

10. Amendment from Agriculture and Forest-10, Agriculture and Forest-5, or Exclusive Farm Use to Rural Residential-5 shall be based upon:

    A. A mistake in this 1983 plan; or

    B. Findings that the proposed amendment:

        I. Complies with the intent of the requested land use district; and

        II. The parcel(s) requesting the proposed amendment were zoned RS-l prior to April 6, 1982;

        III. Is located within a "Physically Developed and Committed Area" as defined in this plan based upon the state of development and commitment that existed on July 1, 1983.

        NOTE: No other plan amendments to Rural Residential 5-Acres (RR-5) will be allowed after the adoption of the RNRP. Amendments from Exclusive Farm Use to RR-5 will require an exception to the applicable LCDC Goals through the LCDC Goal 2 requirements.

11. No plan amendment from another plan designation to Agriculture and Forestry-20 will be allowed after the adoption of the RNRP.

12. Quasi-judicial and legislative plan amendments to apply the Historic and Cultural Resource 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.)

13. Quasi-judicial and legislative plan amendments to remove the Historic and Cultural Resource Overlay District shall be based on compelling evidence and findings as described in the overlay district.

14. 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 RNRP, including its plan designations, to property outside of the UGB. The provisions of the CFP, including its plan designations, shall only be applied to properties within a UGB.

r. Amend the RNRP when an UGB is amended to reflect the change to the boundary. The amendment to the RNRP shall remove the affected property from this plan as part of the quasi-judicial or legislative plan amendment to apply an urban designation to the affected property. The RNRP shall not be amended until the change to the UGB is acknowledged by the LCDC and any appeals regarding the UGB amendment are finalized.

s. Provide for legislative plan amendments to apply or remove the Mineral and Aggregate Overlay Districts (Districts A and B) when the requirements of the RNRP, the TSP, Section 379 of the CDC, and OAR 660-023-0180 are met.

t. Provide for legislative plan amendments to apply or remove the State and Regional Park Overlay District; 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 that the request is consistent with the requirements of Section 383 of the CDC and OAR 660-034.

u. Provide for legislative plan amendments to apply or remove the Airport Use and Safety Overlay Districts (Private and Public Use Airport Overlay District and the Private and Public Use Airport Safety Overlay District) when the request complies with the RNRP, the TSP, ORS 836.600, OAR 660-013, and when applicable, the Metro Regional Transportation Plan.

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 by:

   1. Continuing the County "CPO News" newsletter on a regular basis; and

   2. Providing information to the media on a regular basis.

b. Seek and encourage continued citizen involvement through the Community Participation Organization (CPO) Program. In order to assist in the efficiency of the CPOs, the County may reorganize the boundaries of the various CPOs to provide that there is a community of interest included within the boundary of each CPO. 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 Community Involvement Program; and

   3. Determine the Community Participation Program by Board of Commissioner Resolution & Order.

c. Provide the opportunity for citizen involvement in all phases of plan revision and amendment processes.

d. 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 by announcing all openings for Planning Commission and citizen advisory committees in newsletters, news releases, and other available media.

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.

The planning process utilized by Washington County has emphasized citizen involvement and participation. Information has been disseminated through community meetings, individual mailings and notices, media releases and public hearings.

The need for citizen involvement in the county was first recognized in 1973 through the adoption of the Washington County Comprehensive Framework Plan. This framework plan required the establishment of the "Community Planning Organization" (CPO) program. In February 1974, the Board of Commissioners initiated the CPO program which divided the county into 14 CPO planning areas, with the intent of providing citizens direct access to the decision-making process. In December 1975, in order to meet the requirements of LCDC Goal 1, the Board of Commissioners 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. Then, in April 1980, the Board of Commissioners reaffirmed the County's commitment to the CPO program through adoption of Resolution & Order No. 80-108 (included in the Appendix). This action by the Board also defined the roles of the CPO, the Planning Department, the OSU Extension Community Development Coordinator, and the CCI.

In 1986, by adopting Resolution & 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 Citizen Participation Organization.

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 districts by:

   1. Providing affected agencies with information on proposed land use actions for review and comment.

   2. Providing affected agencies with the opportunity to participate in and receive information on future studies covering topics contained in the RNRP.

   3. Notifying affected agencies of time limits for responses to proposed land use actions, and consider that no response within the given time means concurrence with the proposal.

b. Establish and maintain "Urban Planning Area Agreements" (UPAAs) 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.

d. Continue the coordination of rural and urban planning activities and land use actions.

e. Enter into intergovernmental agreements with large school districts which are consistent with ORS 195.020 and ORS 195.110, and which 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 regulations, 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 & Order.

Summary Findings and Conclusions

An important element in the County's planning program is the coordination between the various governmental bodies which have responsibilities for some activities which occur in the planning area. Policy development, program management, and the provision of services by federal, state and local governments, coupled with the specific responsibilities of special service districts must be coordinated to ensure that the various programs reinforce the County Comprehensive Plan and that there is little or no duplication of effort.

Additionally, many activities transcend jurisdictional boundaries. The federal, state and regional governments have established statutory requirements that require regional planning and coordination with local governments. Examples of regional activities which require coordination are: land use planning, transportation planning, air and water quality management, solid waste management and farm and forest land conservation. The following federal and state agencies are involved in activities which support or enhance Washington County programs and activities:

Federal Agencies

- Bureau of Land Management, U.S. Department of the Interior
- Bureau of Reclamation, U.S. Department of the Interior
- Bonneville Power Administration
- Soil Conservation Service U.S. Department of Agriculture
- Agricultural Stabilization & Conservation Service, U.S. Department of Agriculture
- U.S. Army Corps of Engineers

State Agencies

- Department of Agriculture
- Department of Environmental Quality
- Department of Fish and Wildlife
- Department of Land Conservation and Development
- Department of Geology and Mineral Industries
- Department of Water Resources
- State Engineer's Office
- Department of Forestry
- Department of Transportation, including Division of Parks & Recreation

In addition, coordination is also necessary with 14 cities and 38 special districts or agencies. The following are agencies which affect or are affected by the rural/natural resource planning program and regulations:

Cities

- Banks
- Beaverton
- Cornelius
- Durham
- Forest Grove
- Gaston
- Hillsboro
- King City
- Portland
- North Plains
- Sherwood
- Tigard
- Tualatin
- Wilsonville

School Districts

- #1 West Union
- #3Jt. Hillsboro Union High
- #7 Hillsboro
- #13 Banks
- #15 Forest Grove
- #20 Reedville
- #23Jt. Tigard
- #39 Groner
- #46Jt. Newberg
- #48Jt. Beaverton
- #49Jt. Vernonia
- #58Jt. Farmington View
- #70 North Plains
- #88Jt. Sherwood
- #101Jt. West Linn
- #117 Scappoose
- #511Jt. Gaston
- Portland Community College

Fire Districts

- Tualatin Valley Fire and Rescue
- Washington County RFPD #2
- Cornelius RFPD
- Forest Grove RFPD
- Tri-City RFPD
- Gaston RFPD
- Timber RFPD

Other Special Districts:

- Metro
- Port of Portland
- Rainbow Lane Special Road District
- Tigard Water District
- Tualatin Valley Irrigation District
- Wolf Creek Highway Water District
- Wolf Creek Education Service District
- Tualatin Hills Park & Recreation District
- Clean Water Services

Coordination with Metro

The RNRP element of the comprehensive plan must comply with the regional planning elements adopted by Metro. Metro has adopted the following plan elements, all of which have either a direct or indirect effect on planning activities in the Rural/Natural Resource Areas of Washington County:

a. The regional Urban Growth Boundary

b. The Urban Growth Management Functional Plan

c. The Regional Transportation Functional Plan

d. The Solid Waste Management Plan

POLICY 4
AIR QUALITY

It is the policy of Washington County to maintain or improve existing air quality.

Implementing Strategies

The County will:

a. Support effective controls on air pollutant emissions and their adverse impacts.

b. Work with the state Department of Environmental Quality (DEQ) and Metro to develop state and regional air quality programs.

c. Assure that land use decisions comply with any applicable DEQ standards.

Summary Findings and Conclusions

The majority of air quality problems in Washington County are the result of activities within the urbanized area in the eastern half of the county which is in the Portland Air Quality Maintenance Area (AQMA). The AQMA contains significant area that is not within the metropolitan UGB. The air in this area sometimes exceeds federal standards for levels of ozone, carbon monoxide and total suspended particulates.

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. Support control of excessive or unnecessary noise and efforts to limit its adverse impacts.

b. Assure that land use decisions will be in compliance with the applicable Department of Environmental Quality (DEQ) Noise Standards.

c. Evaluate existing noise problems in coordination with the DEQ.

d. Discourage the location of service facilities such as schools, hospitals, nursing homes, public assembly and high-density residential development within the year 2000 LDN 55 and LDN 60 contours.

e. Coordinate with the DEQ, Oregon Department of Transportation and the Port of Portland when establishing land use designations near airports.

Summary Findings and Conclusions

Noise can be a significant hazard to health, 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. Source reduction, buffering, and careful location of noise producing and noise-sensitive activities are important methods of minimizing noise-related problems.

POLICY 6
WATER RESOURCES

It is the policy of Washington County to maintain or improve surface and ground water quality and quantity.

Implementing Strategies

The County will:

a. Strive to ensure adequate water supplies for all uses by:

   1. Encouraging water conservation programs by water users and purveyors;

   2. Reviewing and revising existing development regulations where necessary or limiting the location or operation of new wells as a condition of development approval, considering advice and/or recommendations received from the state Water Resources Department;

   3. Coordinating with state and federal agencies in evaluating and monitoring ground water supplies;

   4. Complying 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; and

   5. Requiring applicants for quasi-judicial plan map amendments to provide well reports (well logs) filed with the water master for all public lands survey (township and range system) sections within 1/2-mile of the subject site and provide an analysis of whether ground water quality and quantity within the area will be maintained or improved. The analysis should include well yields, well depth, year drilled or other data as may be required to demonstrate compliance with this policy.

   Well logs are not required for quasi-judicial plan amendments when the designation change will not result in an increase in density (i.e., Exclusive Farm Use to Exclusive Forest and Conservation plan amendments).

b. Ensure adequate quality of surface and ground water by:

   1. Promoting compliance with the Healthy Streams Plan, as adopted by Clean Water Services (CWS) and in compliance with the CWS - County intergovernmental agreement, to the extent that the Healthy Streams Plan and associated CWS programs apply outside the UGB;

2. Promoting compliance with Department of Environmental Quality (DEQ) water quality standards;

3. Cooperating with the Soil and Water Conservation District in the implementation of effective methods of controlling nonpoint sources of water pollution in agricultural areas;

4. Cooperating with the Oregon State Department of Forestry in the implementation of effective methods of controlling non-point sources of water pollution in forest areas; and

5. Ensuring that the establishment of subsurface sewage disposal systems (e.g., septic tanks) will not adversely affect ground water quality.

c. Protect and maintain natural stream channels wherever possible, with an emphasis on nonstructural controls when modifications are necessary.

d. Limit the alteration of natural vegetation in riparian zones and in locations identified as significant water areas and wetlands.

e. Encourage property owners with qualifying lands to apply for natural resource-related exemption of that land from ad valorem taxation where such programs are available.

f. Support viable water resources projects which are proposed in the county upon review of their cost benefit analysis, alternatives, and environmental and social impacts.

g. Coordinate land use actions regarding water projects with agencies and jurisdictions which may be impacted by such projects.

h. Support measures to conserve vegetation in drainage basin watersheds as a means of controlling the release of water to downstream farmlands and urban areas.

i. Cooperate with the Division of State Lands, State of Oregon in its review and mitigation of projects that alter water areas and wetlands under its jurisdictions.

j. Consistent with the recommendations of the DEQ, State of Oregon and CWS, support the expansion of stormwater sampling in the Tualatin Basin and consideration of proper planning and management measures for non-point source problems.

Summary Findings and Conclusions

Increasing demands are being placed on the limited supply of surface and ground waters in Washington County. In rural areas, demand for water resources comes primarily from uses such as irrigation for agricultural users and domestic consumption. Excessive ground water withdrawals have resulted in water shortages in some parts of the Rural/Natural Resource Area.

The Cooper Mountain - Bull Mountain area has been designated by the state Water Resources Department as a critical ground water area because of excessive decline in the ground water table. On the other hand, the Water Resources Department of the State of Oregon has advised the County that in the county's upland areas such as the Portland Hills and Chehalem Mountain, there are many shallow perched water bodies. Consequently, the department has also advised the County that on Parrett Mountain, Chehalem Mountain and the Portland Hills, a restriction of 1- or 2-acre lots would be sufficient for domestic well limitation. The County's land use designations in this area provide an additional safety margin for water use.

Water quality in some portions of the county has deteriorated because of failing septic systems and soil erosion and water pollution resulting from inadequately controlled run-off.

Agricultural runoff in the Tualatin River Basin has contributed to increased turbidity and decreased overall water quality in the middle Tualatin and the lower portions of Gales Creek and Dairy Creek. The health of rural stream systems, and in particular headwater areas, is a critical component of water quality downstream, which may include urban areas. When maintained in their natural state, Washington County's wetlands control run-off and thus decrease soil erosion and water pollution while reducing potential damage from flooding and helping to recharge ground water supplies.

Natural wetlands also provide excellent habitat for fish and wildlife. Water from torrential winter and spring rains must be released in an orderly manner to replenish water tables and retain water supplies for periods of water shortages.

POLICY 7

MINERAL AND AGGREGATE RESOURCES

It is the policy of Washington County to protect identified significant mineral and aggregate resource sites from incompatible uses, and to minimize potential impacts from resource extraction at these sites upon adjacent uses. Additionally, the County shall identify a process to address other mineral and aggregate resource sites.

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 identified mineral and aggregate resources located in the Exclusive Farm Use (EFU), Exclusive Forest and Conservation (EFC) , Agriculture and Forest - 20 Acres (AF-20) , Agriculture and Forest - 10 Acres (AF-10), Agriculture and Forest - 5 Acres (AF-5) , Rural Residential - 5 Acres (RR-5), Land Extensive Industrial (MAE) , and Rural Industrial (R-IND) Land Use Districts needed by the county or the region. In determining the resource requirements, consideration shall be given to population growth, area or regional needs, proximity to the utilization area, fluctuations in the construction industry, and the quality and quantity of mineral and aggregate resources available at other identified sites.

c. Protect identified mineral and aggregate resource sites from incompatible uses which would prevent or seriously hinder resource extraction and identify all such lands that are subject to Land Conservation and Development Commission Goal 5.

d. Regulate land use actions which are incompatible with mineral aggregate sites in order to provide for extraction of mineral deposits and to ensure that future availability of mineral resources will not be precluded by other development.

e. 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 by mineral and aggregate resource extraction.

f. Require new or expanded mineral and aggregate extraction operations to develop programs based upon economic, social, environmental and energy consequences analysis, that will minimize any negative effects of mineral and aggregate-related activities on surrounding affected uses.

g. Require that all mineral and aggregate sites be reclaimed for future use in accordance with the Rural/Natural Resource Plan (RNRP).

h. Prohibit the extraction of sand and gravel from streambeds when necessary to protect fish and wildlife habitats, prevent soil erosion or prevent water pollution.

i. Ensure in the Mineral Aggregate Overlay District that all excavated sites will be reclaimed for future use in accordance with the RNRP.

j. Apply the following Area of Special Concern:

1. Area of Special Concern (ASC) No. 1 – Farmington District A Expansion Area

This ASC is the expansion area of the Farmington Quarry Mineral and Aggregate Overlay District (District A) as illustrated on the map below. The quarry is located on the west side of Cooper Mountain. This expansion has two portions. Both are south of the Cobb Rock Quarry and west of and adjacent to the existing Farmington Quarry. Land within the expansion area is specifically described as a portion of tax map and lot 1S2 26 4400 (northwest expansion area); and map 1S2 26C, tax lots 400, 500, 600, 700, 702, 800, 900 and 1000 (main expansion area).

Land use applications for this expansion area are subject to the following conditions:

a) **Allowed mining uses.** Mining is only allowed as proposed in the application, and as otherwise limited in these conditions. Allowed uses include extraction, temporary stockpiling, sorting, hauling, blasting, storage of overburden, and activities necessarily incident to the foregoing. The following activities are not allowed: processing, permanent stockpiling, and sale of aggregates; crushing, washing and screening of mineral and aggregate materials; asphalt batch plants or concrete batch plants.

b) **Stormwater.** Operator shall obtain an amended stormwater pollution control plan and Department of Environmental Quality National Pollutant Discharge Elimination System (DEQ NPDES) permit extension from Oregon Department of Geology and Mineral Industries (DOGAMI) for the expansion area prior to excavation therein.

c) **Other agency permits**. Operator shall at all times remain in compliance with these conditions and with applicable state and federal agency permits and shall retain copies of these conditions and agency permits onsite.

d) **Operating and reclamation permit and bond.** Operator shall obtain an approved amended operating and reclamation plan permit from DOGAMI prior to excavation in the expansion area and shall maintain it during the life of the mine, including reclamation. Operator shall obtain and maintain adequate security for reclamation, as required by DOGAMI, during the life of the mine.

Noise. Operator shall take the following noise mitigation measures:

1) Construct a berm ranging in height from 15 to 35 feet at the west - southwest corner of the main expansion area, within the proposed 100-foot wide perimeter buffer. The total length of the berm shall be approximately 2,500 feet. Prior to mining the existing ridge north of the main expansion area, the berm shall be constructed, hydroseeded and planted to provide adequate vegetative screening from adjoining uses. Subsequently, the berm shall be maintained in place until all mining at the existing and expanded Farmington Quarry site is complete, in order to shield residences along Green Slope Road from aggregate-processing activities. In the northwest expansion area, operator shall maintain trees and vegetation to the west to the extent practicable.

2) During the final phase of the expansion, which entails mining the northwest expansion area, operator shall limit the schedule of mining at the working face to the hours of 7 a.m. to 10 p.m.

e) **Dust mitigation.** Operator shall minimize fugitive dust emissions from the expansion area by application of water, erosion control and management, and similar best practices recommended by DOGAMI and Oregon DEQ for control of dust at aggregate mining sites, and pursuant to operator's DEQ Air Contaminant Discharge Permit. Operator shall also ensure equipment operating on internal haul roads does not exceed 20 mph to reduce dust impacts.

g) **Hours of Operation.** Mining operations shall be limited to Monday through Friday from 7 a.m. to 10 p.m. and limited to loading and transport activities on Saturdays 7 a.m. to 5 p.m., except where an exception is granted by the review authority pursuant to CDC Section 379-13.4 C. No extraction or transport activities will occur on Sundays or the following holidays: January 1, Memorial Day, July 4, Labor Day, Thanksgiving Day and December 25. Blasting will occur on the site in accordance with the notice and hours requirements of CDC Section 379-13.4 to minimize blasting conflicts: 9 a.m. to 6 p.m. Monday – Friday only, and not during any of the above-listed holidays, except where an exception is granted by the review authority consistent with CDC provisions. This condition shall not prohibit processing of extracted material at the previously approved and existing quarry facility during its approved hours of operation.

h) **Fire and access.** Prior to obtaining land use approval, operator shall obtain acknowledgment from the fire marshal that the subject portion(s) of the expansion area have adequate access for fire apparatus.

i) **Baseline survey.** Prior to initial blasting in the expansion area, operator shall conduct a pre-blast survey to document the baseline condition of structures, foundations, and windows of existing residences within 1,500 feet of ASC No. 1 for which access is granted by owners. The survey shall be submitted to the County and made available to anyone upon request.

j) **Groundwater monitoring.** Operator shall continue to monitor wells on the expansion area as mining proceeds and comply with any conditions from DOGAMI permits related to groundwater protection.

k) **Setback.** All mining and extraction in the expansion area is subject to a minimum setback of 100 feet from the District A boundary.

l) **Screening.** As part of its land use application, operator shall be required to provide adequate screening around the site pursuant to CDC Section 411, consistent with that required at its existing and approved facility, and in coordination with DOGAMI permit requirements.

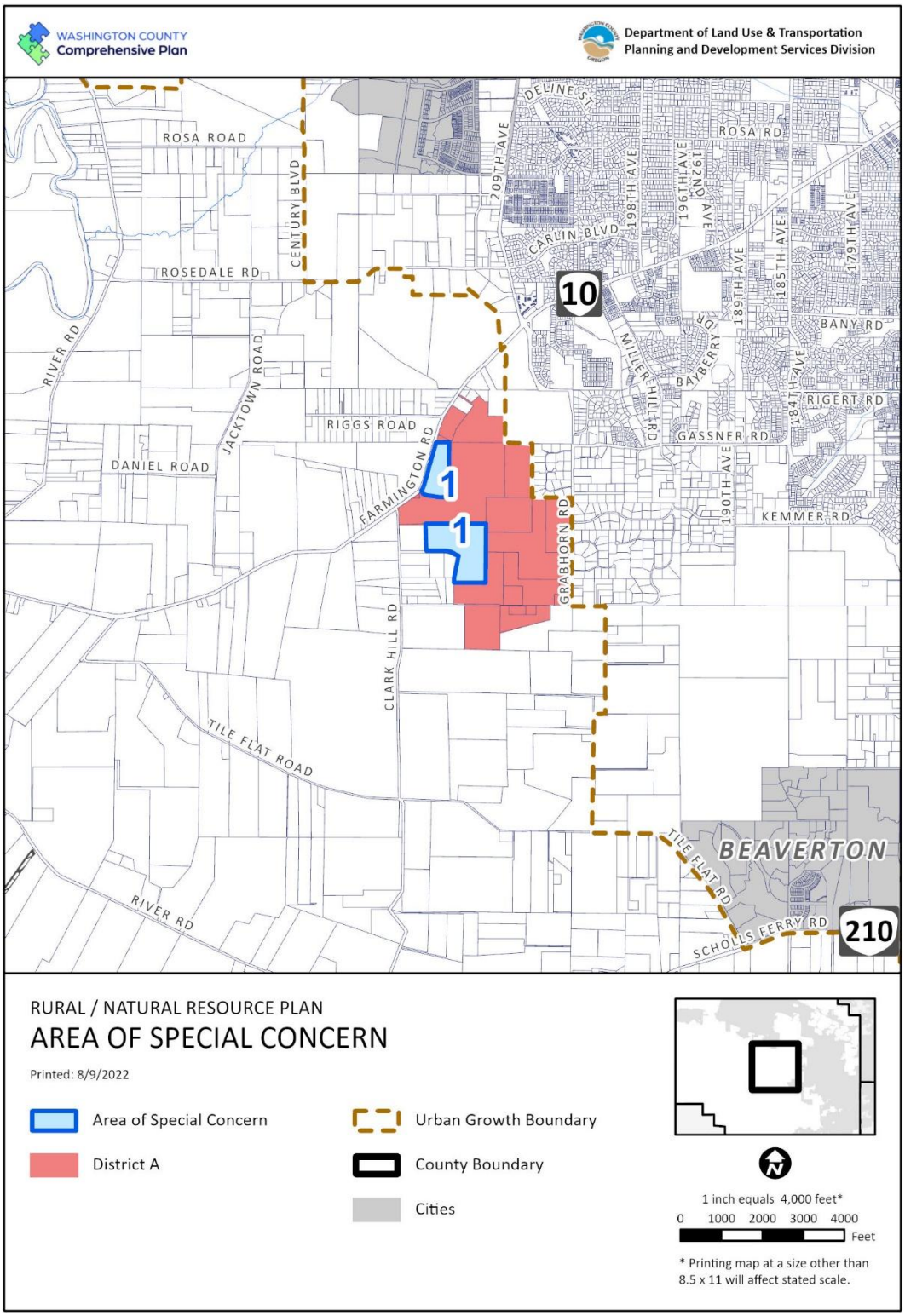
m) **Right-of-way vacation.** The required land use application for quarry expansion shall include evidence that Green Slope Road right-of-way within District A has been vacated.

n) **Easements.** As part of its land use application, operator shall provide, prior to mining in the main expansion area, evidence of:

   1) Permission from Bonneville Power Administration (BPA) to place overburden in berms within the BPA easement area on the SW corner of Lot 1, Clark Hill Acres. If operator cannot obtain such permission, operator shall ensure such berms are located outside the applicable easement area prior to mining in the main expansion area.

   2) Termination of the Portland General Electric (PGE) easement affecting Lots 2 and 3, Clark Hill Acres.

ASC No. 1: Farmington District A Expansion Area



k. Development standards found in CDC Section 379 for District B shall apply to areas identified as District B, including but not limited to standards for setbacks, noise reduction, waiver of remonstrance, and notations on newly created lots or parcels. To the extent District B standards in CDC Section 379 are amended, new development in District B shall be subject to the amended standards.

Summary Findings and Conclusions

Washington County has a limited supply of mineral and aggregate resources. Because rock material (clay, shale, gravel, sand and stone) is important for construction and road building purposes, the resources in the county are of significant economic importance.

Aggregate resource extraction may adversely affect surrounding land uses. Rural and urban development in areas of aggregate resource deposits often severely hinders or prohibits the extraction of the resource. Existing sources must be protected and future supplies must be assured by minimizing conflicts with adjacent uses.

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 floodplain areas identified as being subject to flooding in the event of a 100-year flood (a flood with a 1% chance of occurrence in any year) in the latest Department of Housing and Urban Development (HUD) or Army Corps of Engineers flood area studies. Such regulations shall discourage new development in floodplains and alterations of existing identified floodplains. Modifications or additions to existing structures may be allowed subject to engineering requirements which do not increase flood damage potential.

b. Use Chapter 70 of the Uniform Building Code to regulate grading and/or filling on or near slopes.

c. Maintain and update information on natural hazards as it becomes available and identify areas on the appropriate land use district.

d. Review and modify the County's Emergency Services Division Disaster Plan to ensure that it considers all identified natural hazards and disasters, including volcanic eruptions and earthquakes.

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 developed. Property damage due to flooding can be reduced by regulating new development in floodplains 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. Encourage the development and use of solar and wind power and other alternative energy sources at appropriate locations.

Summary Findings and Conclusions

Washington County contains no known usable 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 higher elevations in the county. There are opportunities for generating energy from capital facilities (e.g., dams) built for other purposes, however, the extent and value of these resources is not yet fully known.

POLICY 10

FISH AND WILDLIFE HABITAT

It is the policy of Washington County to protect and enhance significant fish and wildlife habitat.

Implementing Strategies

The County will:

a. Establish standards with which development in areas defined as significant fish and wildlife habitat must comply, so as to assure the conservation of this habitat.

b. Allow activities customarily conducted in conjunction with commercial farm and forest practices in areas designated as Fish and Wildlife Areas.

c. Rely upon the Oregon Department of Forestry, through its administration of the Oregon Forest Practice Rules, to mitigate adverse impacts of commercial forestry upon fish and wildlife habitat.

d. Limit the alteration of natural vegetation in riparian zones, and in locations identified as significant water areas and wetlands thereby preserving fish and wildlife habitat.

e. Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the Exclusive Farm Use, Exclusive Forest and Conservation and Agriculture and Forest -20 Acres land use designations. The recommendations of the Wildlife Habitat Protection Plan shall be applied to development applications for land outside an urban growth boundary.

f. Implement the recommendations of the Tualatin Basin Fish & Wildlife Habitat Program for rural areas of Washington County to promote efforts to enhance and conserve significant riparian habitat corridors.

Summary Findings and Conclusions

Some of the most significant fish and wildlife habitat areas in the country are streams and adjacent riparian areas. Other significant wildlife habitat in the rural area includes the large, wooded tracts, which are often big game and winter range, and adjacent agricultural lands.

POLICY 11
SIGNIFICANT NATURAL AREAS

It is the policy of Washington County to protect and enhance significant natural areas.

Implementing Strategies

The County will:

a. Encourage the state Department of Forestry and the U.S. Bureau of Land Management to implement measures to protect significant natural areas on lands under their ownership.

b. Encourage the preservation of privately owned significant natural areas through acquisition by concerned agencies and organizations (e.g., Oregon Parks and Recreation Department, the Oregon Department of Fish and Wildlife, the Nature Conservancy and the Public Land Trust) prior to their degradation by conflicting uses.

c. Encourage property owners with lands that qualify as open space to apply for assessment under this category if the proposed use of the land meets the standards specified by ORS 308. 740-790, including to "preserve or enhance natural or scenic resource."

d. Review development proposed in significant natural areas to reduce its impact on the area's unique or fragile character or features.

e. Limit development and the alteration of natural vegetation in riparian zones and in locations identified as significant water areas and wetlands. Since these areas overlap with several significant natural areas, the regulations should serve to protect significant natural areas from degradation.

f. In conjunction with the city of Sherwood and Metro, conduct a master study of the significant natural elements of the Tonquin Scablands Geologic Area if and when funding becomes available. The purpose of this study is to further determine the significance of this geologic area and identify critical natural areas for public use or preservation. The results of this study shall be balanced with appropriate uses of mineral and aggregate resources in the rural area. At minimum the study shall include:

    1. Examination of significant natural areas both in the urban, and rural and natural resource areas of the county;

    2. Participation by responsible agencies, such as Parks and Recreation Branch of the Department of Transportation, Department of Fish and Wildlife, Department of

Geology and Mineral Industries, Washington and Clackamas Counties and the cities of Sherwood and Tualatin, and Metro;

3. Consideration of geological resources including mineral and aggregate resources and biological, educational, scenic and open space/recreational resource potential;

4. Identification and survey of critical sites;

5. Plan for public and private use and protection, including agency role identification and financing strategies; and

6. Involvement of affected property owners and other interested citizens.

g. Allow activities customarily conducted in conjunction with commercial farm and forest practices in areas designated as significant natural areas where the land use plan designation and implementing Community Development Code provisions allow farm and forest activities as primary uses.

h. Rely upon the Oregon Department of Forestry, through its administration of the Oregon Forest Practices Rules, to mitigate adverse impacts of commercial forestry upon significant natural areas.

Summary Findings and Conclusions

There are several significant natural areas in the Rural/Natural Resource Area of Washington County. These unique areas have recreational, scientific and educational value, and deserve protection for continued use by present and future generations.

POLICY 12
HISTORIC AND 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 resources 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 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 Community Development Code (CDC) 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 CDC, for the management of significant cultural resources in the Rural/Natural Resource Area of the

county that are buildings or structures, unless an alternative decision is made after consideration of a site-specific analysis of ESEE consequences submitted by the resource owner.

d. Allow activities customarily conducted in conjunction with commercial farm or forest practices in areas or on sites designated for historic and cultural resources.

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 and 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.

k. Encourage the inclusion of specific historic and cultural resource sites within the state or local parks and recreation systems.

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. The Washington County Museum is conducting a detailed comprehensive inventory of the county's cultural resources to identify sites, areas and structures, and determine their relative importance for protection. This work will be complete by 1985.

POLICY 13
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. Implement procedures in its CDC whereby development in the Rural/Natural Resource Areas which may conflict with outstanding scenic resources will be reviewed with the intent of mitigating adverse impacts.

b. Allow activities customarily conducted in conjunction with commercial farm or forest practices in areas designated as scenic resources.

c. Work to improve the availability of scenic resources to the general public.

d. Encourage scenic easements or other means of providing public access to sites with outstanding views.

e. Work with private owners to improve the public's access to sites identified as having outstanding scenic views.

f. Coordinate with the appropriate state and federal agencies in applying OAR 660-16-000 to portions of the Nehalem, North Fork of the North Fork Trask or the Middle Fork of the North Fork Trask Rivers as they are being considered for designation as wild and scenic rivers.

Summary Findings and Conclusions

Rural Washington County has many areas which, subjectively, possess exceptionally beautiful settings or views. Many of these views and settings are visible to the general public from County and state roads. Other scenic views and settings may be unavailable to the general public unless special efforts are made to ensure visual or physical access, if not ownership.

Portions of the Nehalem, North Fork of the North Trask and the Middle Fork of the North Fork Trask Rivers have been identified as potential state and/or federal wild and scenic rivers.

POLICY 14
PLAN DESIGNATIONS

It is the policy of Washington County to maintain distinct comprehensive plan map designations for the area outside the county's urban growth boundaries and to provide land use regulations to implement the designations.

Implementing Strategies

The County will:

a. Designate natural resource lands in the following manner:

1. Lands which meet the definitions and criteria for agricultural lands contained in Land Conservation and Development Commission (LCDC) Goal 3 and OAR Chapter 660, Division 05 shall be designated Exclusive Farm Use and lands which meet the LCDC Goal 4 definition of forest land shall be designated Exclusive Forest and Conservation. In determining which plan designation shall apply (Exclusive Farm Use or Exclusive Forest and Conservation) when land meets criteria for both the Exclusive Farm Use and Exclusive Forest and Conservation Districts, the following factors shall be utilized to determine the appropriate designation:

    A. Soil types as related to Goal 3 and forest classifications as related to Goal 4.

    B. The predominant use of the property.

    C. The predominant use of the surrounding properties (must be contiguous or be a sufficiently large block of land).

    D. What kinds of crops or forest uses would be possible on the parcel given the size and conflicts with adjacent uses.

    E. Physical characteristics of the site.

    F. Whether the site is or has been on a farm or forest deferral.

2. Lands which were zoned Agriculture and Forest-5 (AF-5) or -10 (AF-10) by the 1973 Comprehensive Framework Plan and for which an LCDC Goal 2 Exception has not been provided shall be designated Agriculture and Forest-20 (AF-20).

b. Designate exclusive agricultural and forest lands in "large blocks" of 76 acres or more in the legislative process which adopts this plan.

c. Designate rural lands, for which an LCDC Goal 2 Exception is provided to LCDC Goals 3 (Agriculture) and 4 (Forestry), in the following manner:

1. All lands which were zoned AF-5 by the 1973 Comprehensive Plan will be designated AF-5 or AF-10 based upon existing use and the characteristics of the area, unless the criteria for Rural Residential (RR-5) can be met.

2. All lands which were zoned AF-10 by the 1973 Comprehensive Plan will be designated AF-10 unless the criteria for RR-5 can be met.

3. Lands which meet the following criteria will be designated RR-5:

   A. Were zoned urban or suburban residential by the 1973 Comprehensive Plan; or

   B. Were zoned AF-5 or AF-10 in the 1973 Comprehensive Plan and were interspersed with urban or suburban zoning districts; and

   C. In addition, meet the following criteria:

      1. Are located within the Wolf Creek Highway or Tigard Water District and are contiguous to land zoned RS-1; or

      2. Consist of a platted subdivision or other area which has been developed to suburban density and is not in farm or forest use as those terms are defined by ORS Chapter 215 or LCDC Goal 4.

4. All lands which were zoned urban or suburban residential will be designated either RR-5, AF-5 or AF-10 in accord with the purpose and intent of the appropriate land use district and the character of the surrounding area.

5. All lands which were previously zoned Land Extensive Industrial (MAE), except those areas put into the Rural Industrial District, shall be designated MAE.

6. Except as provided in Subsection 5 above, lands with lawfully created, existing industrial uses shall be designated Rural Industrial (R-IND).

7. All lands with lawfully created, existing commercial uses shall be designated Rural Commercial (R-COM).

8. Recognize existing, lawfully created commercial or industrial uses or those which predate applicable County land use ordinance to the extent of their current site usage by the appropriate plan map designation.

Summary Findings and Conclusions

There are nine land use designations in this plan element for lands which make up the areas of Washington County outside the acknowledged UGB. These designations are indicated on the plan map and are implemented by corresponding land use district regulations in the Community Development Code. The natural resource area is comprised of three land use designations: Exclusive Farm Use (EFU); Exclusive Forest and Conservation (EFC); and Agriculture and Forest-20 (AF-20).

These designations accommodate the county's need for natural resource development and conservation (including agriculture, forestry, open space, wildlife habitat, scenic and historic areas, and resources) consistent with LCDC Goals 3, 4 and 5. "Rural Development" is provided for with the following land use designations: Agriculture and Forest - 10 (AF-10); Agriculture and Forest - 5 (AF-5); Rural Residential - 5 (RR-5); Rural Commercial (R-COM); Rural Industrial (R-IND) and Land Extensive Industrial (MAE).

An exception to LCDC Goals 3 and 4, utilizing the exception process specified in Goal 2, has been established for those lands designated for rural development.

POLICY 15
EXCLUSIVE FARMLANDS

It is the policy of Washington County to conserve and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products, forest management and open space. Exceptions to this policy may be allowed pursuant to the provisions of LCDC Goal 2, OAR Chapter 660 Division 04, and the applicable plan amendment criteria in Policy 1.

Implementing Strategies

The County will:

a. Conserve agricultural land in accordance with Oregon State Law, Oregon Revised Statute (ORS) Chapter 215 and Land Conservation and Development (LCDC) Goal 3 (agricultural lands) by the adoption and implementation of an Exclusive Farm Use District (EFU) consistent with these requirements.

b. Place agricultural lands in the Exclusive Farm Use District unless an exception to LCDC Goal 3 is provided pursuant to the LCDC Goal 2 Exception Process (OAR Chapter 660, Division 04).

c. Require that the conversion of agricultural lands designated for Exclusive Farm Use to uses not allowed by ORS Chapter 215 be preceded by a plan amendment pursuant to the provisions of Policy 1.

d. Allow the division of the lands placed in the Exclusive Farm Use District in accordance with the following:

    1. The lot area is consistent with the agricultural land use policy for the State of Oregon as expressed in ORS 215;

    2. The lot area is of a similar size to existing commercial agricultural operations in the surrounding area;

    3. In those instances where it is proposed to locate a farm-related dwelling, the proposed lot area is of sufficient size to support commercial production of food or fiber using accepted farm practices as defined in ORS 215.203(2)(C);

4. Approval of the partitioning will not seriously interfere with the preservation of wildlife or fish habitat areas as identified in the Washington County Comprehensive Plan, or interference will be mitigated; and

5. Any additional criteria as set forth in the County's Exclusive Farm Use District.

e. Limit residential uses within the Exclusive Farm Use District to those permitted by ORS Chapter 215.

f. Permit nonfarm/nonforest uses only when not in conflict with agricultural or forestry activities.

g. Require that an applicant for nonfarm use record a waiver of the right to remonstrate against accepted farm or forest practices including spraying.

h. Maintain agricultural lands in blocks large enough to encourage and maintain commercial agricultural activities when considering plan amendments. This strategy will be used as one of the criteria in the designation of lands in the Exclusive Farm Use District in the legislative process of adopting this plan.

i. Encourage the development of irrigation systems in support of agricultural production.

j. Cooperate with Clean Water Services, the Oregon State Extension Service and the USDA Natural Resources Conservation Service in promotion of education and dissemination of information on agricultural management and practices that preserve and protect natural resources such as fish and wildlife habitat.

Provide for the creation of a nonbuildable lot within the Exclusive Farm Use District with the filing of a restrictive covenant in the deed of records of the County.

Summary Findings and Conclusions

The fertile soils, moderate temperature and damp climate make the Tualatin Valley one of the most productive agricultural regions in Oregon and the nation. These factors produce an opportunity for a wide variety of farm crops with above average yields.

Agricultural land is defined by LCDC as Class I-IV soils (in Western Oregon) as identified by the U.S. Soil Conservation Service; and other lands suitable for farm use due to soil fertility, suitability for grazing, climatic conditions, existing and/or future potential for farm irrigation, land use patterns, and accepted farming practices (ORS Chapter 215). The County, for ease of identification, has divided soils into three groups: Group 1, Agricultural Class I-III soils; Group 2, Class IV soils; and Group 3, any soils classed V or beyond.

The capability of the soil to produce high yields for a wide variety of crops has encouraged crop diversification by most farmers.

Approximately 60 agricultural commodities are produced commercially in the county. Some types of berries, filberts and wine grapes are uniquely suited to the area.

Of the total land area in the county, approximately 152,729 acres (33.3%) were devoted to farm use as of 1978, compared to 161,051 acres in 1974. From 1964 to 1974, the number of farms decreased while the size of farms increased. From 1974 to 1978, the trend reversed; the number of farms increased while the size decreased.

Farmers in the county have tended to assemble a number of small parcels of land. The parcels are not necessarily contiguous and may be rented to form one productive unit. Existing trends indicate a decline in the production of fruits and vegetables resulting in the closure of a number of food processing plants in the county.

The value of farmlands in the county is many times higher than the state average.

Agriculture plays an important role and provides a unique opportunity in the county's diverse economy.

The income multiplier for agriculture in the county (and Oregon) is approximately three. It is estimated that every dollar's worth of agricultural production in the county generates an additional three dollars' worth of economic activity to other sectors through farm purchases of equipment, food and other goods and services.

The agricultural sector covers approximately 2.7% of the total employment of the county (nonseasonal employment). The largest portion of farm income, 24.8%, is from specialty horticulture (greenhouses, nursery crops, etc.). Next in value is dairy products with 14.7%.

POLICY 16

EXCLUSIVE FOREST LANDS

It is the policy of Washington County to conserve and maintain forest lands for forest uses consistent with existing and future needs for agricultural products, forest management and open space. Exceptions to this policy may be allowed pursuant to the provisions of LCDC Goal 2, OAR Chapter 660 Division 04, and the applicable plan amendment criteria in Policy 1.

Implementing Strategies

The County will:

a. Retain forest land for commercial forest management and protection of sensitive areas (watersheds, wildlife habitats) in an Exclusive Forest and Conservation Land Use District in accordance with Land Conservation and development Commission (LCDC) Goal 4; OAR Chapter 660, Division 06; and the legislative purposes of ORS Chapters 197 and 215.

b. Require that conversion of forest lands designated for Exclusive Forest and Conservation to uses not authorized in OAR Chapter 660, Division 06 be preceded by a plan amendment pursuant to the provisions of Policy 1.

c. Limit uses on forest lands to those provided for in OAR Chapter 660, Division 06.

d. Allow the replacement of a dwelling or accessory building if it has been destroyed by fire or other natural disaster in a manner that would limit the possibility of the recurrence of the disaster (flood, slides, etc.).

e. Promote use of the Oregon Forest Practices Act as the means of maintaining environmental quality when conducting forest operations.

f. Cooperate with the Oregon State University Extension Service, the Oregon Farm Bureau, the Washington County Woodland Association, and the Oregon Department of Forestry to promote the education and dissemination of information on agricultural and forest management practices.

g. Allow the division of lands placed in the Exclusive Forest and Conservation District in accordance with the provisions of OAR Chapter 660, Division 06.

h. Work with the Department of Assessment & Taxation to monitor whether property owners are actually farming or have forest uses on their property as it affects their tax deferral status.

i. Maintain forest lands in blocks large enough to encourage and maintain commercial forest activities when considering plan amendments. This strategy will be used as one of the criteria in the designation of lands in the Exclusive Forest and Conservation District in the legislative process of adopting this plan.

j. Utilize the Douglas Fir Forest Site Classification designations established for the State of Oregon and U.S. Forest Service for the purpose of identifying potential forest lands.

Summary Findings and Conclusions

Forestry has been Oregon's number one economic activity and could have a significant economic impact in Washington County as state forest lands such as the Tillamook Burn area become available for renewed harvesting.

Although forest fires, logging operations and clearing for agricultural and urban development have reduced the land area in forest use, commercial forests in 1979 covered approximately 234,000 acres in the county - 63,000 acres in public ownership; 85,000 acres in forest industries; and 86,000 acres in private ownership.

While forest lands have an obvious economic importance to the county, these lands also provide important watersheds, wildlife habitats, scenic values and outdoor recreational uses.

Forest Lands are defined as existing potential forest lands suitable for commercial forest uses; other forested lands needed for watershed protection, wildlife habitat, fisheries habitat and recreation; lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; and other forested lands in urban and agricultural areas which provide buffers within or adjacent to urban areas, wind breaks, wildlife and fisheries habitats, livestock habitats, scenic corridors and recreational uses.

LCDC Goal 4 defines forest uses as the production of trees and the processing of forest products; as open space, buffers from noise, and visual separation of conflicting uses; as watershed protection and wildlife and fisheries habitat; as soil protection from the wind and water; as maintenance of clean air and water; as outdoor recreational activities; and for agricultural support services such as grazing land for livestock.

Generally, all soils in the county are considered forest soils as defined according to the United States Forest Service manual, *"Field Instructions for Integrated Forest Survey and Timber Management Inventories - Oregon, Washington and California, 1974."*

Forest lands in Washington County have suffered from encroachment by other uses, primarily rural residential development.

Residential development in proximity to commercial forestry operations often results in conflicting uses (objections are raised by residents to aerial spraying, noise from cutting, clearing, trucking, etc.).

POLICY 17

AGRICULTURE AND FOREST-20 LAND

It is the policy of Washington County to designate those lands as Agriculture and Forest - 20 that were zoned AF-5 and AF-10 by the 1973 Comprehensive Framework Plan and for which a Goal 2 Exception has not been provided, and in doing so strive to retain small scale and part-time agriculture and forest production. Exceptions to this policy may be allowed pursuant to the provisions of LCDC Goal 2, OAR Chapter 660 Division 04, and the applicable plan amendment criteria in Policy 1.

Implementing Strategies

a. The County will: adopt and implement an Agriculture and Forest-20 Land Use District (AF-20) consistent with Land Conservation and Development Commission (LCDC) Goal 3 and Oregon Revised Statutes Chapter 215.

b. Provide for all of the uses allowed in an Exclusive Farm Use District pursuant to ORS Chapter 215 in the Agriculture and Forest - 20 (AF-20) Land Use District.

c. Designate those lands within the AF-20 plan designation as potential marginal land pursuant to the provisions of Senate Bill 237 adopted by the 1983 regular session of the Oregon Legislature.

d. Provide in the Agriculture and Forest Land Use District a quasi-judicial process which enables a lot to qualify as "Marginal Land" which contains a lot of record provision for lots created prior to July 1, 1983.

e. Allow the division of lands placed in the AF-20 Land Use District in accord with the following:

    1. The proposed division is appropriate for the continuation of the existing commercial agricultural enterprise within the area;

    2. In those instances where it is proposed to locate a farm-related dwelling, the proposed lot area is of sufficient size to support commercial production of food and fiber using accepted farm practices as defined in ORS 215.203(2)(3);

    3. Approval of the partitioning will not seriously interfere with the preservation of wildlife or fish habitat areas as identified in the Washington County Comprehensive Plan, or interference will be mitigated; and

    4. Any additional criteria as set forth in the County's CDC.

f. Permit nonfarm/nonforest uses only when not in conflict with agricultural or forestry activities or as provided for under marginal land provisions.

g. Require that an applicant for nonfarm use record a waiver of the right to remonstrate against accepted farm or forest practices, including spraying. Maintain agricultural and forest lands in blocks large enough to encourage and maintain commercial agricultural and forest activities when considering plan amendments.

h. Encourage the development of irrigation systems in support of agricultural production.

i. Cooperate with Clean Water Services, the Oregon State University Extension Service and the Natural Resources Conservation Service in promotion of education and dissemination of information on agricultural management and practices that preserve and protect natural resources such as fish and wildlife habitat.

j. Provide for the creation of a nonbuildable lot within the Agriculture and Forest Land Use District with the filing of a restrictive covenant in the deed records of the County.

k. Require that the conversion of agricultural lands designated AF-20 to uses not allowed by ORS Chapter 215 be preceded by a plan amendment pursuant to the provisions of Policy 1.

Summary Findings and Conclusions

In 1973 with the adoption of the Washington County Framework Plan, some agriculture and forestry land was zoned AF-5 and AF-10. These lands have had many of the characteristics present in other farm or forest lands, but are located in geographic areas with rugged canyons with steep forested hillsides, interspersed with part-time farm use. Small agricultural fields on soils of Agricultural Classification II and III provide the opportunity for selective farming, but since most of the areas with Class IV soils are so steep, little farm use as defined by ORS Chapter 215 occurs.

It was clear that lands which were agriculture and forest lands by definition and zoned GFU-38, or, FRC-38 by the County's 1973 Comprehensive Framework Plan needed to be placed in an exclusive farm or forest district, respectively. Similarly, it was appropriate to retain lands determined to be "physically developed and committed to limited farm and forest uses (see Part II of the Exceptions Statement) in the existing AF-5 and AF-10 land use district (which existed in those lands)." The question that remained concerned what to do with the lands in the third category, the mixed agriculture and forest lands.

Prior to outlining the land use district options which the County reviewed for the mixed agriculture and forest lands, it is important to understand the magnitude of the issue. Based upon the analysis of the various factors, the County identified approximately 307,000 acres to be placed in an Exclusive Farm or Forest District; 22,000 acres were identified as physically developed and committed; and some 44,000 acres fell within the mixed agriculture and forest

classification. Of the total land area in the Rural/Natural Resource Planning Area, only about 13% are in the latter group.

The land use district options initially reviewed by the County for the mixed agriculture and forest lands included:

1. Placing the lands in an Exclusive Farm or Forest District; or

2. Retaining the existing AF-10 and AF-5 land use districts on these lands.

Neither of these options appeared viable. First, placing the land in an Exclusive Farm or Forest District would not permit the County to respond to the legislative mandate of the citizens and property owners to permit building permits by right on lawfully created lots which were zoned AF-5 and AF-10 by the 1973 Comprehensive Plan (Ballot Measure 11). Second, retaining the land in the AF-10 and AF-5 Land Use Districts would provide for additional partitioning of farm and forest lands to a lot size with limited potential, increase rural services, and detract from the opportunity to intensify agriculture and forest activities based upon future demands.

The 1983 regular session of the Oregon Legislature provided an opportunity to address the dilemma confronting County in Senate Bill 237, the Marginal Lands Bill. This legislation recognized that some land may exist which is agricultural land by definition but limited production capabilities due to topography, soil classifications, interspersed forested areas, limited irrigation potential, the impact of rural development, etc. The legislation provides the opportunity for lands meeting certain criteria to qualify as "Marginal Land" and take advantage of a lot of record provision for lots created prior to July 1, 1983. This process is an alternative to obtaining a building permit pursuant to the standards of an exclusive farm use district as set forth in ORS Chapter 215.

The lands designated AF-20 generally are those above the 350-foot elevation which were zoned AF-5 and AF-10 in the 1973 Washington County Comprehensive Framework Plan. They are foothill lands, somewhat limited for large-scale farming or forestry because of slope, existing parcelization and ownership patterns, and lack of sufficient water for irrigation purposes.

The bulk of AF-20 lands are found in the southeast portion of the County's Rural/Natural Resource Planning Area, in the Chehalem Mountains. Other large blocks of AF-20 parcels are located in the foothills which rise just to the northwest of Forest Grove; the foothills running to the north of and between Banks and North Plains; and just outside the regional UGB between Farmington and Scholls Ferry Roads on the west side of Cooper Mountain. The southeast foothill lands are limited for large-scale commercial farm or forest uses because of slope, parcelization and ownership patterns. There are approximately 41,582 acres, in 2,017 lots, owned by 1,691 different parties, affected by the AF-20 land use designation. These lots range from .01 acres to 265.6 acres in size, averaging 20.6 acres. In 1982, 1,075 of these lots were completely without improvements, whether houses or other structures.

Respondents to a 1977 survey of "hill area" farmers conducted by the Washington County Planning Department represented farm operators ranging in size from 6 to 1,200 acres.

Typically, the operators of the smallest farms (less than 40 acres) owned most if not all the land they farmed and that land was a contiguous piece of property. Operators of larger farm units commonly leased some of their land; in these cases, the farms were normally built of several noncontiguous blocks of land. In 1977, hill area farmers were raising a diverse set of crops including filberts, cherries, wine grapes, grain, strawberries, vegetables, prunes and hay. These farmers were able to identify both advantages and disadvantages to farming in the foothills areas of the county.

Disadvantages cited most frequently were soil erosion, slopes occasionally too steep to safely or economically cultivate or harvest using machines, lack of water for irrigation, odd-sized fields and irregular topography. Many respondents also listed benefits of hill area farming that they felt were not available on the valley floor; these advantages included: longer frost-free growing period, more exposure to sunlight, easier maturation of crops, excellent soil drainage (beneficial for filberts) and production of better flavored fruit. The elevation of the hill area lands (above 350') was noted by several farmers as being very good for fruits, as well as necessary for a crop such as wine grapes.

Information from the U.S. Soil Conservation Service concerning soils found in the proposed AF-20 areas confirm what the hill area farmers indicated: that a wide range of crops - from fruit and nut trees and berries to grain and timber - can be raised successfully on the lands above the 350' elevation. Details of the soil types occurring on the AF-20 lands and the crops for which the soils are best suited are presented in the County's Resource Document.

Despite the variety of farm crops and quality of foothill soils, the fact remains that the acreage required to produce these crops can be a crucial factor in making farming economically feasible on these foothill areas of mixed agriculture and forest uses. Information gathered by the Oregon State University Extension Service provides some insight into this discussion. Generally, crops with a low value per acre, such as wheat, require more acreage to be profitable than do intensive agricultural activities such as ornamental horticulture.

Listed below are several crops and the average size or economically feasible operation size in Washington County at this time. This information is followed by a table with statistics allowing comparison of the land consumptive character of various crops versus their contribution to gross farm receipts in Washington County.

Washington County: Crops, Economic Average Unit Size

CROP	ECONOMIC SIZE OR AVERAGE SIZE IN WASH. CO.
Wheat	250 to 300 acres
Ornamental Horticulture; (incl. Christmas Trees)	1 to 3 acres; 10 to 30 acres; or 50 to 200 acres
Filberts	30 to 35 acres
Strawberries	25 to 35 acres
Family Tree Farm	10 to 20 acres (tree farm is part-time activity for operator)
Full-time Tree Farm	40 to 100 acres (tree farm is principal occupation of operator)

Source: Washington County Agricultural Economy 1981. Washington County Planning Department, September 1981.

The Agriculture and Forestry-20 Plan Designation recognizes the unique character of the mixed farm and forest area to which it has been applied and protects the viability of farm and forest uses in conformance with LCDC Goals 3 and 4. The AF-20 Land Use District has all of the properties of an Exclusive Farm Use District, with the ability for lands within this district to apply through a quasi-judicial land use process to qualify as Marginal Land under the provisions of Senate Bill 237.

POLICY 18
RURAL LANDS

It is the policy of Washington County to recognize existing development and provide lands which allow rural development in areas which are developed and/or committed to development of a rural character.

Implementing Strategies

The County will:

a. Recognize "Rural Lands" with the following plan map designations

   1. Agricultural and Forestry-10 (AF-10)
   2. Agricultural and Forestry-5 (AF-5)
   3. Rural Residential-5 (RR-5)
   4. Rural Commercial (R-COM)
   5. Rural Industrial (R-IND)
   6. Land Extensive Industrial (MAE)

b. During the plan adoption and revision processes, provide the opportunity for citizens to present testimony indicating additional land which they believe to be developed and committed for development.

c. Consider the identification of additional lands for the "Rural Lands" plan map designations through the plan amendment procedures in Policy 1.

d. Ensure that proposed development will not adversely affect surrounding agricultural and/or forestry activities by requiring that applicants for residential, commercial or industrial uses on land designated for rural development record a waiver of the right to remonstrate against accepted farm or forestry practices on nearby lands.

Summary Findings and Conclusions

In the Rural/Natural Resource portion of Washington County, many areas are currently developed and/or committed to small acreage homesites, non-commercial farms, or

commercial and industrial uses, some of which provide support to the rural residents. In preparing this Plan, the County must recognize this type of development which has resulted from previous decisions of the County and of individual landowners.

Because of this existing development on lands which would otherwise meet the definitions of agriculture and forest lands in Goals 3 and 4, Washington County has taken an exception, as required by Land Conservation and Development Commission (LCDC) Goal 2. Taking exception through Goal 2 will allow these uses to continue and will allow some additional development where these lands have been previously committed to limited farm and forest uses.

Where development does occur in rural areas, the public facilities and services necessary will be available at a level adequate to serve the proposed development. Services necessary for development will include an adequate supply of drinking water, roads, schools, and police and fire protection.

Of the public facilities and services provided in rural Washington County, it is the County road system and police protection services which have fallen most seriously behind the levels necessary to adequately serve the rural population.

POLICY 19
RURAL RESIDENTIAL DEVELOPMENT

It is the policy of Washington County to allow rural housing in rural areas.

Implementing Strategies

The County will:

a. Adopt and implement three separate residential plan designations that will apply to lands which have developed, or are committed to development in a rural character. The three plan designations are:

   1. Agricultural and Forest-5 (AF-5)

   2. Agricultural and Forest-10 (AF-10)

   3. Rural Residential-5 (RR-5)

   In addition, the CDC may provide for a rural planned development process and certain overlay districts.

b. Through the CDC, establish residential land use district regulations that:

   1. Contain a minimum lot size appropriate to retain the rural character of the area;

   2. Permit as primary uses, residential dwellings and accessory structures, and farm and forest activities;

   3. Permit as accessory uses, rural accessory dwelling units and rural historic accessory dwelling units in rural residential districts; and

   4. Contain lot of record provisions.

c. Require the filing of a waiver of remonstrance in conjunction with the issuance of a building permit for a residential use which recognizes that the proposed dwelling may be subject to customary and accepted farm and forest practices.

Summary Findings and Conclusions

Although the regional UGB will constrain urbanization of productive agricultural and forest lands beyond that needed for growth by the year 2000, land divisions on existing lots of record and other existing uses have resulted in the continued loss of lands with agricultural and

forestry potential. The amount of land devoted to commercial farm and forest use has declined due to competitive pressures for nonfarm, nonforest uses. If this trend continues, commercially viable agriculture and forest lands will shift to smaller scattered acreages. This begins to limit commercial farm and forest use of the land.

Many rural residential landowners supplement their income with food and fiber production. However, many of these lands are no longer suitable for commercial farm or forest operations, because of the parcel sizes. Agriculture and forest activities are encouraged and are considered to be an integral element of the environment of these areas.

The establishment or continuation of a rural residence, including a rural accessory dwelling unit or rural historic accessory dwelling unit, on a parcel of land adjacent to or near land being used for agriculture or forestry production will be allowed only with the understanding that residents on these rural residential tracts will be subject to the normal and accepted farming and forestry practices.

POLICY 20

RURAL COMMERCIAL DEVELOPMENT

It is the policy of Washington County to provide rural commercial lands for support of rural residential, agricultural and forest activities.

Implementing Strategies

The County will:

a. Allow commercial uses which support the needs of rural residents and agricultural and forest uses.

b. Evaluate proposed rural commercial uses to determine if they are needed to support the Rural/Natural Resource Area.

c. Recognize existing, lawfully created commercial uses and allow reasonable expansion where urban services are not required, where there is conformance with the plan and where conflicts with surrounding uses can be minimized.

Summary Findings and Conclusions

Within the Rural/Natural Resource Areas of the county there are rural commercial facilities which are necessary to support rural residential, agricultural and forest activities. These commercial facilities are small in size, rural in character, and do not require urban services.

The continuation of rural commercial uses to provide for the basic convenience and service needs of the rural and natural resource community, without an adverse impact on surrounding farm and forest activities, is important to the communities.

POLICY 21
RURAL INDUSTRIAL DEVELOPMENT

It is the policy of Washington County to provide areas for resource-related industrial uses and to recognize existing lawful industrial uses.

Implementing Strategies

The County will:

a. Allow farm and forest-related industrial uses and to encourage them to locate in the rural area.

b. Evaluate proposed new industrial uses to determine if they are needed to support the natural resource base and that they are consistent with the rural character and rural level of services.

c. Recognize existing, lawfully created industrial uses and allow reasonable expansion where urban services are not required, where there is conformance with the plan and where conflicts with surrounding uses can be minimized.

d. Maintain two industrial plan designations in the Rural/Natural Resource Area. The two designations are:

    1. The Rural Industrial designation which provides for resource-related industrial uses, and

    2. The Land Extensive Industrial designation which recognizes land previously zoned MAE pursuant to the 1973 Comprehensive Plan.

Summary Findings and Conclusions

There are several areas in the county outside the established UGB where industrial development has occurred. This development primarily relates to resource-related operations such as farm products processing, lumber mills and the processing and mining of mineral and aggregate resources. Some nonresource related industrial uses have been lawfully established based upon past County policies. It is recognized that rural resource industrial lands are necessary to strengthen the county's economy.

POLICY 22
PUBLIC FACILITIES AND SERVICES

It is the policy of Washington County to provide public facilities and services in the Rural/Natural Resource Area in a coordinated manner, at levels which support rural type development, are efficient and cost effective, and help maintain public health and safety.

Implementing Strategies

The County will:

a. Review the adequacy of the following public services and facilities in conjunction with new development:

   1. Schools

   2. Fire and police protection

b. Establish a coordination system with all special districts, jurisdictions, agencies and private corporations that now or will provide the appropriate level of public facilities and service to the Rural/Natural Resource Area.

c. Continue to provide the following facilities and services:

SERVICE	PORTIONS OF COUNTY SERVED
Public Health	countywide
Sheriff Patrol	countywide
Detention Facility	countywide
Assessment and Taxation	countywide
Records and Elections	countywide
Road Maintenance	County roads
Land Development Regulation	unincorporated areas
Cooperative Library System	county
Solid Waste Collection System Management (franchising)	unincorporated areas
Solid Waste Disposal, Siting & Management	unincorporated areas outside Metro's jurisdictional boundary

d. Establish agreements between the County and service providers. The agreements shall provide

   1. Review of development proposals;

   2. Review of proposed service extension or facility expansion;

   3. Service district annexation;

   4. Criteria or documents to be used in planning service extensions, new facilities, or facility improvements;

   5. Standards to be used in assessing "appropriate" or "adequate" service levels;

   6. Area or clientele to be served now and in the future;

   7. Consistency of service provider activities with plan policies, strategies, and land use designations;

   8. Coordination between the County and any large school districts in addressing capacity needs;

   9. Coordination of capital improvement programs (of the County and service providers); and

   10. Procedures for amending the agreement.

e. Permit sewer lines to be established in the Rural/Natural Resource Area to relieve an identified health hazard, except that sewer lines may traverse the Rural/Natural Resource Area in order to facilitate service to urban areas. However, a connection to an existing sewer line may be approved for a residential use pursuant to OAR 660-011-0060(8) and (9). After a sewer line has been installed, it may be used by a farmer for disposal of sewage in connection with a farm labor camp or in connection with a food processing operation.

f. Recognize Metro's responsibility and authority to prepare and implement the Regional Solid Waste Management Plan and participate in its preparation and implementation as necessary.

g. Provide appropriate land use designations and clear and objective standards for planned waste facilities identified in the Regional Solid Waste Management Plan.

h. Manage and coordinate both the collection and disposal of solid waste through the existing franchise system.

i. Encourage franchised solid waste collectors to expand the opportunities for recycling of solid waste by individual households and businesses.

j. Allow for the formation or expansion of community, private or public water supply systems or the extension of extraterritorial water lines to serve the following land use districts:

- Agriculture and Forest-10 (AF-10)
- Agriculture and Forest-5 (AF-5)
- Rural Residential-5 (RR-5)
- Rural Commercial (R-COM)
- Rural Industrial (R-IND)
- Land Extensive Industrial (MAE)

k. Allow for the formation or expansion of community, private or public supply water systems utilizing water sources other than the extraterritorial water line extensions to serve existing dwellings in areas designated EFU, EFC, and AF-20. The water supply system shall not provide service to nonresource lands such as AF-10, AF-5 or R-COM.

l. Allow for the connection of existing dwellings in areas designated EFU, EFC, and AF-20 through extraterritorial water line extension to community, private or public water supply systems upon documentation of one of the following:

1. The water from an existing well does not meet Environmental Protection Agency (EPA) Safe Drinking Water Standards. The following documentation shall be submitted:

   a. A letter from an EPA approved testing laboratory stating that the water source does not meet EPA Safe Drinking Water Standards and listing the contaminants; or

   b. A letter from the Washington County Department of Health & Human Services stating the water does not meet EPA Safe Drinking Water Standards and listing the contaminants.

   It must be demonstrated that reasonably priced readily available technology for filtering, chlorination or other on-site treatment cannot bring the water quality up to standard. "Reasonably priced" is defined as equal to or less than the estimated cost to hook to a community private or public water system.

2. The amount of water available from an existing well is insufficient for domestic use. Insufficient water supply is defined as an existing well which does not produce usable quantities of water for domestic consumption due to the geologic formation. It must be demonstrated that deepening the well will not, in all probability, result in an increase in usable water supply. Documentation is to be provided by a qualified

geologist or hydrologist and the property owner must demonstrate that a reasonably priced water storage will not result in adequate usable water supply.

m. Allow for the formation or expansion of community private or public water supply systems in areas designated EFU, EFC, and AF-20 utilizing onsite groundwater sources, not extraterritorial water sources, to serve those uses approved by the County to ORS 215.213, OAR 660-33 or OAR 660-06 on the same property as the water system.

n. 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.

Summary Findings and Conclusions

Public facilities and services generally include sanitary and water facilities, solid waste collection and disposal, fire protection, police protection, energy and communication facilities, health services, educational facilities, and other governmental services.

In the Rural/Natural Resource Area of the county, the types and levels of public facilities and services needed to support development are different from those required in the more urbanized portions of the county. Generally, in the rural areas, greater reliance is placed on providing onsite facilities to satisfy needs for water, sewage disposal and drainage management. This is appropriate since rural area development is (and will continue to be) largely dispersed, at a level of intensity that does not require more capital-intensive facilities evident in the urban areas.

Public facilities and services provided in the Rural/Natural Resource Area are the responsibility of a variety of jurisdictions, agencies, and organizations, including Washington County. The County has the additional responsibility and legislative authority to coordinate the activities of these entities in order to ensure that public facilities and services are provided in an efficient manner and at levels appropriate to support comprehensive plan designations of the areas being served.

Key implementation tools to be used by the County in fulfilling this responsibility are development regulations, special district coordination agreements, and a unified capital improvements program.

1. **Sanitary Facilities.** Virtually all of the Rural/Natural Resource Area lies outside the jurisdictional boundaries of Clean Water Services and the regional UGB. Sewage disposal in this area is accomplished through the use of on-site facilities such as septic tanks. Sanitary sewage wastes from the cities of Banks, Gaston, and North Plains are processed at CWS' operated treatment plants. The County Health Department is responsible for determining the suitability of individual lots for septic systems. Development permits for lots not served by CWS are not issued by the County until provision is made for onsite

sewage disposal and a determination of suitability for the site and the proposed disposal system is made by the Health Department. Soil conditions, topography, site size, and the level and type of surrounding development already using subsurface disposal systems are some factors that influence the Health Department's evaluation of new septic system applications.

Because the present low density, dispersed pattern of development will continue in some of the rural areas, it is assumed that the practice of relying on individual, septic tank drain field type disposal systems will continue.

2. **Water Supply and Distribution.** In the Rural/Natural Resource Area, most consumers rely on ground water as their sole source of water supply. Outside most cities which have community water systems or limited community water districts, individual wells are necessary to supply water for domestic consumption.

   All new wells are recorded with the state water master and checked for construction and water quality by the County Health Department. No County permit or approval is required before a new well is drilled, nor is the County necessarily involved when an existing well is altered. Well drillers, however, must be licensed by the state water master and are responsible for sending well drilling logs to the state engineer's office in Salem.

   During the late 1960s and early 1970s, increased demands for water from the Columbia Basalt aquifer in the Cooper Mountain - Bull Mountain area resulted in a sharp drop in the area groundwater level. In response to the worsening situation, the state engineer declared this a critical ground water area and placed a moratorium on new wells and severe limitations on principal wells drawing from this aquifer.

3. **Drainage Management.** Stormwater runoff, drainage and flood hazards are regulated in the Rural/Natural Resource Area, as in the rest of the county, through several County ordinances. However, the kind of drainage-related problems experienced in the Rural/Natural Resource Area are different from the urban portion of the county due to the dispersed land use pattern.

   Principally, the nonurban drainage problems in Washington County are seasonal flooding, high ground water levels, and soil erosion. Since the County is not authorized or able to deal with all of the causes of these problems (which include some farming and forestry practices), County development regulations must continue to be complemented by the work of agencies such as the Soil and Water Conservation District, Soil Conservation Service, the agricultural extension service, and the state Department of Forestry.

4. **Solid Waste Management.** The County manages the collection of solid wastes in the Rural/Natural Resource Area through the awarding of mutually exclusive franchises to private firms. Currently, waste materials are hauled to a landfill in Yamhill County. In the future, it may be necessary and desirable to locate a new landfill in the rural area. To do

so, the County will have to work with Metro, the state Department of Environmental Quality and the area residents.

5. **Schools.** Eleven school districts provide services within the Rural/Natural Resource Area. Five of these districts, which include large urban attendance areas, may be considered 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. Under the provisions of ORS 195.110, Washington County will work closely with these school districts to develop school facility plans as necessary, which will in turn be incorporated into the County Comprehensive Plan. None of the remaining districts are facing serious overcrowding of rural area facilities at this time. Future growth in the rural area is not expected to cause capacity problems for any of the other districts. However, cooperation between the County and the districts is an important part of helping them to plan for growth and change inside their boundaries.

   ORS 195.110 requires large school districts to adopt school facility plans that cover a period of at least 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 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 10% 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 in the district's 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 districts adopted criteria. The County will continue to notify districts of land use regulations and development applications that may affect school capacity.

6. **Law Enforcement and Emergency Services**. In the Rural/Natural Resource Area, the public safety and delivery system includes: 1) the "911" emergency telephone system; 2) law enforcement protection by the County Department of Public Safety and the Oregon State Patrol; and 3) fire protection by eight fire districts and the state Department of Forestry. The scattered low density pattern of development, the lack of water distribution networks, the sheer size of the area, and the inconsistent addressing system result in longer-than-desirable response times by the various service providers. None of these agencies is able at this time to afford the increases in staff and equipment necessary to adequately cover the service areas. Future protection of the public health and safety, through maintenance of at least the existing level of service, will require close, on-going cooperation between the County and service providers.

7. **Energy and Communications**. The Rural/Natural Resource Area receives electricity from Portland General Electric and Western Oregon Electric Co-op with natural gas being provided by Northwest Natural Gas Company. Telephone service is largely provided by General Telephone Company. None of these organizations anticipates problems in providing service to new customers.

8. **Library Services**. The Washington County Cooperative Library System (WCCLS) provides library services throughout the county. Library facilities available to residents of the Rural/Natural Resource Area are located in the cities of Banks, Sherwood, Cornelius, Forest Grove, Hillsboro, Tigard and Tualatin. Outreach services offered by WCCLS include books-by-mail, reference services, and children's program service. WCCLS is currently underfunded relative to national standards, and there is no long-term plan for financing and improving library services in the county.

POLICY 23
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 plan. The Transportation System Plan (TSP) will address the major roadway system (i.e., nonlocal roads) and designate roads and streets that are part of the major system. The Rural/Natural Resource Plan and the community plans will address the local road system and designate the streets and roads that are part of that system;

b. Specify the necessary transportation improvements, maintenance and reconstruction activities needed to carry out the comprehensive plan in the TSP.

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. In cases of direct conflict between the TSP and a community plan or the Rural/Natural Resource Plan element functional classification and/or location of a proposed road, the TSP shall take precedence.

e. The addition of new roads or streets to the major roadway system will be designated through the TSP unless specified otherwise by the transportation plan. 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;

f. Amendments to the Rural/Natural Resource Plan shall be consistent with the applicable policies and strategies of the TSP.

g. 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 TSP 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 areas 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 Rural/Natural Resource Plan and the community plans. 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 Rural/Natural Resources Plan element and the community plans 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.

POLICY 24
RECREATION

It is the policy of Washington County to ensure that open space and recreational facilities are provided which reflect the needs of the county residents.

Implementing Strategies

The County will:

a. Investigate the feasibility of providing regional-scale recreation sites, facilities and services for the entire county.

b. Encourage appropriate state and federal agencies to establish or expand facilities in the county.

c. Encourage acquisition of use easements for recreation areas or sites.

d. Work to improve public access to the Tualatin River.

e. Encourage volunteer involvement in development of recreation facilities.

f. Support the control of off-road vehicle use in areas not specifically established for their use.

g. Encourage the Oregon Parks and Recreation Division to participate in the purchase of sites of regional significance, specifically in the upper Tualatin River Canyon and Tonquin Scablands Geological Area.

h. Encourage the Oregon Parks and Recreation Division to reactivate planning for the Banks - Nehalem Linear Park.

i. Coordinate with land-owning public agencies and interested private groups in the construction and maintenance of trails for pedestrian and equestrian use.

j. Establish a parks advisory committee.

k. Adopt and implement a State and Regional Park Overlay District consistent with Oregon Administrative Rule 660-034. When a state or regional park master plan is adopted, it shall be added to the appendix of the Rural/Natural Resource Plan.

l. Apply the State and Regional Park Overlay District to state parks.

m. Allow the State and Regional Park Overlay District to be applied to regional parks.

Summary Findings and Conclusions

Open space outside the urban area will be of growing importance to Washington County residents as they seek open space and recreation opportunities close to where they live. The county possesses a variety of natural resources, especially rivers, which are attractive for rural recreation. Access to these sites and development of trails are needed priorities for rural recreation. There is currently no comprehensive plan for rural open space and recreation facilities although nonurban recreation sites and facilities are used extensively by the urban residents of the county and the Portland metropolitan area in general.

In 2001, the County adopted the State Park Overlay District concurrently with the adoption of a state park master plan for land located near the intersection of Highway 26 and Highway 47, just north of Buxton and south of Hoffman Road. The Banks -Vernonia State Trail passes through the property. The park, named the Stub Stewart Memorial State Park, includes an enhanced trail system, day use facilities, overnight camping with group and equestrian areas, a hike-in camping area, and interpretive signage.

The State Park Overlay District was amended in 2004 to include regional parks. The Cooper Mountain Natural Area Master Plan was developed by Metro and adopted by the Metro Council in December 2005. The master plan was subsequently adopted by the Washington County Board of Commissioners in 2006. The natural area is located on the southwest slope of Cooper Mountain, south of Kemmer Road and east of Grabhorn Road. The natural area, which is a regional park, offers views of the Tualatin River Valley and Chehalem Mountains, interpretive facilities, ADA-accessible trail loops, hiking trails, and trails available for equestrian use. Approximately 89 acres of the park is inside the UGB and is designated Future Development 20-Acre District (FD-20). The remaining 144 acres is rural and is designated Agriculture and Forestry 20-Acre District (AF-20). The State and Regional Park Overlay District was applied only to the rural portion of the natural area.

POLICY 25
ENERGY CONSERVATION

It is the policy of Washington County to reduce energy consumption in the Rural and Natural Resource Areas and to encourage the use of alternative energy sources.

Implementing Strategies

The County will:

a. Encourage energy efficiency through site planning, building design and weatherization of existing structures by:

   1. Retaining natural terrain features and vegetation where practical which create microclimates conducive to energy conservation.

   2. Encouraging flexibility in building and land development regulations to permit energy-efficient building design, such as collection structures.

b. Coordinate with appropriate local, state and federal agencies and other energy purveyors in programs that encourage alternative energy source development.

c. Provide information on new energy-saving techniques and publicize the importance of energy conservation and available weatherization programs.

d. Encourage the development and use of solar and wind power and other alternative energy sources at appropriate locations.

e. Encourage and support conservation tax credits for new homes that use energy-saving techniques.

f. Encourage utilities and banks to offer low-interest weatherization loans to cover the cost of installing devices for conservation which meet clear and objective energy-efficient standards.

g. Encourage rural industrial uses to explore methods of reusing waste heat for space heating or other uses.

Summary Findings and Conclusions

Because of the nature of the Rural/Natural Resource Area of the county, many of the common energy conservation measures that are typical in urban areas are not practical. With uses that are generally dispersed over a wide geographic area, it is difficult to encourage such common energy conservation measures as public transportation and common wall housing. Other conservation measures such as site planning and building design therefore assume major importance in these areas.

POLICY 26
HOUSING

It is the policy of Washington County to allow housing in conjunction with Natural Resource uses and to provide housing choices in rural areas.

Implementing Strategies

The County will:

a. Allow manufactured houses on the same basis as conventional dwellings in the Rural/Natural Resource Area, except in the Rural Residential (RR-5) Land Use District.

b. Allow housing for migrant workers in the Rural/Natural Resource Areas of the county where it can be demonstrated that such housing is necessary to facilitate commercial farm or forestry products.

c. Allow dwellings in accordance with specified criteria in the Exclusive Farm and Forest Land Use Districts, and the Agricultural and Forest (AF-20) Land Use District.

d. Allow rural accessory dwelling units, including rural historic accessory dwelling units, in accordance with specified criteria in the Agricultural and Forest (AF-10 and AF-5) and Rural Residential (RR-5) Land Use Districts.

Summary Findings and Conclusions

The primary purpose of housing outside the UGB is to provide shelter for people involved in farm, forest, and other activities related to natural resources in the area and to offer a diversified lifestyle in areas designed for rural development. Rural accessory dwelling units broaden the range of housing options in the rural area. Because of previous development and commitment to development, portions of the County outside of the UGB provide rural residential areas where farming and forestry uses are secondary to the residential nature of development. Residents of these areas often supplement their incomes with farm or forest activities on their land.

POLICY 27
URBANIZATION

It is the policy of Washington County to provide for Urban uses within established Urban Growth Boundaries.

Implementing Strategies

The County will:

a. Adopt and implement a plan for the urban areas of the county.

b. Cooperate with Metro in the establishment and maintenance of the regional UGB, including planning efforts associated with urban reserves.

c. Cooperate with the cities of North Plains, Banks, and Gaston in the establishment of local UGBs.

Summary Findings and Conclusions

In order to ensure that rural development occurs in a manner that does not result in expensive, land- consuming urban sprawl and to help protect agricultural lands from premature development, Metro, with the participation of counties and cities, established a 20-year regional UGB around the tri-county region. Buildable lands within the regional UGB, together with urban reserves, are intended to satisfy the demands of population and employment growth for up to 50 years from the date of urban reserve designations. Under state law, Metro is required to maintain a 20-year supply of buildable land within the regional UGB.

Because the demand for land necessary to allow for county population growth over time can be accommodated by buildable land within UGBs and urban reserves, and in order to comply with LCDC goals, it is necessary to limit growth outside of UGBs. Some development will occur in the rural and natural resource areas because of existing development and the need for additional development to accommodate the natural resource uses.

POLICY 28
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 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/DOA) and the Department of Land Conservation and Development (LCDC) 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 DOA list of all airports.

The Washington County 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 Skyport, a small public use facility located north of Cornelius.

Policy 28 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 area. 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 include heliports as well.

Several other airport facilities exist throughout the county that are not a 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 (CDC). Where personal use facilities are concerned, the CDC make a

distinction between the terms and heliport, as they are 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 (R-COM) and Rural Industrial (R-IND); inside the land use district 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 Office Commercial, Community Business District, and General Commercial Districts), and the Industrial district (IND).

Policy 28 allows Residential Airpark Development (RAD) within a Residential Airpark Overlay District. The Residential Airpark Overlay District authorizes aircraft hangars, paved tie down areas and taxiways as accessory uses.

Implementing Strategies

The County will:

a. Adopt and implement airport overlay districts consistent with LCDC 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.

g. Allow RAD in a Residential Airpark Overlay District.

h. Ensure that future RAD is compatible with the continued operation of adjacent private airstrips.

Summary Findings and Conclusions

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

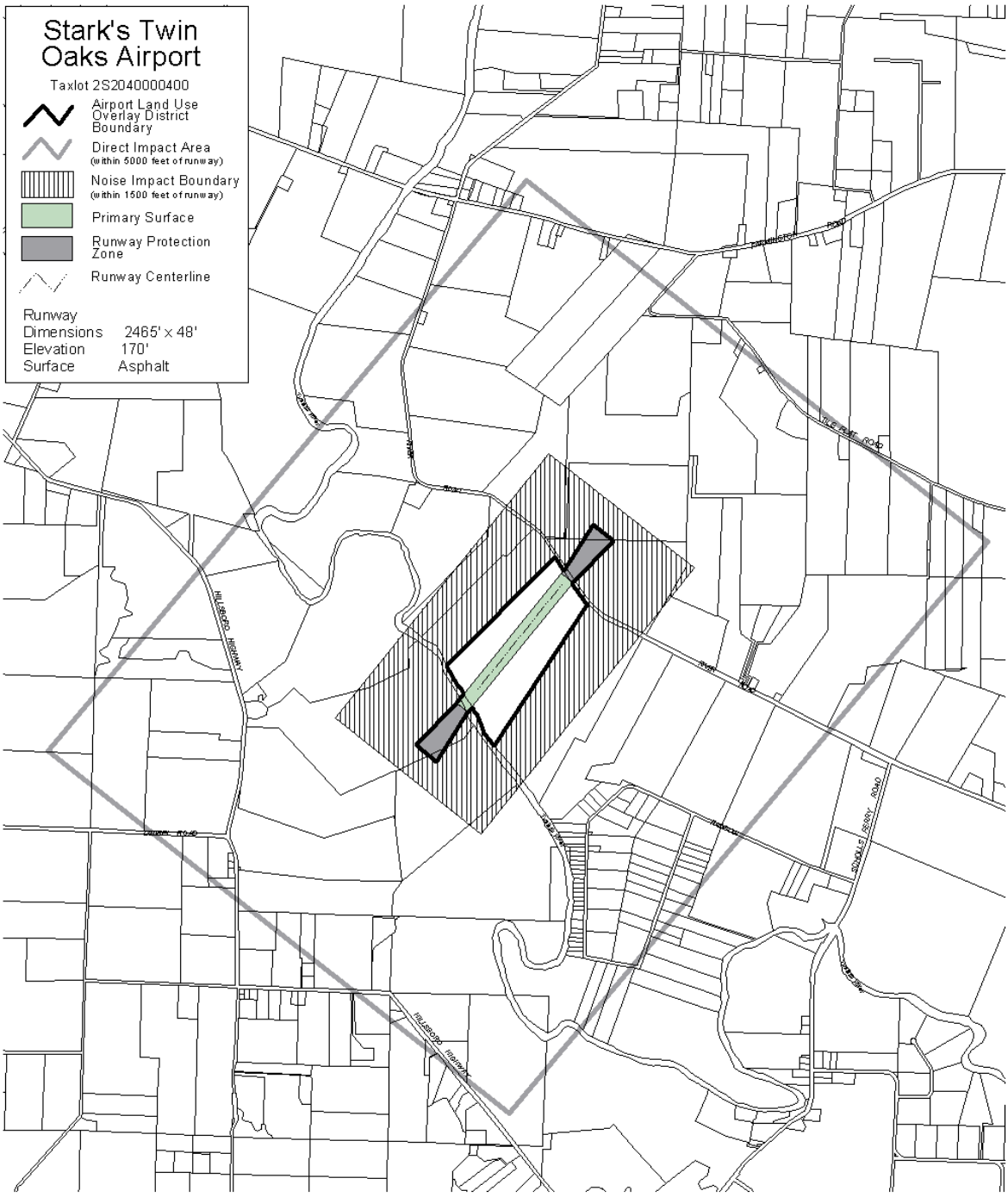
1. Public Use Airports – Publicly Owned:
    a. Portland-Hillsboro (KHIO)
2. Public Use Airports – Privately Owned:
    a. Stark's Twin Oaks Airpark (7S3)
3. Private Use Airports – Privately Owned (recognized by DOA as having 3 or more based aircraft in 1994):
    a. Apple Valley (1/2 mile S of Buxton) (OR61)
    b. Meyer's Riverside (2 miles SW of Tigard) (OG34)
    c. North Plains Gliderport (2 miles W of North Plains) (1OR4)
    d. Olinger Strip (3 miles NW of Hillsboro) (OR81)
    e. Providence St. Vincent Medical Center Heliport (2.5 miles NE of Beaverton) (53OR)
    f. Sunset Airstrip (1/2 mile S of North Plains) (1OR3)

In addition to the above, the Skyport Airport (4S4) (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 provided privately owned private use airports identified in List 3, above.

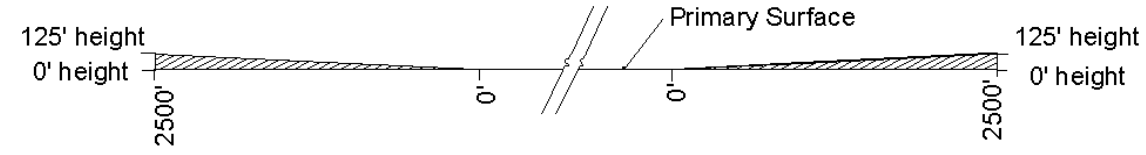
The Portland-Hillsboro Airport, owned by the Port of Portland, is located within the city limits of Hillsboro. However, land use and noise impact areas associated with this airport affect county lands. The County's planning efforts for rural lands around the Portland-Hillsboro Airport therefore will be coordinated with the city of Hillsboro.

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. The County utilizes 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 28 identifies an additional overlay, the Residential Airpark Overlay District. The Residential Airpark Overlay District applies to certain rural lands adjacent to Sunset Airstrip. This district supports the continued operation of the Sunset Airstrip and the uniqueness of Residential Airpark Development by authorizing limited accessory uses commonly associated with airstrip use. This district also promotes public health and safety in the vicinity of Sunset Airstrip by ensuring that Residential Airpark Development complies with the provisions of the Private Airport Safety Overlay District and the standards of the Residential Airpark Overlay District.



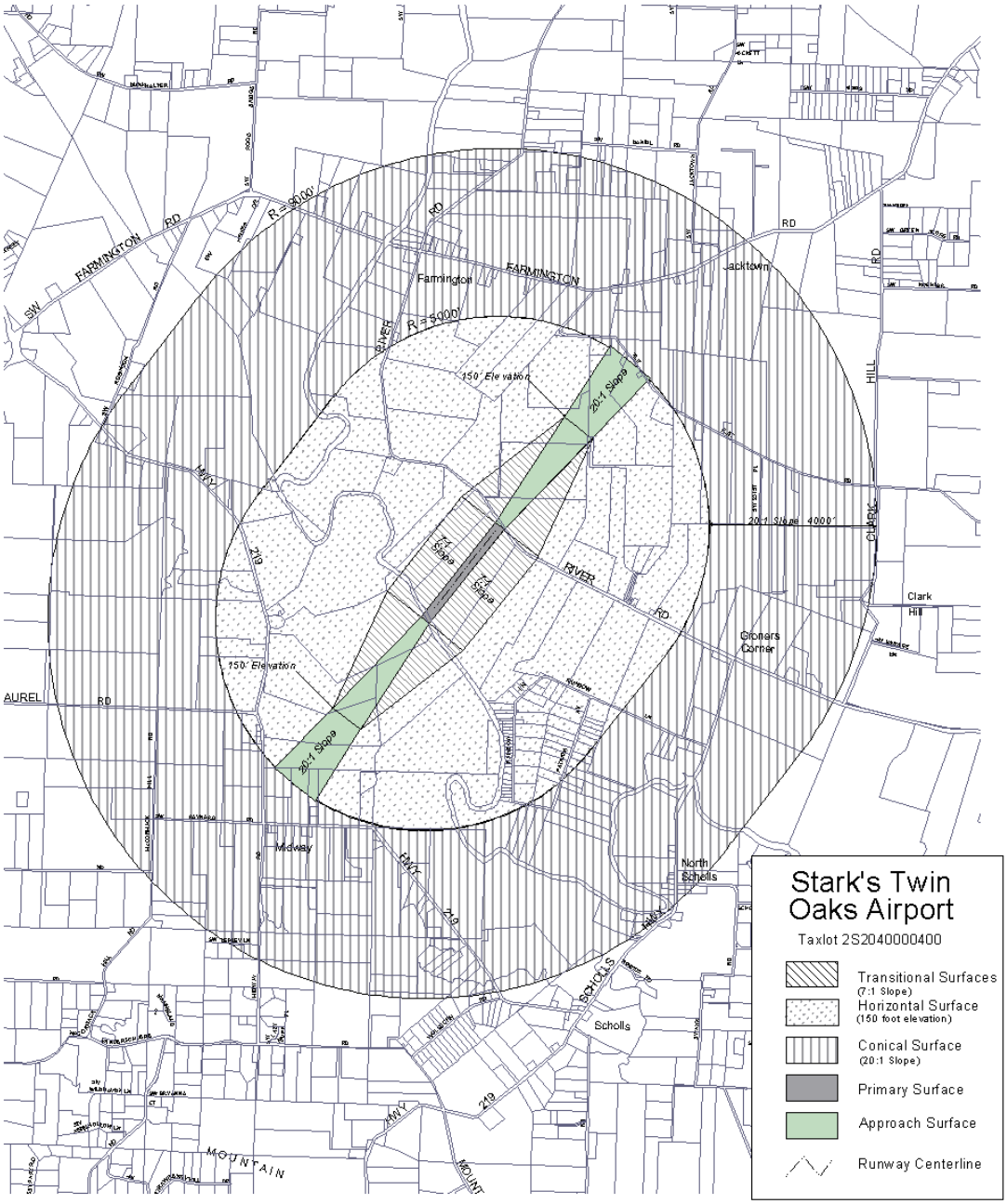
Airport Land Use and Approach Surface Overlay Districts



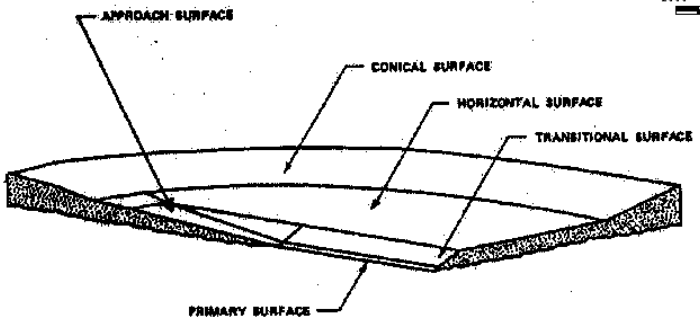
Approach Surface 20:1 slope

Airport Approach Surface Profile *Not to scale*

N



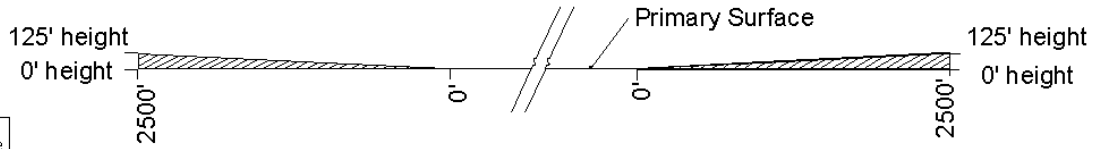
Airport Land Use and Approach Surface Overlay Districts



Airport Imaginary Surfaces

Airport Land Use and Approach Surface Overlay Districts

SCALE: 1" = 600'-0"
600 0 600 Feet



Approach Surface
20:1 slope

Airport Approach Surface Profile Not to scale

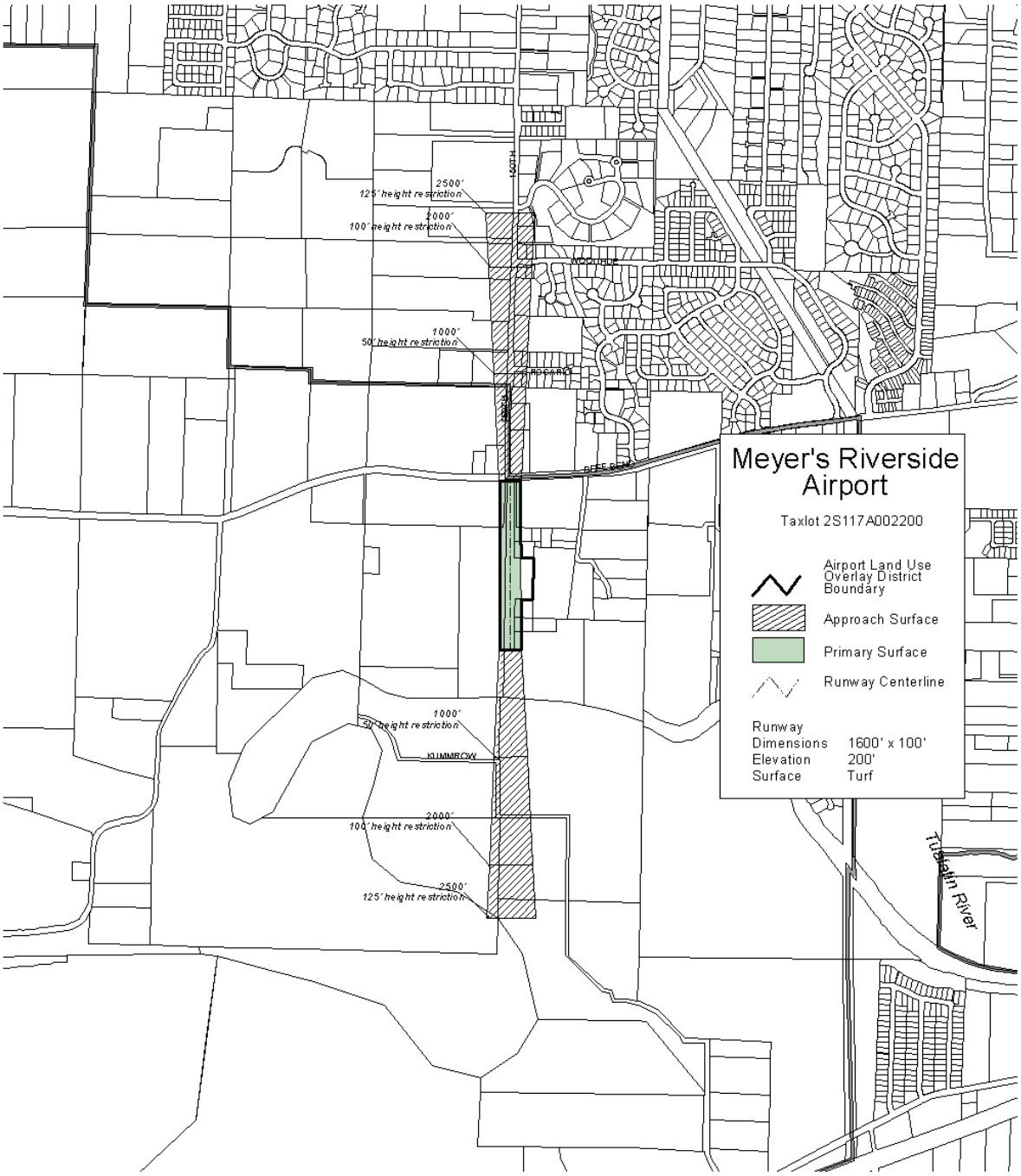
Apple Valley Airport

Taxlots 2N4040001300
2N4090000101
2N4090000300

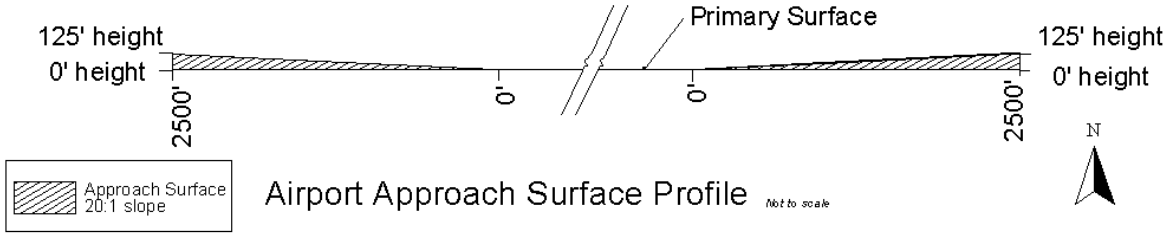
Airport Land Use Overlay District Boundary
Approach Surface
Primary Surface
Runway Centerline

Runway	
Dimensions	2470' x 60'
Elevation	260'
Surface	Turf

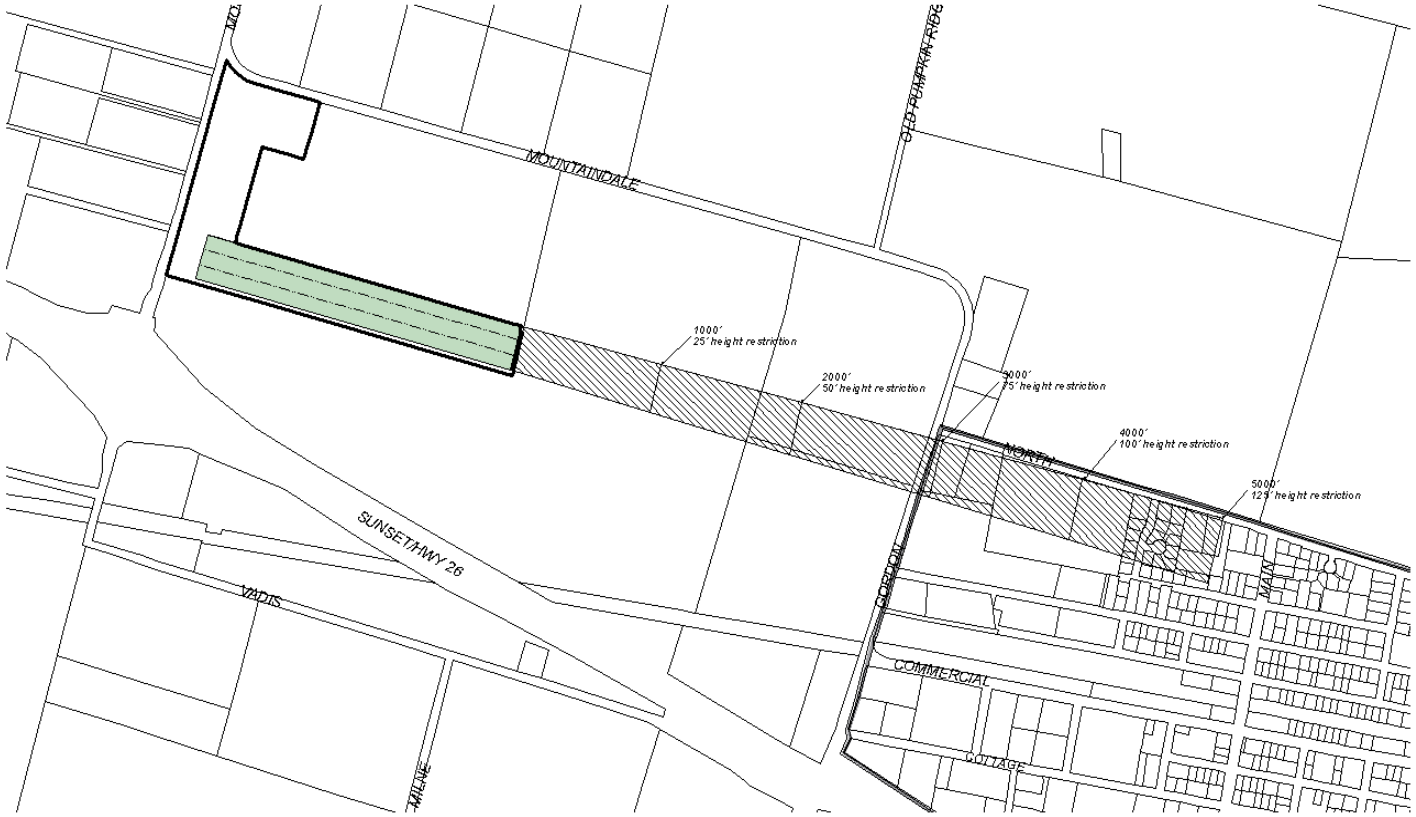
N



Airport Land Use and Approach Surface Overlay Districts



Airport Approach Surface Profile *Not to scale*



Airport Land Use and Approach Surface Overlay Districts

SCALE: 1" = 600'-0"

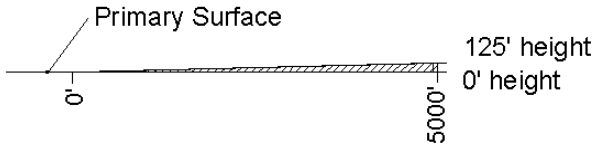
600 0 600 Feet

North Plains Gliderport

Taxlot 1N3020000500

- Airport Land Use Overlay District Boundary
- Approach Surface 40:1
- Primary Surface
- Runway Centerline

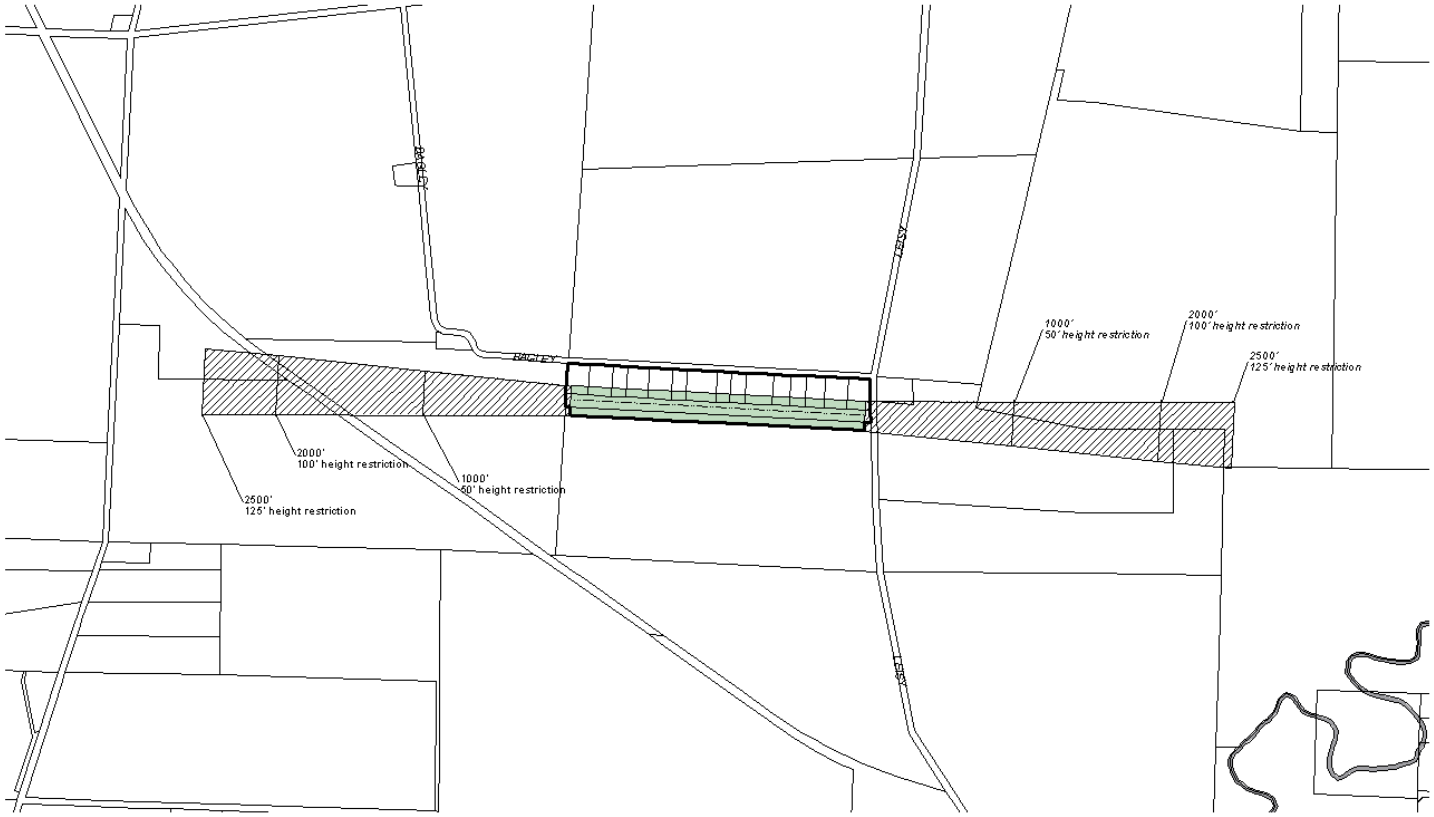
Runway	
Dimensions	2100' x 80'
Elevation	200'
Surface	Turf



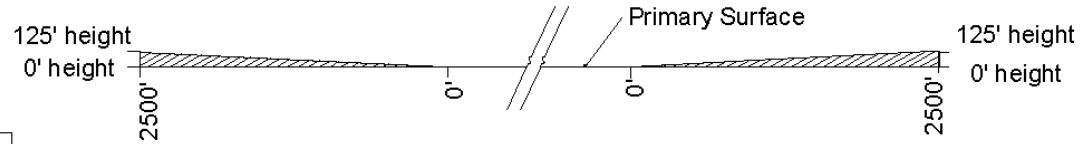
Approach Surface
40:1 slope

Airport Approach Surface Profile *Not to scale*

N



Airport Land Use and Approach Surface Overlay Districts



Airport Approach Surface Profile *Not to scale*

Approach Surface
20:1 slope

Olinger Strip Airport

Taxlot 1N3230000517

Airport Land Use Overlay District Boundary

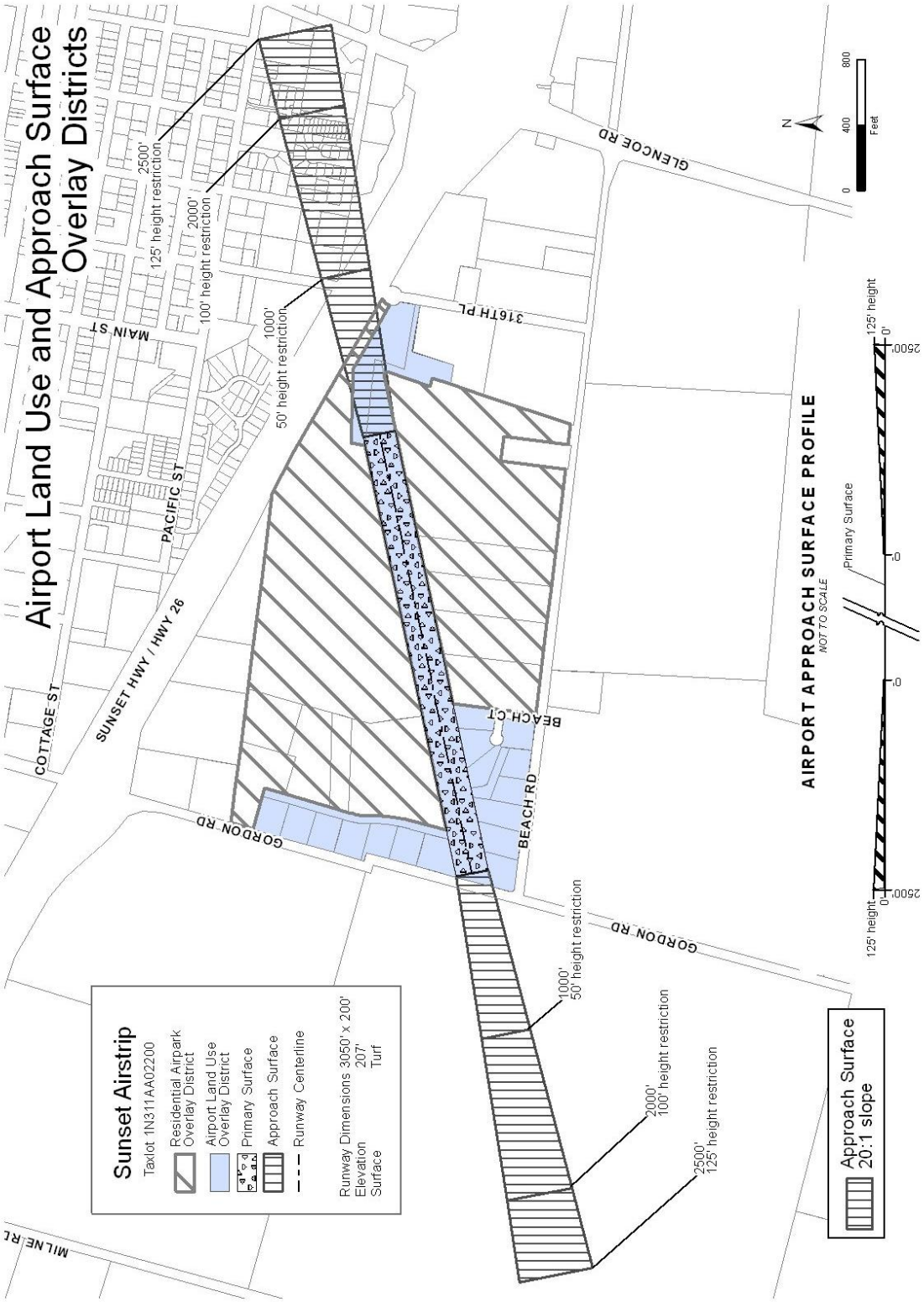
Approach Surface

Primary Surface

Runway Centerline

Runway	
Dimensions	2000' x 85'
Elevation	200'
Surface	Turf

N


Airport Land Use and Approach Surface Overlay Districts
Sunset Airstrip
Taxlot 1N311AA02200
Residential Airpark Overlay District
Airport Land Use Overlay District
Primary Surface
Approach Surface
Runway Centerline
Runway Dimensions 3050' x 200'
Elevation 207'
Surface Turf
2500' 125' height restriction
2000' 100' height restriction
1000' 50' height restriction
MAIN ST
PACIFIC ST
SUNSET HWY / HWY 26
COTTAGE ST
GORDON RD
BEACH RD
BEACH CT
316TH PL
GLENCOE RD
MILNE RD
N
0
400
800
Feet
AIRPORT APPROACH SURFACE PROFILE
NOT TO SCALE
Primary Surface
125' height
0'
2500'
Approach Surface
20:1 slope

POLICY 29

RURAL AND URBAN RESERVES

It is the policy of Washington County to designate rural reserves and adopt urban reserves in accordance with ORS 195.137 through 195.145 and OAR 660-027-0040 and 660-027-0080.

Introduction

Senate Bill 1011, codified at ORS 195.137 through 195.145, was enacted by the Oregon Legislature in 2007 to establish a process for designating both urban and rural reserves in the Portland metropolitan area. The Land Conservation and Development Commission (LCDC) subsequently adopted a set of Administrative Rules (OAR 660-027-0005 through 660-027-0080) to implement the statutory reserves process. These provisions provide an alternative to the urban reserve designation process in OAR 660-021.

Identification of urban and rural reserves is governed by the criteria in OAR 660-027. Working cooperatively, Washington County, Metro, cities, and stakeholders utilized these factors to identify areas suitable for designation as rural and urban reserves.

Rural reserves are areas outside the regional UGB that provide for the long-term protection of agriculture, forestry and/or important natural landscape features. Land planned and zoned for farm, forest, or mixed farm and forest use and that is not designated as urban reserve may not be included within the UGB before at least 75% of the land in the county that was designated urban reserve has been included within the UGB and planned and zoned for urban uses.

Urban reserves are lands set aside for future expansions of the regional UGB by Metro. Urban reserves are given the highest priority for addition to the UGB. As a result, the designation of urban reserves provides greater certainty with regard to future direction of growth, enabling more cost-effective planning and investment in public facilities and services.

Designating reserves under OAR 660-027 requires the County to enter into an intergovernmental agreement (IGA) with Metro that identifies the reserve areas to be considered for incorporation into the County's Comprehensive Plan and Metro's Regional Framework Plan. The IGA is also required to establish a coordinated and concurrent process for the County and Metro to incorporate reserves into their respective comprehensive plan and regional framework plan.

Implementing Strategies

The County will:

a. Participate with an appropriate city or cities in development of a concept plan for an area of urban reserves under consideration for addition to the UGB. Concept plans shall include elements on finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Implementing Strategy e. below, and other subjects critical to the creation of great communities. Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.

b. Not redesignate rural reserves as urban reserves for a city in the county for 50 years from the effective date of Ordinance No. 733.

c. Not include rural reserves in the UGB of any city in the county for 50 years from the effective date of Ordinance No. 733.

d. Review the designations of urban and rural reserves, in coordination with Metro and Clackamas and Multnomah Counties, 20 years after the adoption of reserves by the four governments, unless the four governments agree to review the reserves sooner.

e. Utilize these principles for the concept planning of the areas shown on the Special Concept Plan Areas Map:

1. **Special Concept Plan Area B**

   Undesignated lands surrounding the city of Banks and the city of North Plains provide the opportunity for Washington County and each city to coordinate urban reserve planning under OAR 660-021.

2. **Special Concept Plan Area C**

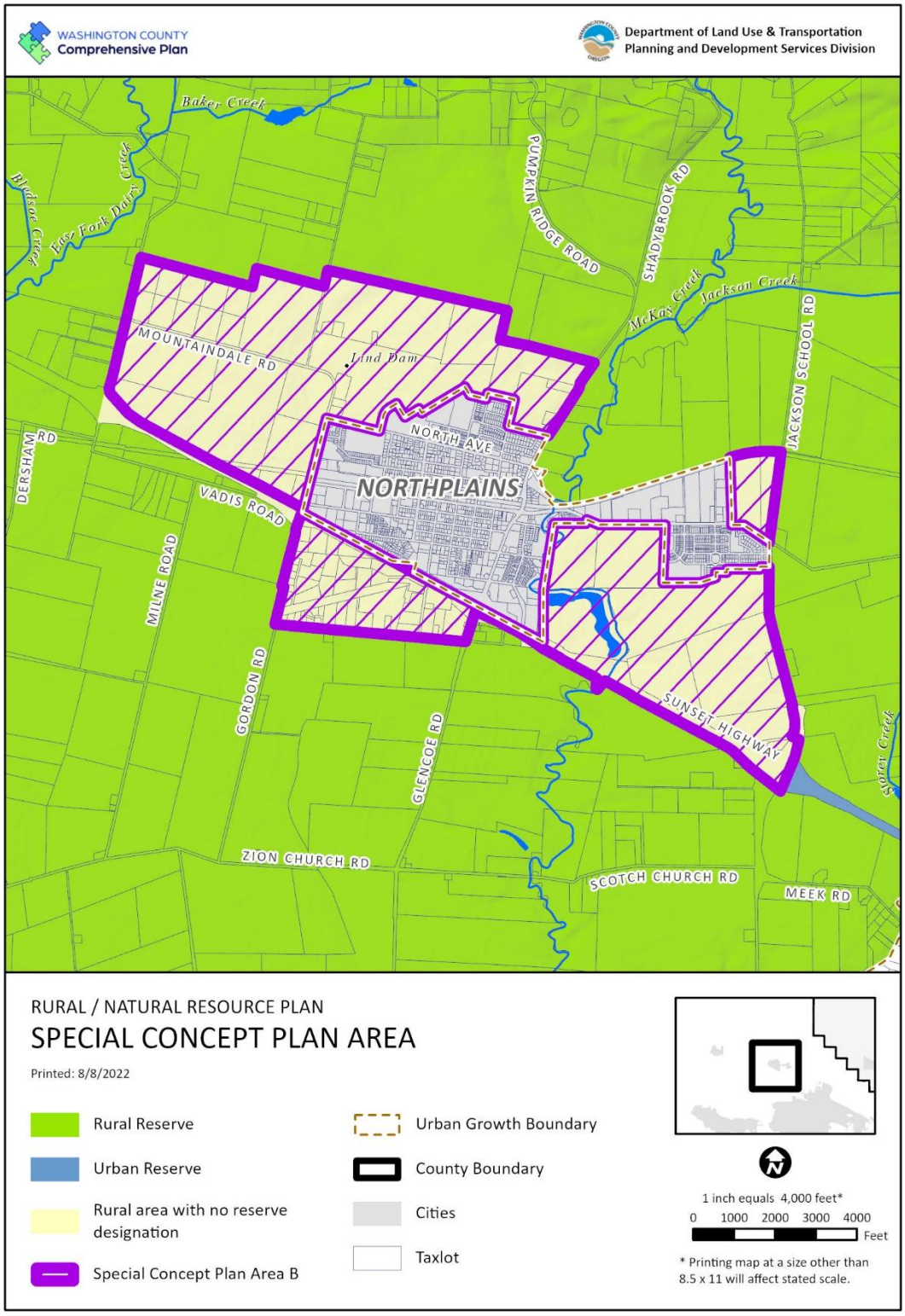
   Urban Reserve Area 8C (Bethany West) is 305 acres, of which approximately 114 acres are constrained lands such as wetlands and floodplains. This urban reserve area provides vital habitat linkage for sensitive species along a riparian corridor. During concept planning, subsequent comprehensive planning and development review and implementation for the entire special concept plan area, the "Integrating Habitats" approach championed by Metro's Nature in Neighborhoods program shall be utilized. The "Integrating Habitats" approach is intended to provide appropriate protection and enhancement of natural areas through the use of progressive and environmentally sensitive development practices. This approach combines and balances ecological stewardship and economic enterprise with protection of water quality and restoration and enhancement of key fish and wildlife habitats.

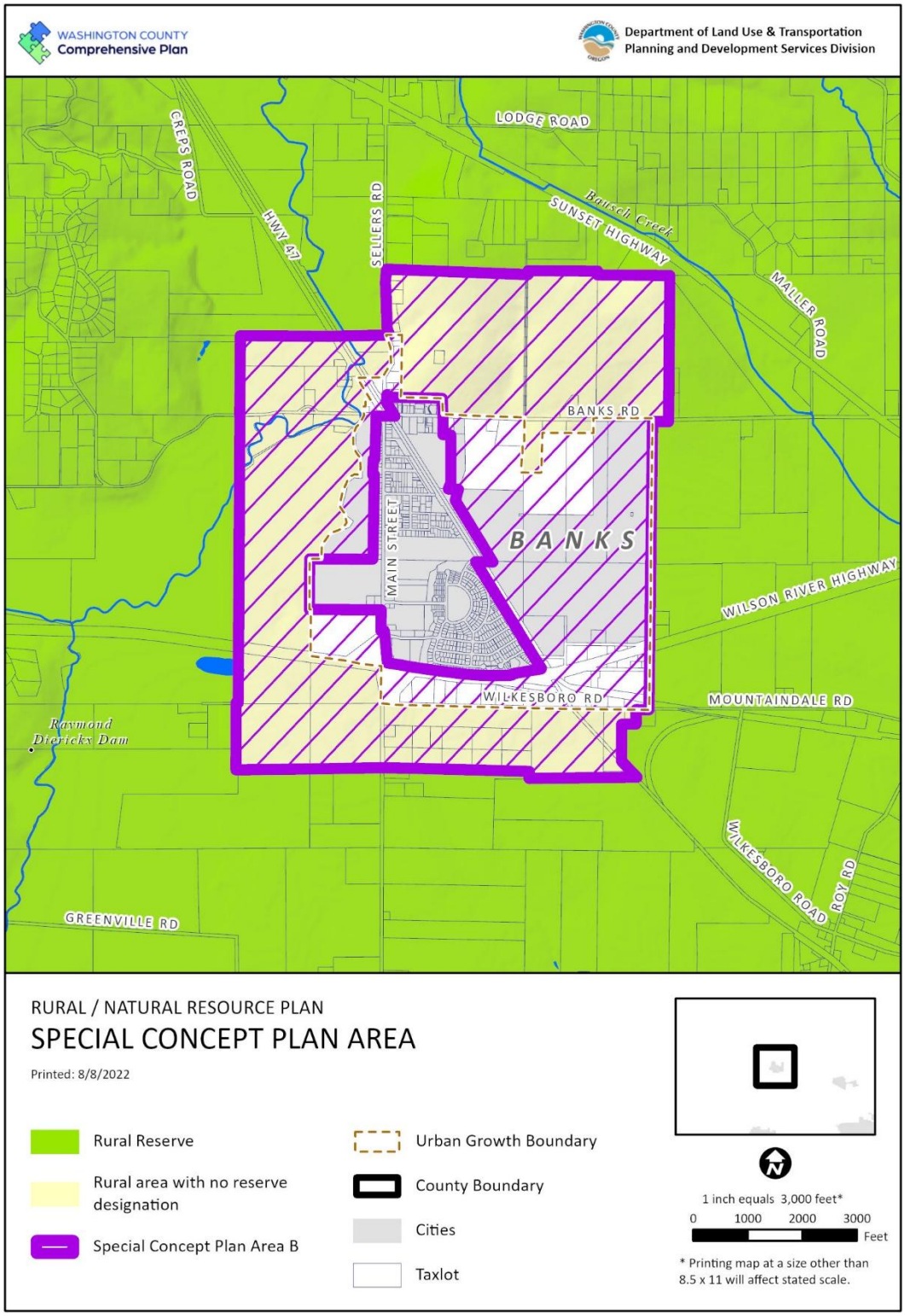
Summary Findings and Conclusions

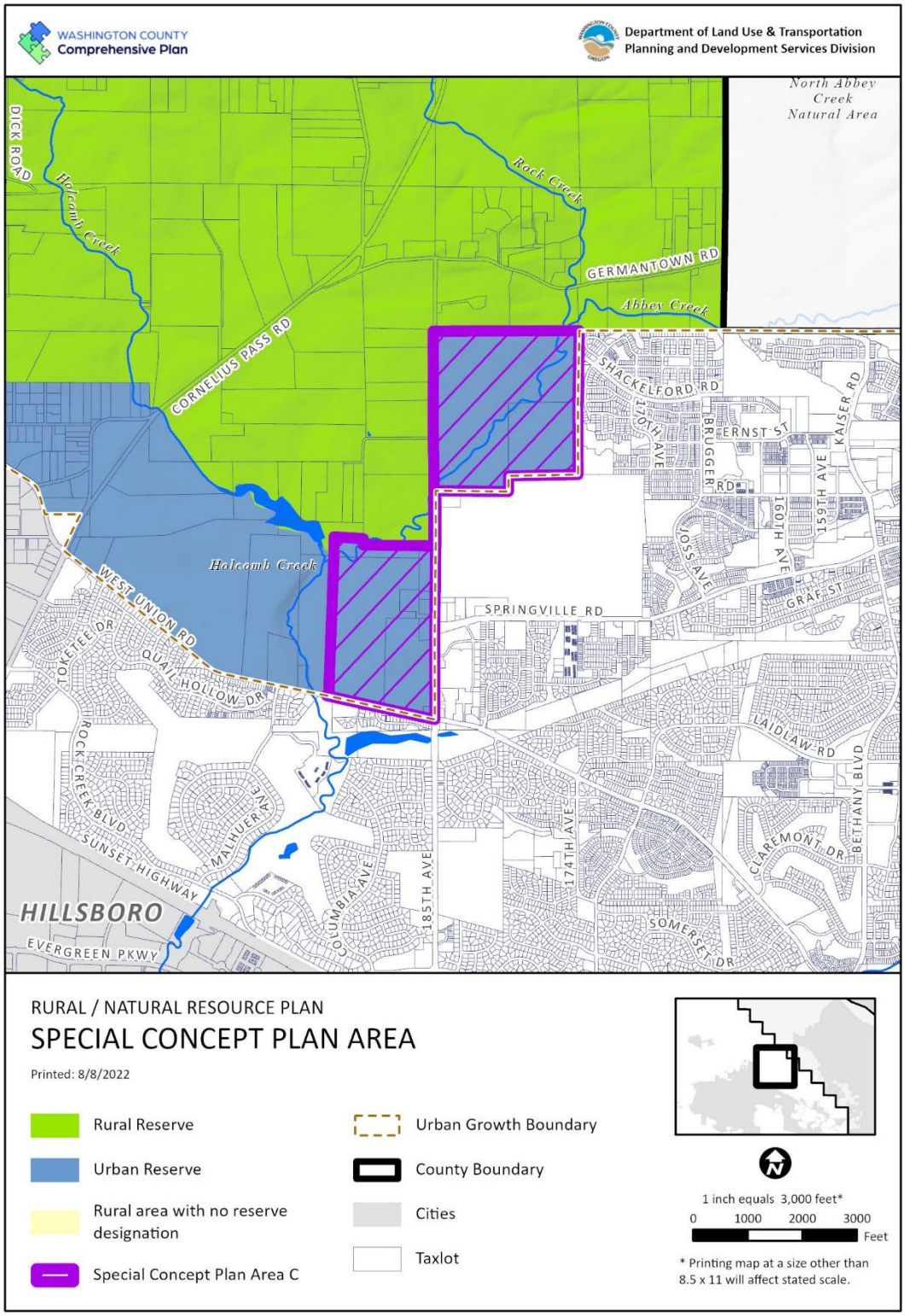
OAR 660-027 required an extensive, collaborative planning effort by Washington County, Clackamas and Multnomah Counties, and Metro to designate rural and urban reserves for the regional UGB. Washington County's study area included land within a 5-mile radius from the existing regional UGB. The two-year study resulted in Washington County designating approximately 151,660 acres of rural reserves and Metro designating approximately 13,560 acres of urban reserves in Washington County. Just less than 6,000 acres in the study area were not designated as rural or urban reserves. A rural or urban reserve designation will not prohibit existing or allowed uses under the current plan designations.

Concept planning for urban reserves will be coordinated between Washington County and the applicable city or cities and will occur prior to Metro including those lands into the regional UGB. For lands added to the regional UGB as a result of legislative changes enacted through HB 4078, future urban planning will be coordinated between the applicable city or cities and the County. Metro is responsible for making expansions to the regional UGB.

Land surrounding the cities of Banks, Gaston and North Plains was not designated by Metro as urban reserves and was not designated by Washington County as rural reserves. These cities have authority to designate an urban growth boundary in coordination with Washington County independent of the regional UGB. It is anticipated that these cities, in cooperation with Washington County, will independently analyze future land needs and subsequently designate urban reserves under OAR 660-021.


WASHINGTON COUNTY
Comprehensive Plan
Department of Land Use & Transportation
Planning and Development Services Division
Baker Creek
Bladsoe Creek
East Fork Dairy Creek
PUMPKIN RIDGE ROAD
SHADYBROOK RD
McKay Creek
Jackson Creek
JACKSON SCHOOL RD
MOUNTAINDALE RD
Lind Dam
NORTH AVE
NORTHPLAINS
DERSHAM RD
VADIS ROAD
MILNE ROAD
GORDON RD
GLENCOE RD
SUNSET HIGHWAY
Storey Creek
ZION CHURCH RD
SCOTCH CHURCH RD
MEEK RD
RURAL / NATURAL RESOURCE PLAN
SPECIAL CONCEPT PLAN AREA
Printed: 8/8/2022
Rural Reserve
Urban Reserve
Rural area with no reserve designation
Special Concept Plan Area B
Urban Growth Boundary
County Boundary
Cities
Taxlot
1 inch equals 4,000 feet*
0 1000 2000 3000 4000
Feet
* Printing map at a size other than 8.5 x 11 will affect stated scale.


WASHINGTON COUNTY
Comprehensive Plan
Department of Land Use & Transportation
Planning and Development Services Division
LODGE ROAD
CREPS ROAD
HWY 47
SELLERS RD
Rausch Creek
SUNSET HIGHWAY
MALLER ROAD
BANKS RD
BANKS
MAIN STREET
WILSON RIVER HIGHWAY
WILKESBORO RD
MOUNTAINDALE RD
Raymond
Dtericky Dam
WILKESBORO ROAD
ROY RD
GREENVILLE RD
RURAL / NATURAL RESOURCE PLAN
SPECIAL CONCEPT PLAN AREA
Printed: 8/8/2022
Rural Reserve
Rural area with no reserve designation
Special Concept Plan Area B
Urban Growth Boundary
County Boundary
Cities
Taxlot
1 inch equals 3,000 feet*
0 1000 2000 3000
Feet
* Printing map at a size other than 8.5 x 11 will affect stated scale.


WASHINGTON COUNTY
Comprehensive Plan
Department of Land Use & Transportation
Planning and Development Services Division
North Abbey Creek Natural Area
DICK ROAD
Holcomb Creek
Rock Creek
GERMANTOWN RD
Abbey Creek
CORNELIUS PASS RD
SHACKELFORD RD
170TH AVE
BRUGGER RD
ERNST ST
159TH AVE
KAISER RD
160TH AVE
LOSSAVE
GRAF ST
Holcomb Creek
WEST UNION RD
SPRINGVILLE RD
TOKETEE DR
QUAIL HOLLOW DR
ROCK CREEK BLVD
SUNSET HIGHWAY
MALHUER AVE
LAIDLAW RD
BETHANY BLVD
CLAREMONT DR
174TH AVE
185TH AVE
COLUMBIA AVE
SOMERSET DR
HILLSBORO
EVERGREEN PKWY
RURAL / NATURAL RESOURCE PLAN
SPECIAL CONCEPT PLAN AREA
Printed: 8/8/2022
Rural Reserve
Urban Reserve
Rural area with no reserve designation
Special Concept Plan Area C
Urban Growth Boundary
County Boundary
Cities
Taxlot
1 inch equals 3,000 feet*
0 1000 2000 3000
Feet
* Printing map at a size other than 8.5 x 11 will affect stated scale.

APPENDIX A
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 1% 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 floodplain 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 floodplain 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 (Land Development and Conservation District (CDC)**.** 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.

Metro. The regional agency in the three-county Portland metropolitan area which is responsible for establishing a regional UGB 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 UGBs.

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 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 multipurpose 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 10-year period covered by the plan that is suitable as a permitted use for school facilities inside the UGB.

If a school district determines that there is an inadequate supply of suitable land for school facilities for the 5-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 Mineral and Aggregate Resources. Lands with mineral and aggregate deposits identified as significant resources based on Statewide Planning Goal 5.

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, school districts, hospital districts, mass transit districts and sanitary districts.

Urban Areas. The portion of Washington County within the acknowledged UGB.

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

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Recognizing Certain Community Planning Organizations and Setting Forth Their Program.

RESOLUTION AND ORDER NO. 80-108

This matter having come on regularly before the Board at its meeting of April 15, 1980; and

It appearing to the Board that the document entitled "Community Planning Organization Resolution and Order Final Draft" in Exhibit "A" attached hereto as well as the map entitled "Washington County Community Planning Organization Boundaries" in Exhibit "B", attached hereto, both Exhibits "A" and "B" being incorporated by reference herein, should be adopted by this Board pursuant to Goal #1 of the Oregon Land Conservation and Development Commission; and

It appearing to the Board that the document entitled "Proposed Addendum to: Community Planning Organization Resolution and Order Final Draft" in Exhibit "C" attached hereto and by this reference incorporated herein should be adopted by this Board as an interim amendment to Exhibit "A" attached hereto for the reasons delineated in said Exhibit "C"; now, therefore, it is hereby

RESOLVED AND ORDERED that Exhibits "A" and "B" attached hereto and by this reference incorporated herein shall be known as the "Community Planning Organization Resolution and Order" and is hereby adopted by this Board; and it is further

COUNTY COUNSEL, WASHINGTON COUNTY
HILLSBORO, OREGON 648-8747

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

DATED this 15th day of April, 1980.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

3 VOTES AYE

Chairman

Recording Secretary

COUNTY COUNSEL, PUBLIC SERVICE BLDG.
HILLSBORO, OREGON 648 8747

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

Purpose:

1. 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 County 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 County 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% 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 204 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 County 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 County Commissioners).
3. Accountability:
   The planning department is accountable to the Board of County 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 County 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) Ongoing 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. <u>Community Planning Organizations</u>

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 County 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 preapplications 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)

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Adopting a Citizen Participation Policy for Washington County and Providing for its Implementation

RESOLUTION AND ORDER No. 86-58

The above-entitled matter came before the Board of County Commissioners at their regular meeting of June 3, 1986; and

It appearing to the Board that citizen participation is of paramount importance to the effective operation of County government and should be endorsed and promoted by the Board of County Commissioners; and

It appearing to the Board that a citizen participation policy should be adopted by this Board that assures that citizens of Washington County have clear and understandable lines of communication with their elected representatives in the formulation of County policy and law; and

It appearing to the Board that numerous public hearings have been held with testimony from many citizens on the need and specific details of a citizen participation policy; and

It appearing to the Board that the citizen participation policy should provide delineation of means for citizen participation, including public hearings, town hall meetings, advisory committees, Committee for Citizen Involvement and Citizen Participation Organizations; and

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JNSEL, WASHINGTON COUNTY
SSION, OREGON 648 8747

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

CC... TY COUNSEL, WASHINGTON COUNTY
HILLSBORO, OREGON 648-8747

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

DATED this 3rd day of June, 1986.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

CHAIRMAN

RECORDING SECRETARY

	AYE	NAY	ABSENT
HAYS	✓		
KILLPACK			✓
MEEK	✓		
MYLLENBECK	✓		
ROGERS	✓		

COUNSEL, WASHINGTON COUNTY
HILLSBORO, OREGON 648 8747

Washington County Citizen Participation Organizations Policy and Implementation

May 6, 1986

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, workplaces 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 countywide
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 County 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 County 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.

3. 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.

4. Appointment Process:

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

<u>Committee for Citizen Involvement:</u>

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.

5. 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 bylaws, 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 CDC. 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 County 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.
l. 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 limits 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

<u>Definitions</u>

"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.

RESOLUTION AND ORDER 01-75 EXHIBIT 2
Washington County Citizen Participation Organizations
Boundary Change Procedure

Washington County
Citizen Participation Organizations
Boundary Change Procedure

SECTION 1. INTENT

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.

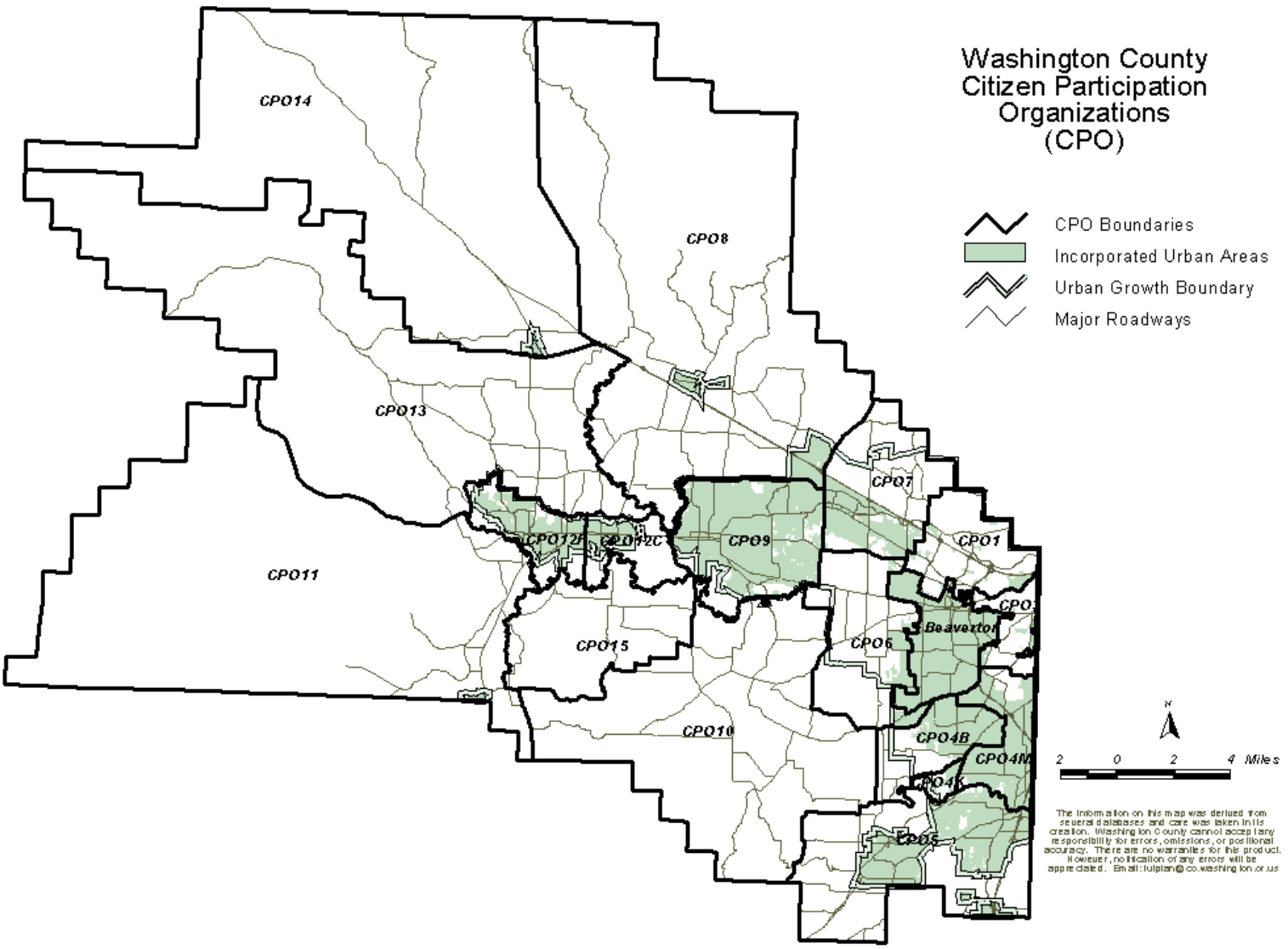
A. The boundaries shown on the "Citizen Participation Organizations" map, Exhibit "A", shall remain in effect until changed by the Board of County Commissioners or as authorized by the Board under the procedure described in Section 2 that follows.

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 County 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.


Washington County
Citizen Participation
Organizations
(CPO)
CPO Boundaries
Incorporated Urban Areas
Urban Growth Boundary
Major Roadways
CPO14
CPO8
CPO13
CPO7
CPO12A
CPO12C
CPO9
CPO1
CPO11
CPO
Beaverton
CPO15
CPO6
CPO10
CPO4B
CPO4M
CPO4K
CPO5
N
2 0 2 4 Miles
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: lulplan@co.washington.or.us

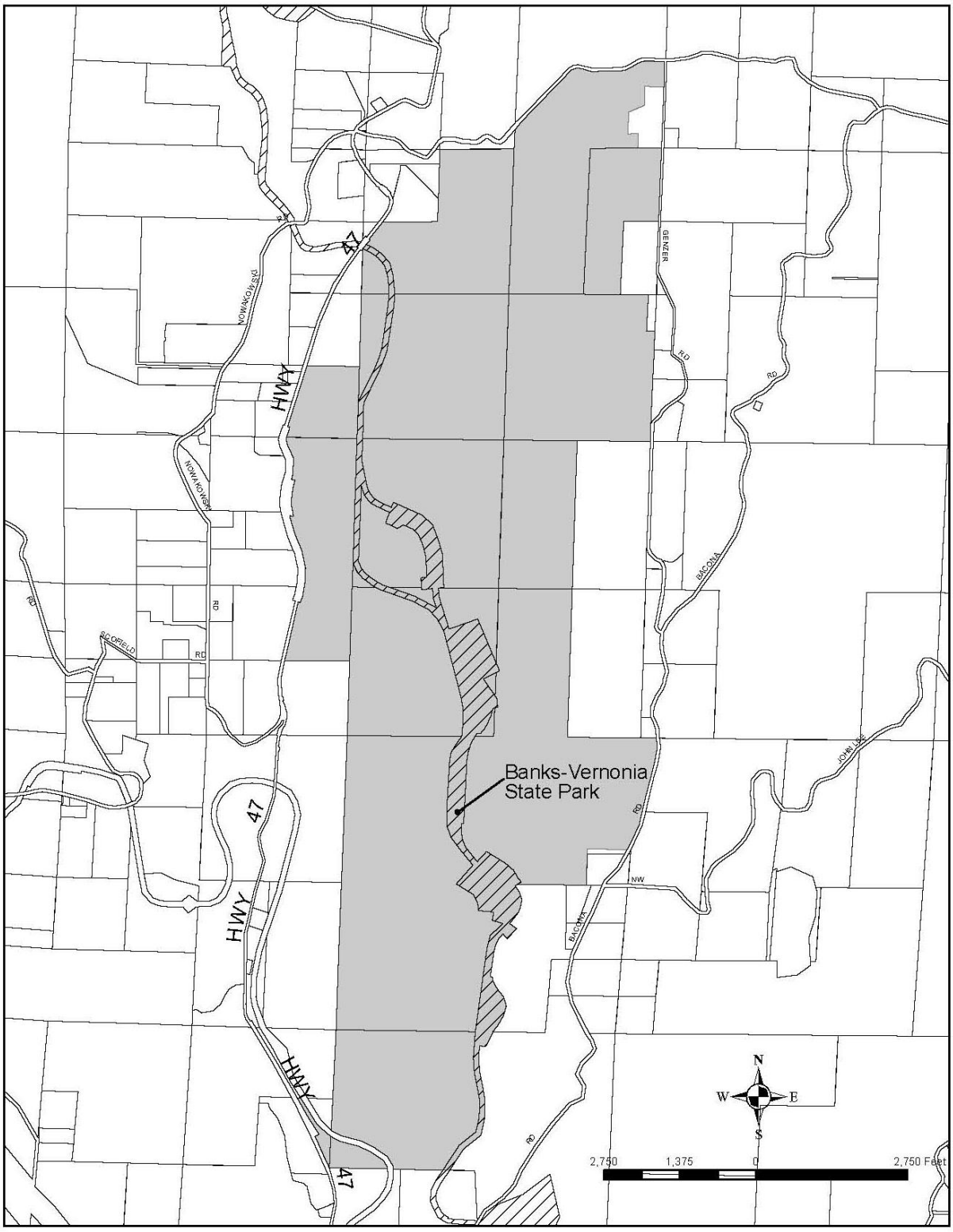
APPENDIX E
EXCEPTIONS DOCUMENT

Contact Washington County Department of Land Use & Transportation, Planning & Development Services, Long Range Planning 503-846-3519, for inquiries about this document.

APPENDIX F
STATE PARK OVERLAY DISTRICT

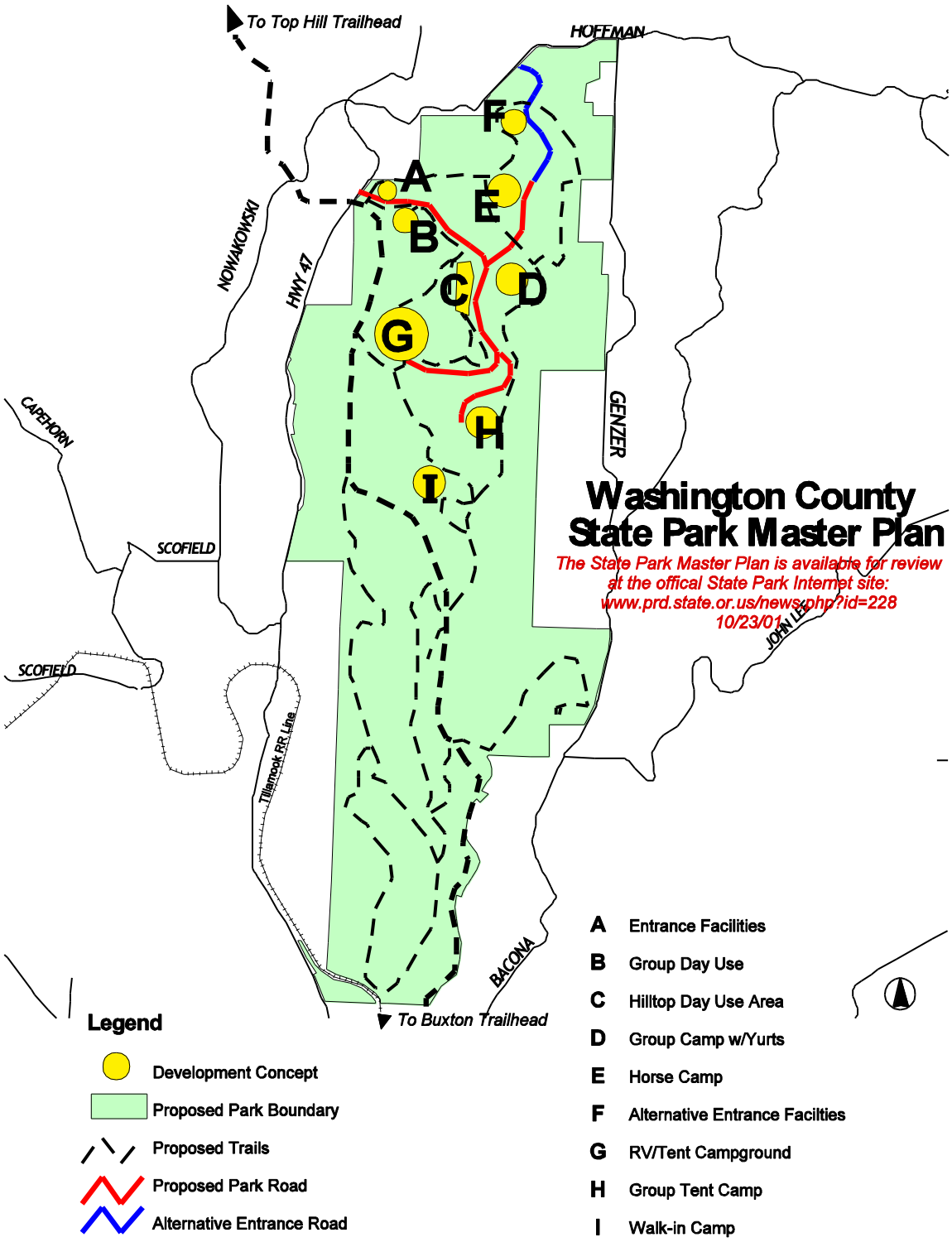
Ordinance 574 - Stub Stewart State Park

Please contact the Oregon Department of Parks and Recreation
to view the Stub Stewart Draft State Park Master Plan at (503)731-3293 or access the following:
http://www.oregon.gov/OPRD/PLANS/docs/masterplans/washington_county.pdf



Stub Stewart Memorial State Park

State and Regional Park Overlay | Banks-Vernonia State Park


To Top Hill Trailhead
HOFFMAN
NOWAKOWSKI
HWY 47
CAPEHORN
SCOFIELD
SCOFIELD
GENZER
JOHN LEE
Tillamook RR Line
BACONA
To Buxton Trailhead
A
B
C
D
E
F
G
H
I
Washington County
State Park Master Plan
The State Park Master Plan is available for review
at the offical State Park Internet site:
www.prd.state.or.us/news.php?id=228
10/23/01
Legend
Development Concept
Proposed Park Boundary
Proposed Trails
Proposed Park Road
Alternative Entrance Road
A Entrance Facilities
B Group Day Use
C Hilltop Day Use Area
D Group Camp w/Yurts
E Horse Camp
F Alternative Entrance Facilties
G RV/Tent Campground
H Group Tent Camp
I Walk-in Camp

APPENDIX G
ORDINANCE HISTORY

RURAL/NATURAL RESOURCE PLAN (VOLUME III) POLICIES AND OTHER TEXT AMENDED BY ORDINANCES AFTER DECEMBER 27, 1983

PLAN POLICY PREFACE/APPENDICES	APPLICABLE ORDINANCE(S)
Entire document	292
Preface	307, 480, 615-B, 662-A
1	307, 333, 383, 459, 480, 588-A, 615-B, 631, 643, 649, 796-A, 822-A
2	828
3	459, 649, 733-A, 796-A
4	649
5	383
6	307, 462, 631, 649, 662-A
7	383, 824, 854
8	383
9	383
10	480, 662-A
11	383, 649
12	383
14	383
15	383, 662-A
16	383
17	383, 662-A, 813
18	307, 383
19	307, 912-A
22	307, 412, 459, 539, 578, 598, 648, 649, 796-A, 813
23	333, 588-A, 733-A
24	383, 574, 628, 653
25	383
26	912-A
27	649, 733-A
28	609, 772-A, 814-A
29	733-A, 785-A, 809-A, 865
Appendix A	459, 598, 796-A, 824, 828
Appendix D	459, 598, 796-A Deletes Appendix D effective 11/27/15
Appendix F	653
Various Text	307, 828 (Note: Relating to definition change to “CPO”.)
Rural Natural Resource & Land Use Maps	606, 615-B, 629, 630, 637, 671, 686, 733-A, 740-A, 753, 764, 776-A, 785-A, 840, 854, 865, 897-A

ORDINANCES AMENDING THE RURAL/NATURAL RESOURCE PLAN (VOLUME III) POLICIES AND OTHER TEXT ADOPTED AFTER DECEMBER 27, 1983

(Original Adopting Ordinances: 278C, 279C, 280C)

ORDINANCE	ADOPTION DATE	EFFECTIVE DATE
Ordinance 292C Amends Ordinance No. 278 by repealing all prior plan text for the Rural/Natural Resource Planning Area, including Exhibit "B" to Ordinance 278 but excluding the Exceptions Statement Document provided therein and adopting Exhibit "F" entitled "Washington County Comprehensive Plan Volume III Rural/Natural Resource Plan Element," with Exhibit "F" constituting Exhibit "F" to A-Engrossed Ordinance 292.	5/21/85	8/19/85
Ordinance 307D Amends Preface statement, Policies 1, 6, 18, 19, 22 of the plan and various sections of text relating to a change in definition of "CPO."	9/2/86	10/25/88
Ordinance 333A Amends Policies 1 and 23 relating to transportation.	12/1/86	11/23/88
Ordinance 342A Amends the plan by applying or removing the Historic and Cultural Resource Overlay District designation on the Significant Natural Resource Map and retitles this map to Significant Natural and Cultural Resources.	10/23/90	11/23/90
Ordinance 383A Amends Policies 1, 5, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 22, 24, and 25 relating to general plan policy updates and periodic review.	10/23/90	11/23/90
Ordinance 412A Amends Policy 22 relating to the formation or expansion of community water supply systems in areas designated Exclusive Farm Use and Exclusive Forest and Conservation.	10/27/92	11/26/92
Ordinance 459A Amends Policies 1, 3, 22, 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
Ordinance 462A Amends Policy 6 relating to the requirement of including well reports and well logs as part of all quasi-judicial plan amendment applications.	10/3/95	11/2/95
Ordinance 480A Amends Policy 1 relating to the applicability of comprehensive plan requirements and standards relating to development applications; amends Policy 10 relating to the applicability of the Wildlife Habitat Protection Plan recommendations to development applications for land outside the UGB; minor text changes were also made to the Preface.	10/22/96	11/21/96
Ordinance 539A Amends Policy 22 relating to the formation or expansion of community water supply systems.	9/21/99	11/30/99

ORDINANCE	ADOPTION DATE	EFFECTIVE DATE
Ordinance 578 Amends the County's RNRP by providing more options for some rural property owners when connecting an existing home to a water source.	8/27/01	9/5/01
Ordinance 574B Amends Policy 24 relating the creation of a State Park Overlay district and adds Appendix E.	10/23/01	11/22/01
Ordinance 598 Amends Policy 30, Appendices A and D relating to School Facility Plans.	9/24/02	10/24/02
Ordinance 588A Washington County Transportation Plan, Amends Policy 1 and Policy 23.	10/29-02	11/29/02
Ordinance 606 Modifies the Significant Natural Resources and the land use maps.	5/6/03	6/5/03
Ordinance 609A Creates Policy 28, Airports.	10/28/03	11/27/03
Ordinance 615 Amends the RNRP to incorporate changes made to the UGB by Metro.	4/27/04	5/27/04
Ordinance 628 Proposes to amend the RNRP relating to a State and Regional Park Overlay District.	10/5/04	11/25/04
Ordinance 629 Amends the RNRP relating to the re-designation of properties added to the UGB of North Plains.	9/21/04	10/21/04
Ordinance 630 Amends the RNRP of the Washington County Comprehensive Plan to change the boundary of Hayden Quarry, located south of Forest Grove. The amendment proposes to shift future excavation from the south part of the quarry to the north. The proposed quarry boundary change will also change the impact boundary, which includes all areas within 1,000 feet from the quarry boundary.	10/26/04	11/25/04
Ordinance 637 Amends the RNRP maps to remove lands added to the UGB of North Plains. The lands are located northwest and east of the existing city limits.	4/26/05	5/26/05
Ordinance 643 Amends Policy 1, The Planning Process, to clarify the procedures and criteria for plan amendments.	10/25/05	11/24/05
Ordinance 648 Amends Policy 22, Public Facilities and Services, to implement legislative and administrative rule changes relating to allowing certain sewer connections for rural residential properties.	10/25/05	11/24/05
Ordinance 649 Amends several sections of the RNRP to make housekeeping changes.	10/25/05	11/24/05
Ordinance 653 Amends Policy 24, Recreation, to provide a description of the state and regional parks within Washington County.	3/15/06	5/4/06

ORDINANCE	ADOPTION DATE	EFFECTIVE DATE
Ordinance 662 Amends Policy 6, 10, 15 and 17 relating to supporting and encouraging the use of low impact, habitat friendly development practices in unincorporated Washington County.	10/24/06	11/2/06
Ordinance 671 Amends the RNRP relating to areas added to the UGB 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
Ordinance 686 Amends the RNRP relating to areas added to the UGB by Metro in 2004. This ordinance would apply the Future Development 20-Acre District (FD-20) to the new 2004 urban lands.	10/23/07	11/23/07
Ordinance 733A Amends the RNRP to add new Policy 29 text and maps necessary to designate Rural Reserves and adopt Urban Reserves designated by Metro.	6/15/10	7/15/10
Ordinance 740A Reflects proposed modifications to the county's Rural and Urban Reserves map. These amendments are in response to the Land Conservation and Development Commission's oral remand of the County's original Reserves ordinance (Ordinance No. 733) effective July 15, 2010. Exhibit 1 of the ordinance illustrates the three areas of adjustment to the initial Reserves map; Exhibit 2 provides a series of maps showing all Reserves designations within the county.	4/26/11	5/26/11
Ordinance 753 Amends the Washington County - Banks Urban Planning Area Agreement, the RNRP of the comprehensive plan to reflect changes to the City of Banks' UGB.	9/18/12	10/18/12
Ordinance 764 Amends the Washington County - Banks Urban Planning Area Agreement, the RNRP element of the comprehensive plan to reflect changes to the City of Banks' UGB.	5/21/13	6/20/13
Ordinance 772A Amends Policy 28, Airports, of the Washington County RNRP to add text relating to Residential Airpark Overlay District and to replace the existing Sunset Airstrip map with a new map that shows the Residential Airpark Overlay District boundaries.	10/22/13	11/21/13
Ordinance 776A Amends the Significant Natural Resources map of the RNRP and the Significant Natural and Cultural Resources map of the Aloha-Reedville Cooper Mountain Community Plan to remove the Mineral and Aggregate Overlay on the former Progress Quarry, which is now a town center.	10/22/13	11/21/13

ORDINANCE	ADOPTION DATE	EFFECTIVE DATE
Ordinance 785A Amends Policy 29, Rural and Urban Reserves, of the RNRP; Policy 41, UGB Expansions, of the Comprehensive Framework Plan for the Urban Area; the Aloha-Reedville-Cooper Mtn., Bull Mountain and East Hillsboro Community Plans and the CDC to comply with House Bill 4078.	10/27/14	11/28/14
Ordinance 796A Amends Policy 1, The Planning Process; Policy 3, Intergovernmental Coordination; Policy 22, Public Facilities and Services; Appendix A - Glossary, Deletes Appendix D; Comprehensive Framework Plan for the Urban Area Policies 1, 15, 30; Appendix A & deletes Appendix D.	9/22/15	11/27/15
Ordinance 809A Amends Policy 29 Maps.	8/16/16	9/15/16
Ordinance 813 Housekeeping amendments to Policies 17 and 22 correcting cross references.	8/23/16	11/25/16
Ordinance 814A Transportation System Plan – updates name of TSP.	10/25/16	11/25/16
Ordinance 822A Amends Policy 1, The Planning Process, relating to plan amendments on Urban/Rural Reserves, and provisions related to school district notice requirements & documentation of school levels of service.	10/17/17	11/24/17
Ordinance 824 Amends Policy 7, Mineral and Aggregate Resources, relating to mineral and aggregate mining and processing in the Exclusive Forest & Conservation District; Adds definition to Appendix A.	9/5/17	11/24/17
Ordinance 828 Amends Policy 2, Citizen Involvement, and Appendix A, Glossary, relating to housekeeping and general updates (Change name of Citizen Participation Organization and Committee for Citizen Involvement to *Community* Participation Organization and Committee for *Community* Involvement).	9/26/17	11/24/17
Ordinance 840 Makes non-substantive housekeeping amendments to the RNRP (Urban and Rural Reserves Map) and CDC.	9/18/18	10/18/18
Ordinance 854 Amends Policy 7, Mineral and Aggregate Resources, to add ASC No. 1 covering the Farmington Quarry District A Expansion Area and enlarge the District B overlay to protect the expanded quarry from potential conflicting offsite uses within 1,000 feet. Adds new ASC Map and updates the Goal 5 Resources maps to reflect expanded overlays.	8/27/19	9/26/19

ORDINANCE	ADOPTION DATE	EFFECTIVE DATE
Ordinance 865 Amends Policy 29, Rural and Urban Reserves and the following maps to address recent UGB expansions: 'Special Concept Plan Areas' Map; 'Land Use Districts' Map; 'Goal 5 Resources' Map; 'Urban and Rural Reserves' Map; Appendix F 'Cooper Mountain Natural Area' Map; and Appendix F 'Master Plan Concept' Map for the Cooper Mountain Natural Area.	1/18/22	1/18/22
Ordinance 897A Amends the 'Rural Land Use Districts' Map; 'Goal 5 Resources' Map; and 'Urban and Rural Reserves' Map to reflect the River Terrace 2.0 Urban Growth Boundary expansion area.	1/28/25	2/27/25
Ordinance 912A Amends Policies 19 and 26 relating to the allowance of Rural Accessory Dwelling Units and Rural Historic Accessory Dwelling Units.	4/28/26	5/28/26

APPENDIX H
PLAN AMENDMENT HISTORY

PLAN AMENDMENTS MODIFYING THE RURAL/NATURAL RESOURCE PLAN (VOLUME III) POLICIES AND OTHER TEXT ADOPTED AFTER DECEMBER 27, 1983

CASEFILE	DATE APPROVED	AFFECTED PARCEL TOWNSHIP/RANGE/SECTION/ TAXLOT	MODIFICATION
91-437-PA	9/24/91	2S2 8 2200	EFU to R-COM
91-553-PA	11/6/91	1N1 17 200 & 301	AF-10 to AF-5
92-109-PA	4/21/92	2S2 35 900	EFC to EFU
92-186-PA	6/17/92	2S1 33 100, 402, 700 & 800	AF-20 to EFC
91-683-PA	7/15/92	2N3 35 2400	AF-10 to AF-5
92-585-PA	11/17/92	2N5 36 102	EFC to EFU
92-614-PA, 92-620-PA, 92-621-PA	12/2/92	2N3 35 2100, 2S3 11 1100, 2S3 8 601	AF-10 to AF-5
93-036-PA, 93-037-PA, 93-038-PA, 93-039-PA	5/5/93	2S2 17 401, 2S3 1 1008, 2S3 1 1009, 2S2 17 402	AF-10 to AF-5
93-192-PA	6/8/93	2N5 36 100, 103, 2N4 31 600	EFC to EFU
93-525-PA	9/21/93	3S1 3B 201	Adopt exceptions to Statewide Planning Goals 3, 4 and 14 for inclusion in County Exception Document
93-670-PA	10/20/93	2S3 9 901	AF-10 to AF-5
93-706-PA	11/17/93	1N2 3CC 700	AF-10 to AF-5
93-726-PA	1/4/94	1S4 27 1500 & 1601	EFC to EFU
94-081-PA, 94-130-PA	6/15/94	1S3 31 2400 & 2500, 2S3 2 607	AF-10 to AF-5
94-082-PA, 94-129-PA	7/20/94	2S3 10B 601, 1S3 31 2105 & 2107	AF-10 to AF-5
94-339-PA	9/7/94	2S3 2D 1700	AF-10 to AF-5
94-455-PA	12/7/94	2S2 17 1200	AF-10 to AF-5
94-456-PA	12/21/94	1S5 26D 201 & 206	AF-10 to AF-5
94-619-PA	3/14/95	2N3 25A 2300 & 2400	AF-10 to AF-5
94-557-PA	5/23/95	1S2 14DC 6200	Exception for sewer
95-372-PA	9/6/95	2N3 25A 2700 & 2800	AF-10 to AF-5
94-620-PA	10/31/95	2N2 33 2500, 2600, 2700, 2800 & 2900	AF-10 to AF-5

CASEFILE	DATE APPROVED	AFFECTED PARCEL TOWNSHIP/RANGE/SECTION/ TAXLOT	MODIFICATION
95-396-PA	11/1/95	2N5 14 1500, 1600 & 1700	AF-10 to AF-5
96-036-PA	4/3/96	2S2 17 1300	AF-10 to AF-5
96-016-PA	4/16/96	1N3 12 800 (portion of)	AF-5 & R-COM to R-IND
96-115-PA	5/1/96	2S3 10C 400	AF-10 to AF-5
96-513-PA	10/22/96	2S1 18/19 1300, 1400, 1402, 1501 & 44	The Beef Bend Rd. extension (Roy Rogers Rd.)is currently included in the County's acknowledged comprehensive plan, however, recent changes to state statutes and administrative rules requires that this exception be taken prior to construction. 96-513-PA amends the County Exceptions Document to include findings for a reasons exception to allow construction of a new Arterial in the EFU District. Requires an exception to Statewide Planning Goals 3, 11 and 14, pursuant to Oregon Administrative Rule 660-12-070.
96-468-PA, 96-514-PA, 96-515-PA	11/6/96	2S2 17 2000, 2S3 10C 301, 2S3 9 903	AF-10 to AF5
96-516-PA	1/14/97	2N3 13 203	AF-20 to EFC
97-092-PA	5/7/97	2S3 10A 700	AF-10 to AF-5
97-013-PA	6/10/97	1N4 31 203	AF-20 to EFC
97-084-PA	6/10/97	3N5 27BB 1500	R-COM to AF-5
97-280-PA	8/20/97	2N4 31 1600 (portion of)	MAE to AF-5 around existing dwelling
97-661-PA	3/4/PA	1S4 6 500	AF-20 to EFC
98-134-PA	6/2/98	1N3 20C 2500	R-COM to AF-5
98-134-PA	6/2/98	1N3 20C 2500	R-COM to AF-5
98-152-PA	6/2/98	1S4 6 400	AF2-0 to EFC
98-200-PA	6/17/98	1N2 17 906	AF-10 to AF-5
98-210-PA	6/17/98	2S3 5DB 170 (portion of)	AF-5 to R-COM
98-231-PA	7/14/98	1N3 35C 590 and a portion of 500 & 600	Amends the Exception Statement to include findings for a reasons exception allowing a sewer connection for a mobile home park.
98-587-PA	1/6/99	2N3 25A 1300	AF-10 to AF-5

CASEFILE	DATE APPROVED	AFFECTED PARCEL TOWNSHIP/RANGE/SECTION/ TAXLOT	MODIFICATION
98-612-PA	1/20/99	2N3 25 3000	AF-10 to AF-5
99-109-PA	5/5/99	2S3 2D 600	AF-10 to AF-5
99-110-PA	5/5/99	1S3 2B 300 1S2 2A 700	AF-5 & AF-20 to R-COM Also amends the Exceptions Statement to include findings for an irrevocably Committed Exception to Goal 3
99-140-PA	7/27/99	2N4 26 600	AF-20 to EFC
99-404-PA	11/23/99	2N5 14 1400	AF-20 to EFC
99-517-PA	1/5/00	2S3 7 600	AF-10 to AF5
00-061-PA	4/5/00	3S1 2A 502, 2S1 35d 1000, 1002 & 1003	AF-10 to AF5
00-290-PA	9/6/00	2S2 17 1000	AF-10 to AF-5
00-364-PA	10/4/00	2S3 11 1101 & 1102	AF-10 to AF-5
00-415-PA	11/1/00	2S3 3 600, 601, 700, 701 & 801	AF-10 to AF-5
00-416-PA, 00-438-PA	11/15/00	2N4 13 104, 1600 & 1601, 2S2 25 4100 & 4200	AF-10 to AF-5
00-475-PA	12/20/00	1N2 14D 1202	Remove parcel from the RNRP and add to the Rock Creek Subarea of the Sunset West Community Plan; change from AF-5 to R-9
02-419-PA	1/21/03	1N4 34 100	EFC to EFU
02-534-PA	6/3/03	2N3 25 2300	AF-20 to EFC
03-213-PA	9/23/03	2N4 2 600 & 602	EFU to EFC
03-304-PA	5/24/05 (verified approval date)	1N1 21BA 101 1N1 21BB 6900	Remove the two parcels from the RNRP and add them to the Springville Subarea of the Bethany Community Plan, change from EFU to R-6. Amend the Significant Natural and Cultural Resources Map of the Bethany Community Plan to apply the appropriate Goal 5 designations to the parcels and to apply the Open Space/Bicycle Pathways overlay to the PGE easement.
03-336-PA	12/2/03	1S4 33 1100(portion of)	EFC to EFU
03-432-PA	1/6/04	3N4 29B 400	AF-20 to EFC
03-535-PA	2/4/04	1S2 14DC 6200	Remove parcel from the RNRP and add to the Central Residential

CASEFILE	DATE APPROVED	AFFECTED PARCEL TOWNSHIP/RANGE/SECTION/ TAXLOT	MODIFICATION
			Subarea of the Aloha-Reedville-Cooper Mountain Community Plan; change from AF-10 to INST
03-543-PA	3/2/04	1N2 3 2000	AF-20 to R-COM, requires an exception to Statewide Planning Goal 3
04-378-PA	12/7/04	2N3 24 204 & 301	AF-20 to EFC
04-379-PA	12/7/04	2N3 21 100	EFC to EFU
05-086-PA	6/7/05	2S2 21 900, 901 & 902; 2S2 28 500; 2S2 29 105	AF-20 to EFC
05-116-PA	6/7/05	2N3 4 600	EFU to EFC
06-101-PA	5/3/06	2S2 08 1900	AF-5 to R-COM
06-150-PA	6/7/06	2S2 29 100	AF-20 to EFC
06-389-PA	12/5/07	2S3 03 807	AF-10 to AF-5
07-550-PA	3/18/08	2S2 32 206 & 211, 2S2 33 900	AF-20 to EFC
08-438-PA	3/20/09	1N4 22 100 & 400 1N4 23 700	AF-20 to EFC
09-114-PA	7/7/09	2S2 33 1000	AF-20 to EFC
09-191-PA	8/21/09	2S1 25AD 100	RR-5 to AF-5
09-349-PA	12/18/09	1S1 11CC 4400	CBD to GC
10-057-PA	5/19/10	2N3 20 1200, 1202, 1203, 1204	AF-20 to EFC
10-062-PA	5/19/10	2S2 16A 100 (portion)	EFU to R-COM
10-081-PA	6/23/10	3S2 11D 1301, 1400	AF-5 to R-IND
10-082-PA	5/26/10	2S2 15 3600	EFU to EFC
10-092-PA	6/23/10	1S4 23 2301, 2303	AF-5 to R-COM
17-237-PA	8/22/17	1N301CC0 1100, 1400	EFU to AF-5
19-058-PA	5/21/19	3N400B00 1500 and 1700	EFC to EFU
19-128-PA	8/27/19	District A: 1S2 26C 400, 500, 600, 700, 702, 800, 900, 1000, portion of 1S2 26 4400 District B: Portions of 1S2 26B 3001, 3003, 3200; 1S2 26C 1400, 1500, 1600, 2400, 2900	Expands District A and B overlays.