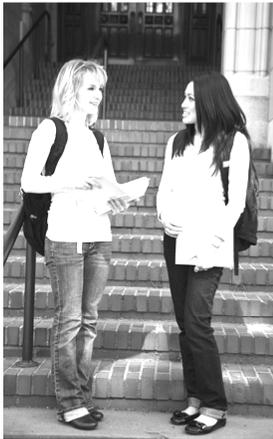


Bethany

a community of distinction



Washington County
A-Engrossed Land Use Ordinance No. 712
10/5/2009





WASHINGTON COUNTY OREGON

October 9, 2009

To: Interested Parties

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

Subject: **Proposed A-Engrossed Ordinance No. 712 - North Bethany Subarea Plan**

The Board of County Commissioners will soon consider an A-Engrossed version of Ordinance No. 712. It proposes to amend the Washington County Comprehensive Plan (Plan) to adopt the land use and transportation components of the North Bethany (NB) Subarea Plan. A brief summary of the filed ordinance is provided below.

The filed ordinance represents the first of two phases in a package of Plan polices and implementing regulations to implement the NB Subarea Plan. The second phase will begin this fall, leading to the filing of a subsequent land use ordinance in early 2010. A-Engrossed Ordinance No. 712 provides the basis for future work in the form of Plan policies and design elements; continued work will cover implementation details. Because the NB Subarea Plan will remain incomplete, the elements of A-Engrossed Ordinance No. 712 will not be operable until enabled by the subsequent ordinance.

A-Engrossed Ordinance No. 712 includes the text and maps that comprise the NB Subarea Plan, amendments to the Comprehensive Framework Plan for the Urban Area, the 2020 Transportation Plan and the Community Development Code (CDC).

Public hearing dates and other relevant information about A-Engrossed Ordinance No. 712 are provided below. If you have any questions about the ordinance, or if you would like additional information, please contact the Long Range Planning Division as noted on page 4.

Public Hearings

Board of County Commissioners
10:00 am
October 20, 2009

Board of County Commissioners
6:30 pm
October 27, 2009

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

Summary of A-Engrossed Ordinance No. 712

Proposed changes to the Bethany Community Plan create two community plan chapters. Chapter 1 pertains to the existing Bethany Subareas and includes a proposed Arbor Oaks Subarea (Exhibit 1). Exhibits 2 and 3 create a proposed Chapter 2 consisting of the proposed NB Subarea Plan. Exhibit 2 describes the proposed design requirements that would be applicable to the planning area. Exhibit 3 includes maps and diagrams pertaining to the NB Subarea, including: a Concept Plan map of preliminary land use designations and constrained lands; Neighborhood Plans; boundary of the North Bethany Drainage Master Plan; significant natural resources; street information, including Primary and Secondary streets and the Street Design Plan showing street cross sections/street trees; Parks, Trails and Pedestrian Connections.

Proposed changes to the Comprehensive Framework Plan for the Urban Area create policies for 1) new urban areas, including their design and required public facilities and services; and 2) the county's growth management policy to provide and fund public facilities services to and in new urban areas. Amendments are proposed for several existing policies to reflect the NB Subarea Plan, address plan amendment procedures and criteria for new urban areas, identify properties to be designated as a Metro "Main Street," and to introduce a North Bethany Public Facility Plan.

Proposed changes to the 2020 Transportation Plan update several maps to incorporate the NB Subarea, including maps for functional classifications and number of travel lanes for future and existing roads, Regional Street Design Overlays, and the location of bikeways and off-street trails. The "Greater Bethany East-West Arterial Study Area" and accompanying map are added to the list of transportation study areas. An exception to Statewide Planning Goal 3, *Agricultural Lands*, is proposed for a new road across agricultural land.

Proposed changes to the CDC's FD-20 District would require some new or expanded permitted uses to meet the requirements of the NB Subarea Plan if development occurs while the site is designated FD-20. Broadcast towers are proposed to be prohibited in the planning area under the FD-20 designation.

Summary of Significant Changes Between Ordinance No. 712 and A-Engrossed Ordinance 712

1. The cover ordinance is amended to clarify that Ordinance 712 provides the framework for an additional ordinance to be filed in 2010 and that the existing FD-20 land use designations will remain in place until adoption of the additional ordinance.
2. The Arbor Oaks Neighborhood is removed from the NB Subarea (Exhibit 2) and an Arbor Oaks Subarea is created in the Bethany Community Plan (Exhibit 1) in order to *not* apply any new regulations to the development, with the exception of making Joss Avenue an interim Collector and making Springville Road a 5-lane Arterial along the development's frontage. Areas of Special Concern 2, 4 and 5 are added to the Arbor Oaks Subarea. Exhibit 3 maps were amended to be consistent with the changes described above, including removal of all of Arbor Oaks from the Drainage Master Plan map.
3. The Future Land Use Designation maps are removed from Exhibit 3 and a new map, entitled 'North Bethany Concept Plan,' is added that designates generalized land uses, constrained lands (locally significant wetlands and steep slopes), Primary Street locations, specific and generalized park locations, community & neighborhood focal points, and commercial sites. Section IV of Exhibit 2 is amended to include a Concept Plan description.
4. Road A is changed from a 5-lane Collector to a 3-lane Collector west of Kaiser Road. As a result, Section V.B. of Exhibit 2 is amended to change the required right-of-way width from 98 feet to between 74 and 78 feet; the CL-2 cross-section is removed from Exhibit 3 and references to CL-2 are changed to CL-1 in order to reflect the number of lane and width changes.
5. Secondary Streets become preferred locations, rather than prescribed; text descriptions (Exhibit 2) and mapped locations (Exhibit 3) are revised to indicate that Secondary Streets are intended as guidance only. Exhibits 4 and 6 are also amended to remove reference to Secondary Streets.
6. Exhibit 2 is amended to remove the Flexible Streets description, and Exhibit 3 is amended to remove the related Flexible Streets map.
7. The width of the mapped Wetlands feature, as shown on the Significant Natural Resources map (Exhibit 3), was adjusted to represent the Goal 5 resource lands only.

8. The Significant Natural Resources map and Park, Trails and Pedestrian Connections map (Exhibit 3) are amended to show that Neighborhood Park locations are preliminary with underlying residential land use designations.
9. Section V.A. of Exhibit 2 is amended to add a general design element pertaining to setbacks along Collector and Arterial roadways and to clarify where rear building façade orientation to public spaces is permitted.
10. Section IV of Exhibit 2 is amended to add a description of a forthcoming Public Service Overlay map.
11. Exhibit 2 is amended to reflect necessary County Engineer review.
12. Exhibit 4 is amended to clarify when the FD-20 District may be removed (per proposed new Implementing Strategies w. and x.). Amendments to Implementing Strategy y. clarify when amendments to the Community Plan may be made.
13. Exhibit 5 is amended to add descriptions of existing land use districts and to remove the text for the proposed new land use districts.
14. Exhibit 8 text is amended to add revised text indicating that a future Urban Reserves study will address the Saltzman Road Study Area. The Functional Classification map and Number of Lanes map are amended to reflect removal of Arbor Oaks. The Number of Lanes map is also amended to reflect an earlier error for Springville Road west of Joss Avenue.
15. Exhibit 9 is amended to remove the Off-Street Trail from the Arbor Oaks Subarea.
16. Sections 308-2.4 and 308-7.1 of Exhibit 11 are amended to remove reference to future land use designations since these have yet to be determined, and to facilitate acquisition of park and open space areas.
17. A new Exhibit 12 is added to create a new Implementing Strategy to Plan Policy 15 that addresses the provision of public services in North Bethany.
18. A new Exhibit 13 is added to create a new Plan Policy 43 that addresses community design for new urban areas.
19. A new Exhibit 14 is added to create a new Plan Policy 44 that addresses growth management in new urban areas.
20. No changes are made to Exhibits 7 and 10.

How to Submit Testimony Submit oral or written testimony to the Board of County Commissioners at a public hearing. Written testimony may be mailed or faxed in advance of public hearings in care of the Long Range Planning Division. **We are unable to accept e-mail as public testimony.**

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

Failure to submit oral or written testimony before the Board may preclude appeal of a decision by the Board to adopt the ordinance as filed or amended.

Staff Contact

Laurie Harris, Associate Planner
155 North 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3963 Fax: 503-846-4412

Proposed Ordinance is available at the following locations:

- A copy of proposed A-Engrossed Ordinance No. 712 can be purchased from the Long Range Planning Division at a cost of \$4.00 each. An additional postage fee of \$5.00 will be charged if mailing is requested. Telephone 503-846-3519.
- www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2009landuseordinances.cfm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations; call 503-725-2124 for directory of CPOs.

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A-Engrossed Ordinance No. 712

Bethany Community Plan Amendments

- Exhibit 1** Bethany Community Plan - Overview and Chapter 1, with two maps to create the Arbor Oaks Subarea
- Exhibit 2** Chapter 2: North Bethany Subarea Plan
- Exhibit 3** North Bethany Subarea Plan Maps, Figures and Tables:

	<u>Exhibit Page</u>
Concept Plan	1A-1E
Neighborhood Boundaries.....	2
Primary Streets and Core Design Elements	3
Residential Minimum Setbacks.....	4
Significant Natural Resources	5
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Comprehensive Framework Plan for the Urban Area Amendments

- Exhibit 4** Policy 1: The Planning Process (with map)
- Exhibit 5** Policy 18: Plan Designations and Local Criteria for Development
- Exhibit 6** Policy 40: Regional Planning Implementation, Main Street Map
- Exhibit 12** Policy 15: Roles and Responsibilities for Serving Growth (with 6 maps)
- Exhibit 13** Policy 43: Community Design for New Urban Areas
- Exhibit 14** Policy 44: Managing Growth in New Urban Areas

2020 Transportation Plan Amendments

- Exhibit 7** Policy 6: Roadway System Policy:
Regional Street Design Overlay Map
- Exhibit 8** Policy 10: Functional Classification Policy:
Functional Classification (text)
Functional Classification System (map)
Lane Numbers (2 maps)
Study Areas (map)
- Exhibit 9** Policy 14: Pedestrian Policy: Off-Street Trails System Map
- Exhibit 10** Policy 15: Bicycle Policy: Bicycle System Map

Community Development Code Amendments

- Exhibit 11** Section 308 - Future Development 20 Acre District (FD-20)

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

A- ENGROSSED ORDINANCE 712

An Ordinance Adopting the North
Bethany Subarea Plan by Amending the
Washington County Comprehensive Plan

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

SECTION 1.

A. The Board of County Commissioners of Washington County, Oregon, ("Board") recognizes that the North Bethany area of the Bethany community was brought into the urban growth boundary (UGB) in 2002 and is in need of amendments for purposes of urban development.

B. The Board recognizes that, through the collaborative efforts of Washington County staff and a team of professional consultants together with broad community input, a concept plan called the North Bethany Concept Plan was prepared providing a framework for how new development should occur in the North Bethany area.

C. The Board recognizes that further collaborative efforts are necessary to implement this concept plan through the adoption of a community plan, community development code amendments, and other provisions for the benefit of the health, safety, and general welfare of the residents of Washington County, Oregon. It is the intent of the Board that the concept plan and other provisions adopted herein constitute the framework to direct further efforts leading to adoption of one or more implementing ordinances as soon as reasonably practicable in 2010.

D. The Board recognizes that the Bethany Community Plan was adopted by Ordinance Nos. 263 and 265 and amended by Ordinance Nos. 345, 420, 471, 480, 551, 588, 610, 615, 620, 649, and 702.

1 E. The Board recognizes that the Comprehensive Framework Plan for the Urban Area
2 element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9,
3 1986, with portions subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483,
4 516, 517, 526, 551, 555, 561, 571, 572, 588, 590, 598, 608-610, 612-615, 620, 624, 631, 632, 637,
5 643, 649, 662, 666, 669, 671, 683, 686, and 694.

6 F. The Board recognizes that the Transportation Plan Element of the Comprehensive
7 Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333 with
8 portions subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470,
9 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611,
10 626, 627, 631, 642, 649, 663, 674, and 683.

11 G. The Board recognizes that the Community Development Code Element of the
12 Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way
13 of Ordinance No. 308, with portions subsequently amended by Ordinance Nos. 321, 326, 336-341,
14 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423,
15 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-
16 489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577,
17 581, 583, 588, 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635,
18 638, 642, 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698,
19 703, and 704.

20 H. Under the provisions of Washington County Charter Chapter X, the Department of
21 Land Use and Transportation has carried out its responsibilities, including preparation of notices,
22 and the County Planning Commission has conducted one or more public hearings on the proposed

1 amendments and has submitted its recommendations to the Board. The Board finds that this
2 Ordinance is based on that recommendation and any modifications made by the Board, as a result of
3 the public hearings process.

4 I. The Board further determines that emergency circumstances exist for purposes of
5 providing notice of this ordinance to the state in less than 45 days before the initial public hearing
6 consistent with ORS 197.610(2) based on today's extraordinary economic conditions including the
7 collapse of the housing market and the mortgage industry and the need to provide opportunities for
8 economic development in Washington County in a timely fashion prior to the close of the ordinance
9 season in October of 2009.

10 J. The Board finds and takes public notice that it is in receipt of all matters and
11 information necessary to consider this Ordinance in an adequate manner, and finds that this
12 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
13 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
14 County Charter, the Washington County Community Development Code, and the Washington
15 County Comprehensive Plan.

16 SECTION 2.

17 The following Exhibits, attached and incorporated herein by reference, are hereby adopted
18 as amendments to the following documents:

19 A. Bethany Community Plan Amendments:

- 20 1. Exhibit 1 (7 pages) – amending as follows:
21 a. creating Overview;
22 b. denoting Chapter 1;
c. moving Arbor Oaks from an Area of Special Concern to its own Subarea; and
d. amending “Areas of Special Concern” Map;

2. Exhibit 2 (25 pages) – amending Chapter 2 to reflect the addition of North Bethany Subarea Plan;
3. Exhibit 3 (29 pages) – creating North Bethany Subarea Plan Maps, Figures and Tables as follows:
 - a. Concept Plan (Exhibit page 1A – 1E)
 - b. Neighborhood Boundaries (Exhibit page 2);
 - c. Primary Streets and Core Design Elements (Exhibit page 3);
 - d. Residential Minimum Setbacks (Exhibit page 4);
 - e. Significant Natural Resources (Exhibit page 5);
 - f. Parks, Trails and Pedestrian Connections (Exhibit page 6);
 - g. Street Design Plan (Exhibit page 7);
 - h. Street Cross Sections (Exhibit pages 8-16);
 - i. Street Tree Lists (Exhibit pages 17-20);
 - j. Areas of Special Concern (Exhibit page 21);
 - k. Neighborhood Plans (Exhibit pages 22-26);
 - l. Parking Maximum Designations (Exhibit page 27);
 - m. Drainage Master Plan Area (Exhibit page 28); and
 - n. Local Street Connectivity (Exhibit page 29).

B. Comprehensive Framework Plan for the Urban Area Amendments:

4. Exhibit 4 (10 pages) – amending Policy 1, The Planning Process;
5. Exhibit 5 (5 pages) – amending Policy 18, Plan Designations and Locational Criteria for Development;
6. Exhibit 6 (1 page) – amending Policy 40, Regional Planning Implementation, “Main Street Boundaries” portion of the “2040 Design Types” Map;
7. Exhibit 12 (7 pages) – amending Policy 15, Roles and Responsibilities for Serving Growth;
8. Exhibit 13 (2 pages) – creating Policy 43, Community Design for New Urban Areas;
9. Exhibit 14 (3 pages) – creating Policy 44, Managing Growth in New Urban Areas.

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1 C. 2020 Transportation Plan Amendments:

- 2 7. Exhibit 7 (1 page) – amending Policy 6: Roadway System Policy,
3 “Regional Street Design Overlay” Map;
- 4 8. Exhibit 8 (5 pages) – amending Policy 10 as follows:
5 a. Amending text describing the Saltzman Road Study Area
6 b. Adding text describing a “Greater Bethany East-West
7 Arterial Study Area;”
8 c. Amending “Functional Classification System” Map;
9 d. Amending “Lane Numbers” maps (2);
10 e. Amending “Study Areas” map.
- 11 9. Exhibit 9 (1 page) – amending Policy 14, Pedestrian Policy, “Off-Street
12 Trails System” Map;
- 13 10. Exhibit 10 (1 page) – amending Policy 15, Bicycle Policy, “Bicycle System”
14 Map;

15 D. Community Development Code Amendments:

- 16 11. Exhibit 11 (4 pages) – amending Section 308 FUTURE
17 DEVELOPMENT 20 ACRE DISTRICT (FD-20)

18 SECTION 3.

19 Notwithstanding any other provision of this Ordinance, including Exhibits, all property
20 within the North Bethany Subarea shall remain designated FD-20 and continue to be governed by
21 the current comprehensive framework plan, transportation plan, development code, and related land
22 use provisions until the adoption of an ordinance implementing the concept plan adopted herein.

Nothing in this Ordinance modifies, supersedes, or amends any existing comprehensive plan,
transportation plan, development code, or other land use provisions governing the North Bethany
Subarea. Nothing in this Ordinance grants any property owner or other person any procedural or

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1 substantive rights or expectations other than as provided under the current ordinances, including the
2 FD-20 designation.

3 SECTION 4.

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

6 SECTION 5.

7 All applications received prior to the effective date shall be processed in accordance with
8 ORS 215.427 (2007 Edition).

9 SECTION 6.

10 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid
11 or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby
12 and shall remain in full force and effect.

13 SECTION 7.

14 The Office of County Counsel and Department of Land Use and Transportation are
15 authorized to prepare planning documents to reflect the changes adopted under Section 2 of this
16 Ordinance, including deleting and adding textual material and maps, renumbering pages, or
17 sections, and making any technical changes not affecting the substance of these amendments as
18 necessary to conform to the Washington County Comprehensive Plan format.

19 ///

20 ///

21 ///

22 ///

1 SECTION 8.

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

3 ENACTED this ____ day of _____, 2009, being the _____ reading
4 and _____ public hearing before the Board of County Commissioners of Washington County,
5 Oregon.

6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 _____
9 *CHAIRMAN*

10 _____
11 *RECORDING SECRETARY*

12 READING

12 PUBLIC HEARING

13 First _____

13 First _____

14 Second _____

14 Second _____

15 Third _____

15 Third _____

16 Fourth _____

16 Fourth _____

17 Fifth _____

17 Fifth _____

18 Sixth _____

18 Sixth _____

19 VOTE: *Aye:* _____

19 *Nay:* _____

20 Recording Secretary: _____

20 Date: _____

The Bethany Community Plan is amended to reflect the following:

BETHANY COMMUNITY PLAN

OVERVIEW

The Bethany Community Plan reflects the culmination of two distinct planning efforts. The initial planning resulted in the adoption of the Bethany Community Plan in 1983. The first chapter contains the original plan language and maps developed for that 1983 community plan. It includes background information, general design elements and specific design elements for the West Bethany, Central Bethany, Springville, Arbor Oaks and Thompson subareas. Since its adoption, the community plan has been updated to reflect map changes made by ordinances and quasi-judicial plan amendments. Community plan text was updated in limited cases to address state and regional planning initiatives, urban growth boundary (UGB) expansions for the Rock Creek Campus of Portland Community College (PCC) in 1999, the Arbor Oaks subdivision, the 2002 North Bethany UGB expansion, and changes to the Central Bethany Town Center in 2008.

The second chapter of the Bethany Community Plan is the North Bethany Subarea Plan. This Subarea includes lands located north of Springville Road and east of 185th Avenue, with the exception of the Arbor Oaks Subarea. The Subarea Plan was developed through a community planning process that began after approximately 800 acres were added to the UGB in 2002. These 800 acres, along with the existing PCC Rock Creek Campus, comprise the North Bethany Subarea. The land within the Arbor Oaks Subarea was part of the 2002 UGB expansion. However, the master plan for the Arbor Oaks subdivision (Casefile 00-601-M) was approved prior to completion of the North Bethany planning process and has led to separation of this area into the Arbor Oaks Subarea. (Development in Arbor Oaks is subject to the master plan for that area, which was approved prior to the completion of the planning of the North Bethany Subarea.)

The design elements and standards included in the North Bethany Subarea Plan were developed through a multi-year planning process to be consistent with Title 11 of Metro's Urban Growth Management Functional Plan. In addition, the North Bethany Subarea Plan takes into account the specific conditions placed on the areas added to the UGB in 1999 and 2002.

The North Bethany Subarea Plan represents a new perspective on community planning in urban unincorporated Washington County. It reflects the county's desire to create new urban communities that take into account the evolution of planning since 1983 and community values. The Subarea Plan provides a more densely developed community, featuring a higher level of urban services, including a complete street network, parks, open space, and a greater emphasis on design and infrastructure planning. It calls for having new development pay for a larger share of the costs of the infrastructure, particularly streets, stormwater and park improvements.

CHAPTER 1: West Bethany, Central Bethany, Springville, Arbor Oaks and Thompson Subarea Plans

THE RELATIONSHIP OF COMPREHENSIVE PLAN ELEMENTS

The Bethany Community Plan is one of a number of planning elements which in total comprise the Washington County Comprehensive Plan. The intent of this section is to provide the reader of the Bethany Community Plan with a basic understanding of its relationship to the various other Comprehensive Plan elements.

In general, the Bethany Community Plan is an area and site-specific application of County Comprehensive Planning policy and a description of community development activities envisioned for the Planning Area. Implementation of the Bethany Community Plan is guided primarily by other Plan elements such as the Community Development Code, the Transportation Plan and the Unified Capital Improvement Plan.

COMMUNITY PLAN

The unincorporated portion of the County within the metropolitan regional Urban Growth Boundary and outside of city planning areas is divided into a number of Community Planning Areas. The Bethany Community Planning Area is one such planning area.

The policies and plan designations of the Comprehensive Framework Plan are applied in a site-specific manner to the Community Planning Area. The result of this application is a Community Plan, composed of a Community Plan Map and Community Plan Text.

The Community Plan Map portrays a land use designation for each parcel of land in the planning area.

The Community Plan Text provides a written description of the Community Plan Map in order to specify the intent of the mapped designations. Additionally, the Community Plan Text includes Community Design Elements, which are written prescriptions for particular areas or sites which shall be adhered to as the plan is implemented. For certain areas specified by the Community Plan, the concept of Area of Special Concern is applied.

The designation of Area of Special Concern where applied to one or a combination of several parcels of land, denotes the presence of certain design opportunities or constraints. In such cases, the Community Plan Text includes specific language which identifies and addresses the design opportunities or constraints. Usually land is designated as an Area of Special Concern when parcelization and/or varied ownership requires that the area be considered as one unit during development. In some cases, the Community Plan requires an Area of Special Concern to develop through a mandatory Master Planning-Planned Development process, which provides a more flexible approach to addressing the potential design opportunities and/or constraints.

BACKGROUND SUMMARY

PLANNING AREA

The Bethany Community Plan encompasses three square miles of the unincorporated portion of northeast Washington County. The planning area is bordered on the north by NW Springville Road and the Urban Growth Boundary; on the south by NW West Union and NW Thompson Roads; on the west by NW 185th Avenue; and on the east by the Washington/Multnomah County line. The Bethany planning area is a part of a larger planning area (Sunset West planning area, CPO #7), located to the south of Bethany. In 1980, Bethany had a population of 554 residents.

LAND USE

Existing land uses in Bethany reflect a combination of residential and agricultural uses. Residential uses are found primarily in the eastern portion of Bethany, while central and western Bethany contain sizable tracts of land currently devoted to agricultural purposes. Existing residential uses consist of 194 single-family unit concentrated primarily in the Dogwood Park/Wildwood area and along NW Kaiser and West Union Roads. The remaining residential uses are scattered throughout the planning area.

The Bethany area is inside of the Urban Growth Boundary and, therefore, an urban plan has been prepared. In total, the Bethany Plan encompasses 1935.7 acres of which approximately 1619.81 acres are considered as vacant and buildable (undeveloped and not constrained by flood plains or steep slopes). The Washington County Comprehensive Framework Plan has recommended, and the Bethany Community Plan reflects, a continuation of residential uses in Bethany. No industrial or employment intensive uses have been proposed for Bethany.

SUBAREAS

~~Four~~ Five general areas within Bethany have been designated as a guide to describe characteristics, design considerations and development concerns. In a number of instances, site-specific design elements have been recommended to apply to future development actions in each of the four areas. In particular, the majority of Central Bethany has been identified as an Area of Special Concern because it is perhaps the most sensitive area in terms of achieving the overall development concept for Bethany. Because of this, design elements have been recommended to apply to future development actions within this area.

The design elements listed for each area in Bethany are intended to augment the development standards and procedures found in the Community Development Code. Future development actions will be expected to respond to both the development standards provided in the Community Development Code and the design elements of the Bethany Community Plan.

~~NORTH BETHANY~~ ARBOR OAKS

In ~~1999 and~~ 2002, Metro added to the Regional Urban Growth Boundary (UGB) the area referred to herein as the ~~North Bethany~~ Arbor Oaks Subarea. ~~Portland Community College's Rock Creek Campus was added in 1999, while the remaining area was added in 2002.~~ The entire subarea is approximately

~~960 109 acres in size and designated as R-9, Residential 7 to 9 units per acre. The Rock Creek Campus is designated as Institutional.~~

~~A portion of the subarea, identified as Area of Special Concern No. 2, is designated R-9. This area was previously added to the UGB and then withdrawn due to a court decision. Metro has determined that a County-approved master plan for the future development of this area is consistent with its planning requirements for new UGB properties found in Title 11 of its Urban Growth Management Functional Plan. Development permitted under the approved master plan will be predominantly single family on varying lot sizes. Other approved uses are single family attached dwellings, multi-family dwellings, a public park, private parks and open space, and a public school site.~~

~~The remainder of the subarea is designated FD-20. The predominant land use is agricultural and limited single family residences. These properties will maintain the FD-20 designation until the planning for these properties is complete. The planning for these properties is required to be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.~~

Design Elements:

1. ~~Area of Special Concern No. 2~~ The Arbor Oaks Subarea encompasses land located east of the PCC Rock Creek Campus and north of Springville Road. This area was included within the regional Urban Growth Boundary (UGB) by action of the Metro Council in 1999. Consistent with the conditions of that action, the following provisions shall apply to the new development in this area:
 - a. The net average density of residential development in the area shall be at least 10 housing units per acre.
 - b. Residential development in the area shall include a variety of housing types, including single family attached and detached units and apartments.
 - c. At least 20% of the housing units built in this area shall be for-sale units affordable to households at or below area median incomes and/or rental units affordable to households at or below 80 percent of area median incomes, as defined by the U.S. Department of Housing and Urban Development.
 - d. Significant natural resources within the area that are identified on the Bethany Community Plan Significant Natural and Cultural Resources Map shall be protected as required by the Washington County Community Development Code and Title 3 of the Metro Urban Growth Management Functional Plan. Boundaries of the significant natural resources in the area may be refined through review of a development application based on new inventory information submitted by the applicant.
 - e. To assure adequate provision of parks and recreation services to residents, the area shall annex to the Tualatin Hills Park & Recreation District prior to final approval of any application for ~~the~~ development in the area.
 - f. Prior to commencement of development in the area, the developer shall provide the opportunity for the Beaverton School District to acquire up to 10 acres of land on the development site for an elementary school.
 - g. All development in the area shall comply with applicable provisions of the Metro Urban Growth Management Functional Plan, or related provisions of the Washington County

Community Development Code acknowledged by Metro to comply or substantially comply with the Functional Plan.

- h. Prior to final approval of an application to develop property in the area, the property owner and the City of Beaverton shall enter in-to an agreement for delayed annexation of the property to the City and annexation to any necessary service districts.
- i. Prior to occupancy of any new building approved for development in the area, the property owner shall make proportionate improvements to the Springville Road/185th Avenue intersection. The specific improvements shall be determined through the development review process. These improvements may be in addition to any safety or capacity improvements required by the Community Development Code. The design of the Springville Road/185th Avenue intersection shall be based on year 2020 projected traffic volumes.
- j. To assure that the area develops in an integrated manner in accordance with a cohesive community design, no development application for a property in the area shall be approved prior to approval of a master plan for all properties in the area.
- k. To help achieve design for development in the area, the design of the primary entryway off of Springville Road in-to the area should include features that promote a common community identity such as entryway monumentation, lighting, landscaping and artwork.
- l. Tax lots ~~700, 800 and 802~~ of Tax Map 1N1 18 are limited to public school facilities and other development necessary and accessory to public school use, and public park facilities and uses as required by Title 11, subsection 3.07.1120.l of Metro's Urban Growth Management Functional Plan.

2. Area of Special Concern No. 2 encompasses the right-of-way for Joss Avenue between Springville Road and the northern boundary of the Arbor Oaks Subarea. Until Road A in the North Bethany Subarea is constructed between NW Joss Avenue and NW 185th Avenue, this segment of Joss Avenue is expected to carry significantly higher volumes of traffic than is typical for a neighborhood route. Consequently, while Joss Avenue is designated as an interim collector on the Functional Classification map in the Transportation Plan, it is anticipated that it ultimately will be reclassified to its expected function as a neighborhood route after the construction of Road A. Extensions of Joss Avenue shall be consistent with the CL-1 street design cross section shown in Section VII of the North Bethany Subarea Plan. On-street parking on Joss Road in Arbor Oaks Master Plan shall be allowed to continue, subject to the County Engineer's authority to make safety improvements. No development in the Arbor Oaks Master Plan shall be found to be nonconforming because Joss Road does not comply with the CL-1 standard.

3. Area of Special Concern No. 4 encompasses the right of way along Springville Road where Springville Road fronts the Arbor Oaks subdivision between the western boundary and Sickle Road. Within ASC 2 Springville Road shall be five lanes with additional turn lanes at intersections as appropriate. The five lane section shall be within an 86 foot right of way unless the lands immediately to the north or south redevelop. At such time, Springville Road shall be developed as a five lane section within a 98 foot right-of-way.

4. Area of Special Concern No. 5 encompasses the right of way along Springville Road where Springville Road fronts the Arbor Oaks subdivision between Sickle Road and the eastern boundary. Within ASC 5 Springville Road shall be three lanes with additional turn lanes at intersections as appropriate. The three lane section shall be within an 86 foot right of way unless the lands immediately to the north or south redevelop. At such time, Springville Road shall be developed as a three lane section within a 90 foot right-of-way.

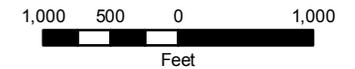
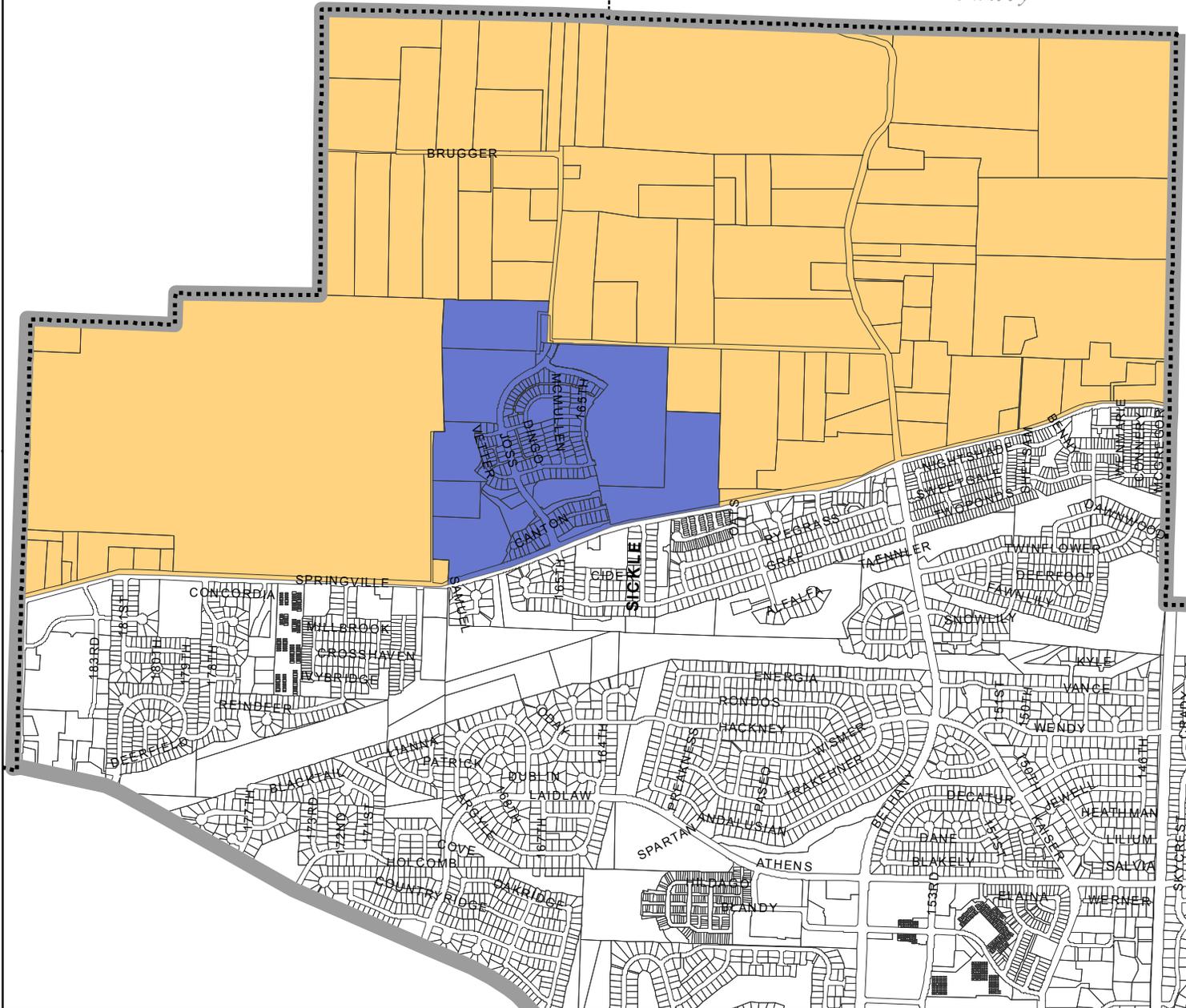
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Multnomah County

Amend the Bethany Community Plan
 'Subareas' map as indicated :

-  Arbor Oaks Subarea
-  North Bethany Subarea
-  Bethany Community Plan Boundary
-  County line
-  Urban Growth Boundary



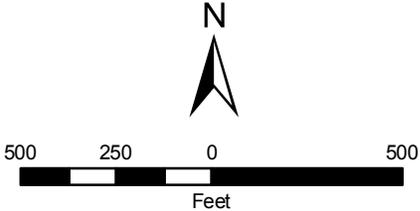
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Amend the Bethany Community Plan
'Areas of Special Concern' map to revise
the Area of Special Concern designations
and text as indicated:

-  Existing A.S.C. #2 to be removed
-  New A.S.C. #2 - Joss Road
-  New A.S.C. #4 - Springville Road Corridor
-  New A.S.C. #5 - Springville Road Corridor



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

The Bethany Community Plan is amended to add the following Chapter 2: North Bethany Subarea Plan.

CHAPTER 2: NORTH BETHANY SUBAREA PLAN

I. INTRODUCTION

The North Bethany Subarea Plan applies to development in North Bethany and the Portland Community College (PCC) Rock Creek Campus. This chapter provides background and an overview of the Subarea community planning principles and goals, describes the relevant maps, and prescribes general and neighborhood design elements. Where applicable, the Subarea plan identifies the plan amendment procedure and criteria for proposing changes to the Subarea Plan.

Predominant urban land use designations in the North Bethany Subarea Plan are residential of varying densities, with a mix of other ancillary land uses for commercial and open space and an overlay for public services. Mechanisms for the funding and provision of public facilities and infrastructure services are planned, but until they can be secured, the FD-20 land use designation will remain in place, with the new land use designations reserved as future designations to be put in place when services are provided. The FD-20 designation may be removed and the future land use designations may be applied through a quasi-judicial plan amendment process.

II. AREA DESCRIPTION

North Bethany is located north of Highway 26 in northeast Washington County. The eastern boundary of the Subarea is the Washington-Multnomah County line. The Subarea is bounded on the west and north by Rock Creek and Abbey Creek, respectively, and associated floodplain area. Rural agricultural lands are the predominant land uses to the north, east, and west. The southern boundary is Springville Road, with the other Bethany Subareas to the south.

North Bethany is nestled near the base of the Tualatin Mountains. The area's most prominent geographic feature is a ridge that runs from east to west across the center of the Subarea. Three tributaries to Abbey Creek begin in the Subarea north of the ridge. South of the ridge, Bethany Creek flows from the eastern boundary parallel to Springville Road until reaching Joss Avenue, at which point the creek flows under Springville Road. The elevation along the ridge and the gently sloping hills to the north and south draw the eye toward vistas of the Tualatin Valley.

At the time the Subarea was brought within the Urban Growth Boundary (UGB) and until new urban development begins, the predominant land uses consist of five to ten acre rural lots. An exception to the rural land uses is the PCC Rock Creek Campus which has an Institutional plan designation.

III. BACKGROUND, PLANNING PROCESS AND COMMUNITY DESIGN GOALS

A. UGB EXPANSIONS

In 1999 and 2002, Metro expanded the UGB to include the land within the North Bethany Subarea. The 1999 expansion brought the PCC Rock Creek Campus within the UGB. (Approximately fifty acres of the Rock Creek Campus remains outside the UGB). The 2002 expansion brought the remainder of the North Bethany Subarea within the UGB. The state Land Conservation and Development Commission (LCDDC) acknowledged the expansion in July 2003 (augmenting the North Bethany expansion area to nearly 800 acres). An appeal and litigation of the 2003 acknowledgment was settled in September 2005 and the North Bethany Subarea was ultimately acknowledged by the state LCDDC. The county assumed the long-term service provider role from Beaverton in 2004.

The Arbor Oaks subdivision area was part of the 2002 UGB expansion. However, the master plan for Arbor Oaks (Casefile 00-601-M) was approved prior to completion of the North Bethany planning process and has led to separation of this area into the Arbor Oaks Subarea.

B. ROCK CREEK CAMPUS

Although the majority of the PCC Rock Creek Campus was inside the UGB prior to the subject area expansion, it was considered throughout the planning process as an integral component of the planned community. The campus is included in the North Bethany Subarea Plan as a distinct neighborhood, with consideration given to addressing important planning objectives for the community as a whole. Relevant objectives include those related to access, circulation and connectivity.

C. PLANNING PROCESS

The North Bethany Subarea Plan is the culmination of a three year planning process. Beginning in 2006, the county worked with a team of consultants, the public, and a technical advisory committee and stakeholder work group to develop conceptual and illustrative plans for the UGB expansion area. The concept plan established a vision and framework for how new development should occur in the North Bethany area, including land use designations, transportation, stormwater, and parks and open space networks, affordable housing and infrastructure funding. The illustrative plan showed how the concept could apply at the neighborhood level. The North Bethany Subarea Plan implements the land use and transportation related elements of the concept and illustrative plans. The North Bethany Funding Plan and North Bethany Affordable Housing Program implement other aspects of the plans. In addition, local service providers, such as Tualatin Hills Parks and Recreation District and Clean Water Services, have incorporated plans for North Bethany parks, natural resources protection, and stormwater/sewer infrastructure services elements into their documents for consistent implementation.

D. COMMUNITY DESIGN GOALS

The Community Planning work for North Bethany represents an innovative approach for the county and its partner service provider agencies. As compared with the 1983 community plans, the North Bethany Subarea was planned and designed to be a more complete community, with better provision and integration of urban services and amenities. While some degree of flexibility remains, the North Bethany Subarea Plan is a more detailed level of planning, specifically with more attention paid to the quality and design of the public realm. Integrating this level of community planning with urban service facility planning

results in a greater degree of certainty for the community, for developers, and for service providers who must provide necessary infrastructure.

Early in the planning process, the Board of County Commissioners established a vision for North Bethany to be a distinct community in its own right, yet well-integrated into the existing, larger Bethany community. The vision for North Bethany as a “community of distinction” incorporates high standards for integrating urban services such as parks and open-space areas, a comprehensive design approach that integrates neighborhoods with open space, provides a variety of housing choices for a range of affordability levels, highlights community focal points (e.g., civic space, parks, small neighborhood commercial sites, schools, etc.), and connects them to one another, to adjacent points of interest, and to neighborhoods via multi-modal access routes. Transportation improvements do not preclude possible future expansion of the UGB in the North Bethany vicinity.

Five primary design goals form the basis of the North Bethany Subarea Plan. The design goals are complemented by a growth management policy that ensures public facilities and services and urban infrastructure is provided and financed in an equitable and feasible manner.

1. Integration with Greater Bethany – The North Bethany urban area is integrated into the existing, larger Bethany community.

The amenities and services in North Bethany are complementary to those in existing Bethany, as indicated by the scale, type and location of amenities and services. Land uses, densities, and design treatments north of Springville Road promote a good transition between existing Bethany and North Bethany. The vehicular, walking and bicycle connections between North Bethany and the surrounding area are direct, convenient, and safe. The plan provides connections to, and compatible land uses near, the PCC Rock Creek campus and the Arbor Oaks Subarea. Land uses are arranged to lessen adverse impacts to adjacent rural uses.

2. A Community of Distinction – North Bethany is distinguished by its variety and affordability of housing options, mix of uses, walkable streets, quality schools, community gathering places and focal points, multi-modal transportation connections, variety of green spaces, and family-friendly character.

The plan promotes quality urban design and calls for different land use designations and densities and a mix of building types within each neighborhood. The plan provides opportunities for affordable housing by incorporating a range of residential land use designations that allow a variety of housing sizes and types. In addition, the North Bethany Affordable Housing Program identifies funding (non-land use related) strategies to promote affordable housing in North Bethany.

Residential development is organized into clearly identifiable neighborhoods that are compact, pedestrian-friendly, with a mix of uses where appropriate. The design of the Subarea and each of its neighborhoods are organized around centers that serve as focal points. For example, the primary focal point for the Subarea is a “main street” scale Community Commercial center in the Central Neighborhood featuring a large community park surrounded by high density housing and a mix of commercial uses. In turn, each of the neighborhoods surrounding the Central Neighborhood is organized around a smaller-scale focal point, consisting of a neighborhood park and a small neighborhood commercial site. As a result, all areas of the community are located within a short walk of the Community Commercial center or a neighborhood commercial site. Schools also will serve as neighborhood Landmarks.

Commercial locations are sited for success, with good visibility and easy access that supports the idea of planning for commercial opportunities as they become viable. North Bethany’s neighborhoods are connected by streets, pedestrian and bike routes, streams and park. Civic sites and public spaces are prominently sited to reinforce their important and functional role in the community. Parks and green spaces are provided in the form of neighborhood parks, community parks, and linear parks and trails.

3. Transportation Choices – Multi-modal choices for walking, biking, driving and transit are connected and integrated with North Bethany’s design and the larger transportation system.

The plan includes a network of streets that serve a variety of options, such as through-travel on the arterial and collector streets and local access to community destinations on neighborhood routes and local streets. There is a connected pattern of blocks and streets that disperses traffic throughout the Subarea, provides access for emergency service providers, avoids or minimizes impacts to natural areas, and contributes to a walkable community. Design elements and requirements for streets provide an opportunity for a safe, high quality pedestrian and bicycling experience with convenient access to key destinations including schools and parks. While transit service is limited at this time to bus stops at the Rock Creek Campus and along Springville Road, the street network, development standards, and land uses have been designed to support future transit service to North Bethany. The connections of the North Bethany street network with those of greater Bethany and the surrounding areas are situated to minimize additional traffic impacts on existing neighborhoods.

4. Integration of Urban and Natural Areas – A variety of parks, protected open spaces and water quality facilities will result in a coordinated system that is integrated with the urban fabric.

The planning process prioritized public spaces such as parks and trails, putting them on equal footing as a key element in creating the range of amenities found in complete communities. The design concept for the Subarea Plan is a landform-based design that takes advantage of existing natural features for the location of vantage points, orientation of streets, and drainage of stormwater. The community parks and park block elements together form an axis along the existing ridge. This predominant open space feature is complemented by a series of neighborhood parks, trails, and community gathering areas, each of which are located and sized in relation to the surrounding natural and designed landscapes.

The parks range in size and type from one and one-half (1 ½) to two and one-half (2 ½) acre neighborhood parks to 15+ acre community parks and are distributed among North Bethany’s neighborhoods. All residences are within a short walk of a park. The pedestrian trails and connections define and integrate the neighborhoods with the natural areas. In many cases, pedestrian accessways and/or streets are designed to connect with a natural feature in a way that specifically “reveals” the feature to the public realm. This is distinctly different than many areas of the county where parks and trails are not pre-planned, which often results in natural areas that are hidden in tracts behind private home lots.

The outer edges of the Subarea have been intentionally designed to connect the rural and natural features with the new community through the use of perimeter trails and by locating the front façades of adjacent houses so they face these areas.

The Subarea’s protected natural resource areas are consistent with the county’s 1983 adopted and acknowledged Goal 5 program as well as the 2005 Tualatin Basin Partners Goal 5 Program. In addition, a Goal 5 post-acknowledgement plan amendment (PAPA) was conducted in order to address wetlands, open spaces, and to refine the wildlife habitat designation along Bethany Creek. The plan supports habitat friendly design and development practices, including site design and on-site stormwater management practices. In addition to on-site stormwater management, stormwater will be managed for streets, through regional stormwater facilities and with the protection of natural watershed features that assist in flood management such as drainage hazard areas and wetlands. Stormwater quantity and quality facilities are consistent with Clean Water Services standards while parks are consistent with Tualatin Hills Park and Recreation District (THPRD) standards.

5. A Livable Long Term Future – The North Bethany Concept Plan will plan for long-term livability of the area, including consideration of future growth.

The planning horizon for North Bethany is 20-30 years, with build-out projected at roughly 18 years under robust market conditions. Given the long-term range for the establishment of this community, the plan was developed while keeping in mind a number of factors that contribute to enduring livability. These include issues related to provision of urban services and amenities, economic viability, well-designed neighborhoods, sustainable treatment of natural resource systems, impacts to existing service systems, the rural-urban interface, the potential for future urban expansion in adjacent areas, and the greater Washington County transportation system.

IV. NORTH BETHANY SUBAREA PLAN AND MAPS

The North Bethany Subarea Plan is made up of several plans, maps and figures that are described below. These plans and maps are referenced throughout the North Bethany Subarea Design Elements and the Neighborhood Design Elements (see Section V and Section VI, respectively). The associated plans and maps are in Section VII¹.

A. CONCEPT PLAN

The Concept Plan represents a conceptual level community design for the North Bethany Subarea. The Subarea is conceived of as a cohesive group of neighborhoods, each scaled for walkability and organized around centrally-located public destinations (e.g. parks, commercial uses, schools, etc.). The Plan shows future land use categories, which are arranged along a gradation of densities, providing more intense uses near central locations, gradually stepping down toward the least intense uses along the natural and rural edges. Land use categories take into consideration areas known to be committed such as sites owned by the Beaverton School District for future schools, an existing cemetery, church, and regional powerline corridors. A commercial component is shown as consisting of a centrally-located mixed-use core, complemented by smaller commercial nodes in each neighborhood. The Primary Streets shown represent locations for a base framework of streets (including existing rights-of-way). Primary park features are shown with fixed locations, while neighborhood park locations are more generalized, indicated on the Plan by green stars. Other important design features such as gateways and focal points are identified.

Natural constraints in the form of steep slopes and wetlands are also shown. When available, landslide hazard areas also will be mapped (a study by DOGAMI is pending). The wetland areas depicted represent preliminary boundaries for significant wetland locations; these areas are important for stormwater management throughout the Subarea. In general sensitive areas such as wetlands and their protective buffers are not buildable, however additional site-specific analysis is required before definitive boundaries can be established.

The Concept Plan serves as the foundation for more specific planning work regarding future land use designations, including details pertaining to allowed uses and residential density ranges for each of the various districts.

¹ Editor's note: Cross-section drawings, street tree tables, community plan map figures and neighborhood plans in Exhibit 3, will be included in Section VII (Technical References) of the published plan.

B. FUTURE LAND USE DESIGNATIONS MAP

Note: The Future Land Use Designation Map will be developed to replace the Concept Plan. As the mechanics of the growth management system are established, the text describing the land use designation map will be adjusted accordingly.

This map shows Plan (land use) designations for all land in the North Bethany Subarea Plan. These designations will be effective when the FD-20 District is removed. The FD-20 District may be removed through a plan amendment after required public services and facilities have been assured.

Many of the Plan designation boundaries are defined by the centerline of planned streets, powerline rights-of-way, and the boundaries of Significant Natural Resources. When the alignment of a planned street is modified through the development review or plan amendment process, the adjacent Plan designation(s) will move to reflect the changed alignment. Land use boundaries indicated as following a wetland shall be construed to follow those boundaries along with adjacent vegetated buffers and/or storm drainage facilities. Land use boundaries indicated as following the boundary of a park or school site shall be construed to follow those boundaries.

C. NEIGHBORHOOD PLANS

The Neighborhood Plans depict most of the elements of the Subarea Plan for each neighborhood. Along with showing the location of planned streets, the Neighborhood Plans prescribe how each neighborhood shall develop, as well as suggested street locations. Design requirements shall be implemented by all development.

Secondary Streets are the organizational basis for neighborhood design and circulation. These streets make important connections within the North Bethany Subarea and with the surrounding Greater Bethany area. The street alignments, as shown on the Neighborhood Plan maps, are intended as guidance. These streets are integrally connected with the Landmarks and Focal Points so vistas along the streets terminate at and emphasize these public services and neighborhood amenities. The design intent for each Secondary Street is described in the Neighborhood Plans.

The streets shown in white on the Neighborhood Plans are intended as guidance to demonstrate a preferred solution for local circulation.

Development that is consistent with all of the specifications noted on the applicable Neighborhood Plan may be processed through the Type II process.

D. PRIMARY STREETS AND CORE DESIGN ELEMENTS MAP

This map shows streets and design elements that comprise the base template of the Subarea Plan.

Primary Streets

The Primary Streets provide the fundamental framework and basis for the design of and circulation within the Subarea. Modifications to the planned alignments of the Primary Streets are permitted through the development review process or through a plan amendment. Table A below identifies the degree to which modifications are allowed through the development review process. For Primary Streets, a change to land use designations in conjunction with a proposed alignment change is permitted through a quasi-judicial plan amendment as permitted by Policy 1, Implementing Strategy x. of the Comprehensive Framework Plan for the Urban Area. Alignment changes through development review and a quasi-judicial plan amendment are limited to the subject site. Alignment changes on another site shall be reviewed through the legislative plan amendment process.

The design intent for each Primary Street is described in the applicable Neighborhood Design Elements. Most existing streets are Primary Streets that are located within current rights-of-way. These existing streets are incorporated into the planned Primary Street network to improve efficiencies for future development.

Table A: Modifications to street classes allowed through Development Review

	Minor Modification Type II Development Review	Major Modification Type III Development Review	Quasi-judicial Plan Amendment
Primary Streets	The planned centerline may move up to twenty-five (25) feet	The planned centerline may move more than twenty-five (25) feet	Amendments to land use designations may be permitted with alignment change

Core Design Elements

Core Design Elements are features that shall be implemented by all development. Noted features include Gateways, Landmarks, the Community Commercial center, and small neighborhood commercial sites. Required Design Elements for these features are found in the respective Neighborhood Plan.

E. PARKS, TRAILS AND PEDESTRIAN CONNECTION MAP

This map shows the location of all planned park locations, off-street trails, and on-street pedestrian routes that will be provided in the North Bethany Subarea. Required park sizes are identified in the Design Elements of each Neighborhood. Neighborhood park locations are generalized, as indicated by the green stars on the map. The final location and configuration of all parks and trails will be determined by the District, either prior to or as part of the development review process. The site determination process will provide the opportunity for THPRD to make incremental acquisition arrangements for park and trail properties throughout the Subarea. Consistent with the generalized locations shown on the map, the final locations of off-street trails shall be coordinated with THPRD.

While specific park and trail locations will be determined by THPRD, the Neighborhood Plan maps depict the general location of preferred park and trail configurations. The Neighborhood Design Elements elaborate on intended design considerations for each park and trail site.

In several instances, trail connections rely upon on-street links in the form of sidewalks in order to result in a completely connected trail network. Where these on-street segments follow required Primary Streets, trail connections are more certain. However, there is less certainty where the on-street segments follow Secondary Streets. This represents a higher level of discretion because Secondary Streets are not required to be constructed exactly as depicted in the Neighborhood Plans. The Secondary Streets shown in the Neighborhood Plans illustrate a preferred design outcome and are intended as guidance for future development. Special attention must therefore be given to assure adequate trail connections are provided.

Note: Adjustments reflect direction to allow greater flexibility for neighborhood park configurations. To ensure the additional discretion does not lose sight of the core design considerations, additional language will be required to articulate the overarching THPRD design objectives that guided the initial planning for this Subarea. This work will be addressed for the 2010 ordinance season.

F. SIGNIFICANT NATURAL RESOURCES MAP

The generalized location of Goal 5 designations that were identified prior to the 2002 UGB expansion, including Open Spaces and Water Areas and Wetlands & Fish and Wildlife Habitat areas, are shown on the Significant Natural Resources Map in Chapter 1, which depicts Goal 5 designations for the overall Bethany Community Plan area.

The Significant Natural Resources Map included in Chapter 2 shows the general locations of two types of new Goal 5 resources that have been identified for the North Bethany Subarea. These are Locally Significant Wetlands and additional Open Space areas. Locally Significant Wetlands are wetland areas that are important for reasons related to location, size, quality and/or function. (Note that not all jurisdictional wetland areas are shown on the Map; the depictions are limited to those wetlands in the North Bethany Subarea that have been determined to be significant.)

The Locally Significant Wetland boundaries depicted on the Significant Natural Resources Map represent preliminary planning level information. More refined and precise delineations of the Locally Significant Wetland areas will be provided through the development review process; it is expected that the boundary shown on the Significant Natural Resource Map will be adjusted accordingly. Delineation of the ultimate site boundaries for these features will be coordinated with the county and Clean Water Services, and shall take into account all applicable regulations and Plan requirements. For instance, Bethany Creek is also designated as a Drainage Hazard Area, as well as a Water Areas & Wetlands and Fish & Wildlife Habitat area.

Note: The process for incorporating refinements to the wetland area boundaries will be addressed as part of the 2010 ordinance.

Open Space resources shown on the Map include generalized locations for parks and off-street trails, as well as powerline rights-of-way, an existing cemetery and school ball fields and play areas.

G. STREET DESIGN PLAN

The Street Design Plan keys planned streets to specific cross section design types that have been developed for the North Bethany Subarea. The Street Design Plan also references the type of street tree that shall be planted for each street. The Subarea Plan prescribes a street design approach for North Bethany that includes pedestrian and bicycle amenities, responds to a particular street's setting within the overall plan, addresses county engineering concerns about public streets, provides enhanced street landscaping, and incorporates low impact development applications (LIDA) consistent with the Drainage Master Plan for the Subarea. These design approaches are generally arranged by street type and are implemented through the following Subarea documents:

- a) Typical Street Design Cross Sections
- b) Neighborhood-Specific Street Tree Program
- c) Areas of Special Concern criteria for identified street corridors (see Section V.B)

H. PUBLIC SERVICE OVERLAY MAP

Note: The Public Service Overlay Map will be developed to identify suitable locations for public service uses. The locations were identified through the concept planning process and were selected based on one or more of the following characteristics: gateway locations; orientation on open space; proximity to schools, parks and other public spaces; located adjacent to land use districts where shared parking

opportunities exist, and smaller sites that due to size and shape may pose challenges to developing subdivisions.

Typical Street Design Cross Sections

The Street Design Cross Sections are conceptual drawings that illustrate the width dimensions of the required street features from outer edge of sidewalk to outer edge of sidewalk. The cross-section designs are found in Section VII, each tagged with an abbreviated identifier that is keyed to the Street Design Plan and Street Tree tables.

Features within the street cross sections include the sidewalk, planter strip/LIDA features, bicycle lanes, parking lanes, travel lanes and planted or paved medians. These drawings are intended to address street design only; existing county standards regarding materials and construction shall continue to apply, including the following provisions. All street designs are subject to County Engineer approval.

- Any curb bump-outs at intersections shall be designed for truck turning movements.
- Cement-treated sub-grade may be allowed for any street classification within the Subarea.
- Where on-street parking is permitted (refer to specific street cross-section(s)), curb-tight sidewalks with tree wells shall be used in lieu of a continuous planter strip in order to allow sidewalk access to parked vehicles.
- In the case of the Park Blocks (PB), the couplet street surfaces shall be sloped to drain toward the center median. Street trees along the Park Blocks shall be planted along both sides of each couplet as shown in the cross section, for a total of four rows of street trees.
- Local streets (LO) need not be crowned, and may be constructed to slope toward one side or the other in order to facilitate a site-specific design for street drainage.
- Right-of-way width for collector streets may vary as noted in the CL cross-section, depending on how the drainage and LIDA features for the area are designed.
- For the planted median section of Road A (CL-1), a double row of street trees shall be planted at the center of the median with a protective root barrier located so that the trees may be preserved through a potential future expansion of the roadway from 3 to 5 lanes.

Specific designs will be determined at the site design stage in coordination with the County Engineer and Clean Water Services (CWS) to determine site specific drainage and water quality treatment for streets. For instance, the size and location of the LIDA features may vary depending on the detailed drainage plan for an area. Technical details for the LIDA features are found in CWS Design and Construction Standards.

Neighborhood-Specific Street Tree Program

Within each neighborhood district a sub-classification system identifies the street type as a subcategory of the identified Neighborhood. The exception to the sub-classification, based upon neighborhood district, is the more broad-based "Arterial" system which supersedes the neighborhood districts.

The street trees for each neighborhood are identified and described in the following tables found in Section VII.

Table 1: North Bethany Street Tree List corresponds with the nomenclature of street tree type provided in the Street Design Plan and lists the individual tree species and cultivars. Individual species have been

selected and allocated according to size, scale, median width, hierarchy and design intent. Where appropriate, selected species are compatible with LIDA features.

Table 2: North Bethany Street Tree Guide lists the descriptions of the individual species and the intended effect created by their growth characteristics. Species are selected to be compatible with LIDA features.

V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All new development shall be consistent with the following design elements and area of special concern requirements.

A. GENERAL DESIGN ELEMENTS

1. Floodplains, drainage hazard areas, streams and their tributaries, riparian wooded areas, steep slopes, scenic features, power line easements, and rights-of-way are preserved and protected by being designated with the Public Services-Open Space District. In the design of new development, these areas shall be interconnected with the park and open space system and the storm water and water quality management system consistent with the requirements and standards for CWS and THPRD.

2. Trees located within a Significant Natural Resource Area shall not be removed without first obtaining a development permit for tree removal as provided for within the Community Development Code. A permit shall not be required for tree removal from power line rights-of-way, public parks or playgrounds.

Note: Planning Commissioner Manseau observed that this design element is inconsistent with the Community Development Code language regarding the Public Services Open Space land use designation. The plan and code language will be reconciled for the 2010 ordinance season.

3. Noise reduction measures shall be incorporated into all new residential structures adjacent to arterials and collectors.

4. Pedestrian connections to the rural areas bordering the Subarea shall be provided in order to provide public access to perimeter and regional trails to enjoy the views of the surrounding hills and valleys. Specific design requirements are noted in the applicable Neighborhood Design Elements.

5. New development shall provide for pedestrian/bicycle pathways for public access through or along the development and connect adjacent developments and/or commercial areas, schools, public transit, and park and recreation sites. Outdoor lighting shall be provided along pathways.

6. Off-street trail crossings on arterials and collectors shall be at the locations shown on the Parks, Trails and Pedestrian Connections Map.

7. Residential development shall provide a variety of lot widths, side yard setbacks, building types and street fronting building façades to avoid monotonous streetscapes.

8. Residential development along the following street segments identified on the Residential Minimum Setback map shall meet the setback and landscaping standards described below. In the event there is a conflict between these setback standards and the setback standard of the primary district, this Plan shall control.

a) Road A, between the UGB and Primary Street P9:

i) Minimum setback: twenty (20) feet; and

ii) Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.

b) Springville Road, between Oats Terrace and the UGB:

i) Minimum setback: twenty (20) feet

ii) Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.

c) Joss Avenue, between P8 and Road A:

i) Minimum setback: fifteen (15) feet

ii) The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.

d) Southern side of Road, A between P9 and the Springville Road:

i) Minimum setback: fifteen (15) feet

ii) The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.

e) Northern side of Road A between S20 and S17 where Road A parallels the linear park:

i) Along the linear park the minimum setback may be reduced to five (5) feet.

9. The front façades of buildings shall be oriented toward public spaces (e.g., streets, commercial areas, civic areas, natural resources, trails, parks, and schools), except as provided by a) through d) below. The Building Orientation and Orientation symbols on the Neighborhood Plan maps indicate where front or side building façades shall face public spaces.

Conditions where side or rear building façades are permitted:

a) The lot is adjacent to a powerline corridor – Side yards and side building façades may be provided for residential uses adjacent to a powerline corridor; rear yards and rear building façades shall not be adjacent to these open spaces;

b) The lot is adjacent to a Primary or Secondary Street – The front yard and the front building façade of residential buildings along these streets shall front these streets. Where this orientation is not practicable, side yards and side building façades may front the street provided no more than twenty-five percent (25) of the lots and buildings have a side orientation on each individual street. Side building façades shall include windows and other architectural features to prevent blank façades;

c) A Neighborhood Design Element allows a side or rear yard and/or a side or rear building façade to front onto the public space; and

d) For courtyard housing fronting a common private open space, the building frontage design element will be satisfied when the open space area is immediately adjacent to the street or other public space.

10. Buildings that are identified on a Neighborhood Plan map as a Landmark shall be located on the site to make the building visible from the neighborhood as indicated by the Orientation arrows on the respective Neighborhood Plan map. Landmark buildings shall be designed and located to provide a terminated vista for the sight lines shown on the Neighborhood Plan maps.

11. New development shall dedicate right-of-way for new streets and extensions and alignments of existing streets as indicated on Washington County's Transportation Plan. New development shall also be subject to conditions set forth in the North Bethany growth management policy during development review.

12. Access points shall be provided as indicated on the Neighborhood Plan maps and consistent with the Primary Streets and Core Design Elements map and any applicable Areas of Special Concern.

13. Access onto arterials and collectors shall be limited, which in some cases will require developments to have shared/consolidated access points to these streets. Access points to these streets shall be limited to the locations shown on the Primary Streets and Core Design Elements map, subject to compliance with the applicable ASC Road Corridors and county sight distance and access spacing requirements.

14. Streets shall be constructed consistent with the Street Cross Sections, as depicted on the Street Design Plan. Street Cross Sections are included in Section VII.

15. New development shall provide street trees consistent with the Street Design Plan. Street tree tables are included in Section VII.

16. New development shall be consistent with the North Bethany Drainage Master Plan.

17. New development located in a potential landslide hazard area shall comply with any applicable requirements of the Community Development Code and Chapter 14.2 of the Washington County Code.

18. Residential development with curbside mail delivery shall provide centralized or grouped mail boxes that are available prior to the occupancy of dwellings.

19. New development shall provide pedestrian scale street lighting along all streets consistent with county standards. A uniform luminaire pole and arm shall be used in each North Bethany Neighborhood.

20. The exterior lighting of new development shall be "dark sky friendly" per standards in the Community Development Code.

21. Where a plaza is required to be provided, vehicular use of the plaza is prohibited.

B. AREAS OF SPECIAL CONCERN

The following Areas of Special Concern (ASC) describe situations in the Subarea Plan that call for special treatment or attention. Relevant issues and considerations are described below; each area is identified in on the Area of Special Concern Map in Section VII. Design for each of the ASC Road Corridors shall be consistent with the applicable cross-section concepts included in Section VII, including enhanced landscaping, on-street parking where indicated, and LIDA features.

Road Corridor 1A – Road A: NW Springville Road to NW Kaiser Road

Road A, between NW Springville Road and NW Kaiser Road, is intended to function as an urban collector street, with the design elements shown in cross-section drawing CL-1. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section

501-8.5F), access to this section of Road A from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements map and Neighborhood Plan maps shall be allowed. Turn restrictions at these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the collector access spacing requirements of CDC Section 501-8.5. All accesses are subject to approval by the County Engineer.

Road Corridor 1B – Road A: NW Kaiser Road to western North Bethany Subarea Plan Boundary

Prior to urbanization of land west of 185th Avenue, Road A—between NW Kaiser Road and the western boundary of the Subarea Plan—is intended to function as an urban collector street. It shall incorporate the North Bethany cross-section design elements while acknowledging that future urbanization of land to the west is probable. The Greater Bethany East-West Arterial Study Area in the Transportation Plan is included in recognition of the probable need for Road A to function as an east-west arterial connection.

Considering the probability of additional urbanization to the west of the North Bethany Subarea Plan, Road A shall be designed and built so that its probable future function as an arterial street will not be precluded. To accomplish this, the following design requirements—consistent with those shown in cross-section CL-1—shall apply in ASC 1B:

- Right-of-way shall be 37 to 39 feet from centerline with a total width of 74 to 78 feet.
- Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to Road A from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements Map and Neighborhood Plan maps shall be allowed. Turn restrictions at these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5.

Road Corridor 2 – NW Kaiser Road from Bethany Creek to Road A

At the time of plan adoption, a detailed, specific plan was not developed that integrated density, retail design, corner vision, sight distance, building entrances and orientations and the need for turning movements and on-street parking along Kaiser Road. Therefore, prior to preliminary engineering of this section of NW Kaiser Road and development of properties within this Area of Special Concern, a more detailed specific plan, the North Bethany Core Main Street Program Guide, shall be developed and adopted. The North Bethany Core Main Street Program Guide will contain preliminary programming and design considerations which shall serve as a template for future specific design and development of the area.

NW Kaiser Road, between Bethany Creek (north of NW Springville Road) and Road A will bisect the portion of the planning area that is planned for the most intensive land uses. While it is designated as an Arterial on the Functional Classification Maps in the Transportation Plan, special design considerations that are not typically associated with arterial streets will apply. These considerations shall include the following:

- Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Kaiser Road from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements Map and Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5.

- For the portion north of Brugger Road, street design and on-street parking shall be provided consistent with the Main Street design concept drawing shown in the AR-1b cross-section shown in Section VII.
- Local street connections may allow direct connection to NW Kaiser Road if determined to be acceptable by the County Engineer.
- A reduced design-speed may be incorporated in the street design through the corridor as determined to be appropriate considering the level of access, land uses and traffic characteristics. The County Engineer shall determine the appropriate design speed. Posted speed shall be determined in accordance with state law.

Road Corridor 3 – Joss Avenue: Brugger Road to Road A

Until Road A is constructed between NW Joss Avenue and NW 185th Avenue, this segment of Joss Avenue is expected to carry significantly higher volumes of traffic than is typical for a neighborhood route. Consequently, while Joss Avenue is designated as an interim collector on the Functional Classification Map in the Transportation Plan, it is anticipated that it ultimately will be reclassified to its expected function as a neighborhood route after the construction of Road A. Extensions of Joss Avenue shall be consistent with the CL-1 street design cross-section shown in Section VII.

Road Corridor 4A – Springville Road between the Arbor Oaks Subarea eastern boundary and the County Line

Springville Road shall be three lanes with additional turn lanes at intersections as appropriate. Consistent with the AR-2 cross-section drawing included in Section VII, the street shall generally include five-foot wide sidewalks and a seven-foot wide landscape strip within the right-of-way area, along with curb extensions at public streets. Landscaped medians shall be provided wherever such medians do not conflict with storage for left turn movements. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Springville Road from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements map and Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required through the land development process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5.

- Right-of-way shall be 90 feet. Property on the north side of Springville shall dedicate up to 53 feet from centerline.

Road Corridor 4B – Springville Road between 185th Avenue and the Arbor Oaks Subarea western boundary

Springville Road shall be five lanes with additional turn lanes at intersections as appropriate. Consistent with the AR-2 cross-section drawing included in Section VII, the street shall generally include five-foot sidewalks and a seven-foot wide landscape strip within the right-of-way area, along with curb extensions on public streets where appropriate. Landscaped medians shall be provided wherever such medians do not conflict with storage for left turn movements. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Springville Road from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements map and Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required through the land development process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5. The design for NW Springville Road includes a realignment of the NW 185th Avenue/Springville Road intersection, which shifts NW Springville Road to the north of its existing alignment between NW 181st Avenue and NW 185th Avenue (as shown on the Neighborhood Plan map and the Transportation Plan).

- Right-of-way shall be 98 feet. Development on the north side of the street shall dedicate up to 61 feet of right-of-way from centerline.

VI. NEIGHBORHOODS

The North Bethany Subarea is comprised of six neighborhoods, each with a set of distinct Design Elements. These are described in text below and illustrated on the Neighborhood Plans. As described under Section IV.C., above, the depicted locations of streets that are not Primary Streets in the Neighborhood Plans are intended as guidance, suggesting one possible solution for configuring these transportation improvements.

In addition, the design elements of the Areas of Special Concern described above shall apply to development in these areas.

A. NORTHWEST NEIGHBORHOOD

The Northwest Neighborhood boundaries are the UGB to the north and west, Road A to the south, and the Waterhouse Powerline Trail to the east.

Prominent landscape features include the two powerline corridors and the tributary to Abbey Creek and an associated wetland. Steeper slopes (generally greater than 15%) provide edge conditions along the north, west and east boundaries. These slopes and prominent ridges provide opportunities for views of the creeks and the Tualatin Mountains.

The land use designations and street pattern in this neighborhood are designed to respond to the topography, provide a range of densities, provide views of the surrounding natural and agricultural landscapes, and provide connectivity.

Design Elements

1. A one and one-half (1 ½) to two-acre neighborhood park shall be located on the eastern side of Joss Avenue, north of Road A. The park shall have pedestrian access to the northeast boundary of the neighborhood, where a view shed preserves views of the Tualatin Mountains. The park may be located on either side of Joss Avenue, provided it has public street frontage along at least ⅔ of its perimeter. The park shall be situated on axis with the open space provided for the high density area.
2. A small neighborhood commercial site fronts the intersection of Road A and a north-south Secondary Street (S8). The site shall be developed so the building(s) fronts Road A and Street S8. Building entrances and windows shall be included in these building façades. The site shall include a small public plaza to serve as a community gathering space.
3. On the eastern boundary, a pedestrian trail and bridge shall span the Abbey Creek tributary connecting this neighborhood with the Northeast Neighborhood. This pedestrian connection is important for connectivity between neighborhoods and provides a pedestrian route to the school west of Kaiser Road.
4. The Waterhouse Trail runs through North Bethany along the north-south powerline corridor. It is important for trail users to have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. The sidewalks of local street crossings may count toward this access requirement.
5. The Perimeter Trail shall be provided along the northern and western boundaries of the Subarea as shown on the Parks, Trails and Pedestrian Connections Map and the Northwest Neighborhood Plan map, (includes the trail through the powerline corridor at the northwest corner of the neighborhood. Pedestrian

connections shall be provided to the Perimeter Trail as shown on the Park, Trails and Pedestrian Connections map (street connections and one connection from another trail) to allow trail users to enjoy the views toward the north.

6. The Northwest Neighborhood is organized by one Primary and seven Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.D (Primary Streets and Core Design Elements) and Section V.B (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the streets is provided below:

- a) Road A is the southern boundary of the Northwest Neighborhood. See ASC Road Corridor 1B for design criteria.
- b) A Secondary Street (S7) extends north from Road A (at the first western intersection of Road A) and is aligned along the topographic contours as it extends to the northeast just south of the UGB boundary. The street begins to travel south at the Abbey Creek tributary, where the street parallels and fronts the tributary.
- c) A Secondary Street (S10) shall be provided as an east-west axis street to connect the high density residential areas and the neighborhood park.
- d) Two north-south Secondary Streets (S8 and S9) intersect the east-west axis street (S10) between the neighborhood park and the higher density residential areas and its private open space. The westernmost of these two streets (S8) shall have a neighborhood commercial site at one of the intersection corners with Road A. Both streets extend to the north from Road A and terminate at the northernmost east-west Secondary Street (S7). The easternmost of these two streets (S9) extends Joss Avenue to the north and becomes an edge along the western boundary of the neighborhood park. An additional Secondary Street (S11) creates the edges around the remaining boundaries of the neighborhood park.
- e) Towards the western neighborhood boundary, a Secondary Street (S7) extends north from the West Neighborhood. This is an important street for connectivity across Road A. The street shall intersect with Road A where sight distance is adequate and end at the east-west street (S7) parallel to the Abbey Creek tributary.

7. The western edge of the neighborhood at Road A is a gateway into the neighborhood. This gateway marks the transition from rural to urban character and the beginning of the cross-section for Road A, which has a planted center median. Consistent with the Neighborhood Plan map, two prominent Focal Points shall be provided to mark this entrance into the North Bethany Subarea. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, CDC standards and any additional gateway design treatments.

8. Within the high density residential lands, private open space shall be provided, as depicted on the Neighborhood Plan. The private open space shall be consistent with the Article VIII of the Community Development Code.

9. Development shall be consistent with ASC Road Corridor 1B.

B. WEST NEIGHBORHOOD

The West Neighborhood is bounded by the UGB to the west, Road A to the north, and the Waterhouse Powerline Trail to the east. The neighborhood generally extends to the south as far as the PCC Rock Creek campus and the Arbor Oaks Subarea, with a boundary that is formed by an east-west street (P1)

planned to run just north of the campus property to Joss Avenue, then east along existing Brugger Road between Joss Avenue, ending at the West Community Park.

This neighborhood is at the western edge of the ridge where the topography begins to slope towards the Rock Creek floodplain. The area generally drains to the west, the low point being a wetland area that straddles the UGB to join with the floodplain area north of the campus.

The West Neighborhood includes the West Community Park and a neighborhood park that anchors the western edge of the ridge and provides views towards the southwest. The neighborhood's highest density is clustered adjacent to the community park, with the density gradually decreasing from the community park toward the west.

Design Elements

1. The West Neighborhood includes one of the Subarea's two community parks. It is specifically located at the western end of the Subarea's ridge feature and is an integral element of the ridge Park Block features. The community park shall be located at the west end of the Park Blocks and shall be 5.50 to-6 acres in size. The park shall have street frontage along its entire perimeter, and the front façades of residential buildings on the streets shall front the park.

2. The Waterhouse Trail runs through the Subarea along the north-south powerline corridor. It is important for trail users to have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. Sidewalks along street crossings count toward this access requirement.

3. A one and one-half (1½) to two-acre park shall be located in the West Neighborhood. The park and Street P1 shall be adjacent to the PCC property to take advantage of the adjacent woodlands and provide the public with views to the south. The front façades of dwellings on the street shall face to the south and west in order to have front views of the resource areas. A pedestrian path shall go through the park to link to the streets on either side of the park.

4. Providing pedestrian connections to the Subarea's western boundary is important to provide public access to the Subarea's edges, including opportunities to enjoy the views toward the west. The streets and off-street trail along the UGB have been intentionally located to preserve views into the floodplain/natural resource area as part of the public realm. The streets and trail shall be constructed to parallel the UGB to the extent practicable, given potential topographic and wetland constraints. The front façades of dwellings on the streets shall face to the west in order to have front views of the resource areas. Access points for public access and viewing shall be provided along this edge, consistent with the West Neighborhood Plan map and the Parks, Trails and Pedestrian Connections map.

5. The West Neighborhood is organized by six Primary Streets and Secondary Streets. The north-south streets are important neighborhood-to-neighborhood connections. The east-west Primary Streets are important for their clear and logical connection to the central ridge area. Primary streets shall be provided in new development consistent with Section IV.D (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the streets is provided below:

a) The West Neighborhood Plan map shows the Primary Street (P1) that extends from the westernmost point of the community park westward to the UGB. The street is planned to run parallel with existing topography. It is intended to extend the view shed from the West End community park to the floodplain area. The alignment of this street shall be on an axis with the neighborhood park to preserve the views.

b) The West Neighborhood Plan map shows the Primary Street (P8) that extends north from Arbor Oaks Subarea. This route shall provide the eastern edge of the neighborhood park and intersect with Road A at the small neighborhood commercial site.

c) The West Neighborhood Plan map shows the Primary Street (P5) that extends across Joss Avenue to the western community park, where the street becomes Street P7 along the eastern edge of the park.

d) The western edge of the West Community Park shall be bordered by Primary Streets P4 and P6.

e) A Secondary Street (S7) parallels the western boundary and provides circulation from the western end of Road A to Primary Street P5, ultimately connection with the community parks, Park Blocks, and Community Commercial center.

f) The West Neighborhood includes an east-west Secondary Street (S3) that is parallel to Road A in order to provide circulation for the building lands south of Road A.

g) The West Neighborhood includes a north-south Secondary Street (S21) just west of the Waterhouse Trail that provides access from Road A to the south in the vicinity of the community park and Park Blocks.

h) Joss Avenue, as it extends to the north of the Arbor Oaks Subarea, is a Primary Street. It is intended to connect existing Joss Avenue to Road A along the existing Brugger Road alignment.

6. Development shall be consistent with Areas of Special Concern Road Corridors 1B and 3.

C. NORTHEAST NEIGHBORHOOD

The Northeast Neighborhood is bordered on the south by Road A. The northern and eastern boundaries are the UGB. On the west, the neighborhood boundary is the north-south powerline corridor and comes to a point where the Abbey Creek tributary and powerline corridor meet the northern UGB.

Prominent natural features of the landscape include two tributaries to Abbey Creek and wooded and steep slopes along the northern boundary. An existing cemetery, two proposed school sites and a neighborhood park provide open space in the neighborhood.

The neighborhood is designed to emphasize strong visual sightlines between the open space features, public services and a neighborhood commercial site. Site topography and natural features result in the northernmost and westernmost portions of this neighborhood being more secluded than the rest of the Subarea. The same is true of a portion of land between Kaiser Road and the tributary to the east. These site conditions and the adjacent rural areas make these edge areas more suitable for low density development.

Design Elements

1. The neighborhood park shall be a series of three north-south linear blocks, with the tributary to Abbey Creek terminating in the middle block and retaining a visual and physical connection between the Abbey Creek tributary and the elementary school site.

2. A linear park along the southern edge of the neighborhood shall be designed as an extension of the Abbey Creek tributary and includes a trail and a stormwater facility. The stormwater facility shall be parallel to the street with a sidewalk adjacent to the stormwater facility. The public plaza at the small neighborhood commercial site shall be incorporated into the linear park.

3. Trails, including pedestrian bridges, and other pedestrian corridors shall be provided as shown on the Parks, Trails and Pedestrian Connections map.

a) A sidewalk or optional street shall be provided on the western edge of the neighborhood park as shown on the Neighborhood Plan map. The sidewalk on the western edge is an important connection to the pedestrian bridge to the south. The sidewalk will also encourage people to walk along the western edge which will increase visibility of the area and provide safe spaces adjacent to residential housing.

b) Pedestrian connections to the eastern and northern boundary shall be provided in order to create public access to the trail network and opportunities for the community to enjoy the views toward the north and east. At least three access points shall be provided along each boundary for public access/viewing.

c) Key pedestrian access points are the pedestrian bridges across each of the Abbey Creek tributaries.

4. The Westside Trail abuts the eastern UGB along another north-south powerline corridor. Trail users shall have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. Sidewalks along street crossings count toward this access requirement.

5. The front façades of dwellings in the northeast corner of the neighborhood shall face the meadow that is located just north of the UGB.

6. Lots may be designed with rear yards facing the rural area where there are wooded areas or steep slopes.

7. The Northeast Neighborhood has three Primary Streets and multiple Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the streets is provided below:

a) Primary Street P14 provides direct interior access to the area west of Kaiser Road and creates the northern edge of the school site. The alignment intersects with Kaiser Road at the location of Secondary Street S15 to the east.

b) Primary Street P3 extends north-south from Road A to the northeast corner of the neighborhood. This route provides connectivity from the northeast corner of the Subarea to Springville Road while also providing an edge along the neighborhood park, future elementary school site and the small neighborhood commercial site. The neighborhood park, elementary school, and commercial site shall be aligned along this street. The street shall extend to the north and terminate as a pedestrian access to the Perimeter Trail along the UGB.

c) Secondary Street S16 begins on the east side of Kaiser Road, opposite the elementary school and extends to the east. At the eastern end, the road becomes the southern boundary of the eastern school site before terminating at the UGB.

d) Multiple Secondary Streets (S13 through S20) provide the framework for a grid street pattern and emergency access.

e) Secondary Street S20 provides access from the Northeast Neighborhood to the Community Commercial center and East Community Park.

8. The Northeast Neighborhood includes the following Landmarks and Focal Points that shall be incorporated into new development:

- a) The elementary school site west of Kaiser Road shall be sited to become the visual termination point of the east-west street.
- b) The existing cemetery is a Focal Point that shall terminate the western end of the east-west street that is one block north of Road A.
- c) North-south streets shall terminate at the eastern school site as depicted as Focal Points on the Neighborhood Plan map.

9. At the time of the adoption of Subarea Plan, the parcel of the eastern-most elementary school had yet to be determined. The design anticipates that the parcel will be sited as shown on the Northeast Neighborhood Plan map and the school building will be located at the western edge of the parcel as indicated by the Landmark designation on the Northeast Neighborhood Plan map. The school site shall be fronted on all sides by the street system, be sited to ensure sufficient vehicular access to the northeast to maintain adequate emergency vehicle access from the northeastern-most area of the neighborhood to Road A, and provide pedestrian access to the school site where Focal Points are identified on the Neighborhood Plan map.

10. A Gateway is identified at the intersection of Kaiser Road and Road A on the Primary Streets and Core Design Elements map. The Gateway marks the entrance to the portion of Kaiser Road designated as a main street. A design plan shall be prepared that addresses the Street Design map elements, CDC standards and the following gateway design treatments: pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings.

11. Development shall be consistent with ASC Road Corridor 1A.

D. SOUTHEAST NEIGHBORHOOD

The Southeast Neighborhood boundaries are Road A to the north, the UGB to the east, Springville Road to the south and Kaiser Road to the west.

The neighborhood is a gateway into the Subarea and it is a connection between the Subarea and other Bethany Subareas to the south. Bethany Creek flows from east to west and is planned as a wide stream corridor with a trail and regional stormwater swales on both sides of the creek. Prominent features of the built landscape include Bethany Presbyterian Church, a proposed fire station, and the proposed civic center, the East Community Park, and the Community Commercial center area primarily west of Kaiser Road (a portion of which is located on the east side of Kaiser Road).

Design Elements

1. The following design elements shall be incorporated into the portion of the neighborhood between Bethany Creek and Springville Road:

- a) The neighborhood park shall abut Bethany Creek;
- b) The proposed fire station and the neighborhood park shall be located adjacent to one another. The two land uses may be separated by a local street;
- c) The Subarea street pattern shall have an east-west street alignment through this portion with access to Springville Road at spacing approved by the County Engineer;

d) The small neighborhood commercial site shall have building façades that face Springville Road and the east-west local street; and

e) Designated access points shall be provided consistent with the Primary Streets & Core Design Elements map. Additional access to Springville Road may be provided at spacing approved but the County Engineer.

2. The civic center building shall be located on the site consistent with the orientation arrows depicted on the Neighborhood Plan map. Specifically, the building shall be a visual Landmark from Kaiser Road and the Park Blocks.

3. The East Community Park shall preserve the tree groves in the southwestern corner. The park anchors the eastern end of the ridge and views shall extend to the east and terminate at the location of area designated as Public Services to the east of the park (as denoted by the Landmark symbol on the Primary Streets and Core Design Elements map). The front façades of all buildings, including residential and commercial uses, shall front on the park.

4. Pedestrian accessways shall be provided consistent with the Parks, Trails and Pedestrian Connections plan. Key connections include:

a) The east-west pedestrian trail north of the civic center that connects the community park with the Community Commercial center on the west side of Kaiser Road.

b) Three pedestrian crossings across Bethany Creek. Where practicable, pedestrian stream crossings shall align with street connections that cross Springville Road.

c) Pedestrian and bicycle connections to and across Springville Road and Kaiser Road are important and shall be developed consistent with the Parks, Trails Pedestrian Connections map.

d) The Westside Trail abuts the eastern UGB along the north-south powerline corridor. Trail users shall have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the corridor, generally spaced at 330 feet or less. The sidewalks of local street crossings may count toward this access requirement.

5. The Southeast Neighborhood has nine Primary Streets and two Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the streets is provided below:

a) The Southeast Neighborhood has a Primary Street (P3) that extends from Springville Road north to Road A. It shall intersect Springville Road opposite existing Benny Street south of Springville Road and provide the eastern edge of the small neighborhood area. Extending north of Bethany Creek, the street alignment abuts the western edge of the Public Services designation before going easterly to intersect with Road A just south of the Northeast Neighborhood commercial area. The street is essential to provide a direct route from the Springville Road neighborhood commercial area to the neighborhood commercial area, elementary school and neighborhood park in the Northeast Neighborhood.

b) The Southeast Neighborhood has a Primary Street (P4) that extends east from Kaiser Road at the northern edge of the Community Commercial center. The street is intended to border the community park on the north and east before intersecting with Primary Street P10 and heading east to connect with Primary Street P3. The street frames the community park, provides parking for park uses and provides a park edge that is connected to the neighborhood. The front façades of all buildings shall front on the park.

c) Two Primary Streets (P11 and P12) extend east from the Park Blocks one-way street couplet. The streets provide access to the civic center, community park and commercial area from Kaiser Road and from the northeast part of the Subarea.

d) Primary Street P9 extends north from the one-way couplet to Primary Street P4 where the street becomes Secondary Street S20. The street abuts the Community Commercial center and the community park.

e) Rossetta Street is a Primary Street (P2) that parallels Bethany Creek between Kaiser Road and Road A. Its intersection with Kaiser Road north of Bethany Creek serves as the southern gateway to the Community Commercial center. This route is an important east-west connection between the western and eastern areas of the Subarea.

f) Secondary Street S6 parallels Springville Road north of Springville Road. This street extends the east and west of north-south Primary Street P3. It provides connections to the parts of the neighborhood between Bethany Creek and Springville Road.

g) Primary Street P13 provides an important connection to Springville Road.

h) Road A is a Primary Street and development shall be consistent with ASC Road Corridor 1A, including provision for gateway design standards at the intersection of Road A and Kaiser Road.

i) Kaiser Road is a Primary Street and development shall be consistent with ASC Road Corridor 2.

6. The site at the eastern end of P4 terminates the eastern boundary of the community park and shall have a prominent landmark in the form of an architectural feature, such as the front entrance or lobby of a building.

7. Lots adjacent to Springville Road and Bethany Creek shall have front and/or side yards and front or side building façades consistent with the Neighborhood Plan map.

8. A uniform landscaped buffer shall be provided along Springville Road for aesthetic purposes.

9. Two gateways along Kaiser Road mark the entrance to the portion of Kaiser Road that is designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). The gateways are identified on the Primary Streets and Core Design Elements map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, applicable CDC standards and the following design treatments specific to the two gateways: pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings.

10. Development shall be consistent with Areas of Special Concern Road Corridors 1A, 2 and 4A.

E. CENTRAL NEIGHBORHOOD

The Central Neighborhood extends north from Springville Road to Road A. Generally, the western boundary is the Waterhouse Trail powerline corridor and the eastern boundary includes Kaiser Road.

The most prominent natural features of this neighborhood are the ridge that runs east-west along the highest point, and the associated views of the surrounding area including the Tualatin Mountains, Chehalem Mountains and Tualatin River valley. Other notable features include an ash forest/wetland south of the Park Blocks and Bethany Creek.

The key design parameters for the Community Commercial center require the central section of Kaiser Road to have a "main street" design (on-street parking, pedestrian scale and urban design features), a strong relationship to the Park Blocks and community parks, a building scale and form which reflects its role as the focal point of the community, and a civic use in a central and prominent location with an adjacent public gathering area. Preliminary programming and design considerations for the main street area are provided in the North Bethany Core Main Street Program Guide, which shall serve as a template for future specific design and development of the area.

Design Elements

1. The Central Neighborhood shall have two neighborhood parks and the linear Park Blocks.
 - a) There are two neighborhood parks in this neighborhood in addition to the Park Blocks. The northern neighborhood park shall be one to two acres.
 - b) The southern neighborhood park connects to Bethany Creek and its pedestrian trail. It shall be one to two acres in size. It is also a potential location for a regional stormwater facility.
 - c) The Park Blocks extend east-west along the ridge, providing a central gathering location for the Subarea. The Park Blocks are intended to have a maximum width of 170 feet (100-foot wide green space for the blocks with a 35-foot street right-of-way on each side) in order to provide a pedestrian scale and create connectivity to the Park Blocks. The spacing is designed to maximize north-south pedestrian connections and views from the ridgelines. View corridors are established through the multiple access ways to and from the Park Blocks. Vehicular access to residential properties adjacent to the Park Blocks is not permitted in order to maintain a continuous pedestrian-oriented public streetscape. A consolidated vehicular access to the Community Commercial center is permitted.
2. The location of higher density along the central ridge and the Community Commercial center and the streetscape design along the Park Blocks are intended to make these primary community amenities immediately accessible to a large number of residents. The Park Blocks will support future transit through the placement of the highest residential densities along the Park Blocks and design standards in the Community Development Code.
3. The front façades of all buildings shall front on the public spaces, consistent with the Neighborhood Plan map. Adjacent to the Park Blocks, buildings shall be a minimum of two stories, with a maximum height of 45 feet for the NC:R32-40 district.
4. North of the Park Blocks is a pedestrian accessway that shall be parallel to the Park Blocks. If emergency vehicular access is needed to be provided in conjunction with the accessway, this pedestrian route shall be separated or integrated into a woonerf-type pedestrian street. A woonerf is a street where pedestrians and bicyclists have priority over motorists. Access is shared, not separated, and design supports very low speed limits (5-10 m.p.h.) through the use of curved alignment, alternative paving materials (i.e., pavers, brick, etc.) and colors, and other traffic calming devices such as trees, planters, bollards, parking, and street furniture.
5. The Central Neighborhood has eight Primary Streets and three Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the streets is provided below:
 - a) Rossetta Street is Primary Street (P2) that parallels Bethany Creek between Kaiser Road and Road A. The intersection with Kaiser Road north of Bethany Creek serves as the southern

gateway to the Community Commercial center. P2 is an important east-west connection between the western and eastern areas of the Subarea.

b) There are three north-south Secondary Streets in the Central Neighborhood. Secondary Street S4 provides direct access from Springville Road opposite Oats Terrace via Primary Street P15. Along with the other Primary and Secondary Streets, these north-south streets are intended to establish a block pattern and circulation along the ridge and Park Blocks. Secondary Street S3 provides a connection to Joss Avenue. Secondary Street S5 connects with Rossetta Street.

c) The Park Blocks are created by two Primary Streets (P11 and P12) that are parallel to each other. The western terminus of the Park Blocks shall end at the center of the West Community Park. The east end of the Park Blocks cross Kaiser Road terminates at East Community Park and the northern edge of the civic site.

d) Kaiser Road is a Primary Street that will be located primarily in existing right-of-way.

e) Primary Street P5 provides a connection to the Park Blocks from Springville Road.

f) Brugger Road (P6) is a Primary Street that is located in existing right-of-way.

g) Primary Street P9 connects Brugger Road with Road A.

h) Primary Street P4 connects the West Community Park with Kaiser Road and the East Community Park.

i) Road A is a Primary Street. Development along Road A shall be consistent with ASC Road Corridor 1B.

6. Community park buildings shall be placed near and oriented to adjacent streets and used to define the park edge.

7. The design of the Community Commercial area shall be consistent with the intent of the Metro 2040 Main Streets designation. Examples include high density housing, mixed use buildings, retail and services that are intended to serve the entire North Bethany Subarea. The Public Services designation in the Community Commercial area is the planned location of a civic use (e.g., library) and shall have a design that connects the civic use to the adjacent community park. Complementary design features may include building orientation to front the park and the placement of a plaza between the park and the civic use.

8. The intersections of Kaiser Road / Road A and Kaiser Road / Rossetta Street are gateways that mark the entrance to the portion of Kaiser Road designated as a main street. The gateways are identified on the Primary Streets and Core Design Elements map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, development standards and the following design treatments specific to the two gateways: design elements to be considered for the Kaiser Road gateways include pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings.

9. Development shall be consistent with Areas of Special Concern Road Corridors 1B, 2 and 4A.

G. COLLEGE NEIGHBORHOOD

The College Neighborhood includes the PCC Rock Creek Campus and a small area of residential land at the northeast corner of Springville Road and 185th Avenue. The PCC campus includes the PCC Rock

Creek Sports Center. This is a multipurpose recreational facility constructed by THPRD through a partnership with PCC.

The southwest corner of the neighborhood is planned for low density residential due to topographical and sight distance constraints along Springville Road and 185th Avenue. A few properties in this area are designated Institutional to reflect recent land acquisitions by PCC.

A future realignment of Springville Road at 185th Avenue will be made to address transportation capacity needs, topography and sight distance constraints at the intersection (see ASC Road Corridor 4B).

Design Elements

1. Where not constrained by natural resources, future development of the PCC Rock Creek campus shall provide vehicular and pedestrian/bicycle connections to the neighborhoods to the north and east. In general, streets and pedestrian accessways from this area should stub to the north and east to provide the opportunity for future street connections and reduce the need for local trips to use the arterials to access community services.

a) A connection to the Arbor Oaks Subarea shall be made just north of the Rock Creek Sports Center when the PCC campus further develops.

b) Pedestrian routes shall be provided consistent with the Parks, Trails and Pedestrian Connections map. A key connection includes a pedestrian trail from the sports center east to the Arbor Oaks Subarea.

2. Springville Road is an existing Primary Street along the southern boundary of the College Neighborhood. Springville Road will be realigned where it intersects with 185th Avenue.

3. Development shall be consistent with ASC Road Corridor 4B.

VII. TECHNICAL REFERENCES²

A. STREET DESIGN CROSS-SECTION DRAWINGS

B. STREET TREE TABLES

C. COMMUNITY PLAN MAPS

D. NEIGHBORHOOD PLANS

E. NORTH BETHANY CORE MAIN STREET PROGRAM GUIDE

² Editor's note: Cross-section drawings, street tree tables, community plan map figures and neighborhood plans in Exhibit 3, will be included in Section VII of the published plan.

North Bethany Concept Plan Design Elements

Multnomah County

Northwest
Neighborhood

Northeast
Neighborhood

West
Neighborhood

College
Neighborhood

For further study
per coordination
with Beaverton
School District

Westside Trail

Central
Neighborhood
Southeast
Neighborhood

-  Neighborhood Park
-  Community Gateway
-  Neighborhood Commercial Site
-  Design Focal Point
-  Metro 2040 Main Street Area
-  Fixed Park Locations
-  Neighborhood Boundary



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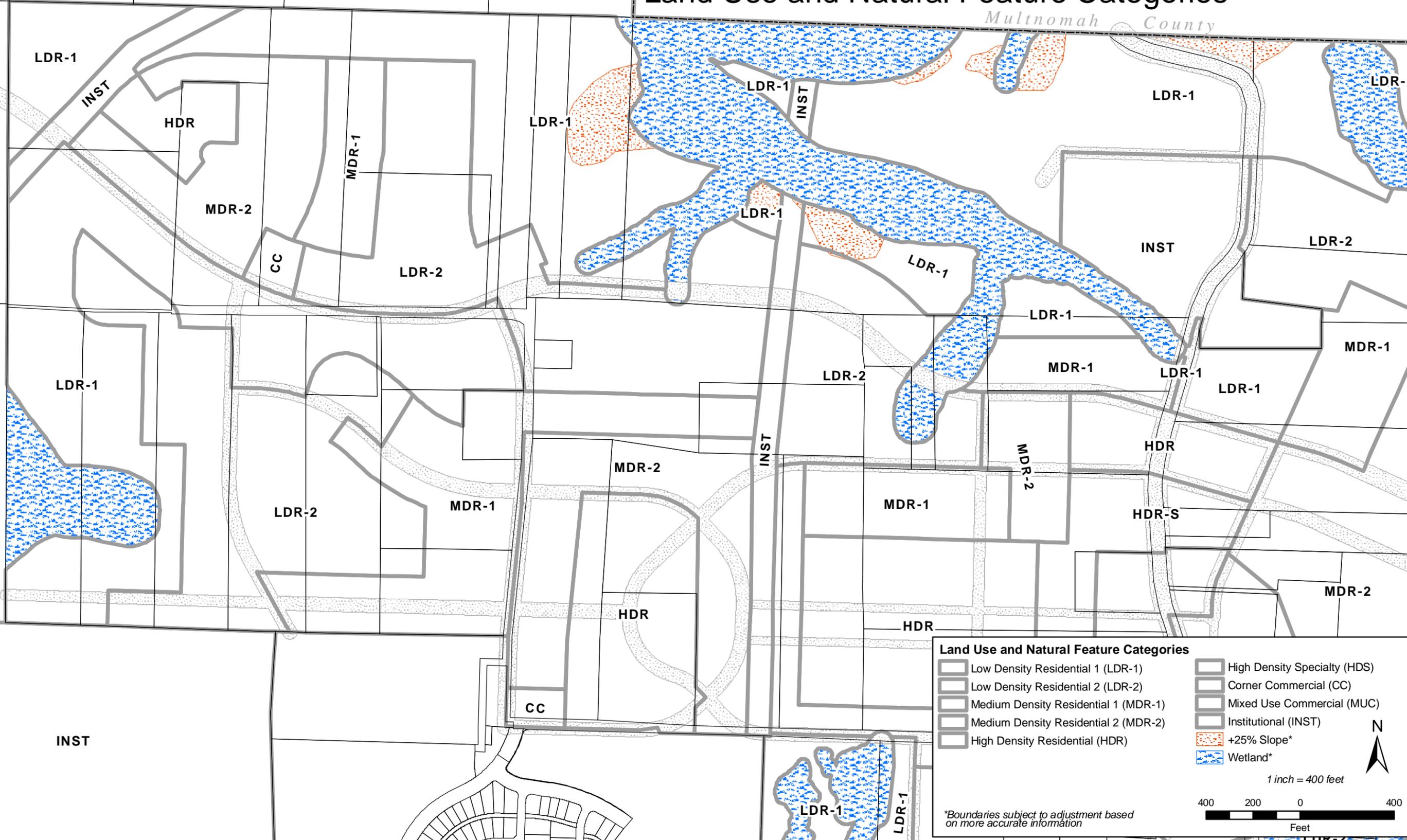


North Bethany Concept Plan Land Use and Natural Feature Categories

A-Engrossed Ordinance No. 712
Exhibit 3
September 28, 2009
Page 1B of 29

Multnomah County

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Land Use and Natural Feature Categories

Low Density Residential 1 (LDR-1)	High Density Specialty (HDS)
Low Density Residential 2 (LDR-2)	Corner Commercial (CC)
Medium Density Residential 1 (MDR-1)	Mixed Use Commercial (MUC)
Medium Density Residential 2 (MDR-2)	Institutional (INST)
High Density Residential (HDR)	+25% Slope*
	Wetland*

1 inch = 400 feet

400 200 0 400
Feet

*Boundaries subject to adjustment based on more accurate information





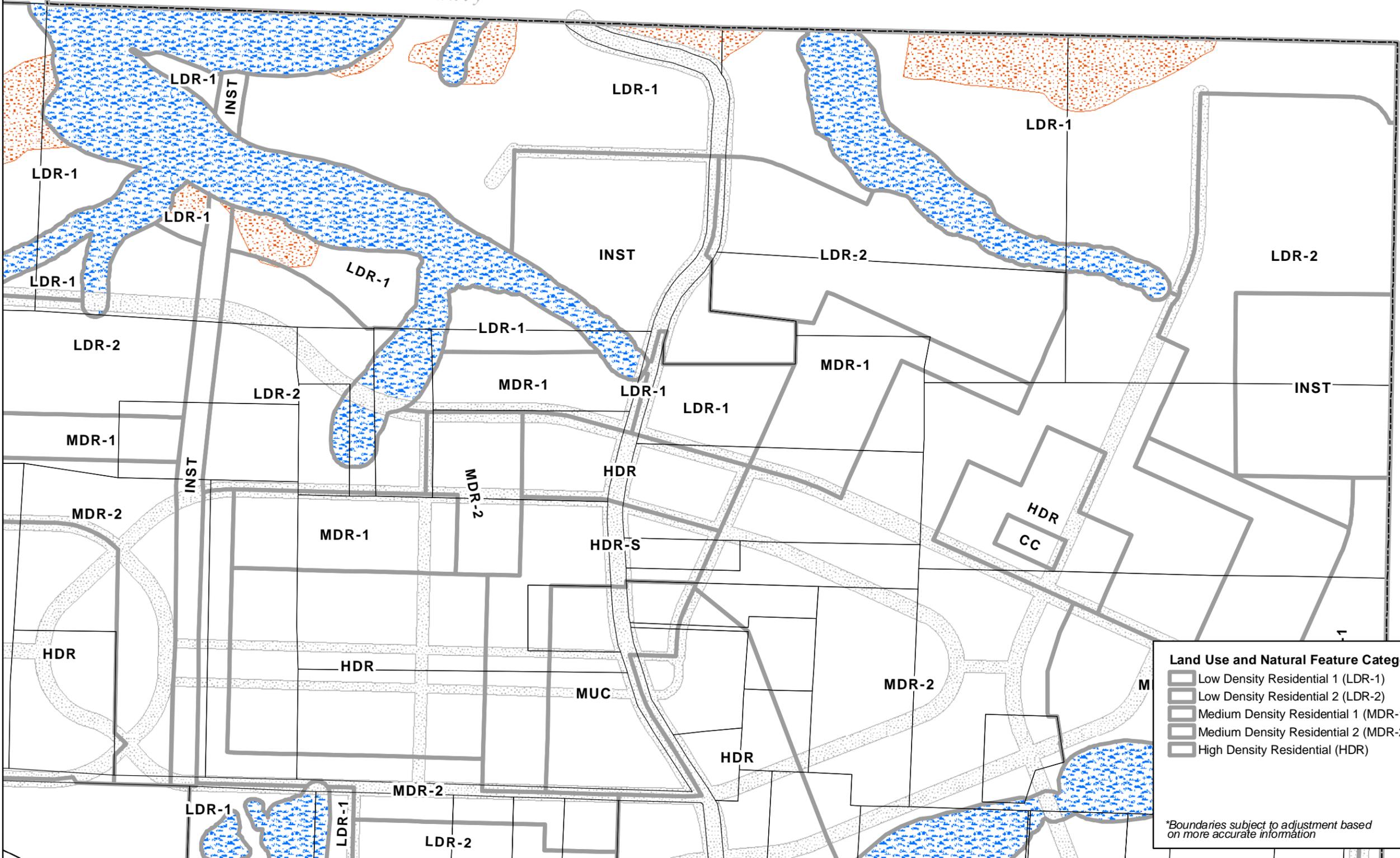
North Bethany Concept Plan Land Use and Natural Feature Categories

A-Engrossed Ordinance No. 712
Exhibit 3
September 28, 2009
Page 1C of 29

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Multnomah County

Multnomah County



Land Use and Natural Feature Categories

Low Density Residential 1 (LDR-1)	High Density Specialty (HDS)
Low Density Residential 2 (LDR-2)	Corner Commercial (CC)
Medium Density Residential 1 (MDR-1)	Mixed Use Commercial (MUC)
Medium Density Residential 2 (MDR-2)	Institutional (INST)
High Density Residential (HDR)	+25% Slope*
	Wetland*

1 inch = 400 feet

*Boundaries subject to adjustment based on more accurate information

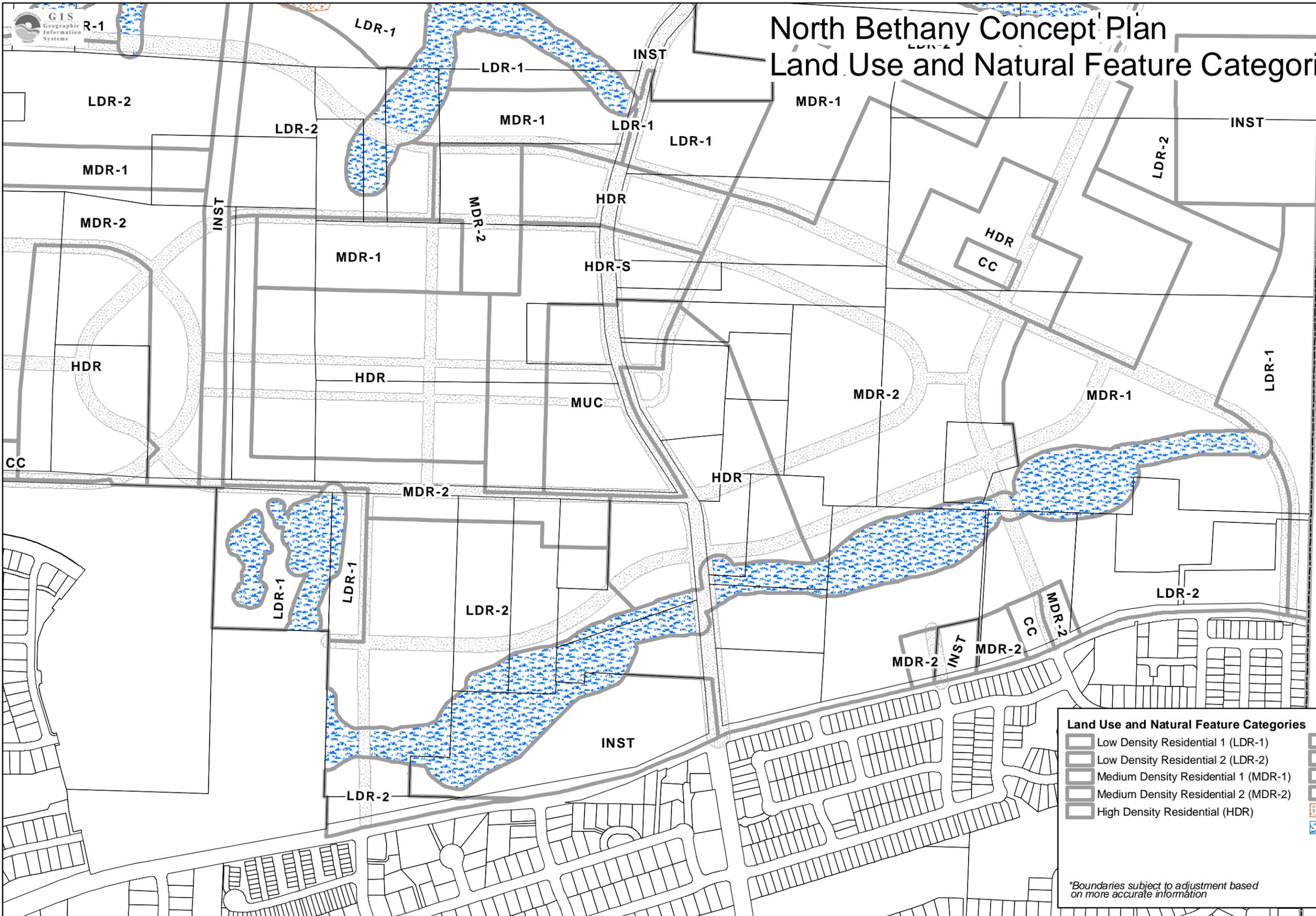




North Bethany Concept Plan Land Use and Natural Feature Categories

A-Engrossed Ordinance No. 712
Exhibit 3
September 28, 2009
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Multnomah County

Land Use and Natural Feature Categories

	Low Density Residential 1 (LDR-1)		High Density Specialty (HDS)
	Low Density Residential 2 (LDR-2)		Corner Commercial (CC)
	Medium Density Residential 1 (MDR-1)		Mixed Use Commercial (MUC)
	Medium Density Residential 2 (MDR-2)		Institutional (INST)
	High Density Residential (HDR)		+25% Slope*
			Wetland*

*Boundaries subject to adjustment based on more accurate information

1 inch = 400 feet

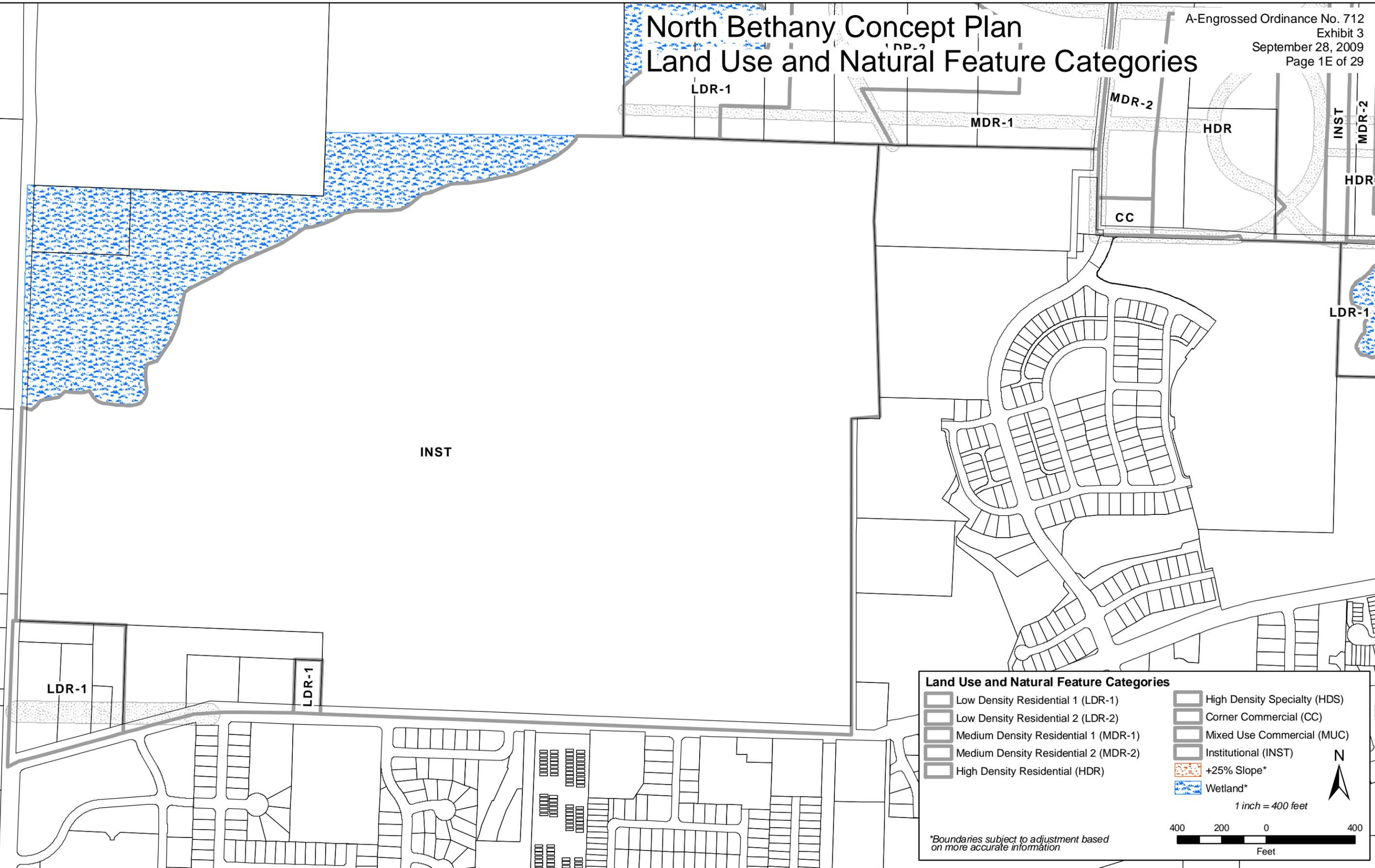
400 200 0 400
Feet



North Bethany Concept Plan Land Use and Natural Feature Categories

A-Engrossed Ordinance No. 712
Exhibit 3
September 28, 2009
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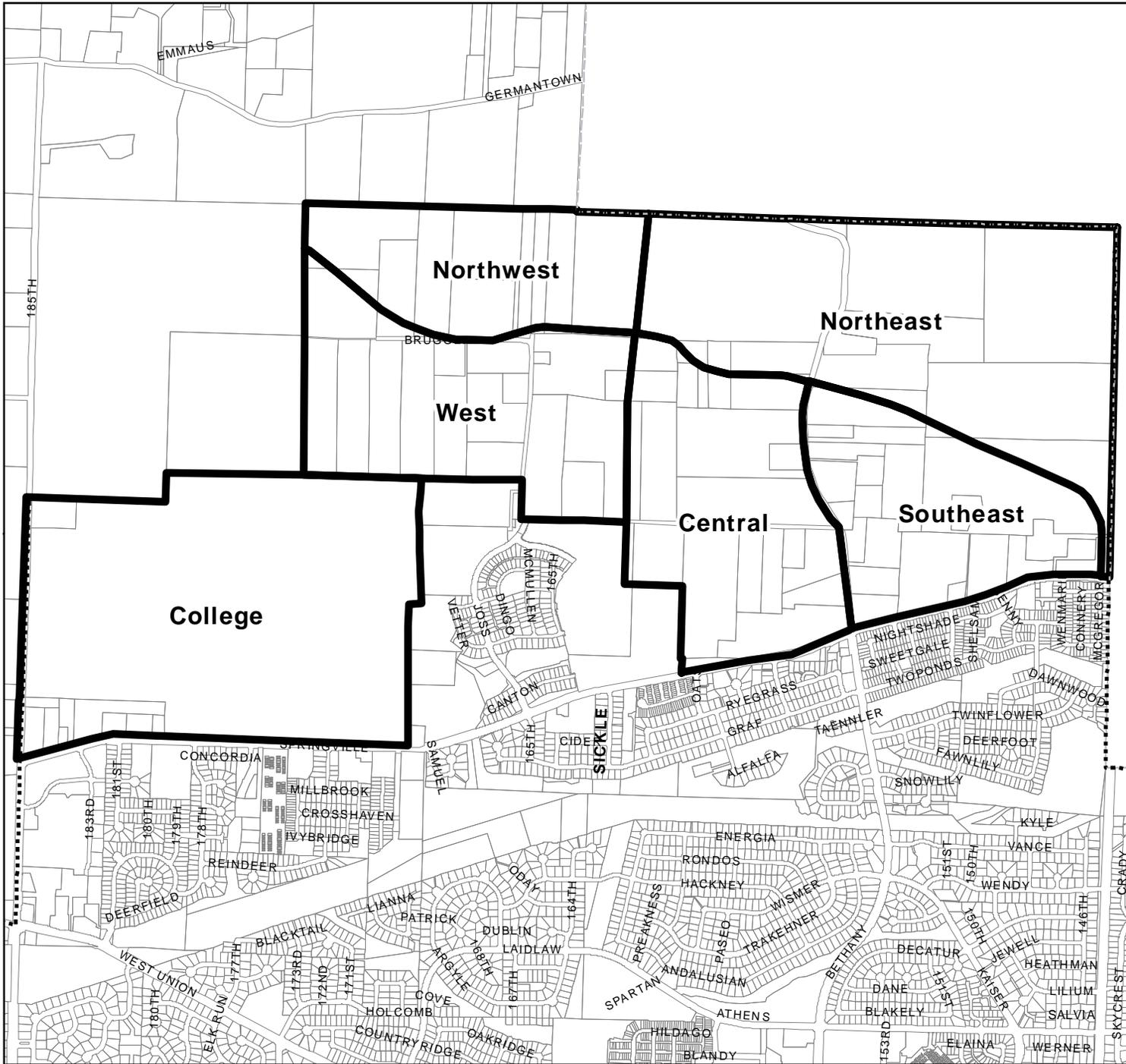
Land Use and Natural Feature Categories

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	Low Density Residential 2 (LDR-2)		Corner Commercial (CC)
	Medium Density Residential 1 (MDR-1)		Mixed Use Commercial (MUC)
	Medium Density Residential 2 (MDR-2)		Institutional (INST)
	High Density Residential (HDR)		+25% Slope*
			Wetland*

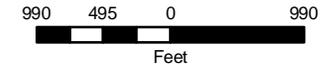
1 inch = 400 feet

**Boundaries subject to adjustment based on more accurate information*

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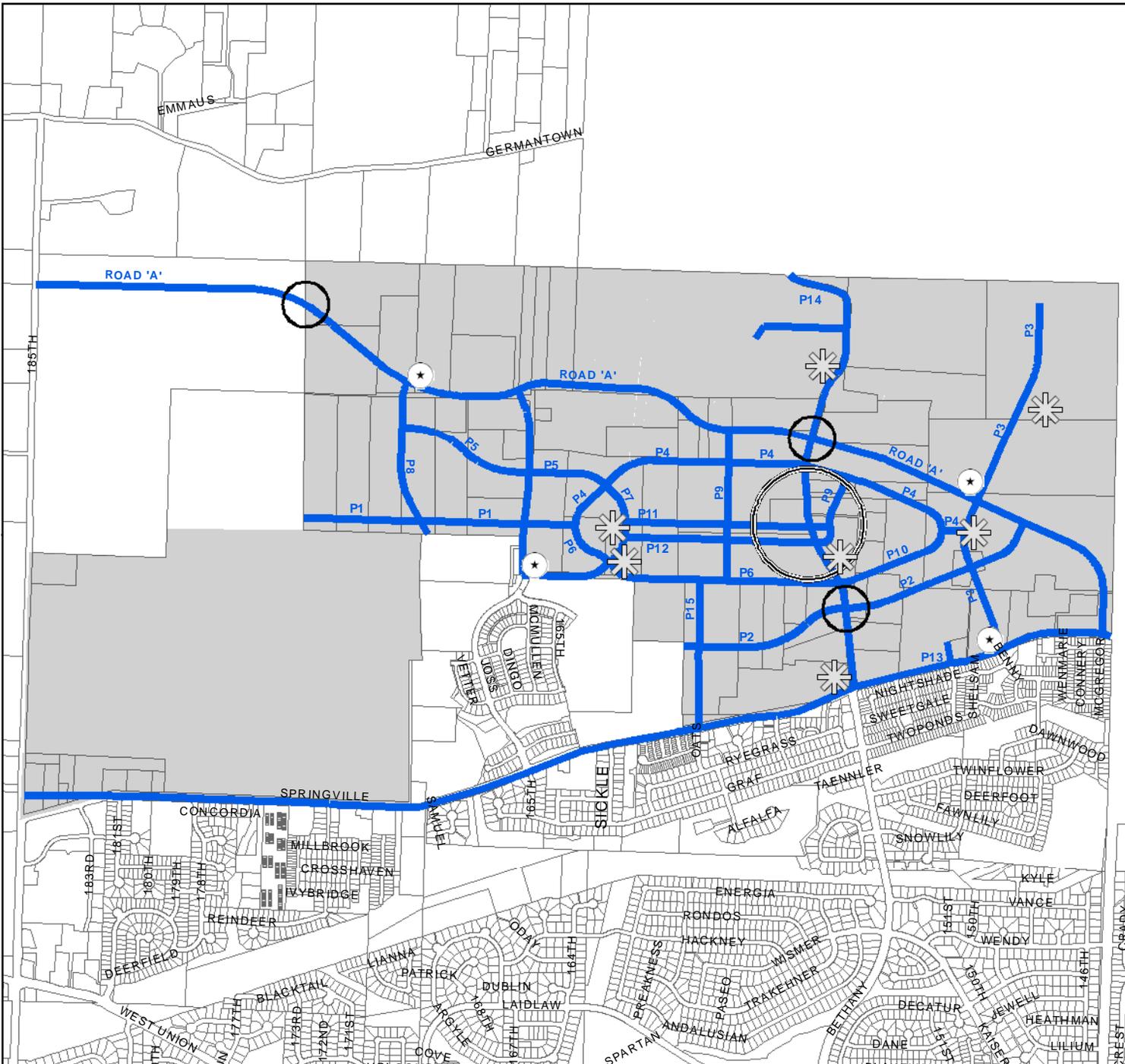


Create the 'Neighborhoods' map of the North Bethany Subarea Plan as indicated:

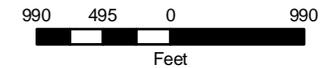


Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Create the 'Primary Street and Core Design Elements' map of the North Bethany Subarea Plan as indicated:



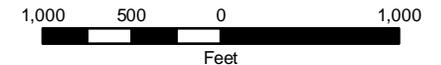
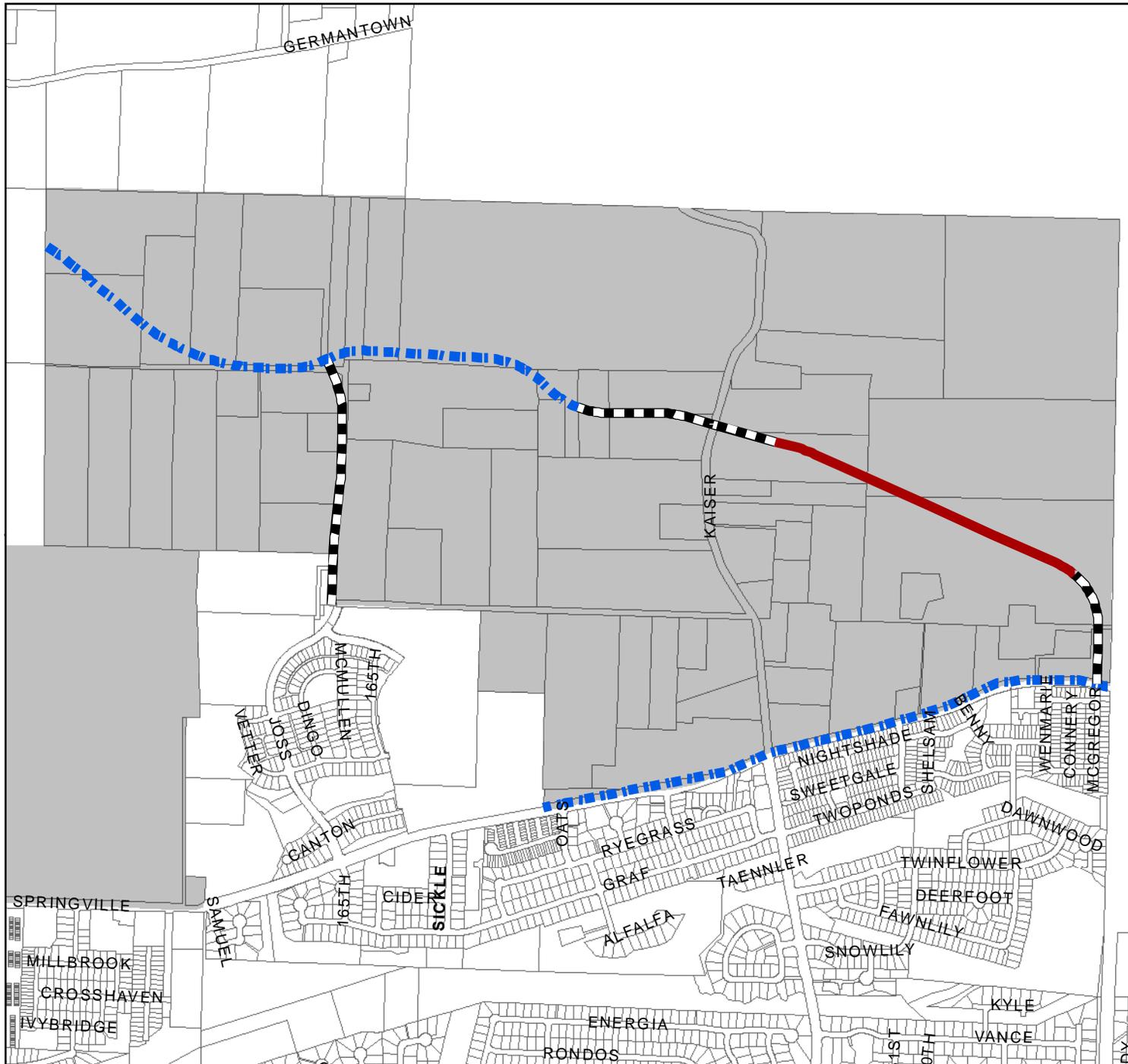
-  Gateway
-  Neighborhood Commercial Site
-  Landmark
-  Community Commercial Center
-  Primary Streets



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

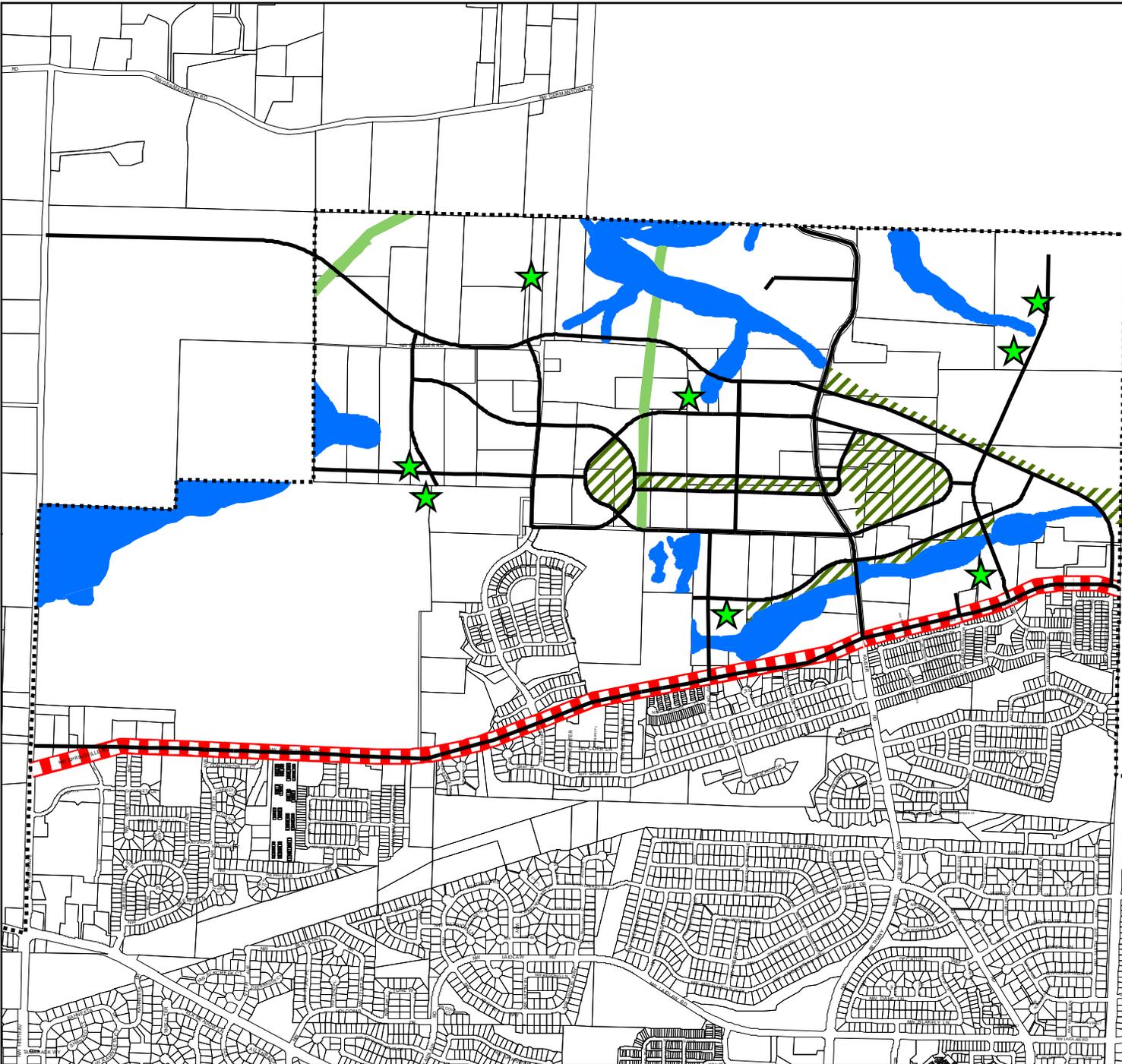
Create the 'Residential Minimum Setbacks' map of the North Bethany Subarea Plan as indicated:

-  15' setback for properties on both sides of road.
-  20' setback for properties on both sides of road.
-  5' setback for properties along north side of Road 'A' and adjacent to Linear Park.
-  15' setback for properties along south side of Road 'A'.
-  North Bethany Subarea



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

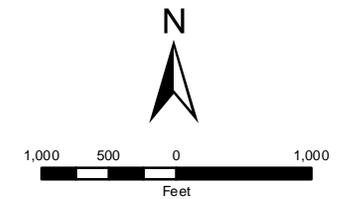
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Create the 'Significant Natural Resources' map of the North Bethany Subarea Plan as indicated:

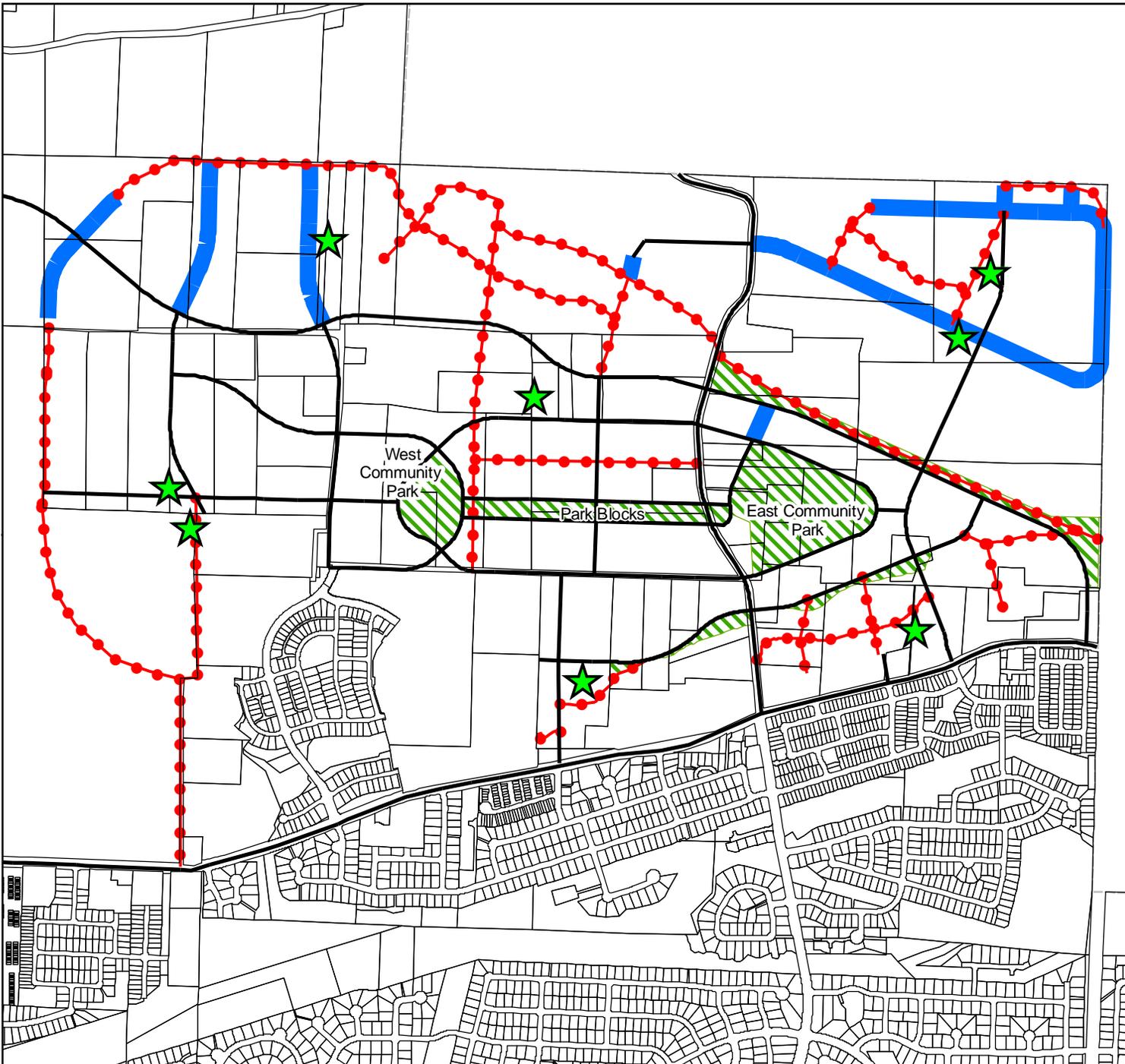
-  General Neighborhood Park locations
-  Primary Streets
-  Remove Scenic Route Designation
-  Fixed Park Locations
-  Open Space
-  Wetlands*

**Boundaries subject to adjustment based on more accurate information.*

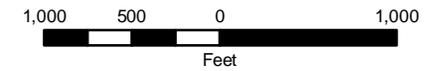


Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Create the 'Park, Trails and Pedestrian Connections' map of the North Bethany Subarea Plan as indicated.



-  Neighborhood Park whose location will be determined through the Development Review process.
-  Primary Streets
-  Off-Street Pedestrian Route
-  Preferred On-Street Pedestrian Connections
-  Parks



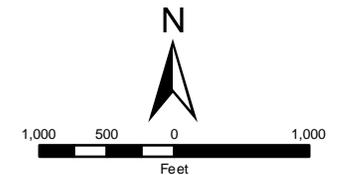
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Create the "Street Design Plan" map to the North Bethany Subarea Plan as indicated:

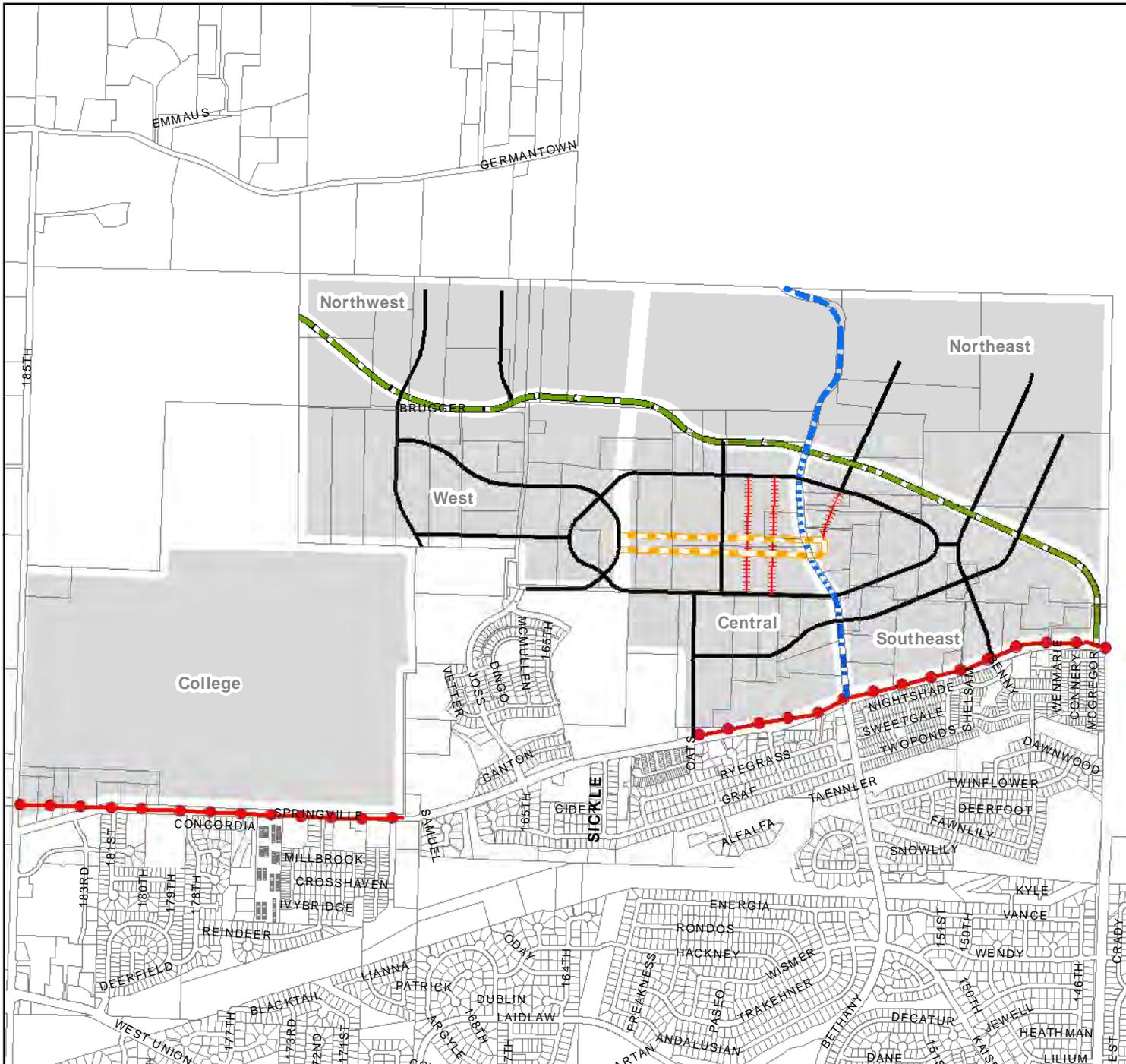
Street Cross-Section Type/ Street Tree

-  AR1-a / Zelkova
-  AR1-b / Cherry
-  AR1-c / Zelkova
-  AR2 / Maple
-  CL-1 / Linden
-  CM / Cherry
-  NR / Tree based on Neighborhood
-  PB / Elm
-  Neighborhoods

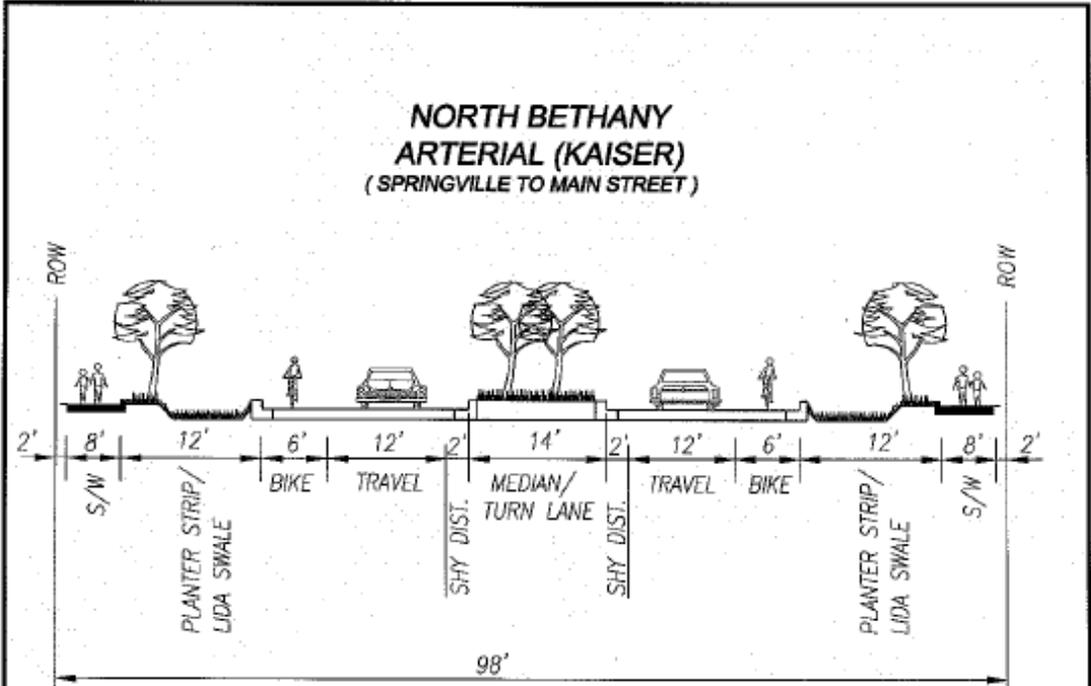
NOTE: Please see 'Street Tree Table' for the street tree species associated with the Local Streets within each individual Neighborhood.



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



Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type AR1-a:



CRITERIA

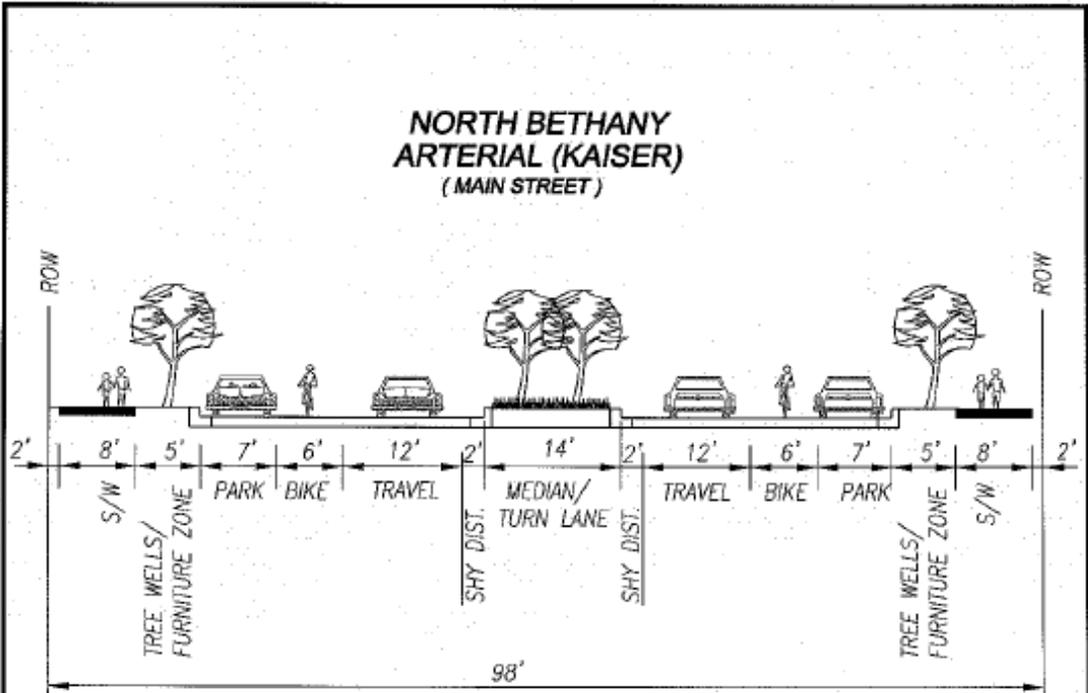
VEHICLE LANE WIDTHS:	12 FT.
ON STREET PARKING:	NONE
BICYCLE LANES:	6 FT.
SIDEWALKS:	8 FT.
PLANTER STRIPS/LIDA SWALE:	12 FT. / 7 FT. SWALE MIN.
MEDIANS/TURN LANE WIDTHS:	12 FT. - 16 FT.
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPROPRIATE

- NOTES: - 20 FT. CLEAR BETWEEN PARKING AND RAISED MEDIAN FOR EMERGENCY RESPONSE REQUIRED.
 - SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

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 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS <small>WASHINGTON COUNTY, OREGON</small> ARTERIAL (KAISER) (SPRINGVILLE TO MAIN STREET)
	100074	

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type AR1-b:



CRITERIA

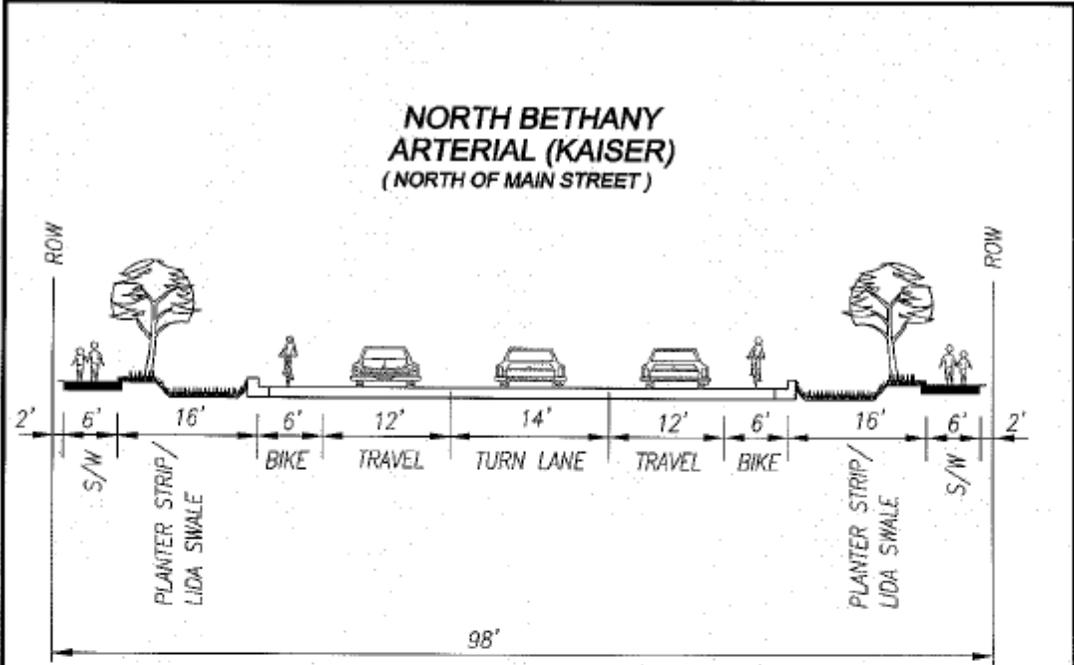
VEHICLE LANE WIDTHS:	12 FT.
ON STREET PARKING:	7 FT.
BICYCLE LANES:	6 FT.
SIDEWALKS:	8 FT.
TREE WELLS/ FURNITURE ZONE	5 FT.
MEDIANS/TURN LANE WIDTHS:	12 FT. - 16 FT.
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPROPRIATE

NOTE: 20 FT. CLEAR BETWEEN PARKING AND RAISED MEDIAN FOR EMERGENCY RESPONSE REQUIRED.

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 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS WASHINGTON COUNTY, OREGON ARTERIAL (KAISER) (MAIN STREET)
	100074	

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type AR1-c:



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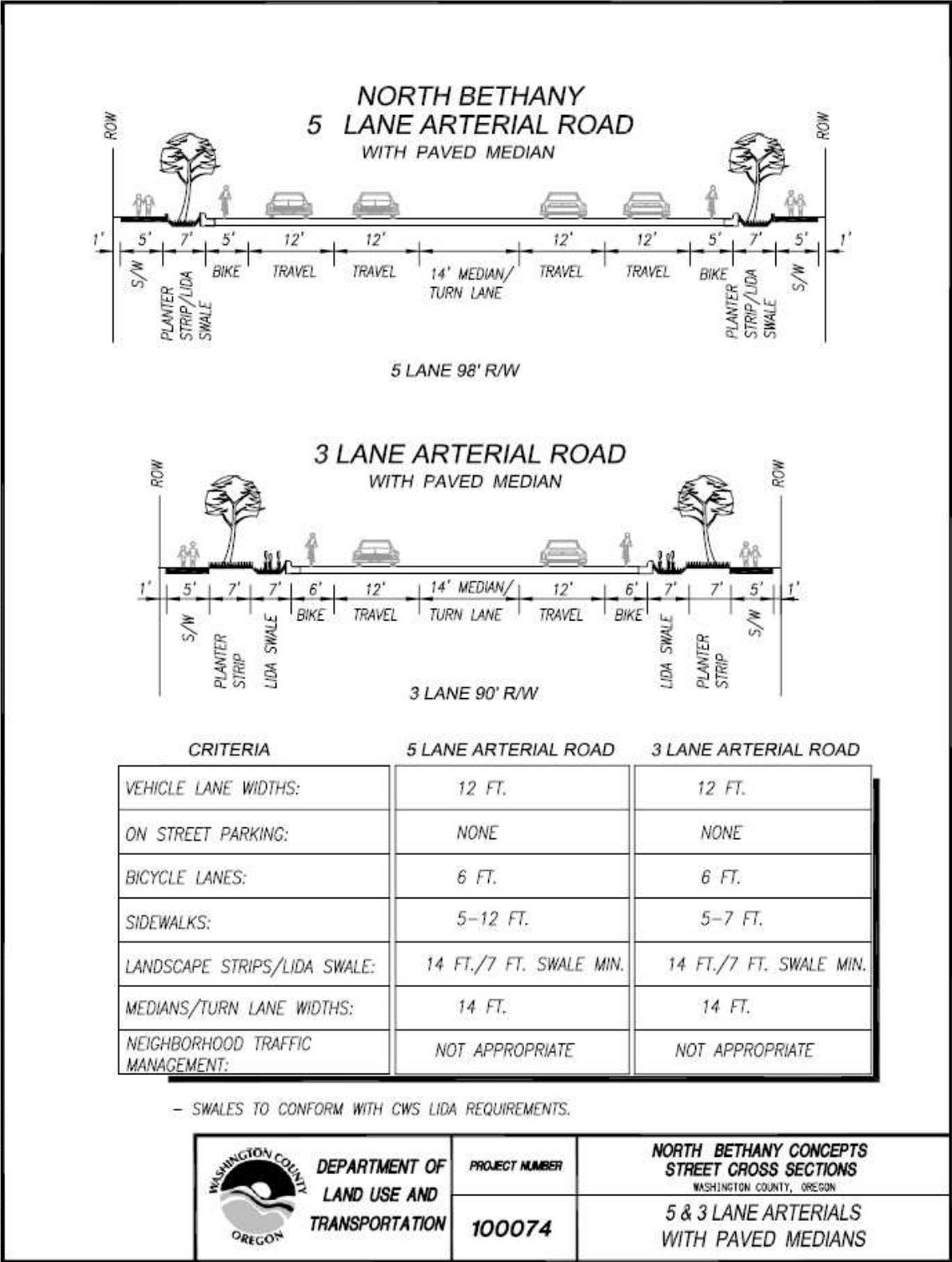
CRITERIA

VEHICLE LANE WIDTHS:	12 FT.
ON STREET PARKING:	NONE
BICYCLE LANES:	6 FT.
SIDEWALKS:	6 FT.
PLANTER STRIPS/LIDA SWALE:	16 FT./7 FT. SWALE MIN.
MEDIANS/TURN LANE WIDTHS:	14 FT.
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPROPRIATE

NOTE: SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

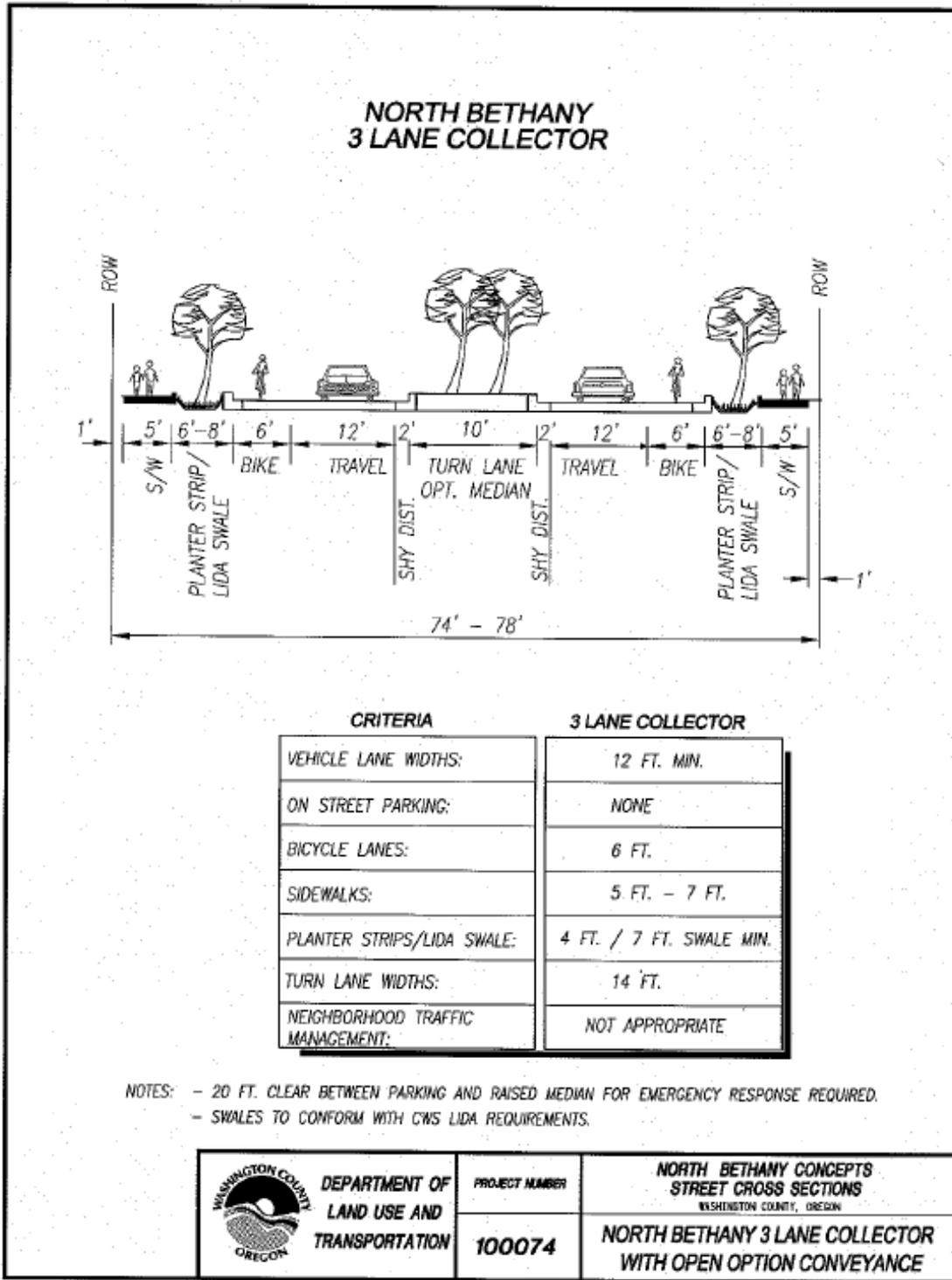
 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS <small>WASHINGTON COUNTY, OREGON</small> ARTERIAL (KAISER) (NORTH OF MAIN STREET)
	100074	

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type AR-2:



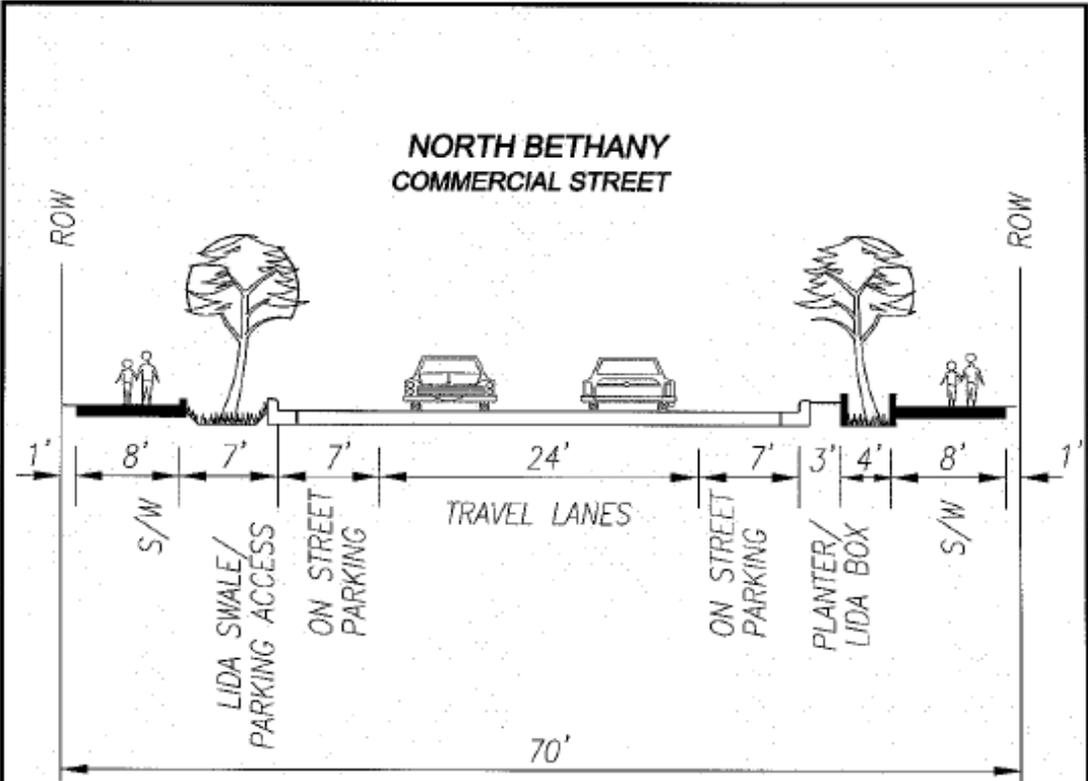
PATH: O:\100074\PRESENT DWG\ CAD: NBETHANY.DWG, TAB: NBTPL2, PLOT STAMP: 07/20/09 11:28A KELLYE

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type CL-1:



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Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type CM:



CRITERIA

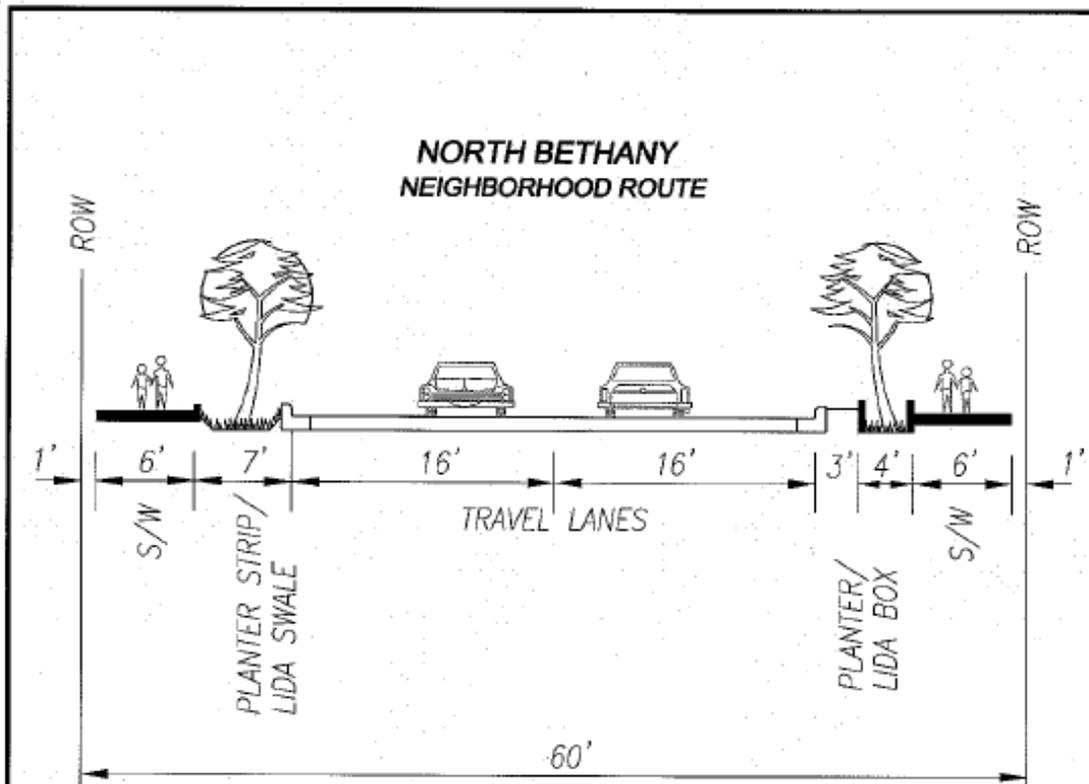
VEHICLE LANES WIDTH:	12 FT.
ON STREET PARKING:	7 FT.
BICYCLE LANES:	SHARED
SIDEWALKS:	8 FT.
LANDSCAPE STRIPS/LIDA SWALE: ALT. - LIDA PLANTER BOX	4 FT. - 7 FT. SWALE MIN.
PARKING ACCESS:	0 - 3 FT.
MEDIANS/TURN LANE WIDTHS:	NONE
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPLICABLE

NOTE: SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

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 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS <small>WASHINGTON COUNTY, OREGON</small> NORTH BETHANY COMMERCIAL STREET
	100074	

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design types NR-1 through NR-5:



CRITERIA

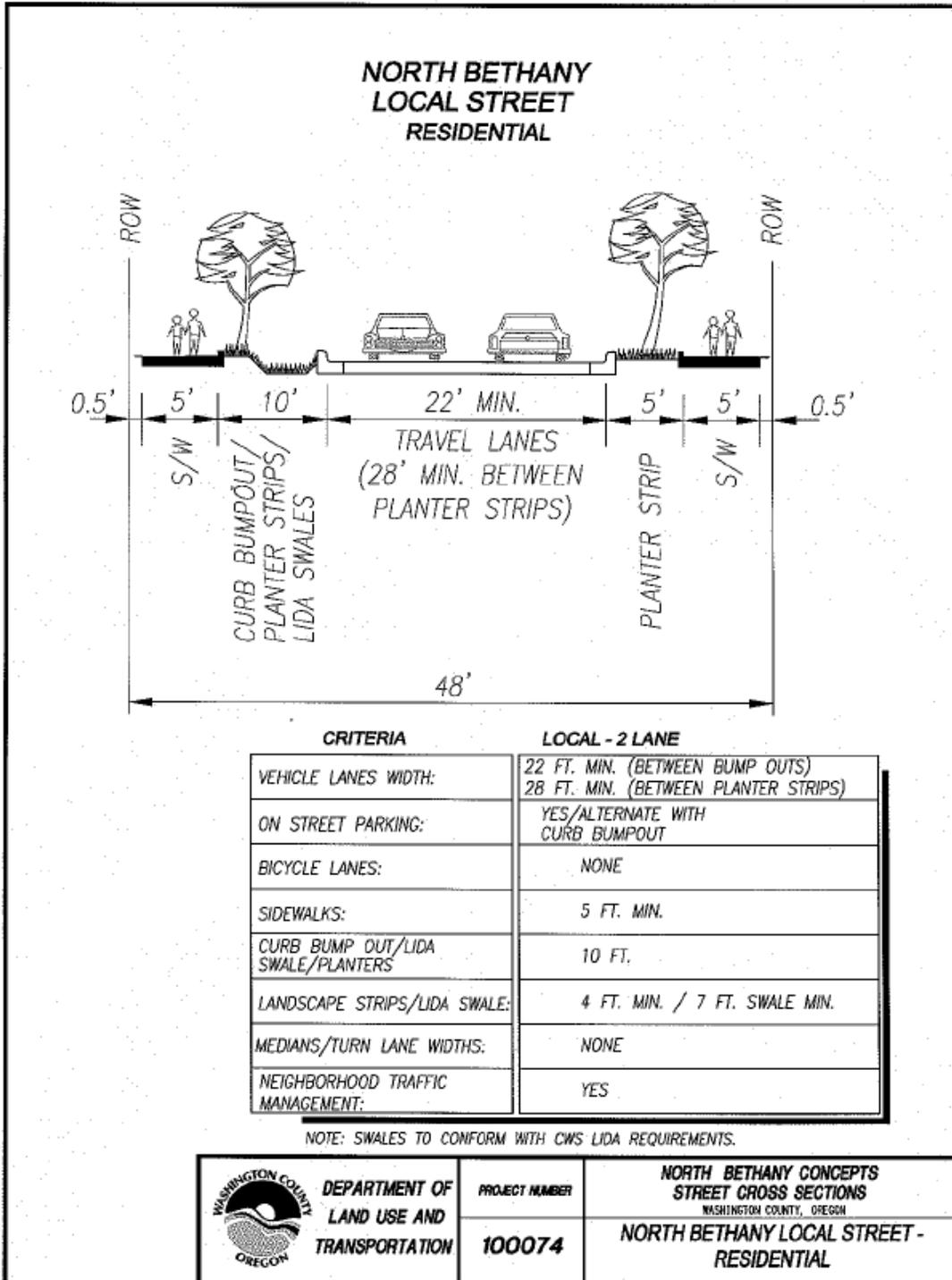
VEHICLE LANES WIDTH:	16 FT.
ON STREET PARKING:	SHARED
BICYCLE LANES:	SHARED
SIDEWALKS:	6 FT. - 13 FT.
LANDSCAPE STRIPS/LIDA SWALE: ALT. - LIDA PLANTER BOX	4 FT. - 7 FT. SWALE MIN.
MEDIANS/TURN LANE WIDTHS:	NONE
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPLICABLE

NOTE: SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

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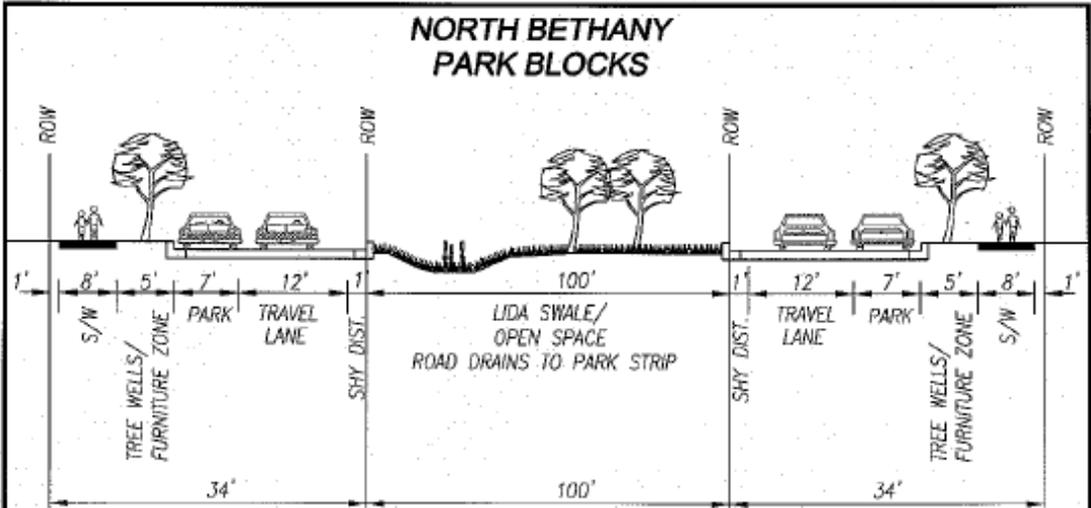
 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS <small>WASHINGTON COUNTY, OREGON</small> NORTH BETHANY NEIGHBORHOOD ROUTE
	100074	

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design types LO-1 through LO-5:



PATH: C:\100074\PRESENT DWGS\CAD: NBETHANY.DWG, TAB: NBSTPLN, PLOT STAMP: 08/03/09 3:30P KELLYE

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design type PB:



CRITERIA

VEHICLE LANE WIDTHS:	12 FT. (ONE-WAY)
ON STREET PARKING:	7 FT.
BICYCLE LANES:	SHARED
SIDEWALKS:	8 FT.
TREE WELLS/ FURNITURE ZONE	5 FT.
MEDIANS/TURN LANE WIDTHS:	NONE
NEIGHBORHOOD TRAFFIC MANAGEMENT:	NOT APPROPRIATE

- NOTES: - 20 FT. CLEAR BETWEEN PARKING AND RAISED MEDIAN FOR EMERGENCY RESPONSE REQUIRED.
 - SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

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 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS <small>WASHINGTON COUNTY, OREGON</small>
	100074	NORTH BETHANY - PARK BLOCKS (ONE-WAY COUPLET)

Add the following Street Tree List to the North Bethany Subarea Plan:

Table 1: North Bethany Street Tree List

Neighborhood	Street Cross Section	Street Tree	Spacing	Mature Height and Width
N-1 Northwest and West Neighborhoods				
CL-1	Collector (Joss Road: south of Road A) Center Median	<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
		<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
CL-1	Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
		<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
NR-1	Neighborhood Route	<i>Quercus rubra</i>	35'	50'x45'
LO-1	Local Streets North/South Streets East/West Streets	<i>Styrax japonicus</i> 'JFS-E'	20'	20'x20'
		<i>Acer griseum</i>	20'	25'x20'
N-2 Northeast Neighborhood				
AR-1c	Arterial (Kaiser: north of main street designation)	<i>Zelkova serrata</i> 'Village Green'	35'	40'x40'
CL-1	Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
		<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
NR-2	Neighborhood Route	<i>Platanus x acerfolia</i> 'Bloodgood'	35'	50'x40'
LO-2	Local Streets North/South Streets East/West Streets	<i>Acer tartaricum</i>	20'	25'x20'
		<i>Cornus nuttallii</i> 'Starlight'	20'	30'x20'
N-3 Southeast Neighborhood				
AR-1a	Arterial (Kaiser: Springville to main street designation) Center Median	<i>Zelkova serrata</i> 'Village Green'	35'	40'x40'
		<i>Zelkova serrata</i> 'Village Green'	35'	40'x40'
AR-1b	Arterial (Kaiser: main street designation) Center Median	<i>Prunus serrulata</i> 'Kwanzan'	25'	30'x20'
		<i>Prunus serrulata</i> 'Kwanzan'	25'	30'x20'
AR-2	Arterial (Springville Road)	<i>Acer saccharum</i> 'Wright Brothers'	35'	50'x35'
CL-1	Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
		<i>Tilia americana</i> 'DTR 123'	35'	40' x 30'
NR-3	Neighborhood Route	<i>Quercus coccinea</i>	35'	50'x40'
LO-3	Local Streets North/South Streets East/West Streets	<i>Nyssa sylvatica</i>	25'	35'x20'
		<i>Amelanchier laevis</i> 'Snowcloud'	25'	25'x15'

Table 1: North Bethany Street Tree List, contd.

Neighborhood	Street Cross Section	Street Tree	Spacing	Mature Height and Width	
N-4	Central Neighborhood				
AR-1a	Arterial (Kaiser: Springville to main street designation) Center Median	<i>Zelkova serrata</i> 'Village Green' <i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova Village Green Zelkova	35' 35'	40'x40' 40'x40'
AR-1b	Arterial (Kaiser: main street designation) Center Median	<i>Prunus serrulata</i> 'Kwanzan' <i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry Kwanzan Cherry	25' 25'	30'x20' 30'x20'
CM	Commercial Streets	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	25'	30'x20'
NR-4	Neighborhood Route	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	35'	40'x30'
PB	Park Blocks	<i>Ulmus</i> 'Frontier'	Frontier Elm	30'	40'x30'
LO-4	Local Streets North/South Streets East/West Streets	<i>Gleditsia triacanthos</i> 'Shademaster' <i>Cornus kousa</i> 'Heart Throb'	Shademaster Honey Locust Heart Throb Dogwood	25' 25'	45'x35' 20'x20'

Add the following Street Tree Guide to the North Bethany Subarea Plan:

Table 2: North Bethany Street Tree Guide

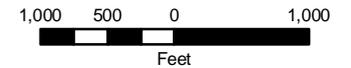
Latin Name	Common Name	Zone	Height	Spread	Shape	Foliage	Fall Color	Flower	Notes
<i>Acer griseum</i>	Paper-bark Maple	5	25'	20'	Upright, spreading rounded crown	Dark Green	Red		Trifoliate leaves give delicate texture. Exfoliating orange-brown/cinnamon-brown bark creates year-round interest.
<i>Acer saccharum</i> 'Wright Brothers'	Wright Brothers Sugar Maple	3	50'	30'	Oval	Green	Orange, red, scarlet		Fast growing, hardy and reported to be resistant to scorch and frost cracking
<i>Acer tartaricum</i>	Tartarian Maple	3	25'	20'	Oval to rounded; low branched	Medium green	Yellow to orange-red	Attractive red samaras	Handles tough sites. Bright red samaras add summer color.
<i>Amelanchier laevis</i> 'Snowcloud'	Snowcloud Serviceberry	4	25'	15'	Upright, oval	Dark green, red tint in spring	Scarlet	White in clusters	Selected for upright, tree form growth. Strong growing, makes for a good small street tree.
<i>Cercis canadensis</i>	Eastern Redbud	5	25'	30'	Multi-stem or low branching	Medium green	Yellow	Reddish purple in bud, rosy pink when open	Profuse flowers that bloom in April or May before leaves develop.
<i>Cornus kousa</i> 'Heart Throb'	Heart Throb Dogwood	5	20'	20'	Rounded	Dark Green	Deep red	Deep rose pink	Large deep reddish to rose-pink flower bracts form flower heads up to four inches in diameter.
<i>Cornus nuttallii</i> 'Starlight'	Starlight Pacific Dogwood	3	30'	20'	Upright, oval	Deep green	Red	Large, creamy white	Hybrid of the Pacific and Chinese dogwood, the tree has shown resistance to mildew and anthracnose.
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust	4	45'	35'	Vase shaped to rectangular	Fine textured, medium green	Yellow		Upright ascending then spreading branches. An excellent street tree, its upright branch structure lends itself to pruning for traffic clearance.
<i>Nyssa sylvatica</i>	Black Tupelo	5	35'	20'	Pyramidal when young, spreading and irregular with age	Dark green, glossy	Hot coppery red		Brilliant fall color, ranging from scarlet to maroon, yellow and orange. Fissured gray bark provides winter interest. Adaptable to urban conditions.
<i>Parrotia persica</i>	Persian Parrotia	5	30'	20'	Broadly pyramidal to round	Green, textured	Yellow, orange, red	Showy red stamens	Low branched small tree with unusual form. Early blooming flowers.
<i>Platanus x acerfolia</i> 'Bloodgood'	Bloodgood London planetree	5	50'	40'	Broadly pyramidal	Large, medium to dark green	Yellow		Naturally shedding bark creates dappled brown and cream pattern.

Table 2: North Bethany Street Tree Guide, contd.

Latin Name	Common Name	Zone	Height	Spread	Shape	Foliage	Fall Color	Flower	Notes
<i>Prunus subhirtella</i> 'Autumnalis Rosea'	Autumn Flowering Cherry	5	25'	22'	Upright spreading with slender branches	Medium green	Yellow to bronze	Semi-double to double, light pink	Unusual for its November blooms that occur after its spring blooms.
<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry	5	30'	20'	Stiffly vase-shaped	Dark green	Bronze-orange to orange red	Double, rosy pink in clusters	Double pink flowers make it the showiest cherry in spring.
<i>Quercus coccinea</i>	Scarlet Oak	4	50'	40'	Upright spreading, open broadly oval	Dark green glossy	Red		Autumn brings deep, brilliant shades of red.
<i>Quercus rubra</i>	Red Oak	4	50'	45'	Rounded	Dark green	Red		Large, fast growing, broad-headed tree.
<i>Styrax japonicus</i> 'JFS-E'	Snow Charm Japanese Snowbell	5	20'	20'	Rounded	Dark Green	Yellowish	Pure white, bell shaped	Reliable and easy to grow; resists twig dieback; traditional form.
<i>Tilia americana</i> 'DTR 123'	Legend Linden	4	40'	30'	Broadly pyramidal	Medium green	Yellow		Strong grower with clean glossy leaves that resist rust problems. Winter buds and twigs are bright vermilion.
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	4	40'	30'	Pyramidal, symmetrical	Dark green	Yellowish		Strong central leader, uniform branch arrangement and symmetrical, pyramidal form.
<i>Ulmus</i> 'Frontier'	Frontier Elm	4	40'	30'	Broadly oval	Glossy green	Burgundy		Tolerant of Dutch Elm disease and Phloem Necrosis.
<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	5	40'	40'	Vase shaped, rounded	Deep green	Rusty red		More upright and faster growing than species. Foliage is very dense, dark green and presents clean appearance.

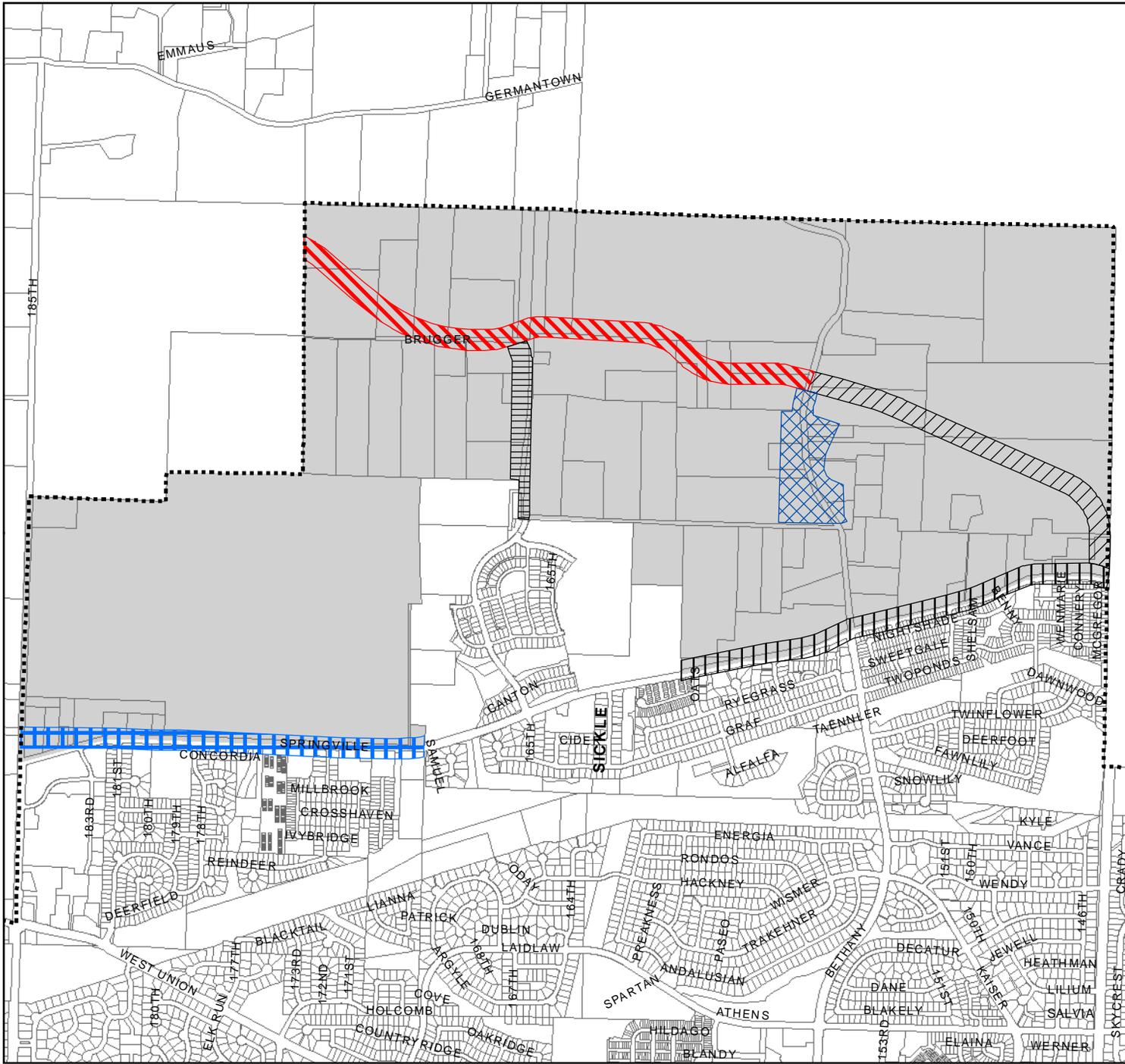
Create the 'Areas of Special Concern' map of the North Bethany Subarea Plan as indicated:

-  A.S.C. Road Corridor 1A - ROAD A
-  A.S.C. Road Corridor 1B - ROAD A
-  A.S.C. Road Corridor 2 - KAISER
-  A.S.C. Road Corridor 3 - JOSS
-  A.S.C. Road Corridor 4A - SPRINGVILLE
-  A.S.C. Road Corridor 4B - SPRINGVILLE
-  North Bethany Subarea Plan

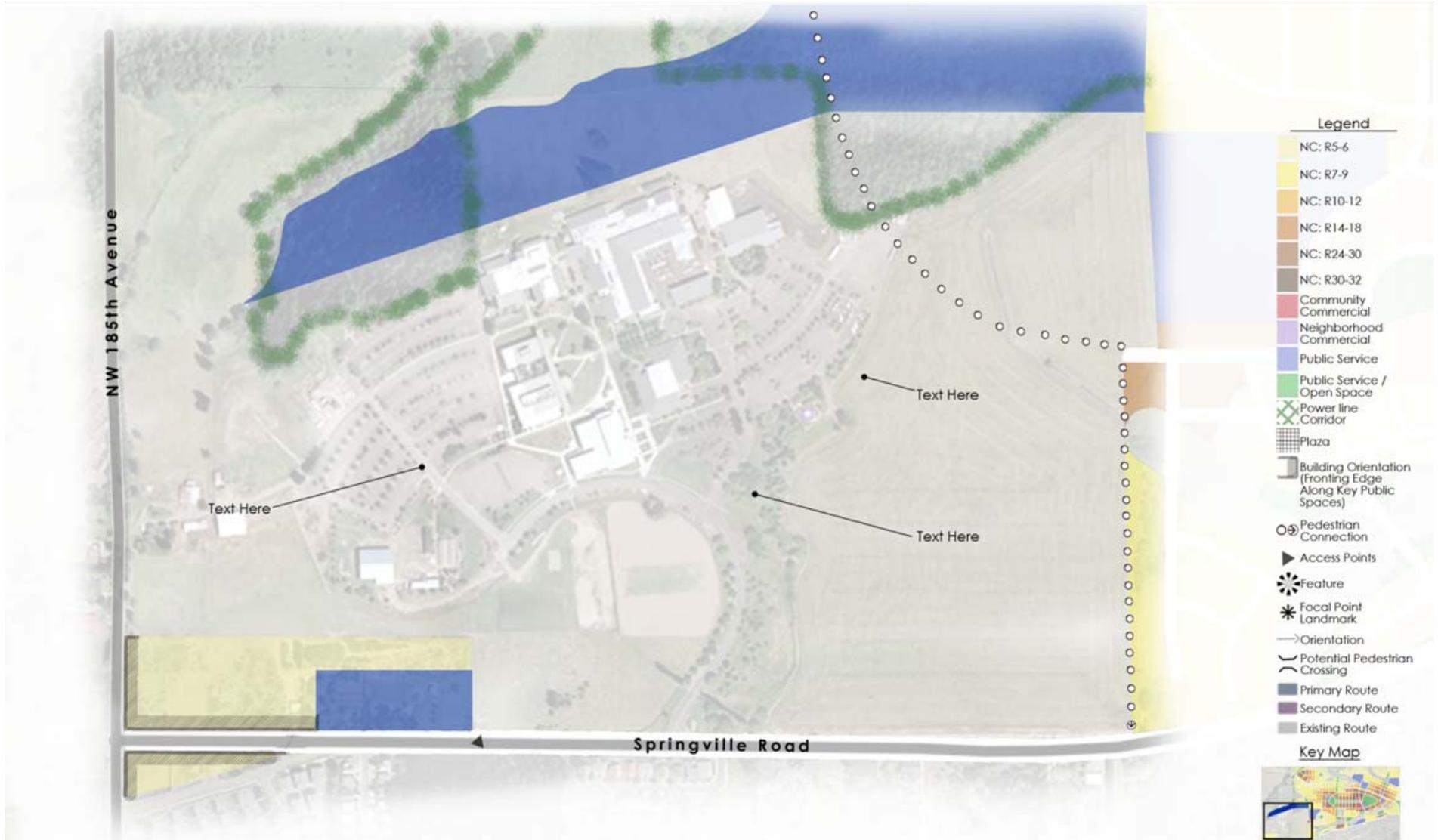


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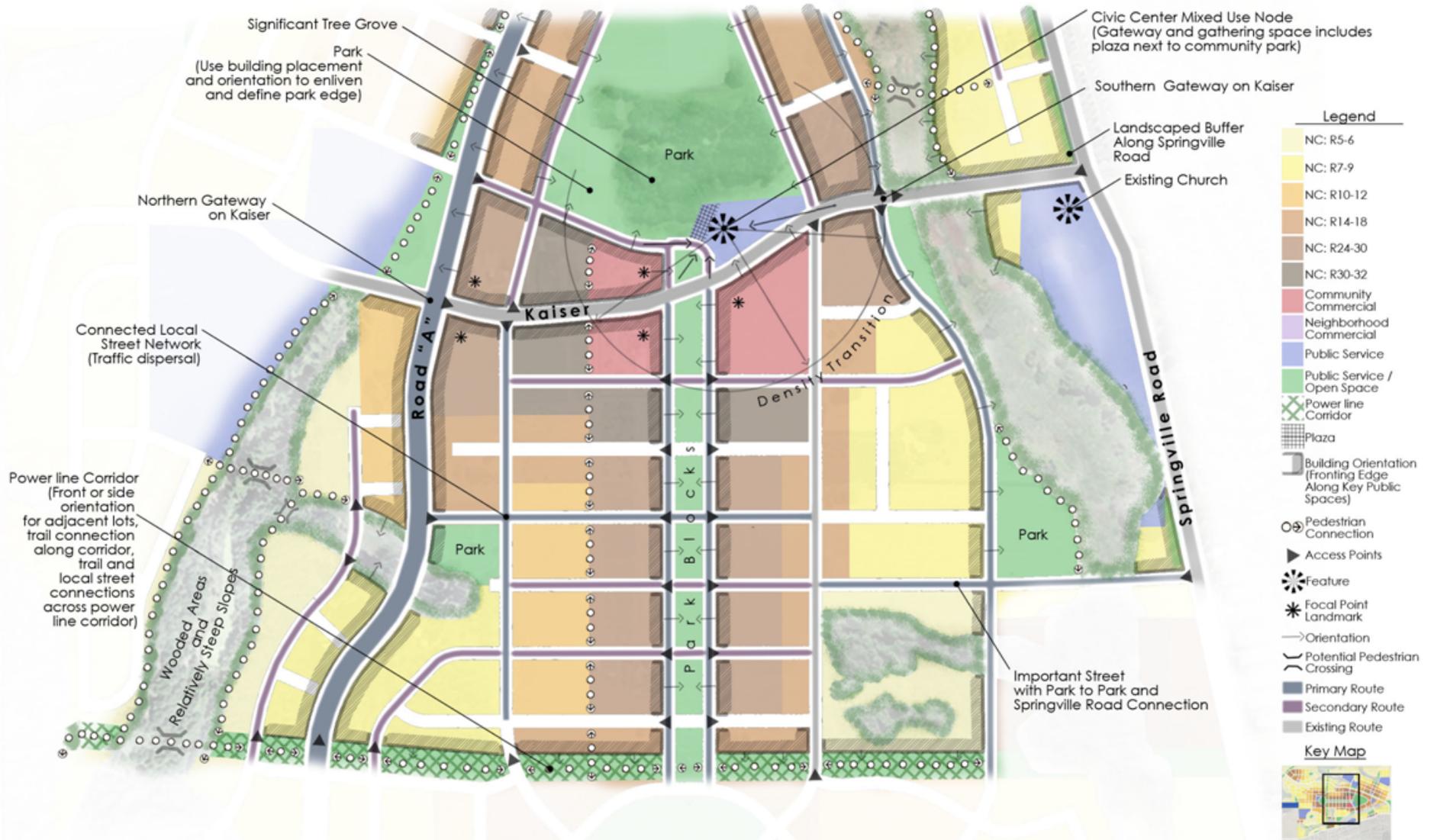
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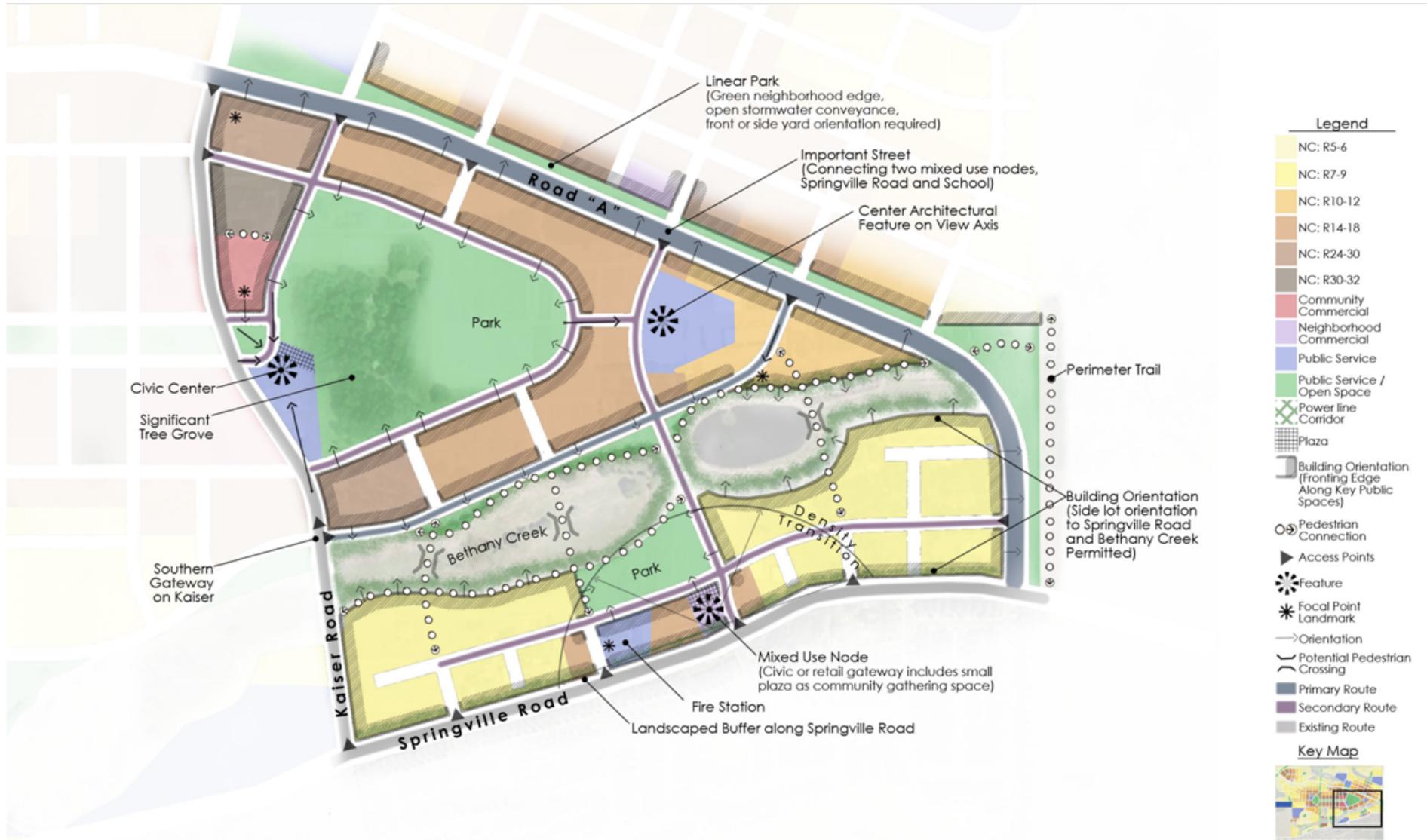
Create the 'Neighborhood Plans' map of the North Bethany Subarea Plan as indicated:



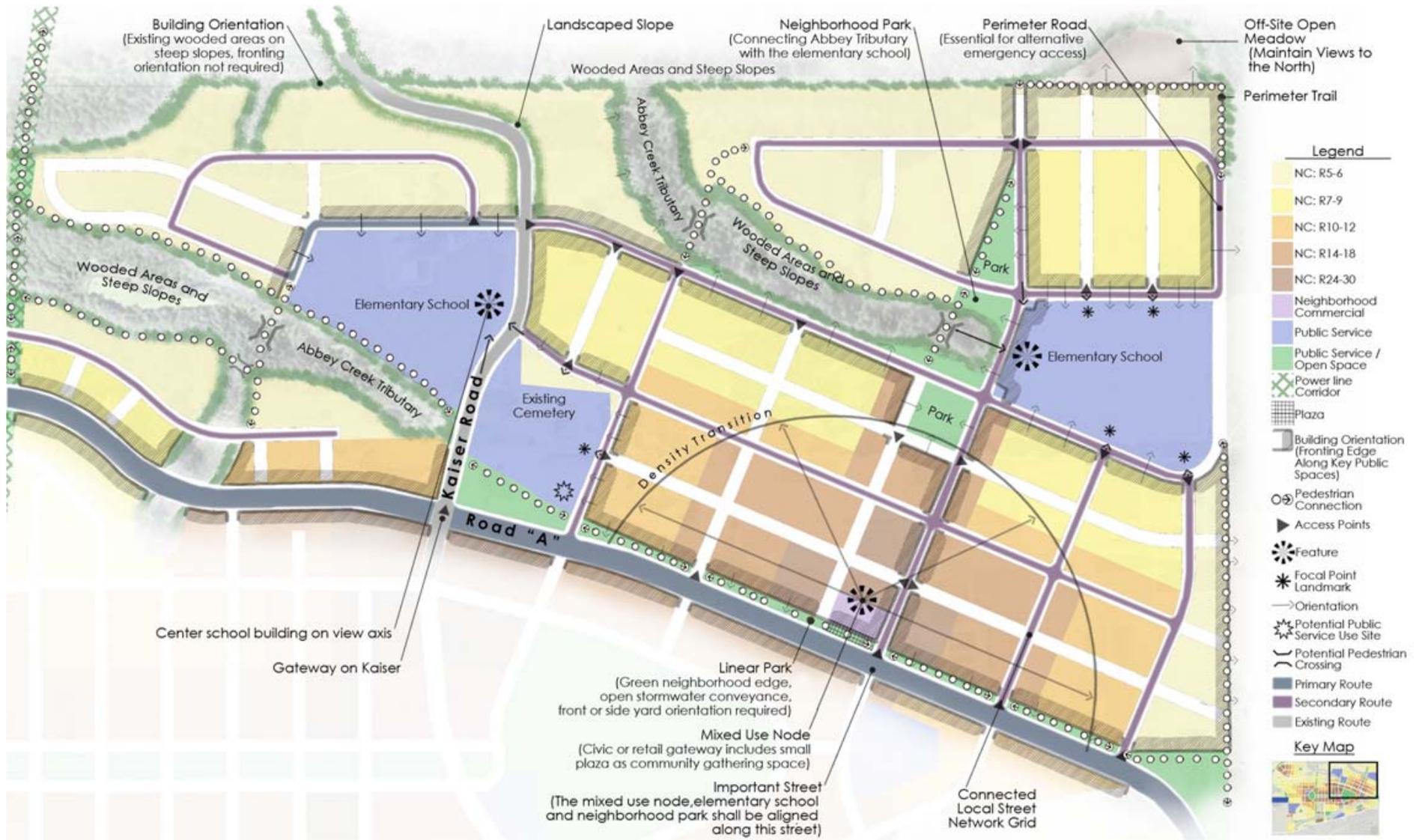
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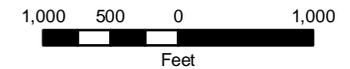


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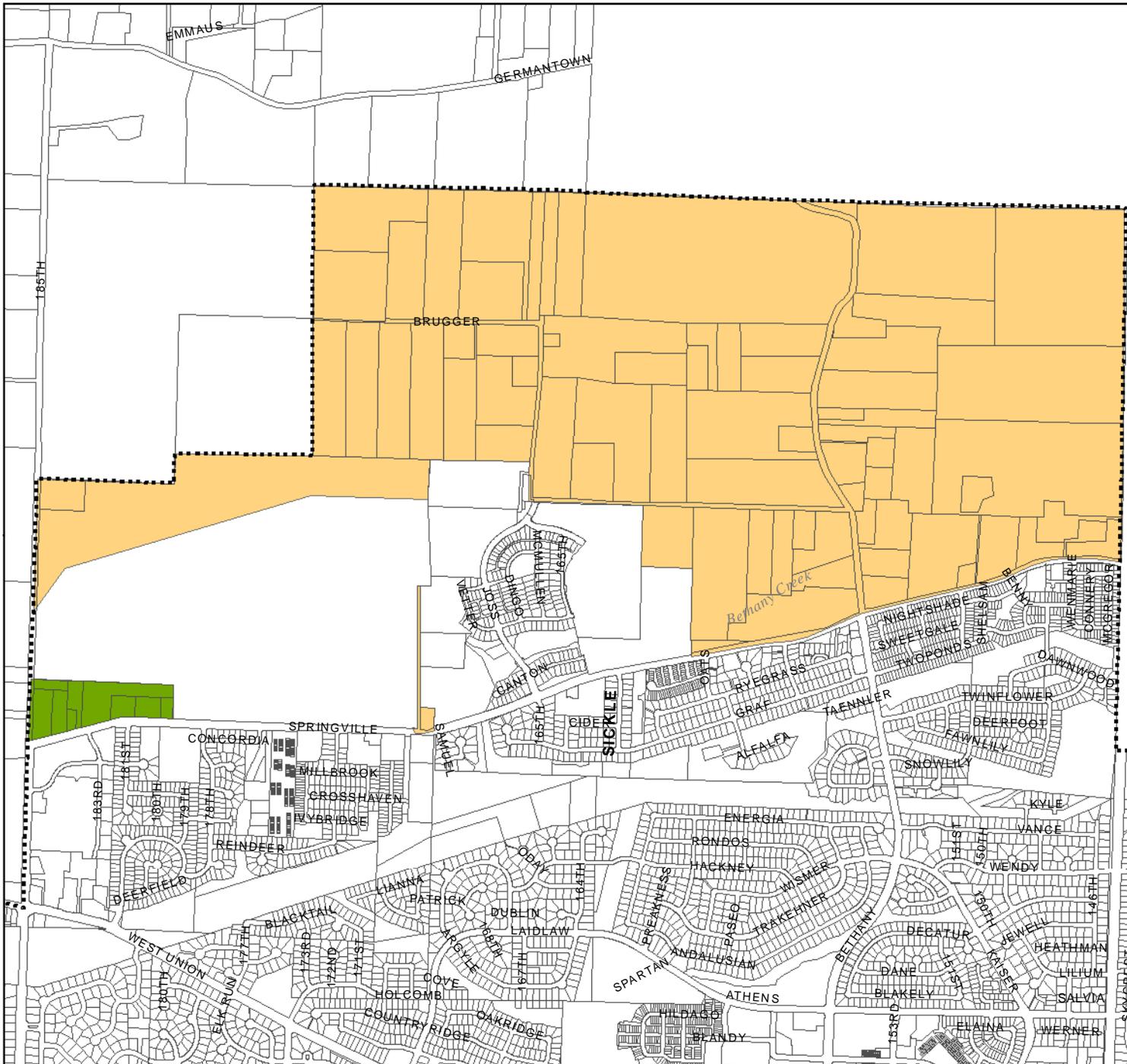


Create the 'Parking Maximum Designations' map of the North Bethany Subarea Plan as indicated:

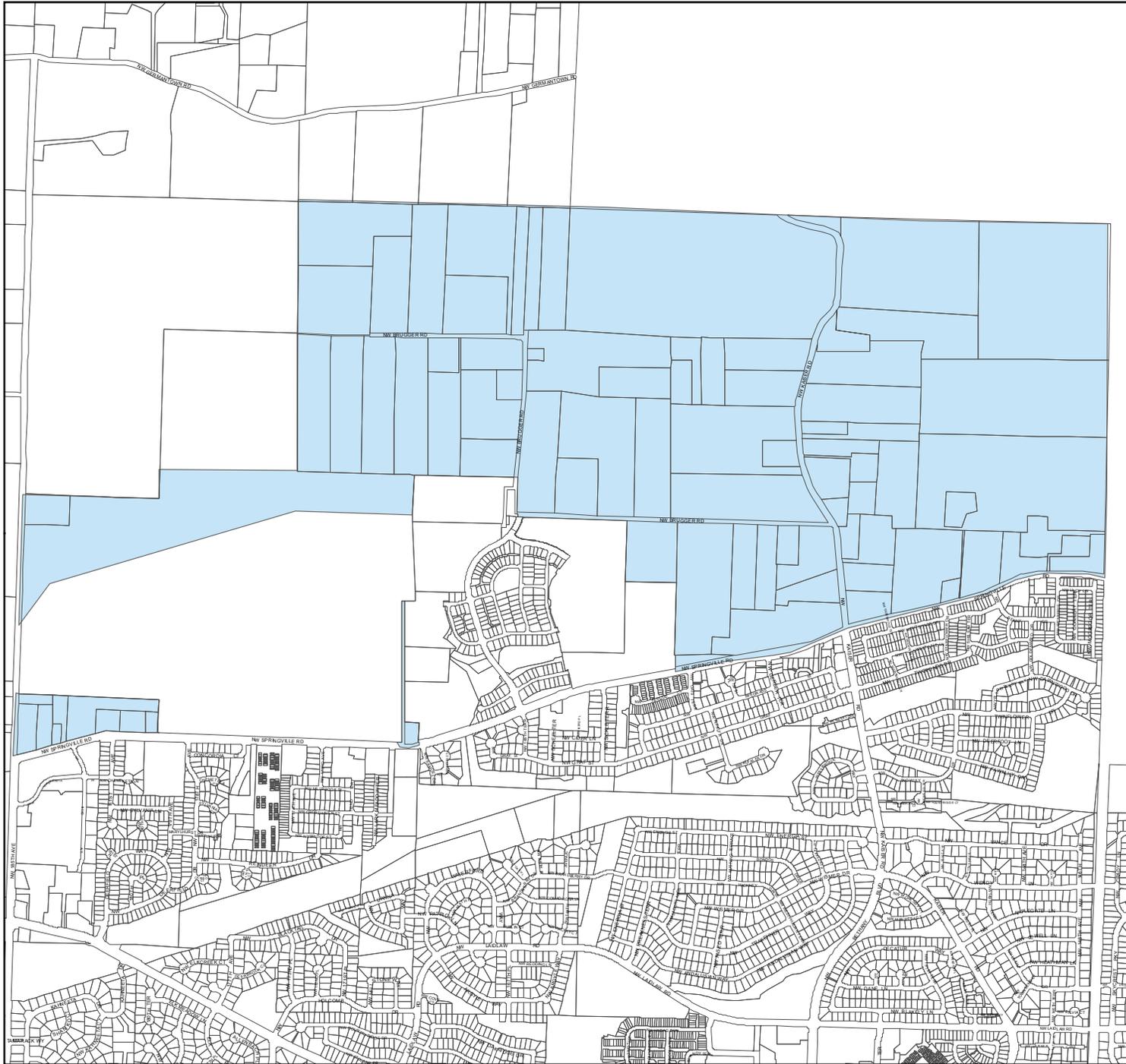
-  Parking Zone A
-  Parking Zone B



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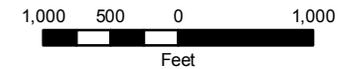


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Create the 'Drainage Master Plan Area' map of the North Bethany Subarea Plan as indicated:

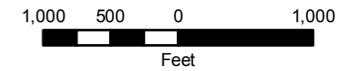
 Drainage Master Plan Area



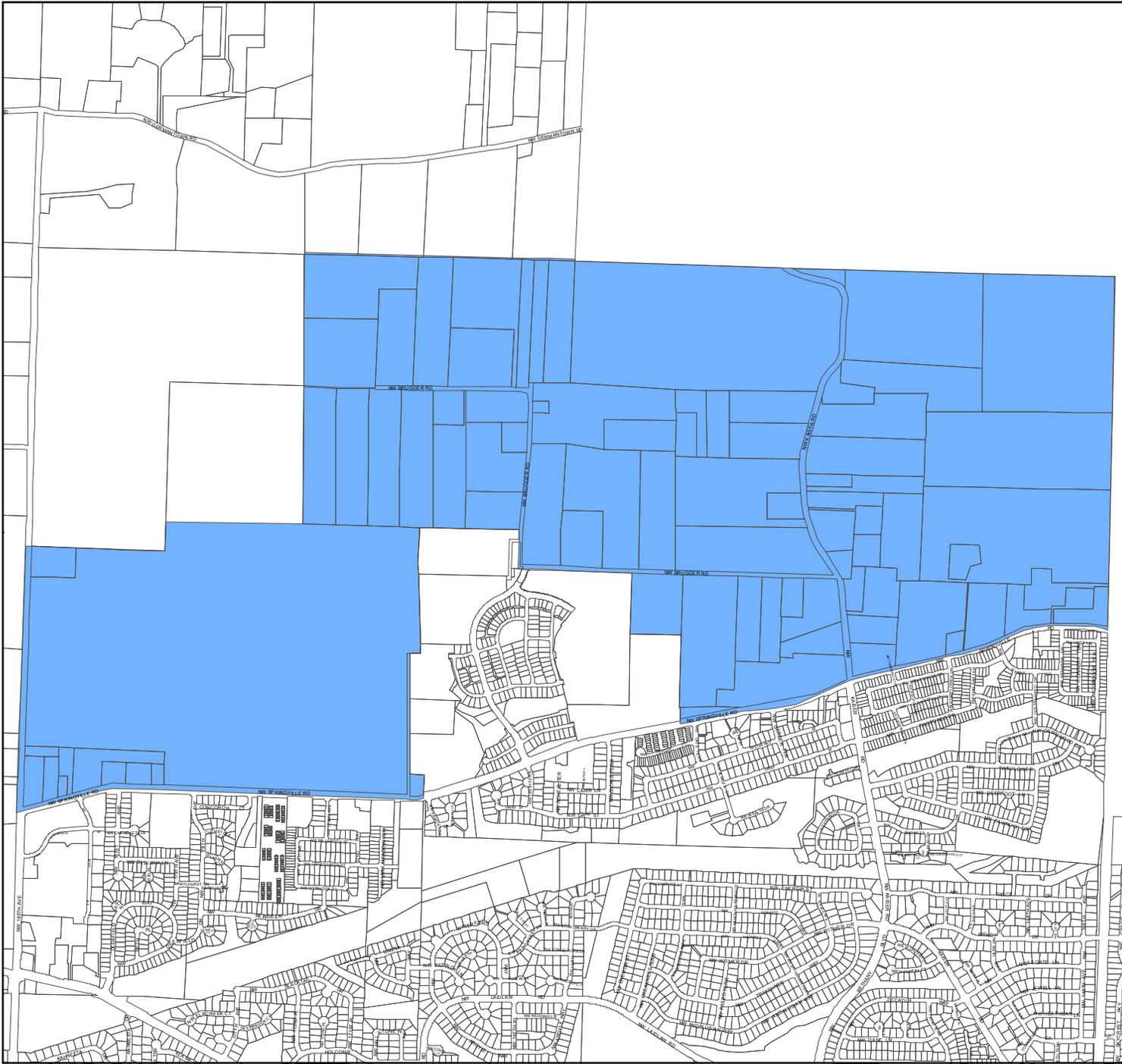
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Create the 'Local Street Connectivity
Lands' map of the North Bethany
Subarea Plan as indicated:

 North Bethany Subarea Plan



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



Policy 1 (The Planning Process) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 1, THE PLANNING PROCESS:

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

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

Implementing Strategies

The County will:

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

- b) Is consistent with the State Planning Goals; and
 - c) Has objectives that cannot be achieved in a manner consistent with the Comprehensive Plan element; or
5. The County has not performed additional planning that:
- a) Was required in the Comprehensive Plan at the time of initial acknowledgment or that was agreed to by the County in the receipt of State grant funds for review and update; and
 - b) Is necessary to make the Comprehensive Plan comply with the State Planning Goals.

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

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

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

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

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

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

Written notice of the hearing shall be provided at least ten (10) days prior to the hearing to a high growth school district which has adopted a School Facility Plan in accordance with the provisions of ORS 195.110, for any Plan or Code amendment which:

- 1) Inside the established boundaries of a high-growth school district; and
 - 2) Impacts the residential density of the land.
- d. Open the Comprehensive Plan for amendments that consider compliance with the Goals and Objectives and Plans of the Metropolitan Service District on an annual basis. Such amendments or revisions may be considered more often if deemed necessary by the Board of County Commissioners.
- e. Establish in the Community Development Code, for properties outside of New Urban Areas, procedures for quasi-judicial and legislative amendments to the Community Plan maps and the Future Development Areas Map, including the implementing tax maps. In New Urban Areas, establish supplementary procedures in Policy 43 and the applicable community plan. Notice and public hearing before a Planning Commission and other procedural mechanisms shall be provided in a manner similar to those provided in the Code for significant development action. In addition, quasi-judicial plan amendments:
1. May be initiated by the owner of the subject parcel by filing an application, as provided by the Planning Director. The schedule for acceptance of requests for quasi-judicial map amendments shall be established by the Board of County 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 and Order of the Board.

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

- f. Approve a quasi-judicial plan amendment for properties outside of New Urban Areas to the Primary Districts on the Community Plan Maps and/or the Future Development Areas Map, including the implementing tax maps, only if the Review Authority determines that the proponent has demonstrated that the proposed designation conforms to the locational criteria of the Comprehensive Framework Plan, and when applicable, the provisions of Policies 40 and 41; the Community Plan Overview and sub-area description and design elements; complies with the applicable policies, strategies and systems maps of the Transportation Plan; complies with the applicable regional functional planning requirements established by Metro; and demonstrates that the potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.

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

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

1. A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process;
2. A lack of appropriately designated suitable alternative sites within the vicinity for a proposed use. Factors in determining the suitability of the alternative sites are limited to one of the following:
 - a) Size: suitability of the size of the alternative sites to accommodate the proposed use; or
 - b) Location: suitability of the location of the alternative sites to permit the proposed use.
3. The property was added to an Urban Growth Boundary.
4. A major change in circumstances affecting a significant number of properties in a community subarea or subareas. Events deemed to cause a major change in circumstances are limited to one of the following:
 - a) The construction of a major capital improvement (e.g., an arterial or collector, a sports arena or convention center, or a regional shopping center) which was unanticipated by the applicable community plan or other elements of the Comprehensive Plan.
 - b) Previously approved plan amendments for properties in an area that have changed the character of the area to the extent that the existing designations for other properties in the area are no longer appropriate.
5. If an Institutional designation is sought, compliance with the applicable locational standards of the Code and that the site is needed to adequately serve the users of the proposed institutional use.
6. If removal of an Institutional designation is sought, demonstration that the subject site conforms to the location criteria for the proposed designation and that the proposed designation conforms with all the applicable plan elements and considerations described above, exclusive of subparts (1) through (64).

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

- g. Comply with procedures established by the Metropolitan Service District for requesting amendments to the regional Urban Growth Boundary.
- h. Provide for quasi-judicial and legislative plan amendments to apply or remove the Historic and Cultural Resources Overlay District. An amendment to apply the Overlay District shall be based on a finding that a building, structure or object listed in the Washington County Cultural Resources Inventory is located on the property. (The "Goal 5 Conflicts and Consequences Analysis [ESEE] for Cultural Resources," an appendix to the Cultural Resources Inventory, may be used as findings to support use of the Overlay District as the means of protecting the resource.)

An amendment to remove the Overlay District shall be based on compelling evidence and findings as described in the Overlay District.

- i. Provide for legislative plan amendments to apply or remove the Mineral and Aggregate Overlay Districts (Districts A and B) when the requirements of the Comprehensive Framework Plan, the Transportation Plan, Section 379 of the Community Development Code and OAR 660-023-0180 are met.

~~abc~~def Proposed additions

abc~~def~~ Proposed deletions

- j. Provide for quasi-judicial and legislative plan amendments to apply or remove the Convenient Access to Transit Overlay District subject to compliance with the requirements of Section 380 of the Community Development Code.
- k. Provide for legislative plan amendments to apply or remove the State and Regional Park Overlay Districts; add uses, structures or roads not included in an approved State or Regional Master Plan; or change the location or size of structures, uses and roads not allowed by an approved Master Plan, when the applicant demonstrates:
 - 1. The request is consistent with the requirements of Section 383 of the Community Development Code; OAR 660-034; the Community Plan Overview and sub-area description and design elements; the applicable policies, strategies and systems maps of the Transportation Plan; and for regional parks, the applicable regional functional planning requirements established by Metro; and
 - 2. The potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.
- l. Provide for legislative plan amendments to apply or remove the Airport Use and Safety Overlay Districts (Private and Public Use Airport Overlay Districts and the Private and Public Use Airport Safety Overlay Districts) when the request complies with ORS 836.600, OAR 660-013, the Comprehensive Framework Plan, the Transportation Plan, and when applicable, the Metro Regional Transportation Plan.
- m. Provide for quasi-judicial and legislative plan amendments to apply or remove the Interim Light Rail Station Area Overlay District pursuant to the requirements of Section 381 of the Community Development Code. A plan amendment shall be approved only if the Review Authority determines that the proponent has demonstrated that the request conforms to the criteria of Policies 18 and 40; the Community Plan Overview and sub-area description and design elements; the applicable policies, strategies and systems maps of the Transportation Plan; the applicable regional functional planning requirements established by Metro; and demonstrates that the potential service impacts of the request will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.
- n. Require that the Comprehensive Framework Plan be applicable to the review of proposed Plan Amendments, but not to the review of development actions.
- o. Establish the Comprehensive Framework Plan as the broad policy document guiding the preparation and update of site-specific Community Plans. Community Plans shall be consistent with the Comprehensive Framework Plan.
- p. Establish the following principles for nonconforming uses and consideration of variances to the Plan:

Nonconforming uses: Any use or activity deemed to be a nonconforming use to the Community Development Code, also shall be considered nonconforming to the Comprehensive Framework Plan and shall be regulated according to standards included in the Code.

Variances: The Community Development Code shall provide the same mechanism and standards for reviewing and approving requested variances to the Code and Community Plans. The applicant shall be required to demonstrate that literal interpretation of the requirement will cause unnecessary hardship and that the hardship does not result from actions of the applicant intended to avoid the

standards of the Code, or from personal circumstances of the applicant or owners. The Code shall also include a process for granting limited hardship relief.

- q. Provide for amendments to the Transportation Plan based upon the implementing strategies under the Plan Monitoring Policy of the Transportation Plan.
- r. Provide for legislative plan amendments to apply or remove the Special Industrial Overlay District (S.I.D.) through the community planning process, the plan update process, or a quasi-judicial plan amendment when the policies and criteria set forth in the Comprehensive Framework Plan are met.
- s. Provide for quasi-judicial and legislative plan amendments which remove certain restrictions of the Special Industrial District (S.I.D.) as provided below:

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

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

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

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

- t. Provide for quasi-judicial and legislative plan amendments to apply or remove the Open Space/Bicycle Pathway Significant Natural Resource designation through the community planning process, the plan update process, or a quasi-judicial plan amendment.
 - 1. A plan amendment to remove a designation other than through the community planning process or the plan update process shall demonstrate:
 - a) A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process; and
 - b) Compliance with Policy 18 of the Comprehensive Framework Plan.

2. A plan amendment to add the designation shall demonstrate one of the following:
- a) The subject site is an existing park, recreation site, golf course, cemetery, school play ground, powerline right of way or bicycle pathway; or
 - b) The subject site is a future park or bicycle pathway.
- u. 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 the Beaverton School District #48, consideration will be given to the criteria for school capacity as specified in Appendix "D".
- v. Apply the provisions of the Comprehensive Framework Plan, including its plan designations, only to properties inside an urban growth boundary. The provisions of the Rural/Natural Resource Plan, including its plan designations, shall be applied to unincorporated properties outside of an urban growth boundary.
- w. Provide for quasi-judicial and legislative plan amendments in New Urban Areas to remove the Future Development 20 Acre District (FD-20) designation and apply the applicable land use designation(s) on the Future Land Use Designations Map in the applicable community plan as described below. In New Urban Areas, a property owner or his/her agent may initiate a quasi-judicial plan amendment at any time during the year. Applications will be reviewed for completeness within thirty (30) days of the submission of a complete application. Complete applications will be scheduled for consideration at the first available public hearing where all required notice can be provided.
- x. The Review Authority may remove the FD-20 District from one or more of the areas identified on Map A when the following requirements have been met:
- 1. The governing body of each of the following service districts has adopted their respective service master plan for the provision of service to the North Bethany Subarea Plan:
 - a) The Board of Directors of the Tualatin Hills Park and Recreation District (THPRD) has adopted the park and trails master plan;
 - b) The Board of Directors of the Tualatin Valley Water District (TVWD) has adopted the water master plan;
 - c) The Board of Directors of Clean Water Services (CWS) has adopted the North Bethany Drainage Master Plan; and
 - d) The Board of Directors of CWS has adopted the sewer master plan.
 - 2. THPRD, TVWD, and CWS have provided written assurance that they have an adequate funding mechanism to carry out the improvements called for in their respective service master plan identified in 1 above.
 - 3. Areas that would receive sewer service from the future trunk line that will be located outside of the UGB, provide evidence that CWS has received final land use approval to construct the sewer trunk line and all appeals, if any, have been resolved.
 - 4. Areas that will receive sewer service from the extension of existing sewer lines in Arbor Oaks, provide evidence that CWS has the necessary easements or right of way to extend the sewer lines to the subject subarea(s).

5. The land has been annexed into the following jurisdictional boundaries: Clean Water Services, Metro, Tualatin Hills Park and Recreation District, Tualatin Valley Fire and Rescue, Tualatin Valley Water District, and Washington County's Enhanced Sheriff's Patrol District, Urban Road Maintenance District and Street Lighting District.
6. The Board of County Commissioners find that necessary funding mechanism(s) to provide ongoing, long-term operation and maintenance of transportation improvements in the North Bethany Subarea Plan has been created (e.g., new county service district for the North Bethany Subarea Plan, an SDL sub-district is created for the North Bethany Subarea Plan, a mechanism for maintenance of enhanced landscaping is created).
7. The Board of County Commissioners find that necessary funding mechanisms to provide capital road improvements prior to 2040 have been created (e.g., road SDC, new county service district for the North Bethany Subarea Plan). The capital road improvements that need to be assured are:
- Road A – western boundary to Joss – 3 lanes
 - Road A – Joss to Kaiser – 3 lanes
 - Springville – 185th to Joss – 5 lanes
 - Springville – Joss to Kaiser – 3 lanes
 - Springville – Kaiser to County Line – 3 lanes
 - Kaiser – Road A to Springville – 3 lanes
 - 185th- Springville to West Union – 5 lanes
 - Road A – Kaiser to Springville – 3 lanes
 - Road A bridge over Rock Creek – half-funded
 - 185th Ave – Springville to Germantown – half-funded
 - Kaiser – Springville to Bethany – 3 lanes
 - Joss Road – Springville to Road A – to collector standard where feasible
- y. Establish procedures and review criteria for the quasi-judicial and legislative amendments to the community plan for a New Urban Area within two years of the adoption of the community plan. Until the adoption of those procedures and review criteria, no amendments shall be made to the community plan except for the following:
1. A mistake to the Plan designation due to a mapping error that placed the incorrect designation on the property and, that if the error had been brought to the attention of the Board during the adoption process, it would not have been placed on the property. Evidence shall be provided that shows the requested Plan designation had been proposed to be placed on the property during the planning process;
 2. Removal of the FD-20 designation pursuant to Implementing Strategy w. above; and
 3. A modification to the planned alignment of a Primary Street on the Core Street and Design Elements Map pursuant to the requirements of the community plan and Community Development Code. Where the proposed change to the Primary Street alignment affects the boundary(ies) of the underlying land use district(s), the affected land use district(s) may be changed to be consistent with the modified alignment subject to the following requirements:
 - a) The size of a Neighborhood Corner Commercial site may be increased up to twenty (20) percent in area;

- b) When residential land is affected, the change in the area of any one residential district may be increased up to one (1) acre;
- c) The proposed size and configuration(s) of the proposed land use districts is consistent with the provisions of the Community Plan (e.g., Community Design Goals, General Design Elements, applicable Neighborhood provisions, and Parks, Trails and Pedestrian Connections map);
- d) The proposed land use configuration(s) is consistent with the provisions of Policy 1, Implementing Strategy w and Policy 18 of this Plan; and
- e) The request does not change the existing land use designations on other properties.

Summary Findings and Conclusions

The process for the development, adoption and implementation of the Urban Element of the Comprehensive Plan involves several steps, both to prepare the Plan and to provide for the ongoing update and review of the Plan over time to keep it current. The Comprehensive Plan is composed of the Comprehensive Framework Plan and site-specific Community Plans that are implemented by the Community Development Code and functional plans including Transportation and Capital Improvements.

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

The CFP provides the policy framework for the preparation, review adoption and update of Community Plans for specific areas of the urban unincorporated portion of the County. These Community Plans reflect the Comprehensive Framework Plan policies and strategies as applied to specific situations for each Community Planning Area.

The Community Plans indicate the specific land uses, significant natural and cultural resources, and circulation systems, which have been determined as necessary to meet community needs. These plans are the product of direct citizen involvement in the program for their preparation. The Community Plans are composed of a Community Plan Map and Community Plan Text. The Community Plan Text includes General Design Elements, requirements which are applicable to the entire planning area; and Subarea Provisions, including Design Elements, and Area of Special Concern and Potential Park/Open Space/Recreation requirements, that are applied to specific lands in the planning area. The requirements and standards of the Community Plans are to be applied to development applications, including but not limited to land divisions and new development, as set forth in the Community Development Code.

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

The final step in the County's continuing planning program is to provide for periodic and systematic review and update of the Comprehensive Framework Plan, Community Plans, Community Development Code, and functional plans. Based on such reviews, these Plan elements may need to be revised and amended

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in response to changes in the economic and social environment of Washington County. As the County continues to grow, public needs and values may change and the Plan should reflect these changes. Throughout this planning process, citizen involvement is a necessary and essential component.

Policy 18 (Plan Designations and Locational Criteria for Development) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 18, PLAN DESIGNATIONS AND LOCATIONAL CRITERIA FOR DEVELOPMENT

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

Implementing Strategies

The County will:

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

Summary Findings and Conclusions

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

Pursuant to Metro's Urban Growth Management Functional Plan, minimum and maximum densities have been established in all residential districts, including the Transit Oriented Residential Districts. With respect to residential plan designations the following density ranges shall apply:

R5	4 to 5 units per acre
R6	5 to 6 units per acre
R9	7 to 9 units per acre
R15	12 to 15 units per acre
R24	19 to 24 units per acre
R25+	20 to 100 units per acre
TO:R9-12	9 to 12 units per acre
TO:R12-18	12 to 18 units per acre
TO:R18-24	18 to 24 units per acre
TO:R24-40	24 to 40 units per acre
TO:R40-80	40 to 80 units per acre
TO:R80-120	80 to 120 units per acre

R5
Characterization: This district primarily includes detached residences at a density of four to five units per acre. Attached units are permitted in this district only through a Planned Development process. Manufactured dwelling parks and subdivisions are not permitted in the R5 district. A single manufactured home on a lawfully created parcel is permitted in the district. The Infill Policy (19) of the Comprehensive Framework Plan applies in this district.

Location Criteria: The R5 District shall be applied to areas in Community Plans selected for low residential densities which are designated Urban in the 1973 Washington County Comprehensive Framework Plan, as amended and zoned RU-2, RU-4, or developed under the P-R district.

Generally, R5 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include attached and detached residences (including manufactured dwellings), office and retail commercial, industrial, and institutional uses.

R6
Characterization: This class of uses primarily includes detached residences and, with notice to surrounding property owners, attached dwellings and manufactured dwellings in manufactured dwelling parks and manufactured dwelling subdivisions. The R6 district is intended to provide the opportunity for innovative design at relatively low densities in developing residential areas in which no predominant urban character has been established. Residences in this district shall occur at a density of five to six units per acre. The Infill policy (19) of the Comprehensive Framework Plan shall apply in this district.

Location Criteria: The R6 district shall be applied to areas in community plans selected for the lowest residential densities which are not zoned RU-2, RU-3, RU-4, or developed under the PR zone, and which are designated Urban Intermediate by the 1973 Washington County Comprehensive Framework Plan, as amended.

Generally, R6 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences (including manufactured dwellings), retail and office, commercial, industrial and institutional uses.

R9
Characterization: This class of uses includes detached and attached residences, mobile home parks, mobile home subdivisions, and appropriate accessory uses. These uses occur at a density of no more

than 9 units per acre and no less than 7 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

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

R15

Characterization: This class of uses includes attached residences, mobile home parks and subdivisions and detached residences, and appropriate accessory uses. These uses will occur at a density of no more than 15 units per acre and no less than 12 units per acre. In the North Bethany Subarea Plan, the density may be increased to 16 to 18 units per acre on properties so designated on the Bethany Community Plan. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

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

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

R24

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

Location Criteria: Residences in this class should be located on or near Collectors and Arterials. Through traffic access to residences in this district should not be provided from local streets. Locations on or near Transit Streets are desirable for these uses. Location of residences at or near Collector-Arterial and Arterial-Arterial intersections will require use of construction design techniques to reduce potential visual, noise, and air pollution impacts on occupants. If appropriate design features can protect the area from adverse impacts, adjacent land uses may include detached and attached units, mobile home parks and mobile home subdivisions, retail commercial, office commercial, and industrial uses.

R25+

Characterization: This class of uses includes detached and attached residences, as well as mobile home parks and subdivisions in conjunction with Planned Developments and appropriate accessory uses. These uses may occur at densities of 25 units or more per acre and no less than 20 units per acre. The density may be increased to more than 25 units per acre when the standards specified in the R-25+ District are met (e.g., 32 to 40 units per acre in the Main Street area of the North Bethany Subarea Plan;

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areas with high frequency transit service). When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

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

Neighborhood Commercial (NC)

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

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

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

Future Development 20 Acre District (FD-20)

Characterization: The FD-20 District shall be applied to land added to the Regional UGB by Metro during or after June 1999 through a Major or Legislative Amendment. The FD-20 District is intended to protect and retain for future urban density development lands which are predominantly in limited agricultural, forest or residential use. Pursuant to Section 3.07.1110.C. of Metro's Urban Growth Management Functional Plan (UGMFP), the minimum lot area for the creation of new parcels shall be 20 acres. These properties shall remain FD-20 until any appeals regarding the Metro UGB amendment have been finalized; ~~and~~ the planning requirements of Title 11 of Metro's UGMFP have been completed and adopted by ordinance; and the requirements of Policy 1 Implementing Strategy w. are met.

Future Development 10 Acre District (FD-10)

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

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

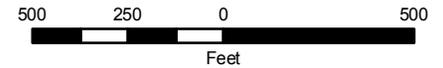
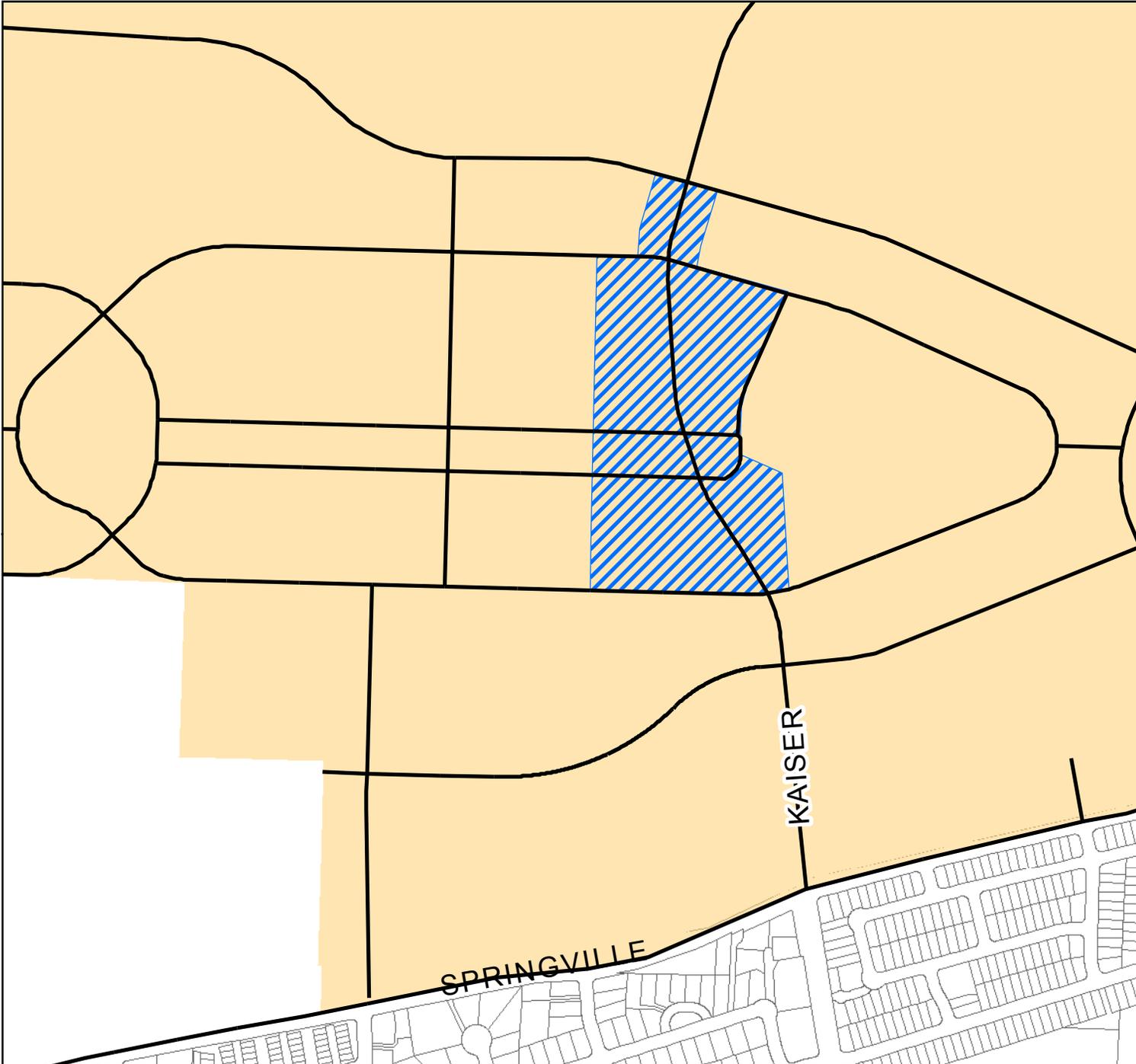
Institutional (INST)

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

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

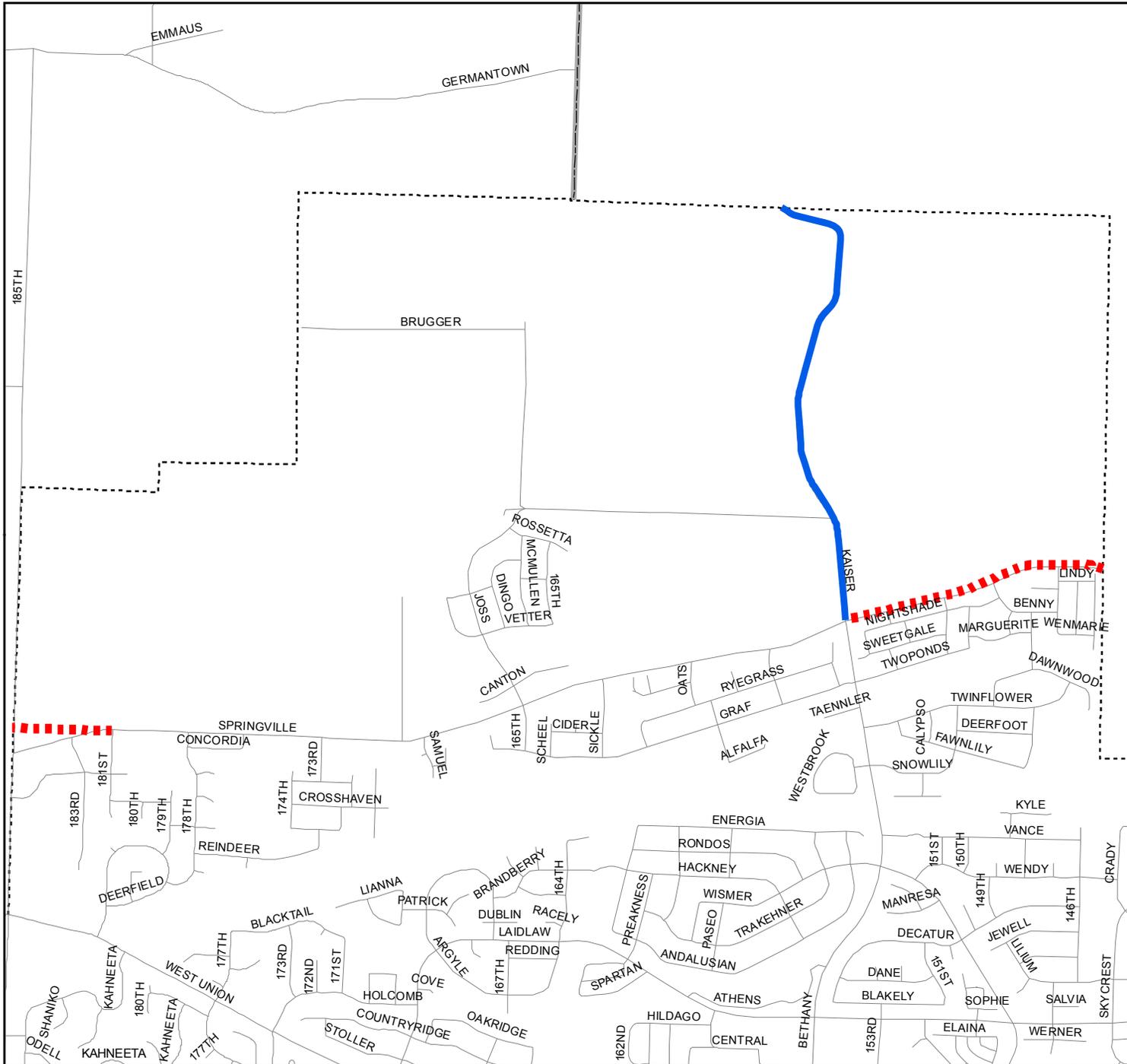
Amend the 'Main Street Boundaries' portion of the '2040 Design Types' map of Policy 40 of the Comprehensive Framework Plan for the Urban Area as indicated:

-  2040 'Main Street' Boundary
-  Primary Streets
-  North Bethany Subarea Plan



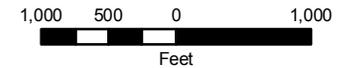
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Amend the 'Regional Street Design Overlay' map in Policy 6 of the Washington County 2020 Transportation Plan as illustrated.

-  Regional Boulevard Design Consideration
-  Regional Street Design Consideration
-  Unchanged streets
-  Urban Growth Boundary
-  County line



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Policy 10 (Functional Classification Policy) of the 2020 Transportation Plan is amended to reflect the following:

10.0 FUNCTIONAL CLASSIFICATION POLICY

IT IS THE POLICY OF WASHINGTON COUNTY TO ENSURE THE ROADWAY SYSTEM IS DESIGNED AND OPERATES EFFICIENTLY THROUGH USE OF A ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM.

Strategies:

10.1 Apply the Washington County roadway system functional classification system described below and illustrated in the Functional Classification System Map (See Figures 4a-f).

STUDY AREAS

Saltzman Road Extension Study Area:

There is an identified need for a generally north-south Collector roadway in the vicinity of the Saltzman Road Extension Study Area shown on the Washington County Study Areas Map (Figure 9). The Study Area is more specifically described on the Saltzman Road Extension Study Area Overlay Map (Figure 9a), which identifies specific properties included in the study area. Land Development proposals affecting portions of properties within the Saltzman Road Extension Study Area shall be required to incorporate a Collector roadway in their development proposal and to indicate how that Collector might feasibly be extended to both serve other properties in the area and to connect with Saltzman Road to the South. It is anticipated that this study area and its provisions are interim measures. The County anticipates undertaking a broader planning process to address the needs of properties included in future Urban Reserves. ~~north and west of the study area that were recently added to the urban area.~~ That study and its recommendations are expected to address this study area as well.

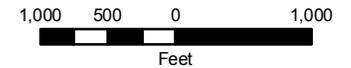
Greater Bethany East-West Arterial Study Area:

On-going Urban/Rural Reserves planning work suggests the probability that a significant amount of land west of the North Bethany Subarea Plan will be designated as an Urban Reserve Area. This Area could encompass land between NW 185th Avenue and the North Bethany Subarea Plan, as well as an area west of NW 185th Avenue. This land is referred to as the 'Greater Bethany' Urban Reserve Study Area (GBURSA).

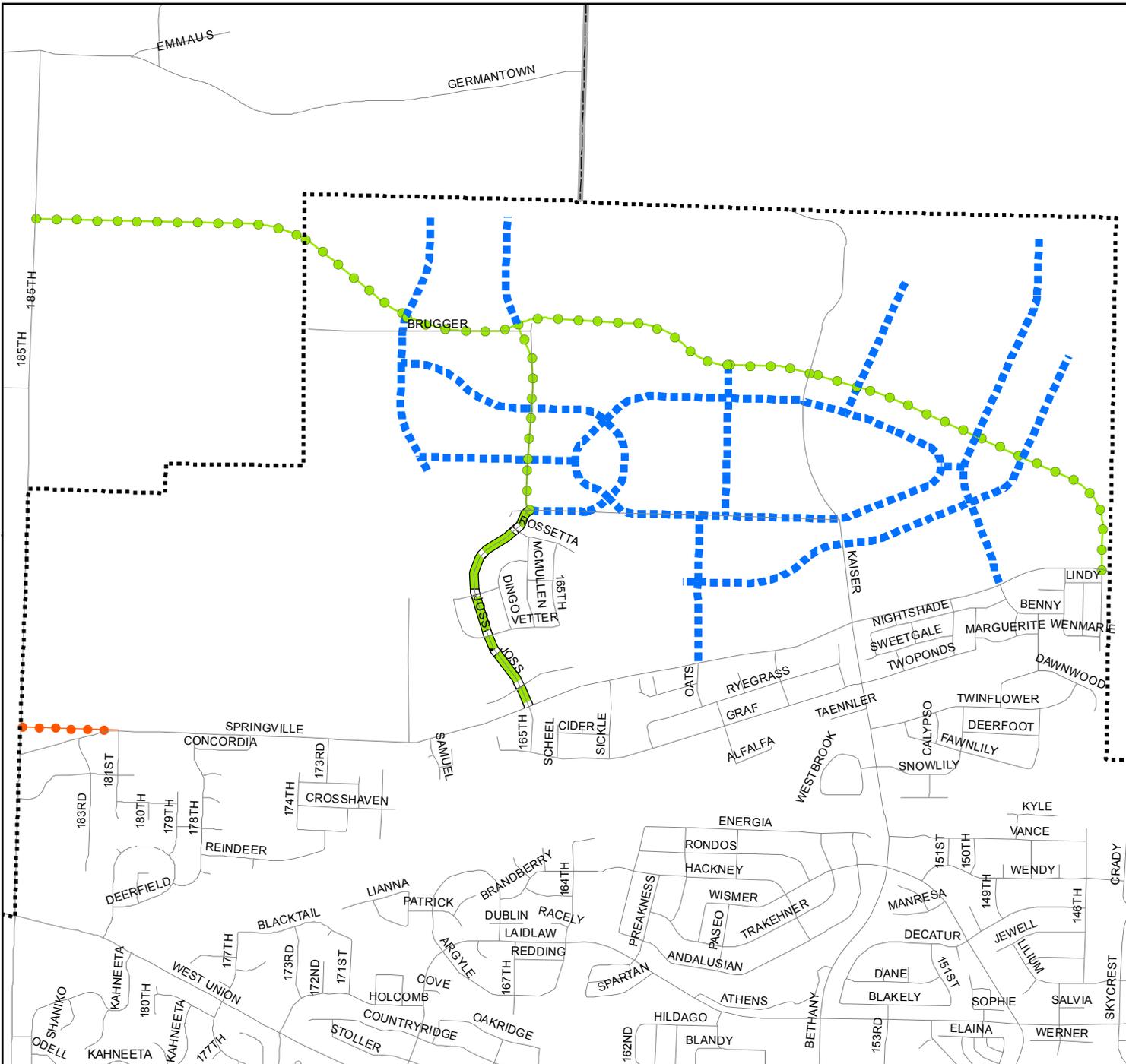
Recognizing the potential for urbanization within the GBURSA, existing regional and county transportation planning policies indicate the need to study a future east-west arterial road connection between the existing North Bethany Subarea Plan and population and employment centers in Hillsboro. The extension and upgrading of the functional classification of Road A to provide this connection is a logical choice considering adopted regional and county arterial policies for spacing and connectivity. Travel demand modeling also indicates that further study of a future east-west arterial connection is warranted. Because of the importance of studying future transportation needs and acknowledging Urban/Rural Reserves planning efforts, Road A has been planned and designed to accommodate the needs of the North Bethany Subarea and the probability of its future extension and function as an east-west arterial connection. The Greater Bethany East-West Arterial Study Area will inform future planning for transportation needs in the GBURSA and beyond.

Amend the 'Functional Classification System' map in Policy 10 of the Washington County 2020 Transportation Plan as illustrated.

-  Collector
-  Proposed Arterial
-  Proposed Collector
-  Proposed Neighborhood Route
-  Unchanged Roads
-  County line
-  Urban Growth Boundary

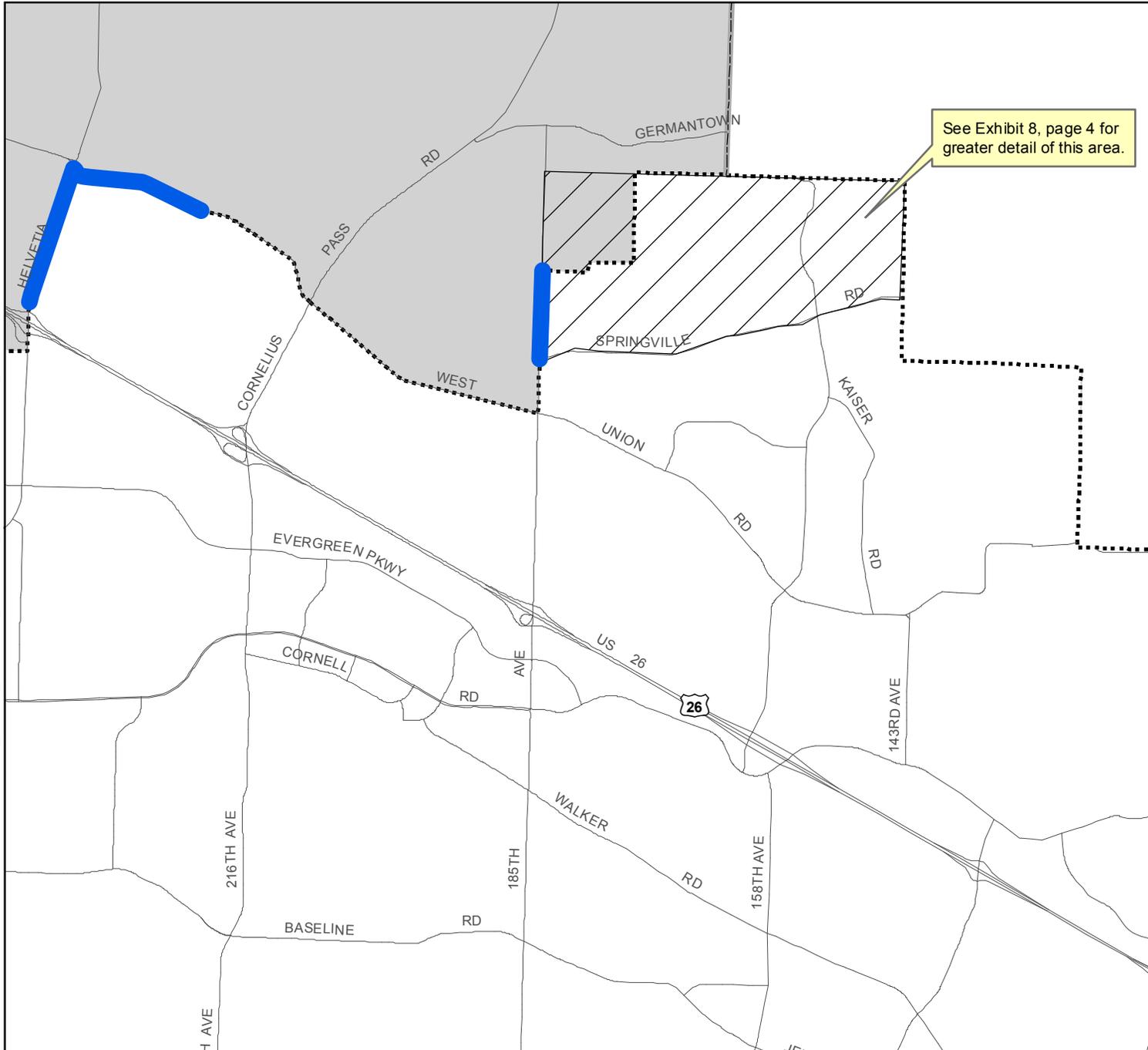


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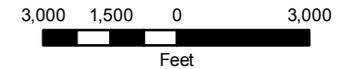
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See Exhibit 8, page 4 for greater detail of this area.

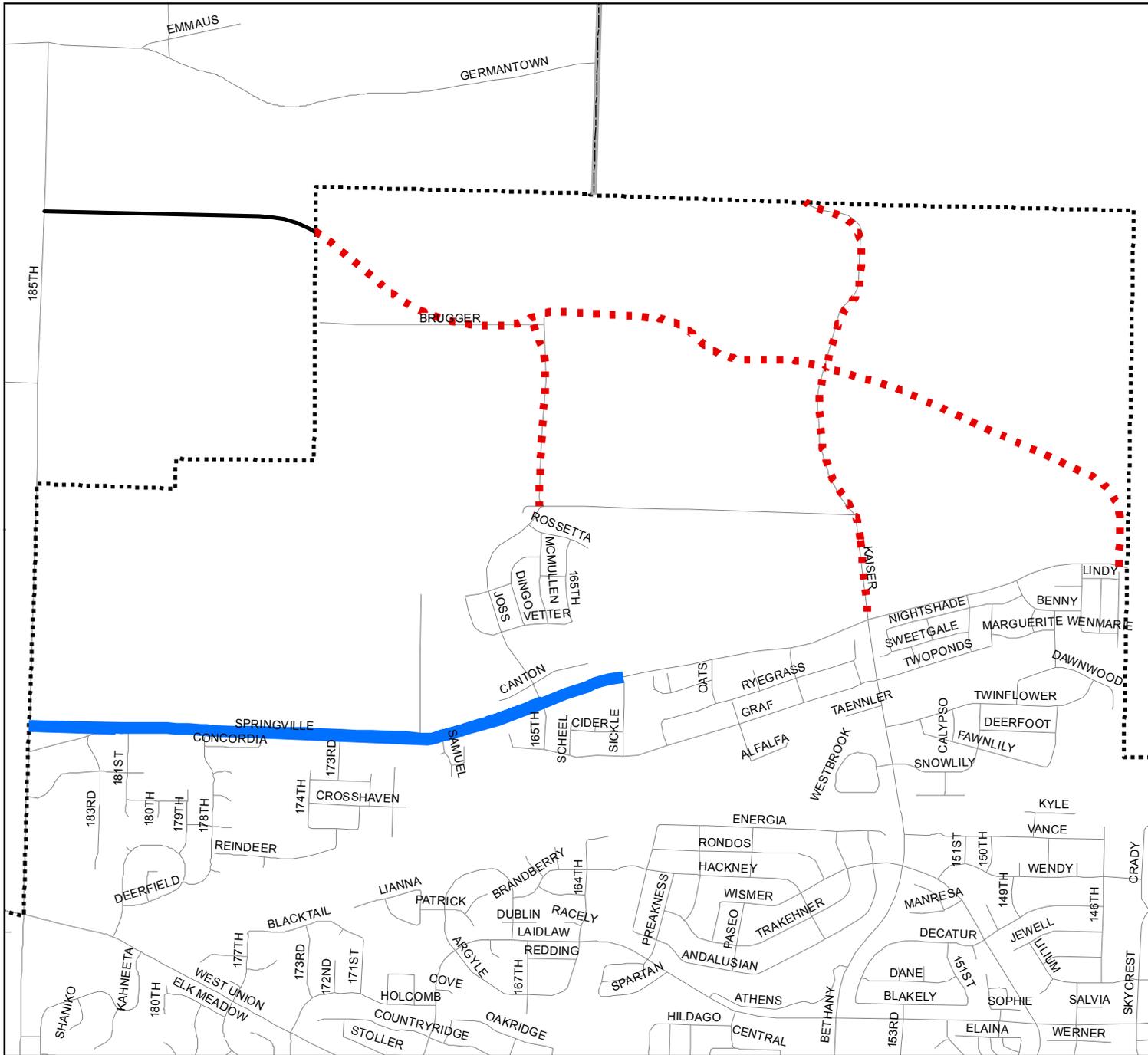
Amend the 'Lane Numbers' map in Policy 10 of the Washington County 2020 Transportation Plan as illustrated.

-  Proposed change from 2 lanes to 2/3 lanes
-  Detail Area
-  County line
-  Urban Growth Boundary
-  Area outside the Urban Growth Boundary



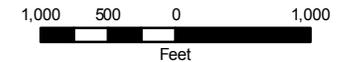
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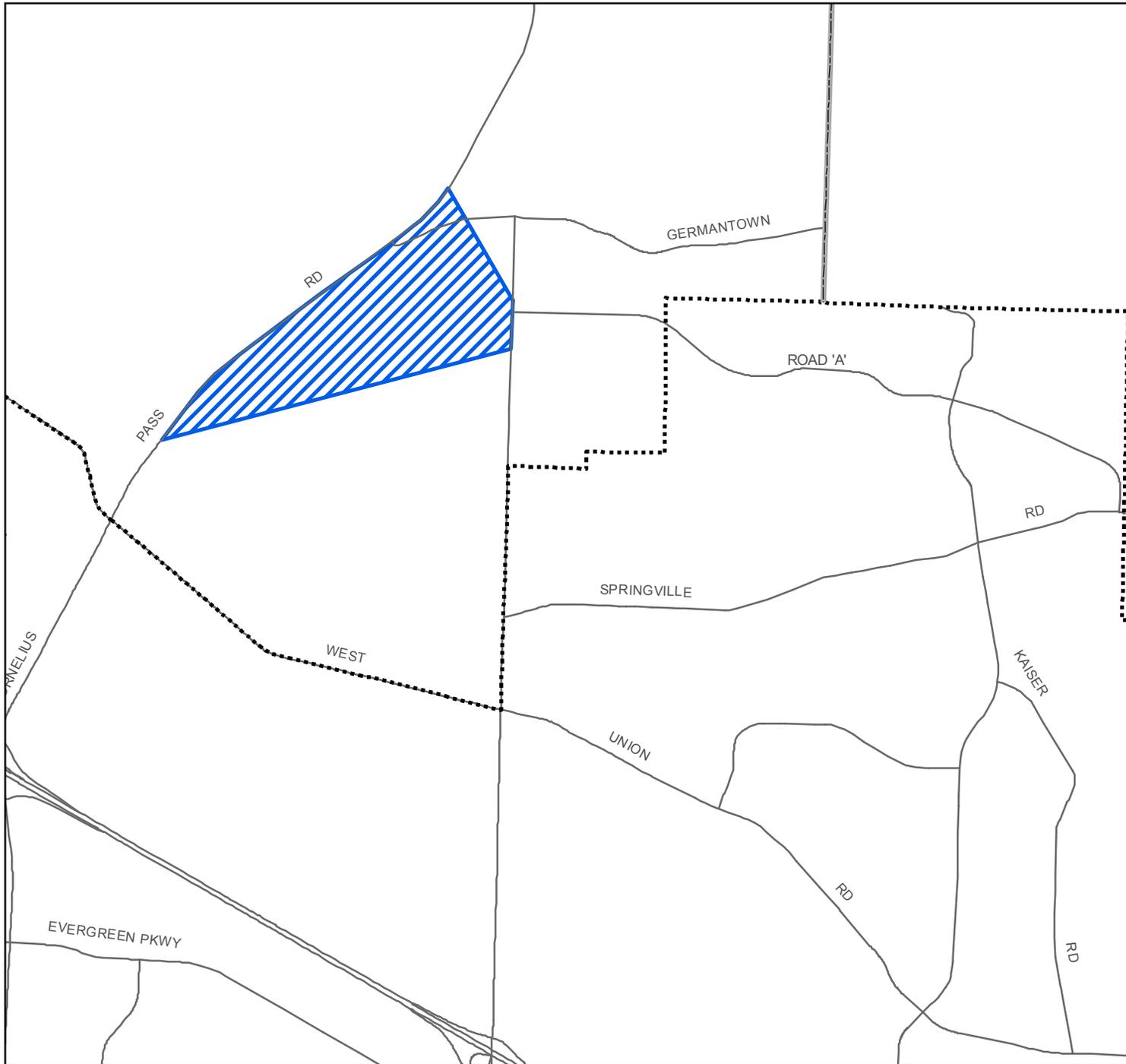


Amend the 'Lane Numbers' map in Policy 10 of the Washington County 2020 Transportation Plan as illustrated.

-  2-3 Lanes
-  4-5 Lanes
-  Rural 2 Lanes
-  County line
-  Urban Growth Boundary
-  Unchanged Roads



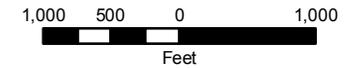
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Amend the 'Study Areas' map in Policy 10 of the Washington County 2020 Transportation Plan as illustrated.

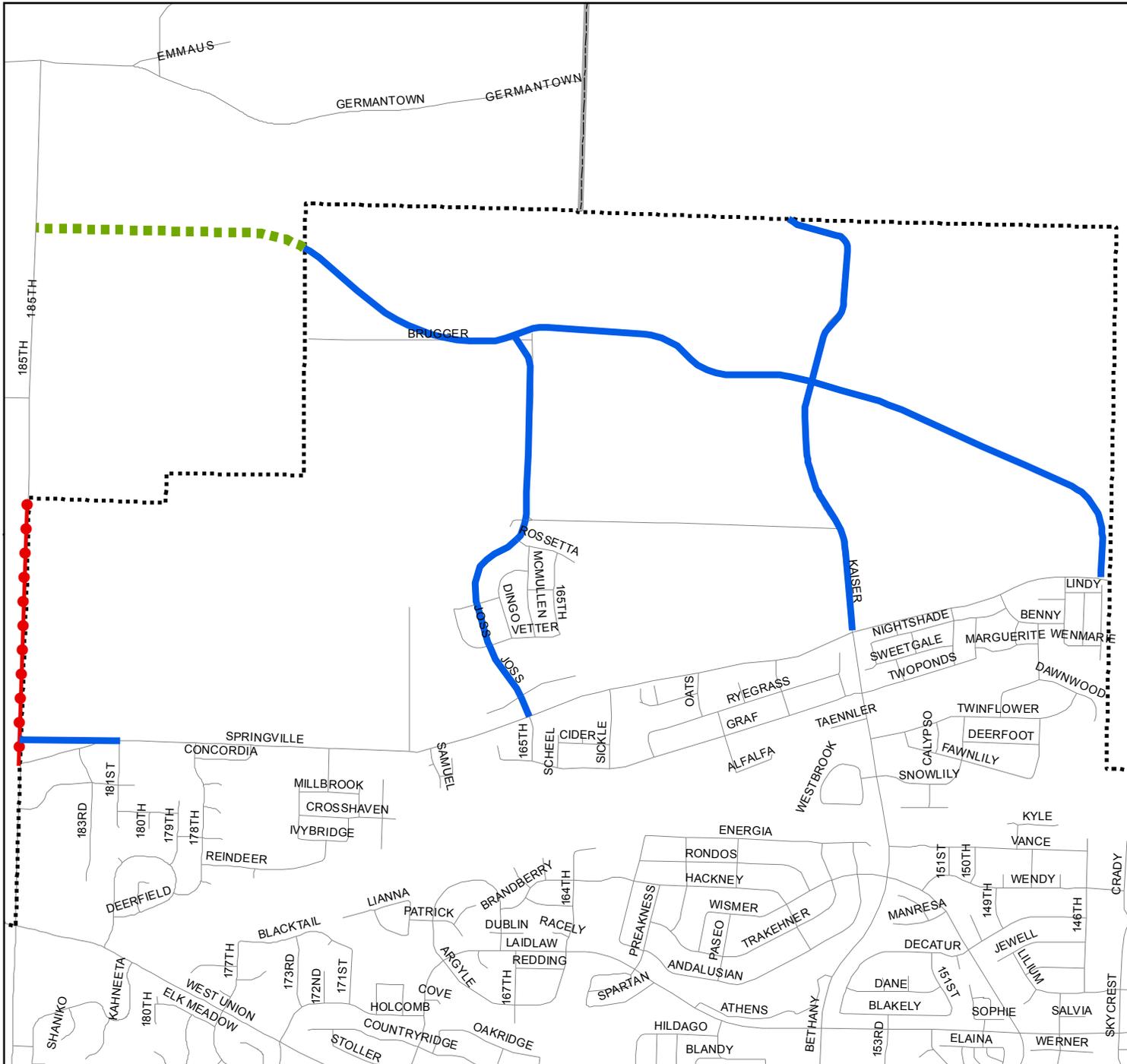
-  Greater Bethany East-West Arterial Study Area
-  Urban Growth Boundary

Note:
The design of transportation facilities in this study area will depend upon the future needs in this area.



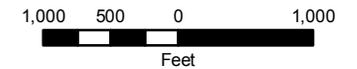
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Amend the 'Bicycle System' map in Policy 15 of the Washington County 2020 Transportation Plan as illustrated.

-  Rural Bikeway
-  Urban Bikeway
-  Change from Rural to Urban Bikeway
-  County line
-  Urban Growth Boundary



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Community Development Code Section 308 FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20) is amended to reflect the following:

308 FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20)

308-1 Intent and Purpose

The FD-20 District applies to the unincorporated urban lands added to the urban growth boundary by Metro through a Major or Legislative Amendment process after 1998. The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan.

308-2 Uses Permitted Through a Type I Procedure:

The following uses may be permitted unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area. These uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of this Code.

308-2.1 Accessory Uses and Structures - Section 430-1.

308-2.2 Any Type II or III use, expansion of an existing use or change of use which meets all of the following:

- A. Is exempt from application of the Public Facility Standards under Section 501-2;
- B. Is not in an "Area of Special Concern" as designated on the applicable Community Plan or the Future Development Areas Map in Policy 41 of the Comprehensive Framework Plan for the Urban Area;
- C. Is on an existing lot;
- D. Does not amend any previous approval or previous condition of approval;
- E. Is in compliance with all applicable standards of this Code; and
- F. Is not a telecommunication facility.

308-2.3 Bus Shelter - Section 430-23.

308-2.4 Detached Dwelling Unit (one) - when a city's future comprehensive plan designation for the subject property is single family residential; or when the County land use

district that was applicable to the property prior to designating the subject property FD-20 permitted a detached dwelling through a Type I procedure - Section 430-37.1.A. and 430-37.1.B.(1) & (2).

- 308-2.5 Home Occupation - Section 430-63.1.
- 308-2.6 Parks - Section 430-97; see also Section 308-7.1.
- 308-2.7 Public and Private Conservation areas and structures for the conservation of water, soil, open space, forest or wildlife resources
- 308-2.8 Temporary Use - Section 430-135.1.
- 308-2.9 Manufactured Home - Section 430-76.
- 308-2.10 Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.3; see also Section 308-7.1.
- 308-2.11 Facility 2 communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4; see also Section 308-7.1.

308-3 Uses Permitted Through a Type II Procedure

The following uses may be permitted unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area. These uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 308-3.1 Home Occupation - Section 430-63.2.
- 308-3.2 Parks - Section 430-97; see also Section 308-7.1.
- 308-3.3 Construction of a local street not in conjunction with a development application or within existing right-of-way.
- 308-3.4 Temporary Use - Section 430-135.2 A.
- 308-3.5 Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109; see also Section 308-7.1.
- 308-3.6 Day Care Facility - 430-53.2 I., except as prohibited in Area of Special Concern 7 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6 and 7 in the East Hillsboro Community Plan.

308-3.7 Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

308-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area. These uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- 308-4.1 Cemetery - Section 430-27, except as prohibited in Area of Special Concern 7 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6 and 7 in the East Hillsboro Community Plan; see also Section 308-7.1.
- 308-4.2 Church - Section 430-29, except as prohibited in Area of Special Concern 7 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6 and 7 in the East Hillsboro Community Plan; see also Section 308-7.1.
- 308-4.3 Commercial Chicken or Rabbit Raising.
- 308-4.4 Commercial Greenhouse.
- 308-4.5 Commercial Equestrian Uses, including Training Tracks, Riding Arenas and Stables (See Boarding of Horses - Section 430-21).
- 308-4.6 Contractor's Establishment.
- 308-4.7 Day Care Facility - Section 430-53.2., except as prohibited in Area of Special Concern 7 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6 and 7 in the East Hillsboro Community Plan; see also Section 308-7.1.
- 308-4.8 Public Building - Section 430-103; see also Section 308-7.1.
- 308-4.9 Public Utility - Section 430-105; see also Section 308-7.1.
- 308-4.10 Facility 3 and 4 communication towers, to a maximum height of one-hundred (100) feet - Section 430-109; see also Section 308-7.1.
- 308-4.11 Broadcast Towers a maximum height of one hundred (100) feet - Section 430-109; this use is prohibited in the North Bethany Subarea Plan.
- 308-4.12 School - Section 430-121., except as prohibited in Area of Special Concern 7 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6 and 7 in the East Hillsboro Community Plan; see also Section 308-7.1.

308-7 Additional Standards

- 308-7.1 All new permitted uses shall be constructed in a manner which does not interfere with future conversion of the land to planned urban densities and/or uses. In the North Bethany Subarea Plan, new or expanded permitted uses shall be consistent with the requirements of the North Bethany Subarea Plan (excluding land use designations).
- 308-7.2 Lawful nonconforming uses in the FD-20 District may be expanded or rebuilt to the limit of available services, through a Type II procedure when in conformance with the adopted Comprehensive Plan for the area. Expansion or replacement shall be subject to the provisions of development review and shall not include new uses.
- 308-7.3 Property in an Area of Special Concern on the Future Development Areas Map in the Comprehensive Framework Plan for the Urban Area is subject to the applicable Area of Special Concern provisions in Plan Policy 41.

Policy 15 (Roles and Responsibilities for Serving Growth) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 15, ROLES AND RESPONSIBILITIES FOR SERVING GROWTH:

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

Implementing Strategies

The County will:

- a. Prepare a public facilities plan in accordance with OAR Chapter 660, Division 11, Public Facilities Planning.

- q. Identify the Tualatin Hills Park and Recreation District as the park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.

- r. Identify the following service providers for the North Bethany Subarea Plan:

- 1. Sewer: Clean Water Services
The North Bethany Service Provider Map A shows the location of future major sewer trunk lines and capacity improvements necessary to serve the planning area.
- 2. Storm water: Clean Water Services
The North Bethany Service Provider Map B shows the location of future improvements necessary to serve the planning area.
- 3. Public Water: Tualatin Valley Water District
The North Bethany Service Provider Map C shows the location of future improvements necessary to serve the planning area.
- 4. Parks, trails, and open space: Tualatin Hills Park and Recreation District
The North Bethany Service Provider Map D shows the location of future improvements necessary to serve the planning area.
- 5. Schools: Beaverton School District
The North Bethany Service Provider Map E shows the location of future improvements necessary to serve the planning area.
- 6. Law enforcement: Washington County including Enhanced Sheriff's Patrol District
- 7. Fire protection and emergency services: Tualatin Valley Fire and Rescue
The North Bethany Service Provider Map F shows the location of future improvements necessary to serve the planning area.

Create the 'Map B - Stormwater' for
 Policy 15 of the Comprehensive
 Framework Plan for the Urban Area.

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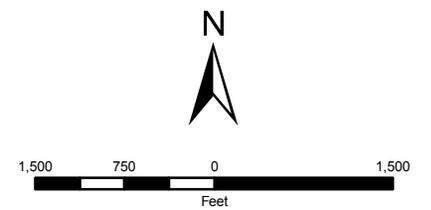
- Water Quality Swale
- ▬▬▬ Water Quality/Detention Swale
- Water Quality Pond
- ▨ Water Quality/Detention Pond
- Wetland Corridors
- Drainage Master Plan Area



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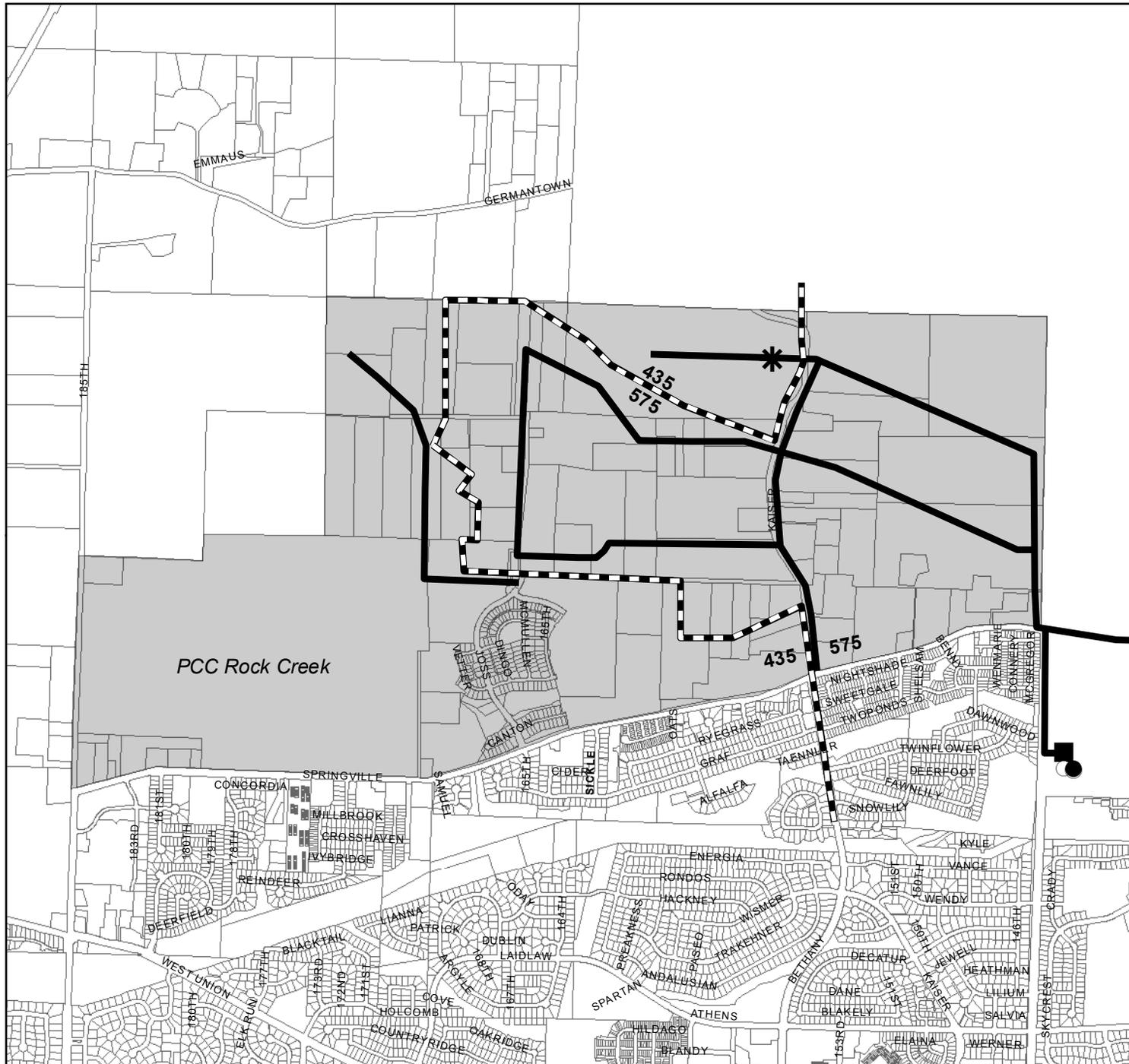
Create the 'Map C - Water' for
 Policy 15 of the Comprehensive
 Framework Plan for the Urban Area.

-  Proposed Pump Station
-  Existing Reservoir
-  Future Reservoir
-  Pressure Reducing Station
-  Service Level Boundary
-  Proposed Transmission Main
-  North Bethany Subarea

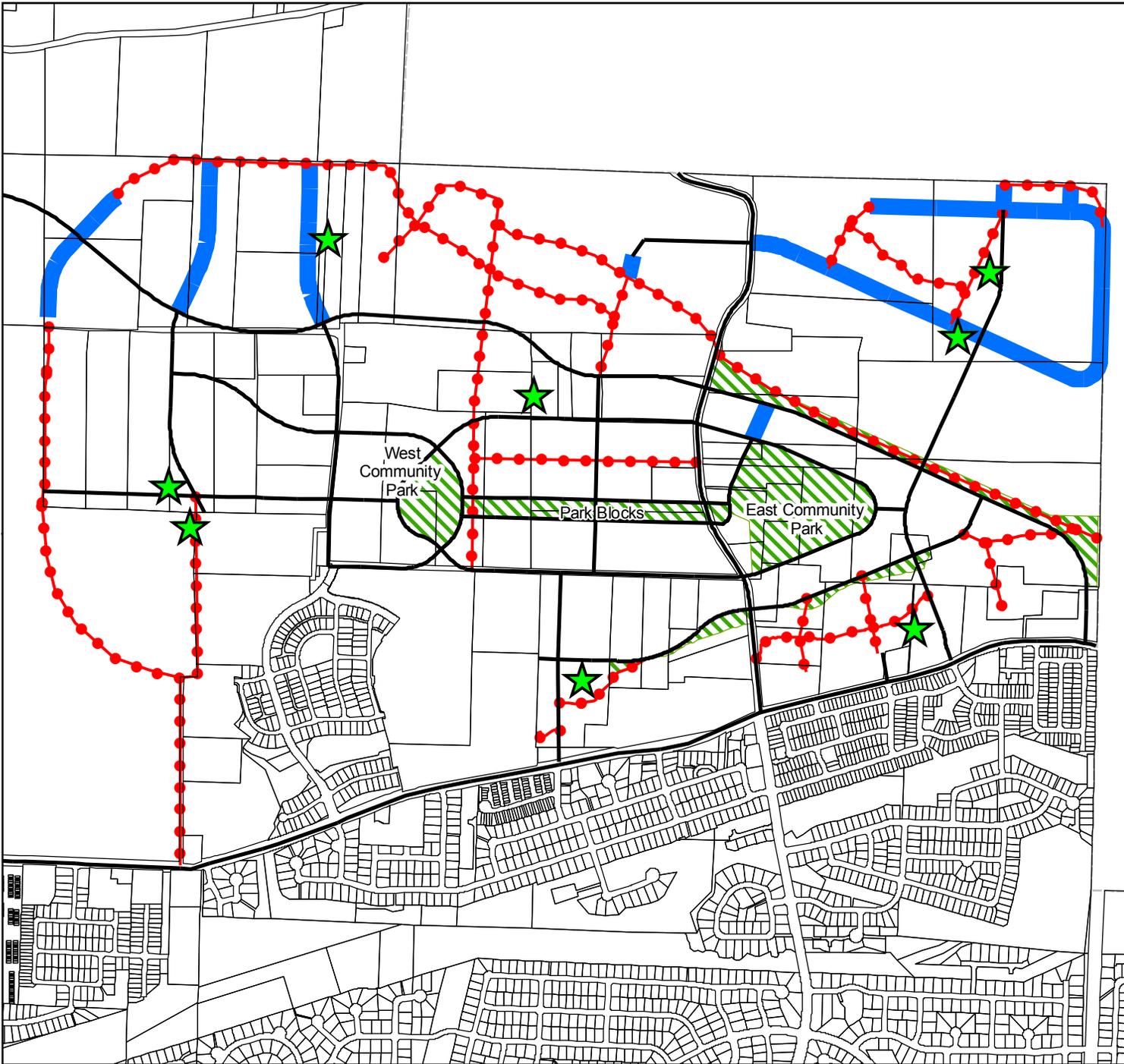


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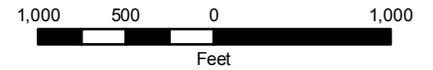
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Create the 'Park, Trails and Pedestrian Connections' map of the North Bethany Subarea Plan as indicated.



-  Neighborhood Park whose location will be determined through the Development Review process.
-  Primary Streets
-  Off-Street Pedestrian Route
-  Preferred On-Street Pedestrian Connections
-  Parks

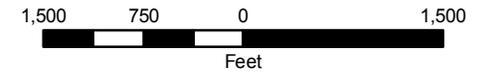


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Create the 'Map E- Schools' for
Policy 15 of the Comprehensive
Framework Plan for the Urban Area.

 School Sites - Existing and Future

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A new Policy 43, entitled Community Design for New Urban Areas, is added to the Comprehensive Framework Plan for the Urban Area as follows:

POLICY 43, COMMUNITY DESIGN FOR NEW URBAN AREAS:

It is the policy of Washington County to provide community level planning for new urban areas consistent with regional planning requirements and the Board vision for establishing communities of distinction in new urban areas. In general, "distinct" communities are considered to be those that are conceived of in a holistic manner with integration of the component elements and a well-designed and planned public realm.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for its amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan.
- c. For UGB expansion areas of 2002 or later (excluding Arbor Oaks), provide a level of community planning that is consistent with the Board vision for communities of distinction. Such communities shall be planned as a cohesive series of neighborhoods that afford a greater degree of detail and certainty than community plan areas of urban unincorporated county that came into the UGB prior to 2002.
 1. Community design shall be based upon the natural setting, including but not limited to, consideration of topography, views, and natural resources.
 2. Residential densities shall be planned to support the identified community elements, such as transit and commercial uses.
 3. Residential density shall transition from higher to lower densities along a density transect. The highest densities shall be adjacent to commercial centers and parks; the lowest densities shall be in areas with steep slopes and adjacent to the urban growth boundary. High density does not need to be located adjacent to arterials.
 4. Neighborhoods shall be comprised of a variety of housing types and densities.
 5. Plan designations for supporting land uses (such as commercial, civic, institutional and public services) shall be incorporated in a format and level that is appropriate for the scale and geographic context of the expansion area.
 6. Neighborhoods shall be designed around a mixed-use focal point that includes a neighborhood park and a commercial node. Mixed-use focal points shall be adjacent to higher density residential development and, where appropriate, near public services in order to maximize efficient use of land such as through shared off-site parking.
 7. Neighborhoods shall be designed to increase transportation options. Neighborhoods shall be designed for future transit service with pedestrian scale streets and areas for transit stops. Neighborhoods shall be designed for pedestrians where neighborhoods will generally be no more

than a one-half mile radius from center to edge (5- to 10-minute walk). Neighborhoods shall be designed to facilitate bicycle travel through bicycle lanes, local street connectivity, and, where appropriate, off-street trails.

8. Neighborhoods shall have defined edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, trail, or a tree-lined arterial or collector street.
9. Neighborhoods in new urban areas shall be integrated with existing (pre-2002) communities. Integration shall be provided through local street and trail connections, natural resource connections, and appropriate density transitions. Trail networks shall provide connections to any regional trails.
10. Parks, trails, and open spaces shall be guided by a minimum level of service standard that is established as part of the planning process or is consistent with the applicable park provider's standard.
11. Parks shall have defined edges such as streets, public uses, or natural areas.
12. While particularly sensitive natural areas shall be protected, direct and convenient access to natural areas shall be provided where appropriate. Inter-connectivity of natural areas shall be preserved and enhanced where practicable in order to maintain or restore natural ecological functions.
13. Parks shall be located next to or near higher density areas. Parks shall serve to provide a sense of place for the neighborhood and be accessible via sidewalks and pedestrian and bicycle trails to the whole neighborhood. Parking shall be provided as necessary. This enhances the quality of life for nearby residents and provides access to open space for higher density housing.
14. Parks, trails, natural resource protection, and stormwater management shall be planned in a coordinated process and integrated where practical.
15. The public realm shall be planned and designed to enhance public access and experience of place. The public realm consists of streets, parks, trails, natural areas, civic and community-oriented uses. Also included within the public realm is the area between the curb and the front building facades (street landscaping, sidewalks, front yards and front building facades).

Summary of Findings and Conclusions

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

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

A new Policy 44, entitled Managing Growth in New Urban Areas, is added to the Comprehensive Framework Plan for the Urban Area as follows:

POLICY 44, MANAGING GROWTH IN NEW URBAN AREAS

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

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan.
- c. Provide a level of community planning that affords a comprehensive approach to service delivery and a greater degree of detail and certainty than community plan areas in the urban unincorporated portions of the county that came into the UGB prior to 2002.
 1. Prepare public facility and services plans for each new urban area.
 2. Establish and implement a funding plan that identifies financing mechanisms to support the public facilities and services identified in 1. above and that responds to the Board's direction to ensure financially viable community plans that are prepared for Metro Title 11 compliance.
 3. Establish a development application process that ensures construction of public facilities in a comprehensive manner as opposed to on a site-specific (per development) basis.
- d. Categorize urban facilities and services into two categories: Critical and Essential.
 1. Critical facilities and services are defined in a) through c) below. An inability to provide an adequate level of Critical services, as provided for in Article 8 of the Community Development Code (Public Facilities and Services), in conjunction with the proposed development will result in denial of a development application. Policy 15.r. specifies the long-term providers of these services and facilities in the North Bethany subarea.
 - a) Land acquisition (or equivalent commitment to secure land) for parks, trails, regional stormwater facilities, and schools;
 - b) Fire protection, public water supply, stormwater management, and public sanitary sewers; and
 - c) Vehicular and pedestrian access via Local Roads and Neighborhood Routes.
 2. Essential facilities and services are defined in a) through e) below. Policy 15.r. specifies the long-term providers of these services and facilities in the North Bethany subarea.

- a) Schools
- b) Law enforcement
- c) Transit improvements (such as bus shelter and turnouts, etc.)
- d) Arterial (including State highways) and Collector roads, including street lighting and pedestrian improvements.
- e) Parks and trails

Failure to ensure the availability of an adequate level of all Essential services, as provided for in Article 8 of the Community Development Code (Public Facilities and Services), within five (5) years from occupancy will result in denial of a development application. The Review Authority may condition the approval to limit the period of time to a period shorter than five (5) years depending upon the degree of impact that the proposal has on the inadequate facilities or services and the risks to public safety in the interim period.

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

- a) The particular inadequate facility(ies) or service(s) is not necessary for the particular proposal within the aforesaid five (5) year period;
 - b) The approval of the development application will not substantially interfere with the ability to later provide the particular inadequate facility(ies) or service(s) to anticipated uses in the vicinity of the subject property;
 - c) The approval of the development application without the insurance of the particular inadequate facility(ies) and service(s) will not cause a danger to the public or residents in the vicinity of the subject property; and
 - d) It is shown that the applicant has exhausted all practical methods within the ability of the applicant to ensure the provision of the unacceptable facility(ies) and service(s).
- e. Rely upon standards established by the appropriate special service district and adopted County Standards as the measurement of acceptability for the service provided by the service provider. The information obtained from the service provider shall be treated as a rebuttable presumption as to the ability to provide an adequate level of the facility or service. However, the evidence that can rebut it must be compelling evidence based upon objective data in order to controvert the determination of the service provider. Specific standards for implementation will be identified in the Community Development Code as well as acceptable methods for assuring availability of required public services and facilities.
- f. Require that the cost of providing the required County urban services for a particular land use proposal shall be consistent with the Board-approved funding plan for the applicable urban area unless otherwise authorized by the Board of County Commissioners.
- g. Apply the growth management standards to all new development actions as provided in Article 8 of the Community Development Code.
- h. Use, and encourage other public service providers to use, the following priority list to guide the investment of public monies in public facilities and services:

1. Solve existing health, safety and welfare problems.
2. Facilitate infill development or new development which is contiguous to existing.
3. Promote commercial and industrial economic development opportunities.
4. Extend services to outlying, undeveloped areas designated for residential development in the Comprehensive Plan.

Summary Findings and Conclusions

New urban areas in the unincorporated county (those areas added to the UGB in 2002 - namely North Bethany, West Bull Mountain, and portions of Cooper Mountain) shall be planned consistent with Title 11 of the Metro Urban Growth Management Functional Plan. These plans shall also reflect the Board's vision for a community of distinction with a higher level of planning for community services and amenities, and which are accompanied by a funding plan. Policy 44 acknowledges this level of planning in addressing growth management for areas of urban unincorporated Washington County added to the UGB in 2002. Policy 44 also represents a transition between Policy 14 and a potential future growth management policy, where the county anticipates that development in future UGB expansions will be expected to pay for an even greater proportion of the cost to extend public services.

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

There are three reasons for this shift in policy:

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

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