



April 20, 2015

To: Washington County Board of Commissioners

From: Andy Back, Manager 
Planning and Development Services

Subject: **PROPOSED B-ENGROSSED LAND USE ORDINANCE NO. 791 - An Ordinance Amending the Community Development Code Relating to Digital Billboards**

STAFF REPORT

For the April 28, 2015 Board of Commissioners Hearing
(The public hearing will begin no sooner than 6:30 pm)

I. STAFF RECOMMENDATION

Conduct the second of two required public hearings on B-Engrossed Ordinance No. 791. At the conclusion of public testimony, close the hearing and adopt B-Engrossed Ordinance No. 791 and associated findings.

II. BACKGROUND

At the April 7, 2015 public hearing on proposed A-Engrossed Ordinance No. 791, the Board directed re-engrossment of the ordinance and continued the hearing to April 21 and 28, 2015. The Board further directed staff to provide notice of the ordinance changes and the schedule for engrossment hearings as required by Chapter X of the County Charter. A copy of B-Engrossed Ordinance No. 791 and Individual Notice No. 2014-25 were provided in the Board's materials for the April 21, 2015 hearing.

On April 21, 2015 the Board is scheduled to hold the first of two required public hearings for B-Engrossed Ordinance No. 791. Since this staff report was prepared prior to the April 21 hearing, staff will provide updated information to the Board at the April 28 meeting as appropriate.

A separate action agenda item recommending adoption of the findings for B-Engrossed Ordinance No. 791 by resolution and order has been provided in the meeting materials for the Board's April 28, 2015 hearing.

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1 IN THE BOARD OF COUNTY COMMISSIONERS
2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
4 Legislative Findings in Support)
of B-Engrossed Ordinance No. 791) No. _____

5 This matter having come before the Washington County Board of Commissioners at its
6 meeting of April 28, 2015; and

7 It appearing to the Board that the findings contained in Exhibit "A" summarize relevant facts
8 and rationales with regard to compliance with the Statewide Planning Goals, Oregon Revised
9 Statutes and Administrative Rules, Washington County's Comprehensive Plan, and titles of Metro's
10 Urban Growth Management Functional Plan relating to B-Engrossed Ordinance No. 791; and

11 It appearing to the Board that the findings attached as Exhibit "A" constitute appropriate
12 legislative findings with respect to the adopted ordinance; and

13 It appearing to the Board that the Planning Commission, at the conclusion of its public hearing
14 on August 20, 2014, made a recommendation to the Board, which is in the record and has been
15 reviewed by the Board; and

16 It appearing to the Board that, in the course of its deliberations, the Board has considered the
17 record which consists of all notices, testimony, staff reports, and correspondence from interested
18 parties, together with a record of the Planning Commission's proceedings, and other items submitted
19 to the Planning Commission and Board regarding this ordinance; it is therefore,

20 RESOLVED AND ORDERED that the attached findings in Exhibit "A" in support of
21 B-Engrossed Ordinance No. 791 are hereby adopted.

22 DATED this 28th day of April, 2015.

23 BOARD OF COUNTY COMMISSIONERS
24 FOR WASHINGTON COUNTY, OREGON

25 APPROVED AS TO FORM:

Chairman

26
27 _____
28 County Counsel
For Washington County, Oregon

Recording Secretary

EXHIBIT A

FINDINGS FOR B-ENGROSSED ORDINANCE NO. 791 AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE RELATING TO DIGITAL BILLBOARDS

April 28, 2015

GENERAL FINDINGS

B-Engrossed Ordinance No. 791 amends the Community Development Code (CDC) relating to Digital Billboards.

GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that B-Engrossed Ordinance No. 791 is consistent with Statewide Planning Goals (Goals), Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) requirements, Metro's Urban Growth Management Functional Plan (UGMFP) and the Washington County Comprehensive Plan. The county's Comprehensive Plan was adopted to implement the aforementioned planning documents and was acknowledged by the State of Oregon. The county follows the post-acknowledgement plan amendment (PAPA) process to update the Comprehensive Plan with new state and regional regulations as necessary and relies in part upon these prior state review processes to demonstrate compliance with all necessary requirements. No Goal compliance issues were raised in the hearing proceedings described below. In addition, none of the proposed changes to the maps and text of the Comprehensive Plan implicate a Goal compliance issue. The following findings are provided to demonstrate ongoing compliance.

Goal 1 - Citizen Involvement

Washington County has an acknowledged citizen involvement program that provides opportunities for citizens and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the County Charter sets forth specific requirements for citizen involvement during review and adoption of land use ordinances. Washington County has utilized these requirements for the adoption of B-Engrossed Ordinance No. 791.

Goal 2 - Land Use Planning

Statewide Planning Goal 2 addresses Land Use Planning by requiring an adequate factual base to support a decision as well as coordination with affected governmental entities. Washington County has an acknowledged land use planning process that provides for the review and update of the various elements of the Comprehensive Plan, which includes documents such as the Rural/Natural Resource Plan, Urban Planning Area Agreements and the Community Development Code (CDC). Washington County utilized this process to adopt B-Engrossed

Ordinance No. 791. Notice was coordinated with all affected governmental entities and no comments were received from these parties regarding the ordinance.

**FINDINGS OF COMPLIANCE WITH METRO’S URBAN GROWTH MANAGEMENT
FUNCTIONAL PLAN FOR ORDINANCE NO. 791
(RELATING TO SIGNING AMENDMENTS)**

Section 3.07.810 of Title 8 of the Urban Growth Management Functional Plan (UGMFP) requires that county comprehensive plan changes be consistent with the UGMFP. The following findings have been prepared to address Titles 1, 2, 3, 4, 6, 8 and 11 of the Functional Plan.

Title 8 - Compliance Procedures

Title 8 sets forth Metro’s procedures for determining compliance with the Urban Growth Management Functional Plan. Included in this title are steps local jurisdictions must take to ensure that Metro has the opportunity to review amendments to Comprehensive Plans.

RESPONSE

Consistent with Title 8, a copy of Proposed B-Engrossed Ordinance No. 791 was mailed to Metro on April 10, 2015. The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the UGMFP.