

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 782 AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE RELATING TO ORIGINAL ART DISPLAYS, TEMPORARY SIGNS, TRAFFIC DIRECTION SIGNS, AND PARK SIGNS

August 18, 2014

GENERAL FINDINGS

A-Engrossed Ordinance No. 782 proposes to amend the Community Development Code (CDC) relating to the county's signs: Original Art Displays, Temporary Signs, Traffic Direction Signs, and Park Signs.

GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that A-Engrossed Ordinance No. 782 is consistent with Statewide Planning Goals, ORS and OAR requirements and Metro's Urban Growth Management Functional Plan. The Washington County 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 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 proceeding below. In addition, none of the proposed changes to the text of the plan implicate a goal compliance issue. The following precautionary 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 A-Engrossed Ordinance No. 782.

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 A-Engrossed Ordinance No. 782. Notice was coordinated with all affected governmental entities and one letter of comment was received from Tualatin Hills Park & Recreation District (THPRD). THPRD requested that additional amendments be made to the CDC relating to Park Directional Signs and to clarify language for Park Identification Signage. These amendments have been incorporated in A-Engrossed Ordinance No. 782.

Goal 8 – Recreational Needs

Policies 33 and 34 of the Comprehensive Framework Plan for the Urban Area, Policy 24 of the Rural/Natural Resource Plan and the individual Community Plans address the recreational needs of the citizens of Washington County and visitors. Plan compliance with Goal 8 is maintained with the amendments made by A-Engrossed Ordinance No. 782.

A-Engrossed Ordinance No. 782 amends the CDC relating to signs. CDC amendments include the provisions for Original Art Displays outside the Urban Growth Boundary as long as they meet certain specified standards. A new subsection is also added to the Parks standards, to include provisions for Parks Identification Signage that includes maximum sign area and maximum number of signs per park. Other clarifying sign amendments were also made in the CDC. Additional park signage helps with wayfinding and access to county recreation facilities. The amendments are consistent with the county’s acknowledged policies and strategies for satisfying recreational needs as required by Goal 8.

Goal 9 - Economy of the State

Policy 20 in the Comprehensive Framework Plan for the Urban Area and Policies 15, 16, 20 and 21 in the Rural/Natural Resource Plan set out the county’s policies to strengthen the local economy. The CDC contributes to a sound economy by providing standards that facilitate development in an orderly and efficient fashion.

Implementing Strategy a. of Policy 20 (Urban Area Economy) of the county’s Comprehensive Framework Plan for the Urban Area states in part that, “The County will clarify and streamline the development review process in the Community Development Code.” While there are no specific CDC standards directly related to this goal, amendments to the CDC should follow this policy to achieve the economic development goal.

A-Engrossed Ordinance No. 782 amends the CDC relating to signs. CDC amendments include the provisions for Original Art Displays outside the Urban Growth Boundary as long as they meet certain specified standards. A new subsection is also added to the Parks, to include provisions for Parks Identification Signage that includes maximum sign area and maximum number of signs per park. Other clarifying sign amendments were also made in the CDC. Original Art Displays include a planned quilt block trail, potentially furthering tourism and

economic development within the county. The amendments are consistent with the county's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

Goal 12 - Transportation

Policy 32 of the Comprehensive Framework Plan for the Urban Area, Policy 23 of the Rural/Natural Resource Plan, and in particular the Washington County 2020 Transportation Plan, describe the transportation system necessary to accommodate the transportation needs of Washington County through the year 2020. Implementing measures are contained in the Transportation Plan and the CDC.

Plan compliance with Goal 12 is maintained with the amendments made by A-Engrossed Ordinance No. 782. The amendments are consistent with the county's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12 (the Transportation Planning Rule or TPR, implemented via OAR Chapter 660, Division 12) and the Regional Transportation Plan (RTP).

A-Engrossed Ordinance No. 782 does not amend the applicable Plan policies related to transportation. Therefore, it is not necessary to make specific findings for Goal 12. A-Engrossed Ordinance No. 782 amends the CDC relating to signs. CDC amendments include the provisions for Original Art Displays outside the Urban Growth Boundary as long as they meet certain specified standards. A new subsection is also added to the Parks, to include provisions for Parks Identification Signage that includes maximum sign area and maximum number of signs per park. Other clarifying sign amendments were also made in the CDC. Provisions for private traffic directional signage were clarified in the CDC that included vehicular, bicycle, and/or pedestrian traffic.

Goal 14 - Urbanization

Policies 13, 14, 16, 17, 18 and 19 of the Comprehensive Framework Plan for the Urban Area address urbanization within the Regional Urban Growth Boundary. The CDC implements the urbanization policies by establishing standards to promote appropriate urban development. The Community Plans implement the urbanization policies by designating sufficient land for appropriate development. Plan compliance with Goal 14 is maintained with the amendments made by Ordinance No. 782. The amendments are consistent with the county's acknowledged policies and strategies for urbanization as required by Goal 14.

A-Engrossed Ordinance No. 782 does not amend any Plan policies or strategies relating to Goal 14. A-Engrossed Ordinance No. 782 amends the CDC relating to signs. CDC amendments include the provisions for Original Art Displays outside the Urban Growth Boundary as long as they meet certain specified standards. A new subsection is also added to the Parks, to include provisions for Parks Identification Signage that includes maximum sign area and maximum

number of signs per park. Other clarifying sign amendments were also made in the CDC. Additional park signage establishes standards and thus promotes appropriate urban development.

**FINDINGS OF COMPLIANCE WITH METRO’S URBAN GROWTH MANAGEMENT
FUNCTIONAL PLAN FOR ORDINANCE NO. 782
(RELATING TO SIGNING AMENDMENTS)**

Section 3.07.830.A. of Title 8 of the Urban Growth Management Functional Plan (UGMFP) requires that all comprehensive plan changes submitted after February 19, 1997 “...be consistent with this functional plan.” The following findings have been prepared to address Titles 1, 2, 3, 4, 6, 8 and 11 of the Functional Plan.

Title 1 - Requirements for Housing and Employment Accommodations

Functional Plan policies in Title 1 seek ways to increase the capacity within the urban growth boundary, such as changing local zoning to accommodate development at higher densities in locations supportive of the transportation system.

RESPONSE

A-Engrossed Ordinance No. 782 amends the Community Development Code (CDC) relating to signs. A-Engrossed Ordinance No. 782 does not amend any Plan policies or development standards related to Title 1 housing and employment targets. Therefore the changes adopted by Ordinance No. 782 are consistent with Title 1 of the UGMFP.

Title 2 - Regional Parking Policy

To meet state TPR requirements to reduce new parking spaces and vehicle miles traveled in the region, Metro requires limits on the minimum and maximum number of parking spaces.

RESPONSE

A-Engrossed Ordinance No. 782 amends the CDC relating to signs. The ordinance does not modify any standards relating to minimum and maximum number of parking spaces.

Title 3 - Water Quality, Flood Management and Fish/Wildlife Habitat Conservation

Protect beneficial uses and functional values of water quality and flood management resources by limiting uses in these areas. Establish buffer zones around resource areas to protect from new development.

RESPONSE

Implementation of Title 3 requirements has been completed primarily through the adoption of regulations by Clean Water Services (CWS). CWS is responsible for water quality and flood management within the urban unincorporated areas of Washington County. A-Engrossed Ordinance No. 782 does not change any standards relating to water quality or flood plain management. The ordinance does not amend any significant natural resource designations.

Title 4 - Industrial and Other Employment Areas

To improve the region's economic climate, the Plan seeks to protect the supply of sites for employment by limiting incompatible uses within Industrial and Employment Areas.

RESPONSE

A-Engrossed Ordinance No. 782 amends the CDC relating to signs. The ordinance does not amend any plan designations that would affect the county's supply of industrial land.

Title 6 - Central City, Regional Centers, Town Centers and Station Communities

Title 6 intends to enhance Centers by encouraging development in these Centers that will improve the critical roles they play in the region and by discouraging development outside Centers that will detract from those roles.

RESPONSE

A-Engrossed Ordinance No. 782 makes amendments to the CDC standards that are not related to Title 6 Centers.

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 A-Engrossed Ordinance No. 782 was mailed to Metro on May 15, 2014. The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the UGMFP.

Title 11 - Planning For New Urban Areas

Title 11 describes Metro's requirements for converting from rural to urban use of areas brought into the urban growth boundary. Title 11 includes requirements that the development of areas added to the UGB implement the Regional Framework Plan and the 2040 Growth Concept.

RESPONSE

A-Engrossed Ordinance No. 782 does not modify any standards relating to the planning of new urban areas described in Title 11.