



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Reference No: **Adopted**

Meeting Date: January 06, 2026

Status: **APPROVED**

Agenda Category: PUBLIC HEARINGS

CPO: 12C, 12F

Department(s): Land Use & Transportation

Presented by: Stephen Roberts, Director of Land Use & Transportation
Alex Barnett, County Counsel

Agenda Title:	Consider Proposed Ordinance No. 910 – An Ordinance Amending the Washington County - Forest Grove Urban Planning Area Agreement, an Element of The Washington County Comprehensive Plan
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REQUESTED ACTION:

Read Ordinance No. 910 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 910. By separate action, adopt associated findings.

SUMMARY:

Ordinance No. 910 proposes to amend the Washington County - Forest Grove Urban Planning Area Agreement (UPAA), an element of the Washington County Comprehensive Plan. The proposed ordinance is posted on the County's land use ordinance webpage at the following link:

www.washingtoncountyor.gov/lut/land-use-ordinances-progress

At its November 19, 2025, public hearing for this ordinance, the Planning Commission voted 7-0 to recommend the Board of Commissioners adopt Ordinance No. 910 as filed.

A staff report describing the proposed ordinance is attached and posted on the above land use ordinance webpage.

Consistent with Board policy, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

None know at this time

Legal History/Prior Board Action:

On August 28, 2018, the Board adopted Ordinance No. 837, which made amendments to the Washington County - Forest Grove UPAA.

On July 15, 2025, the Board adopted the FY 2025-27 Planning Work Program, which included "Urban Planning Area Agreement updates" (Task 1.13) as a Tier 1 task.

Budget Impacts:

None

ATTACHMENTS:

[Adopted-Ord. No. 910 \(Forest Grove UPAA\) - Public Notice _ Filed Ordinance](#)

[Ord. No. 910 \(Forest Grove UPAA\) - Staff Report](#)

[Ord. No. 910 \(Forest Grove UPAA\) - Att. A _ Planning Commission Deliberations \(1\)](#)

Approved by the
Washington County Board of Commissioners
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

January 6, 2026

Date Signed

Adopted



PROPOSED LAND USE ORDINANCE NOS. 909 and 910
Individual and General Notice 2025-02
October 24, 2025

The Washington County Planning Commission and Board of Commissioners will soon consider proposed **Ordinance Nos. 909 and 910**. Listed below is a description of the ordinances, hearing dates and other relevant information. If you have questions about the ordinances, or would like additional information, contact Long Range Planning at lutplan@washingtoncountyor.gov or 503-846-3519 and press 3, then 2.

ORDINANCE PURPOSE AND SUMMARY:

Ordinance No. 909 would amend the Washington County – Cornelius Urban Planning Area Agreement (UPAA). Proposed updates include minor changes to the policies and processes for planning coordination in the unincorporated areas adjacent to the city where both the city and County have an interest in comprehensive planning (the ‘Urban Planning Area’). The map is revised to reflect Cornelius’ Urban Planning Area and annexations since the last update.

Ordinance No. 910 would amend the Washington County – Forest Grove UPAA and make minor changes to policies and processes for planning coordination in Forest Grove’s Urban Planning Area. The map is revised to be consistent with the Cornelius Urban Planning Area Map and to reflect annexations since the last update.

UPAAs are elements of the Washington County Comprehensive Plan.

Who is Affected

Owners of land within and around the proposed Cornelius and Forest Grove Urban Planning Areas.

What Land is Affected

Properties within and around the proposed Cornelius and Forest Grove Urban Planning Areas.

PUBLIC HEARING INFORMATION:

The first hearings for each hearing body are scheduled for the dates and times below.

Planning Commission

6:30 p.m.

November 19, 2025

Board of Commissioners

10 a.m.

January 6, 2026

Planning Commission: <https://www.washingtoncountyor.gov/lut/planning/planning-commission>

Board of Commissioners: <https://washingtoncounty.civicweb.net/Portal>

Planning Commission and Board meetings are hybrid (in person and virtually on Zoom).

In person hearings are in the auditorium of the
Charles D. Cameron Public Services Building, 155 N. First Ave., Hillsboro, 97214

For information about the meetings and how to testify, please see page 2 of this notice.

At the January 6, 2026 public hearing, the Board may choose to adopt the ordinances, make changes to them, continue the hearing to a future date, or reject the ordinances. If adopted January 6, they would become effective February 6, 2026.

KEY PROVISIONS:

Washington County – Cornelius UPAA

- Adds language related to coordination of transportation planning activities in Urban Planning Areas
- Makes minor changes to the coordination of planning activities in the Urban Planning Area
- Modifies the process for considering changes to the UPAA
- Replaces the map “Exhibit A” of the 1988 UPAA and adds a new map, “Exhibit A”

Washington County – Forest Grove UPAA

- Removes outdated provisions and makes minor changes to the coordination of planning activities in the Urban Planning Area
- Modifies the process for considering changes to the UPAA
- Replaces the map “Exhibit A” of the 2018 UPAA and adds a new map, “Exhibit A”

AFFECTED LAND USE PLANNING DOCUMENTS:

- Washington County – Cornelius Urban Planning Area Agreement
 - Washington County – Forest Grove Urban Planning Area Agreement
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Ordinances are available on the Land Use Ordinances webpage. Staff Reports will be available a week in advance of each hearing and will be posted on the Land Use Ordinances webpage:

<https://www.washingtoncountyor.gov/lut/land-use-ordinances-progress>

In addition, the ordinance will be available at the following locations:

- Department of Land Use & Transportation
- Forest Grove Public Library, Cornelius Public Library, Cedar Mill Community Library and Tigard Public Library
- Community Participation Organizations (CPOs), call 503-846-8685

HOW TO SUBMIT COMMENTS:

Washington County is committed to broad community engagement and transparency of government. You may submit oral or written testimony at public hearings or to staff in advance. For information on how to register and testify, please visit the webpages below. **Advance registration is recommended when providing testimony via Zoom.**

Planning Commission’s How to Testify procedures:

<https://www.washingtoncountyor.gov/lut/planning/documents/pc-how-testify/download?inline>

Board of Commissioner’s How to Testify procedures:

<https://washingtoncounty.civicweb.net/document/311591/>

Staff Contact

Michelle Miller, Senior Planner, michelle_miller@washingtoncountyor.gov, 503-846-8101

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

ORDINANCE 910

ADOPTED

An Ordinance Amending the Washington County
– Forest Grove Urban Planning Area Agreement,
an Element of the Washington County
Comprehensive Plan

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

SECTION 1

A. The Board recognizes that the Urban Planning Area Agreement with the City
of Forest Grove ("City") was adopted by Ordinance No. 263 on June 28, 1983 and
subsequently amended by Ordinance No. 307 on September 2, 1986, Ordinance No. 332 on
October 25, 1988, and Ordinance No. 837 on August 28, 2018.

B. Following the Urbanization Forum process, Washington County ("County"),
through Resolution and Order 09-63 and City, through City of Forest Grove Resolution No.
2009-26, recognized that all future Urban Growth Boundary additions are to be governed
and urbanized by the City. And that further, with House Bill 4078-A in 2014 and House Bill
2047 in 2015, the Oregon Legislature acknowledged the regional Urban Growth Boundary,
and Rural and Urban Reserves with respect to the County and City.

C. Subsequent ongoing planning efforts by the City and County indicate a need
for changes to the Washington County – Forest Grove Urban Planning Area Agreement
relating to coordination of planning and urban services in the City's Urban Planning Area,

1 and to remove an unincorporated area that overlaps with the City of Cornelius' Planning
2 Area. The Board recognizes that such changes are necessary for the health, safety, and
3 welfare of the residents of Washington County, Oregon.

4 D. Under the provisions of Washington County Charter Chapter X, the
5 Department of Land Use and Transportation has carried out its responsibilities, including
6 preparation of notices, and the County Planning Commission has conducted one or more
7 public hearings on the proposed amendments and has submitted its recommendations to
8 the Board. The Board finds that this Ordinance is based on those recommendations and any
9 modifications made by the Board are a result of the public hearings process.

10 E. 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
14 Washington County Charter, the Washington County Community Development Code, the
15 Washington County Transportation System Plan, and the Washington County
16 Comprehensive Plan.

17 SECTION 2

18 The following exhibit, attached and incorporated herein by reference, is hereby
19 adopted as an amendment Washington County – Forest Grove Urban Planning Area
20 Agreement as follows:

21 ///

1 A. Exhibit 1 (10 pages) –

- 2 1. Removes outdated provisions and makes minor changes to the
- 3 coordination of planning activities in the Urban Planning Area.
- 4 2. Modifies the process for making changes to the UPAA.
- 5 3. Deletes map “Exhibit A” of the Washington County – Forest Grove Urban
- 6 Planning Area Agreement effective October 17, 2018; and
- 7 4. Adds new map “Exhibit A” of the Washington County – Forest Grove
- 8 Urban Planning Area Agreement.

9 SECTION 3

10 All other Comprehensive Plan provisions that have been adopted by prior ordinance,

11 which are not expressly amended or repealed herein, shall remain in full force and effect.

12 SECTION 4

13 All applications received prior to the effective date shall be processed in accordance

14 with ORS 215.427.

15 SECTION 5

16 If any portion of this Ordinance, including the exhibit, shall for any reason be held

17 invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be

18 affected thereby and shall remain in full force and effect.

19 SECTION 6

20 The Office of County Counsel and Department of Land Use and Transportation are

21 authorized to prepare planning documents to reflect the changes adopted under Section 2 of

1 this Ordinance, including deleting and adding textual material and maps, renumbering pages
2 or sections, and making any technical changes not affecting the substance of these
3 amendments as necessary to conform to the Washington County Comprehensive Plan
4 format.

5 SECTION 7

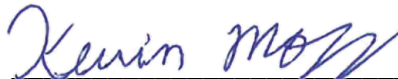
6 This Ordinance shall take effect 30 days after adoption.

7 ENACTED this 6th day of January, 2026, being the 1st reading
8 and 1st public hearing before the Board of County Commissioners of Washington County,
9 Oregon.

10 BOARD OF COUNTY COMMISSIONERS
11 FOR WASHINGTON COUNTY, OREGON

12 

13 CHAIR KATHRYN HARRINGTON

14 

15 RECORDING SECRETARY

16 READING

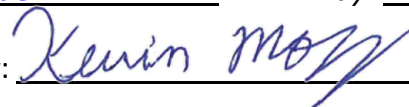
17 First 1-6-26
18 Second _____
19 Third _____
20 Fourth _____
21 Fifth _____
Sixth _____

PUBLIC HEARING

First 1-6-26
Second _____
Third _____
Fourth _____
Fifth _____
Sixth _____

22 Harrington, Treece, Willey,
VOTE: Aye: Fai, Snider

Nay: _____

Recording Secretary:  Date: 1-6-26

**Washington County - Forest Grove
Urban Planning Area Agreement**

THIS AGREEMENT is entered into by WASHINGTON COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as ~~the~~ "COUNTY," and the CITY OF FOREST GROVE, an incorporated municipality of the State of Oregon, hereinafter referred to as ~~the~~ "CITY."

WHEREAS, ORS 190.010 authorizes CITY and COUNTY to ~~provides that units of local government may enter into an agreements for the performance of any or all functions and activities that a either Party has to the agreement, its officers or agents, have authority to perform; and~~

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and Federal agency and special district plans and actions related to land use ~~shall~~ be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268 ~~197~~; and

WHEREAS, the Oregon Land Conservation and Development Commission requires each jurisdiction requesting acknowledgment of compliance to submit an agreement setting forth the means by which comprehensive planning coordination within the Regional Urban Growth Boundary (UGB) will be implemented; and

WHEREAS, following the Urbanization Forum process, ~~the~~ COUNTY through Resolution & Order 09-63, and ~~the~~ CITY through Resolution 2009-26, agreed that all future additions to the UGB during or after 2010 must be governed and urbanized by ~~the CITY in the COUNTY~~ and also agreed to urge Metro to expand the UGB only to such areas as are contiguous to incorporated areas of Washington County; and

WHEREAS, the Oregon State legislature through ~~COUNTY and CITY with~~ House Bill 4078-A in 2014 and House Bill 2047 in 2015 validated the acknowledged UGB and Urban and Rural Reserves established through the Metro Regional process involving both ~~the~~ COUNTY and ~~the~~ CITY; and

WHEREAS, ~~the~~ COUNTY and CITY desire to amend the Urban Planning Area Agreement (UPAA) to reflect the changes to the UGB, ~~the~~ CITY's Urban Planning Area, and the need for urban planning of the new Urban Reserve lands; and

WHEREAS, ~~the~~ COUNTY and ~~the~~ CITY, to ensure coordinated and consistent comprehensive plans, consider it mutually advantageous to establish:

1. An Urban Planning Area Agreement incorporating both a site-specific Urban Planning Area within the {UGB} where both ~~the~~ COUNTY and ~~the~~ CITY maintain an interest in comprehensive planning, and an Urban Reserve Planning Area outside the UGB where both ~~the~~ COUNTY and ~~the~~ CITY maintain an interest in concept planning;
2. A process for coordinating comprehensive planning and development in the Urban Planning Area and concept planning in the Urban Reserve Planning Area;

3. Special policies regarding comprehensive planning and development in the Urban Planning Area and concept planning in the Urban Reserve Planning Area; and
4. A process to amend the Urban Planning Area Agreement-~~(UPAA)~~.

NOW THEREFORE, ~~THE~~ COUNTY AND ~~THE~~ CITY AGREE AS FOLLOWS:

I. Location of the Urban Planning Area and Urban Reserve Planning Area

The Urban Planning Area and Urban Reserve Planning Area mutually defined by ~~the~~ COUNTY and ~~the~~ CITY include the areas designated on the Washington County-Forest Grove UPAA "Exhibit A" to this Agreement.

II. Coordination of Comprehensive Planning and Development

A. Amendments to or Adoption of a Comprehensive Plan or Implementing Regulation

1. Definitions

"Comprehensive Plan" means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including, but not limited to, sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. Comprehensive Plan amendments do not include small tract comprehensive plan map changes.

"Implementing Regulation" means any local government zoning ordinance, adopted under ORS 197, 197A, 215 or 227, a land division ordinance adopted under ORS 92.044 or 92.046 or a similar general ordinance establishing standards for implementing a comprehensive plan.

2. ~~The~~ COUNTY shall provide ~~the~~ CITY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the COUNTY comprehensive plan or implementing regulations. ~~The~~ CITY shall provide ~~the~~ COUNTY with the appropriate opportunity to participate, review, and comment on proposed amendments to or adoption of the CITY comprehensive plan or implementing regulations. The following procedures shall be followed by ~~the~~ COUNTY and ~~the~~ CITY to notify and involve the other ~~one another~~ in the process to amend or adopt a comprehensive plan or implementing regulation:

- a. ~~The~~ CITY or ~~the~~ COUNTY, whichever has jurisdiction over the proposal, hereinafter the "originating agency," shall notify the other agency, hereinafter the "responding agency," of the proposed action at the time such planning efforts are initiated, but in no case less than 35 calendar days prior to the first hearing on adoption. For a COUNTY or CITY comprehensive plan updates that has ~~with~~ the potential to affect the responding agency's land use or transportation system, the originating agency shall provide the responding agency with the opportunity to participate in the originating agency's planning process prior to the notification period, such as serving on the originating

agency's advisory committee, if any. The responding agency may participate at its discretion.

- b. For a COUNTY or CITY comprehensive plan updates ~~that has with the~~ potential to affect the responding agency's land use or transportation system, the originating agency shall transmit the draft amendments by first class mail or as an attachment to electronic mail to the responding agency for its review and comment before finalizing. The responding agency shall have 10 calendar days after receipt of ~~the~~a draft to submit comments orally or in writing. Lack of response shall be considered "no objection" to the draft.
- c. The originating agency shall respond to the comments made by the responding agency either by: ~~a) revising the final recommendations, or b) by submitting a~~ letter to the responding agency explaining why the comments cannot be addressed in the final draft.
- d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.
- e. Upon final adoption of the proposed action by the originating agency, it shall transmit the adopting ordinance to the responding agency as soon as publicly available, or if not adopted by ordinance, whatever other written documentation is available to properly inform the responding agency of the final actions taken.

B. Development Actions Requiring Individual Notice to Property Owners

1. Definition

"Development Action Requiring Notice" means an action by ~~the~~ COUNTY OR CITY ~~that~~which requires notifying by mail the owners of property ~~who~~ ~~which~~ could potentially be affected (usually specified as a distance measured in feet) by a proposed development action ~~that~~which directly affects and is applied to a specific parcel or parcels. Such development actions may include but are not ~~be~~ limited to small tract zoning or comprehensive plan map amendments, conditional or special use permits, land divisions, planned unit developments, variances, and other similar actions requiring a quasi-judicial hearings process.

2. ~~The~~ COUNTY will provide ~~the~~ CITY with the opportunity to review and comment on proposed development actions requiring notice within the designated Urban Planning Area and Urban Reserve Planning Area. ~~The~~ CITY will provide ~~the~~ COUNTY with the opportunity to review and comment on proposed development actions requiring notice within ~~the~~ CITY limits that may have an effect on unincorporated portions of the designated Urban Planning Area or ~~the~~ COUNTY's transportation network.
3. ~~The~~ CITY will provide ~~the~~ COUNTY with notice and the opportunity to review and comment on all proposed development actions on property within ~~the~~ CITY limits that have COUNTY land use designations and are outside the UGB. This area is identified on "Exhibit A."

4. ~~The~~ The following procedures shall be followed by ~~the~~COUNTY and ~~the~~CITY to notify the other
~~one another~~of proposed development actions:

- a. ~~The~~CITY or ~~the~~COUNTY, whichever has jurisdiction over the proposal, hereinafter the
"originating agency", shall send by first class mail or as an attachment to electronic mail
a copy of the public hearing notice identifying ~~which identifies~~ the proposed
development action to the other agency, hereinafter the "responding agency", at the
earliest opportunity, but no less than 20 calendar days prior to the date of the
scheduled public hearing or end of the comment period. The failure of the responding
agency to receive a notice shall not invalidate an action if a good faith attempt was
made by the originating agency to notify the responding agency.
- b. The agency receiving the notice may respond at its discretion. Comments may be
submitted in written form or an oral response may be made at the public hearing. Lack
of written or oral response shall be considered "no objection" to the proposal.
- c. If received in a timely manner, the originating agency shall include or attach the
comments to the written staff report and respond to any concerns addressed by the
responding agency in such report or orally at the hearing.
- d. Comments from the responding agency shall be given consideration as a part of the
public record on the proposed action. If, after such consideration, the originating agency
acts contrary to the position of the responding agency, the responding agency may seek
appeal of the action through the appropriate appeals body and procedures.

~~C. Additional Coordination Requirements~~

1. ~~The CITY and the COUNTY shall do the following to notify one another of proposed actions
which may affect the community, but are not subject to the notification and participation
requirements contained in subsections A and B above:-~~
 - a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposed actions,
hereinafter the originating agency, shall send by first class mail or as an attachment to
electronic mail a copy of all public hearing agendas which contain the proposed actions
to the other agency, hereinafter the responding agency, at the earliest opportunity, but
no less than three calendar days prior to the date of the scheduled public hearing. The
failure of the responding agency to receive an agenda shall not invalidate an action if a
good faith attempt was made by the originating agency to notify the responding agency.~~
 - b. ~~The agency receiving the public hearing agenda may respond at its discretion.
Comments may be submitted in written form or an oral response may be made at the
public hearing. Lack of written or oral response shall be considered "no objection" to the
proposal.~~
 - c. ~~Comments from the responding agency shall be given consideration as a part of the
public record on the proposed action. If, after such consideration, the originating agency
acts contrary to the position of the responding agency, the responding agency may seek
appeal of the action through the appropriate appeals body and procedures.~~

III. Concept Planning for Urban Reserve Areas

A. Definitions

1. "Urban Reserve" means those lands outside the UGB that have been so designated by Metro for the purpose of:
 - a. Future expansion of the UGB over a long-term period (40-50 years), and
 - b. The cost-effective provision of public facilities and services when the lands are included within the UGB.
2. "Urban Reserve Planning Area" (URPA) means those Urban Reserves identified for annexation and urbanization by ~~the~~CITY at such time as the UGB is amended to include the Urban Reserve Area.

B. ~~The~~CITY's Urban Reserve Planning Area is identified on "Exhibit A" to this Agreement.

C. ~~The~~CITY shall be responsible for developing a concept plan in consultation with~~the~~ COUNTY for the URPA in coordination with Metro and appropriate service districts. The concept plan shall include the following:

1. An agreement between ~~the~~COUNTY and CITY regarding expectations for road funding, jurisdictional transfer over roadways to and from ~~the~~CITY and COUNTY, and access management for county roads in the Urban Reserve Planning Area. The agreement should describe any changes to ~~the~~CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement ~~the~~is agreement.
2. An agreement between ~~the~~COUNTY and CITY that preliminarily identifies that~~the~~ CITY will be the likely provider of urban services, as defined in ORS 195.065 (4), when the area is urbanized.

D. The concept plan shall be approved by ~~the~~CITY and acknowledged by ~~the~~COUNTY.

E. Upon completion and acknowledgement of the concept plan by~~the~~ CITY and COUNTY, and the addition of the area into the UGB by Metro, the affected portion of the URPA shall be designated as part of the Urban Planning Area, as described below. Inclusion in the Urban Planning Area is automatic and does not require an amendment to this Agreement.

IV. Comprehensive Planning and Development Responsibilities for Urban Planning Areas

A. ~~The~~CITY's Urban Planning Area is designated on "Exhibit A" to this Agreement.

B. ~~The~~CITY is~~shall be~~ responsible for comprehensive planning in the incorporated and unincorporated portions of ~~the~~CITY's Urban Planning Area, and shall implement the planning

process outlined in the CITY's comprehensive plan. The COUNTY shall support the planning process and participate as necessary.

~~C. For areas within the Urban Planning Area brought into the UGB with HB 4078-A, the COUNTY and CITY shall enter into an agreement regarding the expectations for road funding, jurisdictional transfer over roadways to and from the CITY and COUNTY, and access management for county roads. The agreement should describe any changes to the CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement this agreement.~~

CD. For areas brought into the UGB after 2018, the CITY and COUNTY will implement the applicable Urban Reserve concept plan and related agreements. The CITY will amend the CITY comprehensive plan to include this area, consistent with the original concept plan. If modifications to the original concept plan are made during the comprehensive planning process, the Parties will update the related agreements to reflect those changes, which may include changes to transportation, access, and funding.

DE. The CITY shall be responsible for the preparation, adoption, and amendment of the public facility plan required by OAR 660-011 within the Urban Planning Area in coordination with other service providers that provide urban services within the CITY's Urban Planning Area.

EF. Pursuant to As required by OAR 660-011-0150, the CITY shall prepare and adopt a public facilities plan for the Urban Planning Area. The Plan shall address is identified as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the Urban Planning Area. The Plan may include by reference the plans and ~~Exceptions include~~ facilities provided by other service providers subject to the terms of any intergovernmental agreement the CITY may have with other service providers; facilities under the jurisdiction of other service providers not covered by an intergovernmental agreement; and future facilities that are more appropriately provided by an agency other than the CITY. The CITY shall provide urban services consistent with annexation and fiscal policies.

EG. The CITY has developed a transportation plan that ~~which~~ addresses the existing and future traffic needs of the Urban Planning Area. The CITY shall coordinate local transportation plans, proposals, and improvements with the COUNTY.

GH. As required by ORS 195.110, the CITY will coordinate long range land use planning in the Urban Planning Area with the Forest Grove School District.

V. Amendments to the Urban Planning Area Agreement

A. The following procedures shall be followed by the CITY and the COUNTY to amend the language of this Agreement or the Urban Planning Area Boundary:

1. The CITY or COUNTY, whichever jurisdiction proposes an amendment to this Agreement originates the proposal, shall submit a formal request for amendment to the responding agency.

2. The formal request shall contain the following:
 - a. A statement describing the proposed amendment.
 - b. A statement of findings indicating why the proposed amendment is necessary.
 - c. If the request is to amend the Urban Planning Area boundary, a map which clearly indicates the proposed change and surrounding area.
3. CITY and COUNTY shall make good faith efforts to resolve requests to amend this Agreement. Upon receipt of a request to amend for amendment this Agreement from the originating agency, the responding agency shall schedule a review of the request before the appropriate reviewing body, with said review to be held and make a recommendation to the appropriate reviewing body within 90 45-calendar days of the date the request is received.
4. CITY and COUNTY shall make good faith efforts to resolve requests to amend this agreement. Consideration of the request shall be scheduled with the reviewing body as soon as possible after a recommendation is made. Upon completion of the review, the reviewing body may approve the request, deny the request, or make a determination that the proposed amendment warrants additional review.
5. If the reviewing body it is determined that additional review is necessary, the following procedures shall be followed by the CITY and COUNTY:
 - a. If inconsistencies noted by both parties cannot be resolved in the review process as outlined in Section IV. A. 3., ~~the CITY and the COUNTY~~ may agree to initiate a joint study. Such a study shall commence within 90 calendar days of the date it is determined that a proposed amendment creates an inconsistency, and shall be completed within 90 calendar days of said date. Methodologies and procedures regulating the conduct of the joint study shall be mutually agreed upon by ~~the CITY and the COUNTY~~ prior to commencing the study.
 - b. Upon completion of the joint study, the study and the recommendations drawn from it shall be included within the record of the review. The agency considering the proposed amendment shall give careful consideration to the study prior to making a final decision on the proposed amendment.
- B. The Parties will jointly review this Agreement periodically; to evaluate the effectiveness of the processes set forth herein and determine if conditions warrant any necessary amendments. Both Parties shall make a good faith effort to resolve any inconsistencies that may have developed since the previous review. If inconsistencies ~~still remain~~ at the conclusion of the joint periodic review period, either Party may terminate this Agreement.
- C. Any change to ~~the CITY~~ boundary due to annexation or any change to the UGB boundary within ~~the CITY's~~ Urban Planning Area automatically amends "Exhibit A" without further amendment to this Agreement.

VI. This Agreement shall become effective upon full execution by ~~the~~ COUNTY and ~~the~~ CITY and shall then repeal and replace the Washington County – Forest Grove Urban Planning Area Agreement dated October ~~1725, 2018~~1988. The effective date of this ~~A~~greement shall be the last date of signature on the signature pages.

IN WITNESS WHEREOF the ~~p~~Parties have executed this Urban Planning Area Agreement on the date set opposite their signatures.

CITY OF FOREST GROVE

By _____
City Manager

Date _____

WASHINGTON COUNTY

By _____
Chair, Board of Commissioners

Date _____

~~Approved as to Form:~~

By _____
County Counsel

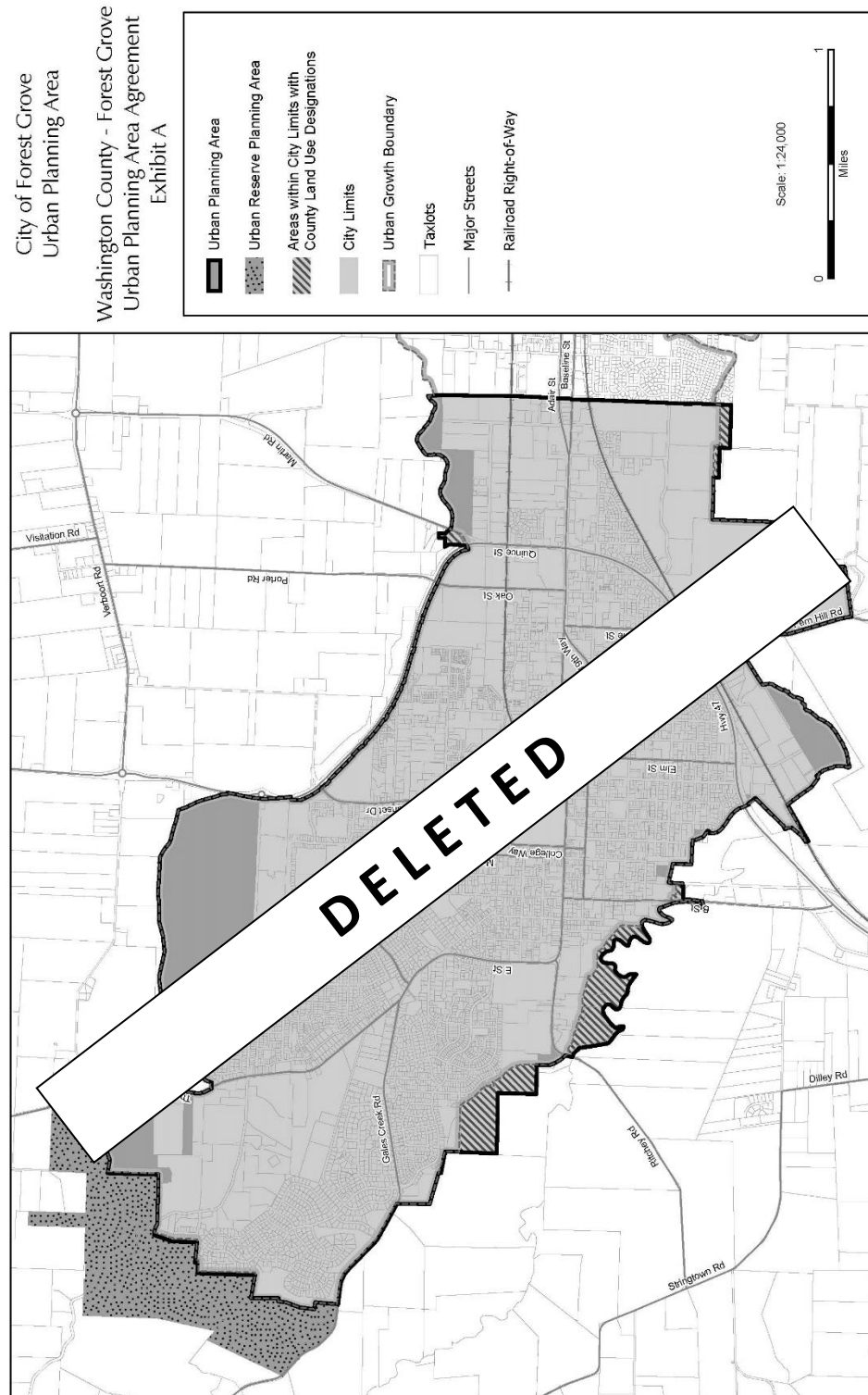
Date _____

By _____
Recording Secretary

Date _____

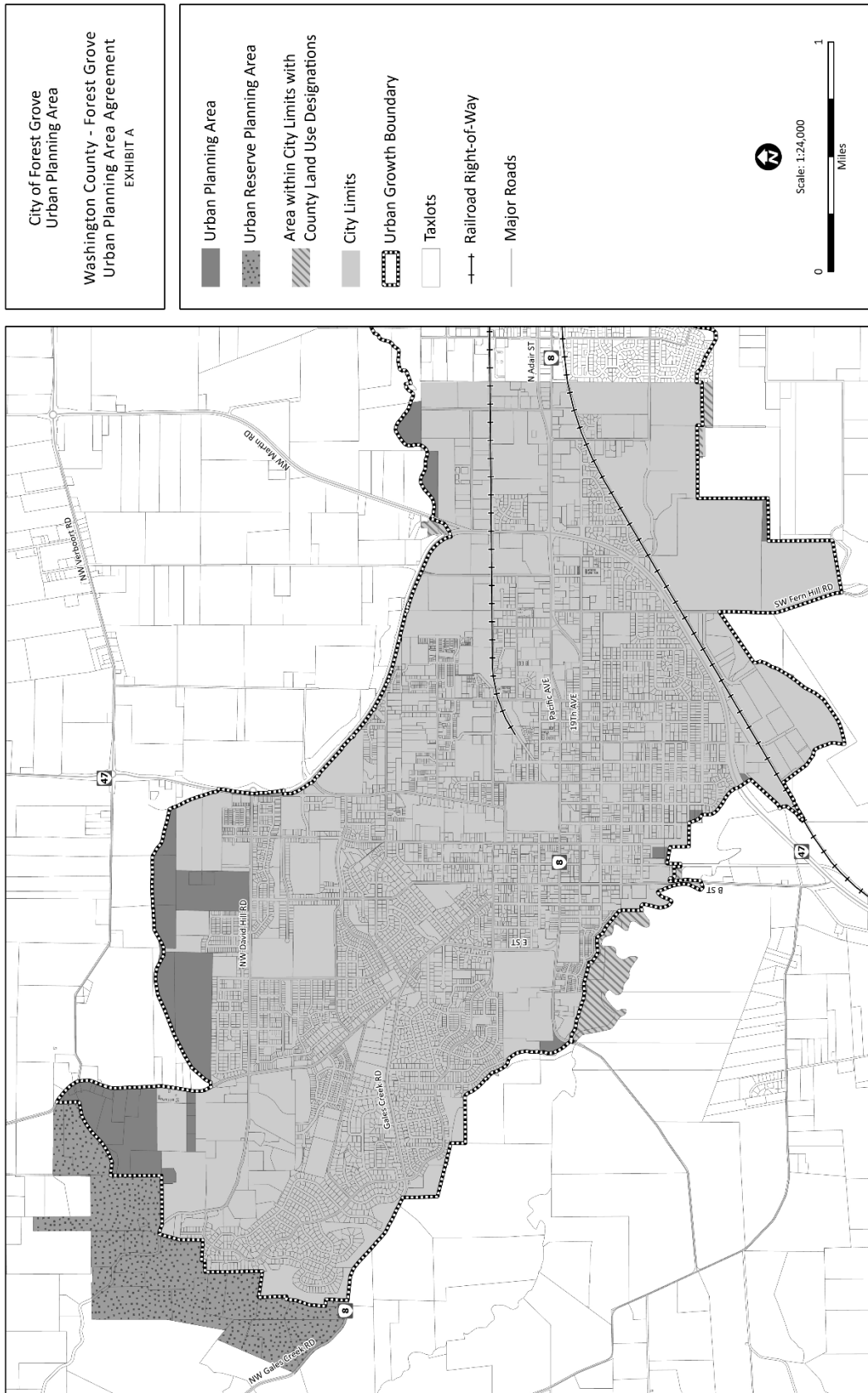
The Washington County – Forest Grove Urban Planning Area Agreement is amended to reflect the following:

The current 'EXHIBIT A' map is deleted and replaced with a new map:



abcdef Proposed additions

~~abcdef~~ Proposed deletions



abcdef Proposed additions
~~abcdef~~ Proposed deletions



December 30, 2025

To: Washington County Board of Commissioners

From: Carol Johnson, Manager
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 910 – An Ordinance Amending the Washington County - Forest Grove Urban Planning Area Agreement, an Element of the Washington County Comprehensive Plan**

STAFF REPORT

For the January 6, 2026 Board of Commissioners Hearing
(The public hearing will begin no sooner than 10 a.m.)

I. STAFF RECOMMENDATION

Conduct the public hearing. At the conclusion of the hearing, adopt Ordinance No. 910 as filed. As a separate action, adopt the associated findings.

II. PLANNING COMMISSION RECOMMENDATION

The Planning Commission (PC) considered Ordinance No. 910 at its meeting on November 19, 2025. No public testimony about Ordinance No. 910 was submitted prior to or at the meeting. The PC discussed Ordinance Nos. 909 and 910 together and had several clarifying questions about the map amendments proposed, changes to the UPAA notice provisions, and extent of community and property owner involvement. After discussion, the PC voted 7-0 to recommend Board approval of Ordinance No. 910 as filed. PC deliberations are included as Attachment A.

III. OVERVIEW

Ordinance No. 910 proposes to amend the 2018 Washington County - Forest Grove Urban Planning Area Agreement (UPAA), an element of the County Comprehensive Plan. The proposed changes include adjustments to the processes for coordinating development review

within unincorporated areas in Forest Grove's Urban Planning Area and minor changes to the process for amending the UPAA itself. The 2018 Urban Planning Area map is proposed to be deleted, and a new map is included that reflects Forest Grove's Urban Planning Area and annexations since the last update.

Authorization for UPAA ordinances was granted by the Board as part of the Fiscal Year 2025-2027 Planning Work Program, adopted July 15, 2025.

III. BACKGROUND

State law allows local governments to enter into agreements that outline and acknowledge the responsibilities for coordinating comprehensive planning activities within the Regional Urban Growth Boundary (UGB). Additionally, Statewide Planning Goal 2 (Land Use Planning) requires that governmental plans related to land use must be consistent with adopted County and city comprehensive plans and regional plans. To this end, in 1983, Washington County began the process of developing individual UPAA's with cities within the County's UGB.

These UPAA's describe and map each city's site-specific urban planning area. A city's urban planning area is the unincorporated area where the city has an interest in comprehensive planning in anticipation of future annexation of the area into the city. The UPAA's also include policies for coordinating comprehensive planning and development in compliance with state planning goals and laws.

Adopted UPAA's are included as an element of the County Comprehensive Plan. Over time, UPAA's have been amended to expand or modify a city's planning area boundary, update policies regarding coordination, and reflect changes in state law or regional land use planning policies.

One of those changes was adoption of Urban Reserves. The state legislature adopted House Bill (HB) 4078-A, known as the "Grand Bargain," in 2014 and HB 2047 in 2015. These bills validated and acknowledged the Metro-led process for developing Urban and Rural Reserves while making some changes to the UGB and/or Metro Reserve designations for a few Washington County cities, including Forest Grove. With Urban Reserves identified, all UPAA's needed to be amended to comply with Title 11 of Metro's Urban Growth Management Functional Plan (UGMFP). Title 11 requires identification of planning responsibilities, guiding policies, and requirements for Urban Reserves as they transition from rural to urban uses.

Changes to the Washington County - Forest Grove UPAA and Map in 2018

In 2018, the Washington County - Forest Grove UPAA was amended to include a new section that outlines the planning responsibilities for concept planning of Urban Reserve areas and the general expectations for concept planning to comply with Title 11 of Metro's UGMFP, as well as to make other minor changes. The 2018 UPAA map was updated to reflect annexations, identify

the Urban Reserves near Forest Grove, and show the area added to the UGB with adoption of the Grand Bargain. These changes were adopted via Ordinance No. 837 on August 28, 2018.

Ordinance Notification

Notice 2025-02 regarding proposed Ordinance No. 910 was mailed October 24, 2025, to parties on the General and Individual Notification Lists (community participation organizations, cities, special service districts, and interested parties). A copy of the notice and ordinance was provided to the Planning Commission at that time. A display advertisement regarding the ordinance was published October 31, 2025, in *The Oregonian* newspaper.

IV. ANALYSIS

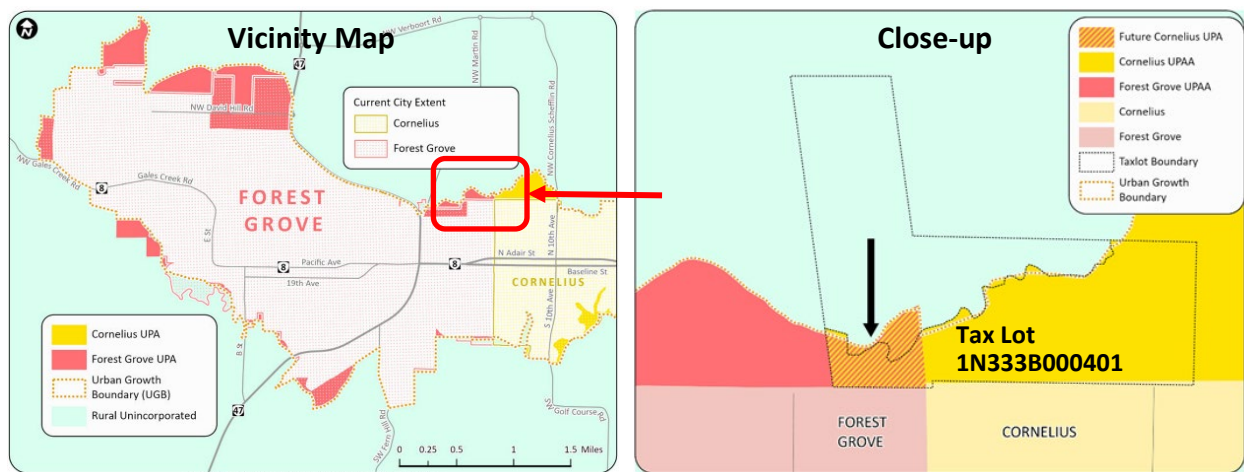
Changed conditions since the 2018 UPAA update

The primary purpose of the current ordinance is to adjust Forest Grove's Urban Planning Area, shown on the UPAA Map (Exhibit A of Ordinance No. 910), to align it with the 2025 Washington County - Cornelius UPAA and Map (Exhibit A of Ordinance No. 909). The secondary purpose is to update the UPAA language to make it consistent with the current standards in other UPAA's. Because the Washington County - Forest Grove UPAA had recently been updated, only minor changes were needed to the text.

Map change

The primary proposed change to Forest Grove's Urban Planning Area is to remove a small portion of a vacant property (tax lot 1N333B000401) currently in Forest Grove's Urban Planning Area and move it to Cornelius'. Figure 1 below shows the location of the tax lot, circled in red on the vicinity map, and a close-up of the tax lot proposed for removal. The 16-acre tax lot spans the northern city boundaries of both Forest Grove and Cornelius. The Forest Grove portion of this tax lot is just 2.7 acres, and Forest Grove agreed with Cornelius that the entire property would be best served under one jurisdiction.

Figure 1. Location of tax lot proposed for change



Both Forest Grove and Cornelius support moving the western portion of the tax lot from the Forest Grove Urban Planning Area so that the full lot is within Cornelius' Urban Planning Area. This proposed change is also reflected in Exhibit A of the proposed Washington County - Cornelius UPAA in Ordinance No. 909.

Approximately 163 acres have been annexed to Forest Grove since the 2018 update, and this is reflected in the UPAA Map (Exhibit A to Ordinance No. 910). The 2.7-acre portion of tax lot 1N333B000401 discussed above is proposed to be deleted from the UPAA map, leaving approximately 246 acres in Forest Grove's Urban Planning Area.

Text changes

The 2025 Washington County - Forest Grove UPAA update removes outdated provisions concerning notice and coordination requirements for the comprehensive planning process and makes minor updates to terms and language, like the changes made in the Washington County - Cornelius UPAA text. All County roadway transfers to Forest Grove referenced in UPAA Section III. C. have been completed, so the reference has been deleted. The process for amending the UPAA has been clarified to give more certainty and guidance when a party proposes changes to the UPAA itself.

Summary of Proposed Changes

Ordinance No. 910 proposes to amend the 2018 Washington County - Forest Grove Urban Planning Area Agreement, an element of the County Comprehensive Plan by:

- Making minor changes to the coordination of planning activities in the Urban Planning Area
- Modifying the process for considering changes to the UPAA
- Replacing map "Exhibit A" of the 2018 UPAA with a new map, "Exhibit A"

List of Attachments

The following attachments identified in this staff report are provided:

Attachment A: Planning Commission Deliberations



WASHINGTON COUNTY PLANNING COMMISSION (PC)
WED., Nov. 19, 2025

Ordinance No. 909 – An ordinance amending the Washington County - Cornelius Urban Planning Area Agreement, an element of the Washington County Comprehensive Plan.

Ordinance No. 910 – An ordinance amending the Washington County - Forest Grove Urban Planning Area Agreement, an element of the Washington County Comprehensive Plan.

Draft Deliberations

PC Members Present: Nina Carlson (left at approximately 7:40 p.m.), Mike Frey, James Just, Felicit Montebianco, Rachel Mori Bidou, Luke Peterson, Amber Rosenberry, Jared Whipps

Staff Present: Carol Johnson, Planning and Development Services (PDS); Tricia Guarisco, Todd Borkowitz, Michelle Miller, Susan Aguilar, Emily Brown, Long Range Planning (LRP); Jacquilyn Saito, County Counsel

Summary

Michelle Miller, Senior Planner with the LRP Community Planning group, gave a PowerPoint presentation providing an overview of Urban Planning Area Agreements (UPAAs) in general and context for the proposed changes. She outlined key provisions and staff recommendations for each ordinance, after which separate hearings were held.

Ordinance No. 909

Staff Recommendation

- Conduct the public hearing and hear oral testimony.
- Recommend approval of Ordinance No. 909 to the Board of Commissioners, with engrossment to include changes proposed by staff as shown in Attachment A of the staff report.

Written Testimony

N/A

Oral Testimony

- Bruce Bartlett, Chair of the Washington County Committee for Community Involvement (CCI)
 - Requested clarification on the extent of community participation when there is a jurisdictional boundary change from Urban Reserves to a city and the ability of County and city residents to comment on the process.

PC Deliberations

Questions:

- Whether the owner of the tax lot whose property was split between both Cornelius' and Forest Grove's Urban Planning Areas provided testimony or supported the change.

- Request for clarification regarding the boundary affected by proposed Ord. No. 909.
- Request for clarification regarding the community outreach processes referenced during oral testimony.

Comments:

N/A

Vote

Vice Chair Monteblanco moved to recommend approval of Ordinance No. 909 with engrossment as recommended in Attachment A of the staff report. PC member Rosenberry seconded the motion.

Vote: 7-0. Motion passed.

Yes: Frey, Just, Monteblanco, Mori Bidou, Peterson, Rosenberry, and Whipps (unanimous)

End of deliberations for Ord. No. 909.

Ordinance No. 910

Staff Recommendation

- Conduct the public hearing and hear oral testimony.
- Recommend approval of Ordinance No. 910 to the Board of Commissioners.

Written Testimony

N/A

Oral Testimony

N/A

PC Deliberations

Questions:

N/A

Comments:

N/A

Vote

PC member Rosenberry moved to recommend the Board approve Ord. No. 910. PC member Just seconded the motion. **Vote: 7-0. Motion passed.**

Yes: Frey, Just, Monteblanco, Mori Bidou, Peterson, Rosenberry, and Whipps (unanimous)

End of deliberations for Ord. No. 910.



AGENDA ITEM

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Reference No: **RO 26-6**

Meeting Date: January 06, 2026

Status: **APPROVED**

Agenda Category: ACTION

CPO: 12C, 12F

Department(s): Land Use & Transportation

Presented by: Stephen Roberts, Director of Land Use & Transportation

Agenda Title: **Adopt Findings for Ordinance No. 910**

REQUESTED ACTION:

Adopt the findings for Ordinance No. 910 and authorize the Chair to sign the Resolution and Order memorializing the action.

SUMMARY:

Ordinance No. 910 amends the Washington County - Forest Grove Urban Planning Area Agreement (UPAA), an element of the Washington County Comprehensive Plan. Ordinance No. 910 is posted on the County's land use ordinance webpage at the following link:

www.washingtoncountyor.gov/lut/land-use-ordinances-progress

Post acknowledgment comprehensive plan amendments are amendments made to the County's Comprehensive Plan after it was acknowledged by the State Department of Land Conservation and Development as complying with the Statewide Planning Goals. ORS 197.615 requires that such amendments be accompanied by findings setting forth the facts and analysis showing that the amendments are consistent with the applicable Statewide Planning Goals, Oregon Revised Statutes, State Administrative Rules, and the applicable provisions of Washington County's Comprehensive Plan.

Additionally, as required by Title 8 of Metro's Urban Growth Management Functional Plan (UGMFP), any amendment to a comprehensive plan or implementing ordinance shall be consistent with the requirements of the UGMFP.

Attached is the Resolution and Order to adopt the findings for Ordinance No. 910. The proposed findings are also attached and posted on the above land use ordinance webpage.

ADDITIONAL INFORMATION:

Community Feedback (Known Support/Opposition):

None known at this time

Legal History/Prior Board Action:

None

Budget Impacts:

None

ATTACHMENTS:

[Resolution Order 26-6 - Ordinance No. 910](#)

[Ordinance No. 910 - Findings](#)

Approved by the
Washington County Board of Commissioners
also serving as the governing body of Clean Water Services and all other County Districts



Kevin Moss, Board Clerk

January 6, 2026

Date Signed

RO 26-6

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) No. 26-6
5 of Ordinance No. 910)
6)

7 This matter having come before the Washington County Board of Commissioners (Board)
8 at its meeting of January 6, 2026; and

9 It appearing to the Board that the findings contained in "Exhibit A" summarize relevant
10 facts and rationales with regard to compliance with the Statewide Planning Goals, Oregon
11 Revised Statutes and Administrative Rules, Washington County's Comprehensive Plan, and titles
12 of Metro's Urban Growth Management Functional Plan relating to Ordinance No. 910; and

13 It appearing to the Board that the findings attached and herein incorporated as Exhibit A
14 constitute appropriate legislative findings with respect to the adopted ordinance; and

15 It appearing to the Board that the Planning Commission, at the conclusion of its public
16 hearing on November 19, 2025, made a recommendation to the Board, which is in the record and
17 has been reviewed by the Board; and

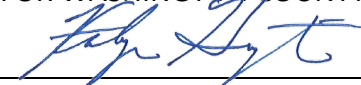
18 It appearing to the Board that, in the course of its deliberations, the Board has considered
19 the record which consists of all notices, testimony, staff reports, and correspondence from
20 interested parties, together with a record of the Planning Commission's proceedings, and other
21 items submitted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

22 ///

1 RESOLVED AND ORDERED that the attached findings in "Exhibit A" in support of Ordinance
2 No. 910 are hereby adopted.

3 DATED this 6th day of January, 2026.

4
5 BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

6 
7 CHAIR KATHRYN HARRINGTON

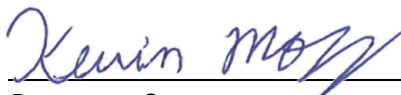
8 
9 RECORDING SECRETARY

EXHIBIT A

FINDINGS FOR ORDINANCE NO. 910 AN ORDINANCE AMENDING THE WASHINGTON COUNTY – FOREST GROVE URBAN PLANNING AREA AGREEMENT, AN ELEMENT OF THE WASHINGTON COUNTY COMPREHENSIVE PLAN

January 6, 2026

Part 1 – General Findings

Part 2 – Statewide Planning Goal Findings

Part 3 – Metro Urban Growth Management Functional Plan Findings

Part 4 – Metro Regional Transportation Plan Findings

Part 1:

GENERAL FINDINGS

Ordinance No. 910 amends the 2018 Washington County - Forest Grove Urban Planning Area Agreement (UPAA), an element of the County Comprehensive Plan. The proposed changes include adjustments to the processes for coordinating development review within unincorporated areas in Forest Grove's Urban Planning Area and minor changes to the process for amending the UPAA itself. The 2018 Urban Planning Area map is deleted and a new map is included that reflects Forest Grove's Urban Planning Area and annexations since the last update.

Key Ordinance Provisions

- Makes minor changes to the coordination of planning activities in the Urban Planning Area.
- Modifies the process for considering changes to the UPAA.
- Replaces map "Exhibit A" of the 2018 UPAA with a new map, "Exhibit A".

Because the ordinance would make changes that do not affect compliance with Oregon's Statewide Planning Goals (Goals), it is not necessary for these findings to address the Goals with respect to each amendment. The County Board of Commissioners finds that the Goals apply to amendments covered by these findings only to the extent noted in specific responses to individual applicable Goals, and that each amendment complies with the Goals.

Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources), and related Oregon Administrative Rules (OARs) are not addressed because these resources are not located within Washington County.

The County is also required to make findings that the amendments are consistent with the requirements of Metro's Urban Growth Management Functional Plan (UGMFP). These findings are addressed in this document.

Part 2:
STATEWIDE PLANNING GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that Ordinance No. 910 is consistent with the Goals, Oregon Revised Statutes (ORS), OARs, Metro's UGMFP and Washington County's Comprehensive Plan (Plan). The County's 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 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 map and text of the Plan implicate a Goal compliance issue. The following precautionary findings are provided to demonstrate ongoing compliance.

Goal 1 – Citizen Involvement

Goal 1 addresses Citizen Involvement by requiring the implementation of a comprehensive program to stimulate community participation in the planning process. Washington County has an acknowledged citizen involvement program that provides a range of opportunities for community members and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the County's Charter sets forth specific requirements for community involvement during review and adoption of land use ordinances, including public hearings. Washington County has followed these requirements for the adoption of Ordinance No. 910.

Goal 2 – Land Use 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 Plan, which includes documents such as the Rural/Natural Resource Plan (RNRP), Comprehensive Framework Plan for the Urban Area (CFP), Community Plans, Community Development Code (CDC), and Transportation System Plan (TSP). Washington County utilized this process to adopt Ordinance No. 910.

Notice was coordinated with all affected governmental entities and any comments received regarding Ordinance No. 910 were addressed either as part of the proceedings or with subsequent staff coordination.

Goal 3 – Agricultural Lands

Goal 3 seeks to preserve and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products, forest, and open space, and with the state's agricultural land use policies. Policy 15, Implementing Strategies (a) and (f) of the RNRP include provisions for the preservation of agricultural lands.

With House Bill 4078-A in 2014 and House Bill 2047 in 2015, the Oregon legislature validated and acknowledged the Metro-led process for developing the Urban and Rural Reserves. In 2018, Ordinance No. 837 amended the Washington County - Forest Grove UPAA to outline policies and processes for coordinating concept planning in the Urban Reserve lands within Forest Grove's Urban Planning Area. The concept planning required under Title 11 of the UGMFP for the designated Urban Reserve areas did not change or affect comprehensive plan designations or land regulations for lands subject to Goal 3 at that time.

The minor amendments to Exhibit A, the "Washington County-Forest Grove Urban Planning Area Map," proposed with Ordinance No. 910 do not change or affect the comprehensive plan designations or land use regulations for land subject to Goal 3.

Goal 4 – Forest Lands

Goal 4 addresses the conservation of forest lands by maintaining the forest land base and protecting the state's forest economy by making possible economically efficient forest practices. Policy 16, Implementing Strategies (a) and (c) of the RNRP include provisions for the conservation and maintenance of forest lands.

With House Bill (HB) 4078-A in 2014 and HB 2047 in 2015, the Oregon legislature validated and acknowledged the Metro-led process for developing the Urban and Rural Reserves but adopted some changes to the Metro Reserve designations for a few Washington County cities. In 2018, Ordinance No. 837 amended the Washington County- Forest Grove UPAA to outline policies and processes for coordinating concept planning in the Urban Reserve lands within Forest Grove's Urban Planning Area. The concept planning required under Title 11 of the UGMFP for the designated Urban Reserve areas did not change or affect comprehensive plan designations or land regulations for lands subject to Goal 4.

The minor amendments to Exhibit A, the "Washington County-Forest Grove Urban Planning Area Map," proposed with Ordinance No. 910 do not change or affect the comprehensive plan designations or land use regulations for land subject to Goal 4.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 addresses the protection of natural resources and the conservation of scenic and historic areas and open spaces by requiring local programs to protect these resources in order to

promote a healthy environment and natural landscape that contributes to Oregon’s livability for present and future generations.

In addition, OAR 660-023-0250 requires application of current Goal 5 provisions to post acknowledgment plan amendments when the PAPA: 1) creates or amends a resource list or a portion of an acknowledged plan or land use regulation that protects a significant Goal 5 resource, or 2) allows new uses that could be conflicting uses with a particular Goal 5 site on an acknowledged resource list.

Policies 10, 11, and 12 of the CFP; Policies 7, 9, 10, 11, 12, and 13 of the RNRP; and various sections of the Community Plans and the CDC include provisions for the protection of Goal 5 resources.

Ordinance No. 910 does not allow any new uses in any affected land use district within the Forest Grove Planning Area and therefore will not conflict with acknowledged Goal 5 resources.

Goal 10 – Housing

Goal 10 requires the provision of housing, including adequate numbers of units within a range of prices, types and densities that provide realistic options to meet citizen needs. Policies 21, 22, 23, and 24 of the CFP and Policies 19, 25, and 26 of the RNRP address the provision of housing in the urban and rural areas of the county. The CDC contributes to the provision of adequate housing by establishing standards that facilitate development in an orderly and efficient fashion.

No Plan policies or CDC provisions related to housing are changed by Ordinance No. 910. Therefore, the ordinance preserves Plan compliance with Goal 10.

Goal 11 – Public Facilities and Services

Goal 11 requires a plan for the orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Policies 15, 25, 26, 27, 28, 29, 30, and 31 of the CFP and Policy 22 of the RNRP address the provision of public facilities and services in the urban and rural areas of unincorporated Washington County. The CDC requires that adequate public facilities and services be available for new development.

No Plan policies or CDC provisions related to public facilities and services are changed by Ordinance No. 910. Therefore, the ordinance preserves Plan compliance with Goal 11.

Goal 12 – Transportation

Goal 12 requires the provision and encouragement of a safe, convenient, multimodal, and economic transportation system. Policy 32 of the CFP, Policy 23 of the RNRP, and the TSP describe the transportation system necessary to accommodate the transportation needs of

Washington County. Implementing measures are contained in the TSP, Community Plans, and the CDC.

Ordinance No. 910 does not amend the TSP, nor does it include any transportation-related amendments to the Community Plans or the CDC.

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). The findings of compliance for the applicable TPR provisions are summarized below.

The amendments in Ordinance No. 910 do not significantly affect the transportation system as described by the criteria in OAR 660-012-0060. The amendments in Ordinance No. 910 do not change the functional classification of an existing or planned transportation facility; change standards implementing a functional classification system; result in types or levels of travel or access that are inconsistent with the adopted functional classification system designated by the acknowledged TSP for any existing or planned transportation facility; or degrade the performance of any existing or planned transportation facility. The amendments in Ordinance No. 910 do not alter and are consistent with the TSP.

Goal 14 – Urbanization

Goal 14 requires provisions for the orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. Policies 13, 14, 16, 17, 18, 19, 41, and 42 of the CFP address urbanization within the regional UGB. 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.

The amendments in Ordinance No. 910 are consistent with the County's acknowledged policies and strategies for urbanization as required by Goal 14.

Ordinance No. 910 does not add any land to the UGB or urbanize any land. The UPAA with Forest Grove provides processes, policies, and requirements for coordinating comprehensive planning in the designated unincorporated lands within the UGB to provide for the orderly and efficient transition from rural to urban land uses. Goal 14 will apply to future decisions to add Urban Reserve lands to the UGB or when lands are annexed in the city's Urban Planning Area as identified in Exhibit A, the "Washington County - Forest Grove Urban Planning Area Map." Ordinance No. 910 is consistent with Goal 14.

Part 3:

URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS

Section 3.07.810 of Title 8 of Metro’s UGMFP requires that county comprehensive plan changes be consistent with the UGMFP. The following Ordinance No. 910 findings have been prepared to address Titles 1, 8, and 11 of the UGMFP.

Title 1 - Housing Capacity

Title 1 requires a city or county to maintain or increase its housing capacity (except as provided in Section 3.07.120) per the Regional Framework Plan, which calls for a compact urban form and a “fair share” approach to meeting housing needs.

RESPONSE

Ordinance No. 910 amends the Washington County - Forest Grove UPAA, which does not directly address housing capacity or housing need. The UPAA provides an opportunity for Forest Grove, along with the County, to coordinate planning efforts and develop comprehensive plans that will meet Forest Grove’s future housing needs and support Title 1 requirements.

Title 8 - Compliance Procedures

Title 8 sets forth Metro’s procedures for determining compliance with the UGMFP. Included in this title are steps local jurisdictions must take to ensure that Metro has the opportunity to review amendments to comprehensive plans. Title 8 requires jurisdictions to submit notice to Metro at least 35 days prior to the first evidentiary hearing for a proposed amendment to a comprehensive plan.

RESPONSE

Consistent with Title 8, a copy of proposed Ordinance No. 910 was sent October 15, 2025 to Metro, at least 35 days prior to the first evidentiary hearing. Metro provided no comments on Ordinance No. 910.

Title 11 - Planning For New Urban Areas

Title 11 guides planning of urban reserves and areas added to the urban growth boundary for conversion from rural to urban use. Title 11 includes requirements that the development of areas added to the urban growth boundary implement the Regional Framework Plan and the 2040 Growth Concept.

RESPONSE

Title 11 identifies the planning responsibilities and guiding policies and requirements for the Urban Reserve areas as they transition from rural to urban uses. With Ordinance No. 837, the

2018 UPAA amendment with Forest Grove, the County addressed its interest in assuring that the planning for the unincorporated area meets the expectations prescribed in Title 11. The 2018 UPAA amendment provided the opportunity to clearly identify and coordinate planning responsibilities and outline a process to guide the concept planning expectations for the Urban Reserve Area in a timely manner, including specific provisions in the UPAA that directly address Title 11 requirements. No changes are proposed to the 2025 UPAA that would conflict with compliance with Title 11.

Title 14 – Urban Growth Boundary

Title 14 prescribes criteria and procedures for amendments to the urban growth boundary to provide a clear transition from rural to urban development, an adequate supply of urban land to accommodate long-term population and employment, and a compact urban form.

RESPONSE

Ordinance No. 910 does not add any land to the UGB or urbanize any land. The UPAA provides processes, policies, and requirements for coordinating comprehensive planning in the lands added to the UGB and concept planning in the Urban Reserve Area to provide for the orderly and efficient transition from rural to urban land uses. Title 14 will apply to future decisions to add Urban Reserve lands to the UGB or when lands are annexed in the city's Urban Planning Area as identified in Exhibit A, the "Washington County - Forest Grove Urban Planning Area Map." Ordinance No. 910 is consistent with Title 14.

Part 4:

REGIONAL TRANSPORTATION FUNCTIONAL PLAN FINDINGS

This section addresses the consistency of Ordinance No. 910 with the applicable policies of Metro's Regional Transportation Functional Plan (RTFP).

RESPONSE

Ordinance No. 910 does not amend the TSP, nor does it include any transportation-related amendments to the Community Plans or the CDC. Therefore, the amendments in Ordinance No. 910 are consistent with the policies in the Regional Transportation Functional Plan.