

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING ORDINANCE) ORDINANCE NO. 01-900A
NO. 97-713 TO CORRECT REGIONAL URBAN)
GROWTH BOUNDARY MAP ERRORS AND)
ADOPTING THE GEOGRAPHIC INFORMATION) Introduced by the Community
SYSTEM MAP OF THE REGIONAL URBAN) Planning Committee
GROWTH BOUNDARY)

WHEREAS, Metro has the statutory authority to establish, amend and maintain the regional urban growth boundary (“UGB”) under ORS 268.390(3) and the authority to coordinate the comprehensive plans of the 24 cities and 3 counties in the region under ORS 195.025(1); and

WHEREAS, Metro established the regional UGB in Ordinance No. 79-77 using one region wide map attached to that ordinance for the location of the limits to future development of urban land; and

WHEREAS, the limits on the accuracy of the precise location of the UGB has long been recognized by the establishment of a quasi-judicial, small site “locational adjustment” process in 1981 to correct and improve the efficiency of the UGB; and

WHEREAS, Metro has maintained “official” maps of the regional UGB in seven books of tax lot maps at a scale of one inch = 100 feet with typically 1/16 sections per page; and

WHEREAS, site specific review and interpretation of the regional UGB has been based on the “official” lot specific maps of the UGB since 1979 adoption; and

WHEREAS, the “official” maps of the UGB have been digitized for planning work on Metro’s geographic information system; and

WHEREAS, revised and restated region wide maps and lot specific maps of the regional UGB, updated through 1996, were adopted as the urban growth boundary for the Metro region in Ordinance No. 97-713; and

WHEREAS, Metro's UGB has been acknowledged by the Land Conservation and Development Commission to comply with applicable Statewide Planning Goals; and

WHEREAS, a number of small mapping inconsistencies of the precise location of the UGB have been identified from the use of different mapping technologies used by city, county and regional staffs to interpret the original map; and

WHEREAS, Metro has been in its second periodic review of the acknowledged regional UGB since April 27, 2000; and

WHEREAS, "Technical Amendments to the Urban Growth Boundary" is a subtask of the periodic review work program approved by LCDC; and

WHEREAS, ten of the map inconsistencies identified in Metro's review for technical amendments of the regional UGB are corrected in this ordinance; and

WHEREAS, these ten areas total about 8.6 acres in seven cities where city limits extend beyond the mapped UGB inside Metro's jurisdictional boundary; and

WHEREAS, these city limits extend beyond the acknowledged UGB in acknowledged city comprehensive plans due to mapping errors and interpretations of those parts of boundaries which use streets and the 100 year floodplain as the boundary line; and

WHEREAS, cities generally annex the entire street right-of-way to reflect providing urban services in that right-of-way while the original UGB followed the centerline of streets; and

WHEREAS, Washington County 1974 floodplain maps were used for the original boundary around Forest Grove instead of the current 1992 FEMA floodplain maps; and

WHEREAS, Geographic Information System (“GIS”) technology has enabled development of more accurate electronic maps of the region for planning uses that are registered to a more accurate tax lot configuration; and

WHEREAS, the electronic map of the regional UGB has been created as a data layer in Metro’s Regional Land Information Systems (“RLIS”); and

WHEREAS, copies of these electronic maps will continue to be maintained in map books as the “official” UGB; and

WHEREAS, no change in the land available for development inside the regional UGB is included in this ordinance; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The maps of the regional UGB are hereby adjusted to be coordinated with the acknowledged boundaries in seven cities in ten areas where the acknowledged mapped city limits extend beyond the mapped UGB but inside Metro’s jurisdiction, as shown in Exhibit “A” of this ordinance.

2. Ordinance No. 97-713 is hereby amended to replace the 1996 region wide and lot specific maps of the regional urban growth boundary with the electronic map of the regional UGB, updated to April 1, 2001, which is hereby adopted as the urban growth boundary for the Metro region.

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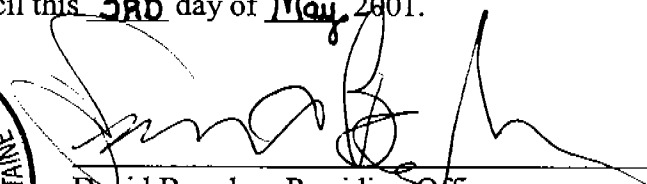
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3. This ordinance shall be transmitted to the Land Conservation and Development Commission for acknowledgment of compliance with applicable statewide goals as part of LCDC's periodic review work program.

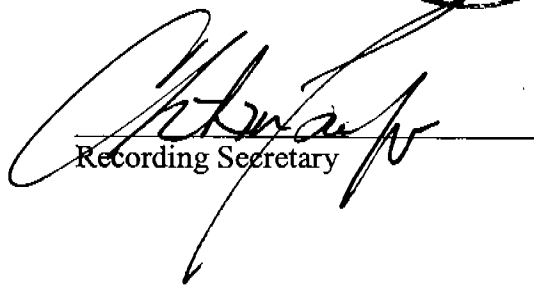
ADOPTED by the Metro Council this 3RD day of May, 2001.

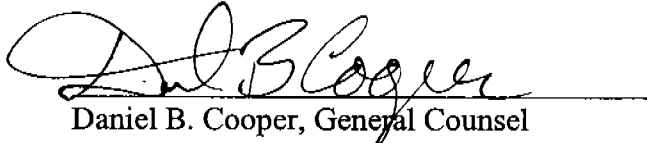



David Bragdon, Presiding Officer

ATTEST:

Approved as to Form:


Recording Secretary


Daniel B. Cooper, General Counsel

Map 1 Exhibit A

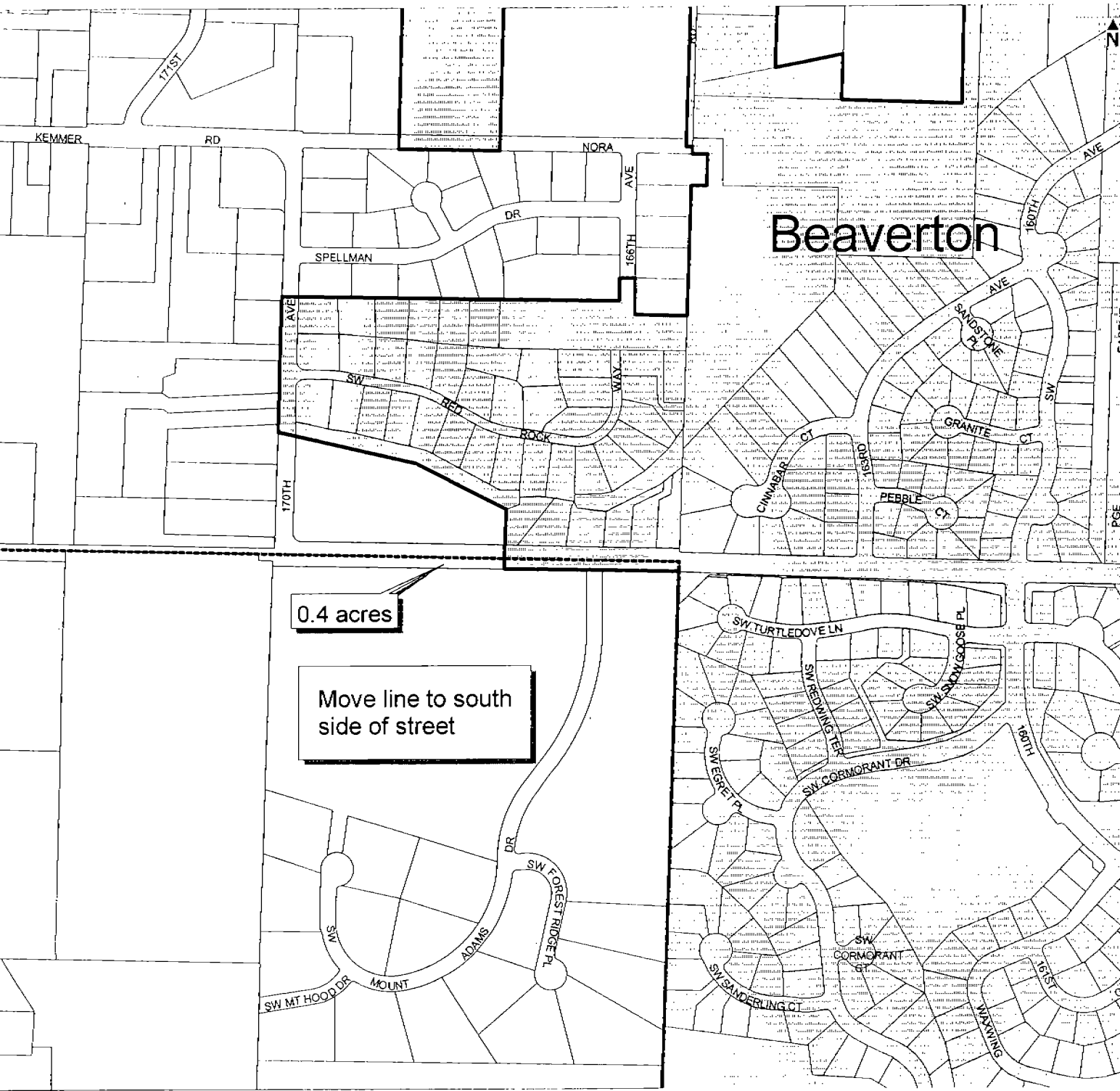
Beaverton city boundary extends past UGB in a street right-of-way



Urban Growth Boundary



City Boundary



0.4 acres

Move line to south side of street

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, rectification of any errors will be appreciated.

0 200 400 600 Feet

1" = 456 feet

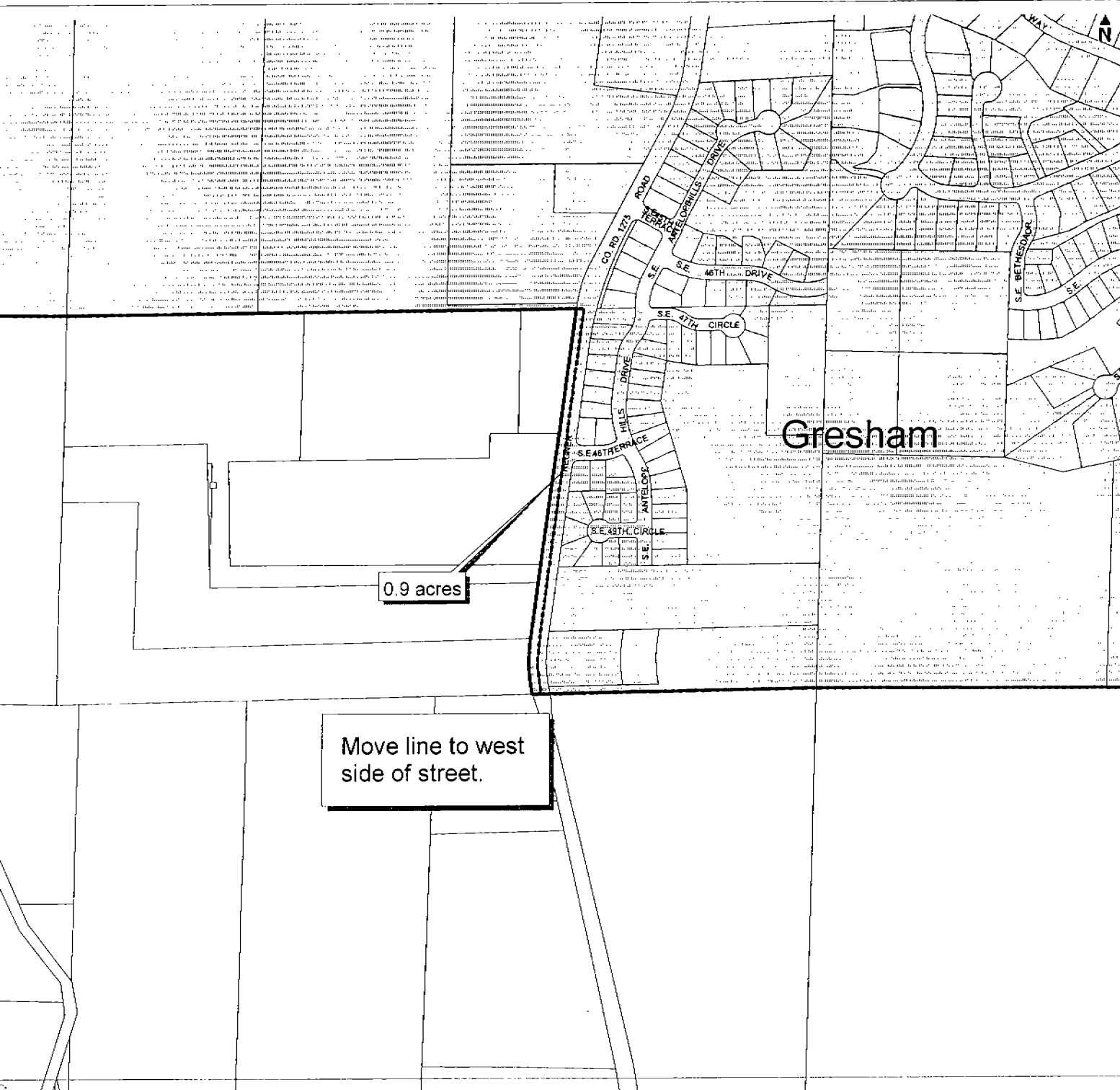
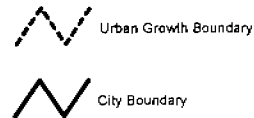


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Map 2 Exhibit A

Gresham city boundary extends past UGB in a street right-of-way



0.9 acres

Move line to west side of street.

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1" = 398 feet






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Map 3

Exhibit A

Hillsboro city boundary extends past UGB and Metro boundary within a street right-of-way

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary

Move line to north side of street

1.0 acre

Hillsboro

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0 400 800 1200 Feet

1" = 849 feet



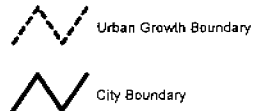
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Map 4

Exhibit A

Sherwood city boundary extends past UGB in a street right-of-way



1.0 acres

Move line to south side of street

Sherwood

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0 100 200 300 400 500 Feet

1" = 363 feet






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Map 5

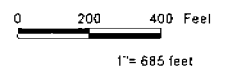
Exhibit A

Troutdale city boundary extends past UGB in a street right-of-way

-  Urban Growth Boundary
-  City Boundary
-  New Location of UGB



The information on the map was derived from digital datasets on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There is no warranty, expressed or implied, including the reliability of the information or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.




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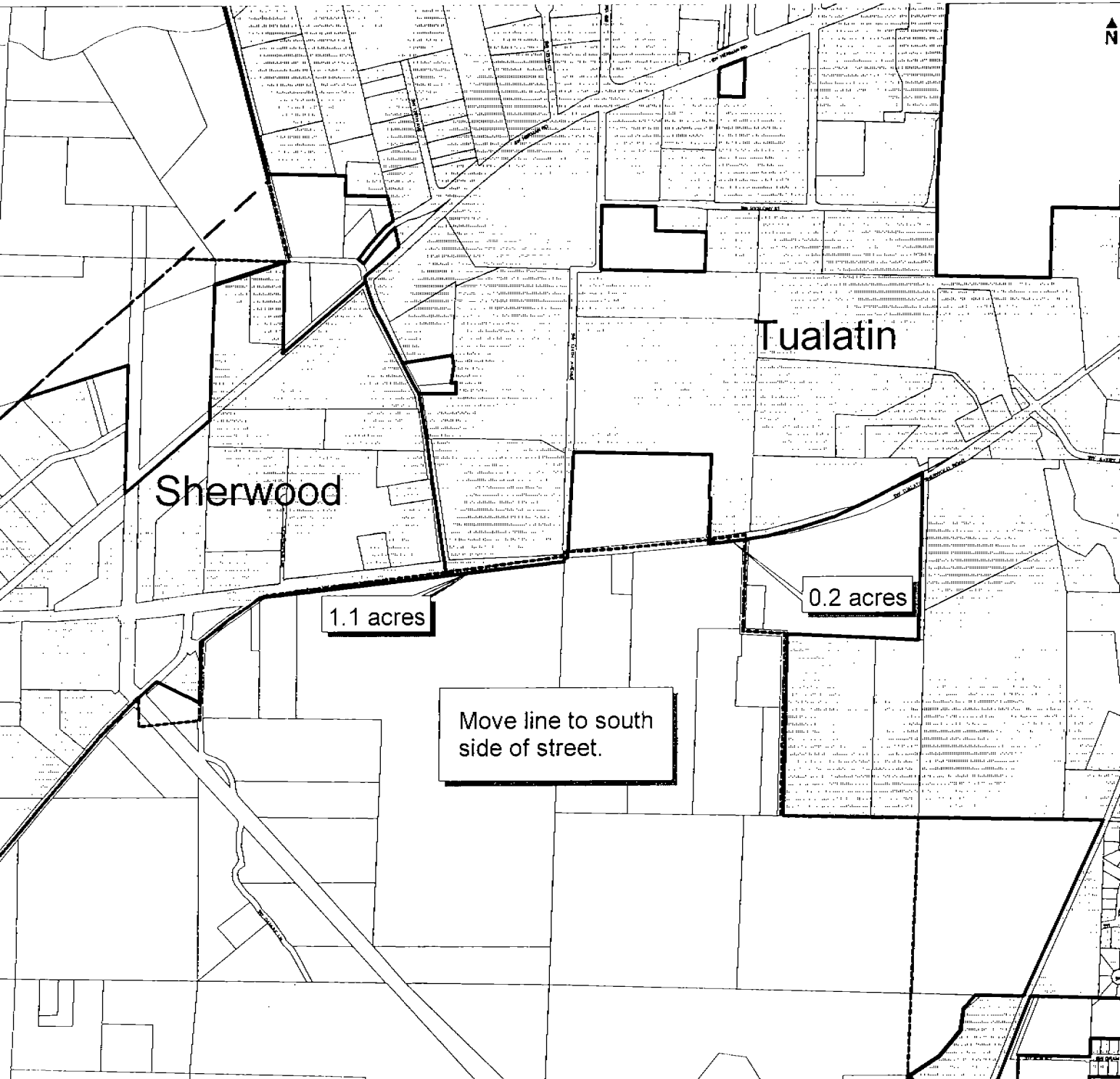
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Map 6 Exhibit A

Tualatin and Sherwood city boundary extend past UGB in a street right-of-way

 Urban Growth Boundary

 City Boundary



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1" = 890 feet






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Map 7

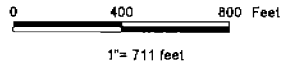
Exhibit A

Forest Grove city boundary as defined by the floodplain

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary

Where the UGB is defined by the floodplain boundary, the location of the UGB is determined by the 1992 FEMA 100-year floodplain or a more recent delineation of the floodplain completed by a Professional Engineer registered by the State of Oregon and filed with Metro.

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the accuracy or merchantability or fitness for a particular purpose, accompanying this product. However, justification of any errors will be appreciated.



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1.8 acres
New location of UGB




2.6 acres
New location of UGB

Forest Grove

Forest Grove

Map 8

Exhibit A
Forest Grove city boundary as defined by the floodplain

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary

Where the UGB is defined by the floodplain boundary, the location of the UGB is determined by the 1992 FEMA 100-year floodplain or a more recent delineation of the floodplain completed by a Professional Engineer registered by the State of Oregon and filed with Metro.

1.6 acres
New location of UGB

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0 400 800 Feet

1" = 535 feet



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STAFF REPORT

*FOR THE PURPOSE OF AMENDING ORDINANCE NO.
97-713 TO CORRECT REGIONAL URBAN GROWTH
BOUNDARY MAP ERRORS AND ADOPTING THE
GEOGRAPHIC INFORMATION SYSTEM MAP OF THE
REGIONAL URBAN GROWTH BOUNDARY*

Date: March 23, 2001

**Presented by: Mary Weber
Prepared by: Tim O'Brien**

PROPOSED ACTION

Adoption of Ordinance No. 01-900A to amend the Metro Urban Growth Boundary and adopt the Geographic Information System (GIS) Map as the Official Metro Urban Growth Boundary Map.

EXISTING LAW

Authority to amend the Metro Urban Growth Boundary comes from Oregon Revised Statutes (ORS) 268.390(3) and ORS 197.005-197.430.

BACKGROUND

Metro code and State land use statutes require that the Metro Council review the estimated capacity of the Metro Urban Growth Boundary (UGB) at least every 5 years for each new 20-year period. The Land Conservation and Development Commission (LCDC), at its meeting of April 27, 2000, placed Metro in periodic review. The purpose of periodic review is to ensure that Metro's regulations and policies on the UGB remain in compliance with statewide planning goals.

LCDC approved Metro's three-phase work program to meet the requirements of periodic review. Subtask 5, *Technical Amendments to the Urban Growth Boundary*, is intended to correct inconsistencies that are a result of mapping errors and interpretations of the boundaries.

Metro staff has identified a number of locations throughout the region where inconsistencies exist between the UGB and city limits. Ordinance No. 01-900A addresses these map adjustments where the city limits extend beyond the UGB in specific relationship to street right-of-way and floodplain boundaries that define the UGB.

City Limits beyond the Urban Growth Boundary

City limits extend beyond the UGB as a result of mapping errors and interpretation of boundaries when streets and the 100-year floodplain define the UGB as described below.

Cities generally annex the entire street right-of-way for ease in providing urban services including sanitary sewer, storm sewer, and water, as well as police and fire services. The UGB generally follows the centerline of the street, resulting in areas where the city limits extend beyond the UGB. Extending the UGB to coincide with city limits that

encompass the entire street right-of-way will allow for the ease of maintenance and expansion of urban services as need requires. The cities of Beaverton, Gresham, Hillsboro, Troutdale, Tualatin and Sherwood are affected by these proposed adjustments to the UGB.

Washington County's 1974 floodplain maps were used to define the original UGB in several locations around the City of Forest Grove. Since the adoption of the original UGB, FEMA maps have come to be the standard used by local governments for defining flood elevation. FEMA maps were last updated in 1992. Forest Grove has approved development projects and annexations based on FEMA floodplain information rather than the 1974 Washington County floodplain maps. This results in land that is within a city limit but outside of the UGB. The City of Forest Grove submitted to Metro information on the location of the floodplain line based on delineated floodplain lines required by recent development projects.

GIS Map as Official UGB Map

At this time, the "official" UGB map is kept on reproducible sepia copies of the Clackamas, Multnomah and Washington county Assessment & Taxation maps. These maps are hand-drawn and vary in scale and amount of area displayed. The UGB and Metro Boundary is kept current however, the tax lot configuration is representative of the 1978 time frame when the UGB was first drawn. Copies of the hand-drawn originals are kept in seven map books housed in the Data Resource Center. Microfilm and digitally scanned backup copies of the original maps are housed off site. As changes are made to the UGB, the original is edited, the revision date is noted on the map, and an updated copy is put in the map books for staff and the public to utilize. The old copies that are removed from the map books are retained for historical reference.

In 1988 Metro acquired Geographic Information System (GIS) capability and began developing an electronic map of the region to be utilized by staff on a daily basis. The UGB and Metro Boundary are registered to a tax lot configuration that is updated quarterly.

Staff proposes that the GIS version of the UGB and Metro Boundary map becomes the "official" UGB and Metro Boundary map and that the Data Resource Center discontinue maintaining the hand-drawn version of the UGB, which is an inefficient method for updating the map. If the UGB is amended by ordinance, the change will be made on the GIS version and a hardcopy plot of the UGB changes will be maintained in a map book. This map book will be the "official" UGB and Metro Boundary map, with any revision dates noted on the individual maps. In addition, each hardcopy plot of a revision will be microfilmed for the State archives. Furthermore, the following actions will also occur:

- The UGB/Metro Boundary map will be viewable online through the Metro website.
- The old sepias and map books will be stored and will be used as a reference along with the GIS map when settling boundary disputes.

Currently, the digital UGB and Metro Boundary files are protected by system-level security on Metro's computer system. GIS files are protected by passwords that are available only to the six members of the Data Resource Center technical group, the same people who have permission to revise the current "official" paper maps. In addition, only certain computer terminals have access to this database. This security system has been in place since 1988, protecting the entire Regional Land Information

System database without experiencing any problems. It will continue to protect the new "official" UGB and Metro Boundary map book that is based on the digital UGB and Metro Boundary files.

The map adjustments addressed in Ordinance No. 01-900A to correct inconsistencies and adopt the GIS version as the official Metro UGB map follow the Legislative Amendment Procedures as outlined in Metro Code Section 3.01.015. As the periodic review work program continues, staff anticipates additional amendments that will address the remaining inconsistencies to come forward as part of phase two of the work program. Additionally, proposed Metro Code amendments are anticipated to ensure that future inconsistencies do not occur between the UGB and city limits.

All of the map amendments addressed in Ordinance No. 01-900A are subject to Council approval. Staff has determined that the amendments to the UGB either correct mapping inaccuracies or are refinements to the map resulting from Metro's on-going effort to maintain the most accurate up-to-date UGB map as possible. A more detailed discussion of the corrections required resolving the map inconsistencies in response to the work staff has completed follows.

PROPOSED URBAN GROWTH BOUNDARY MAP ADJUSTMENTS

Staff has identified a total of ten areas where the city limits extend beyond the UGB. The 10 areas total 8.6 acres and are located in seven different local jurisdictions: Beaverton, Forest Grove, Gresham, Hillsboro, Sherwood, Troutdale, and Tualatin. Maps detailing the points of inconsistency between the UGB and city limits are included in Exhibit A to Ordinance No. 01-900A.

Street Right-of Way

As noted above, these inconsistencies occur when a local jurisdiction annexes the entire street right-of-way and the UGB is located at the centerline of the street. Each of the street right-of-way areas where the inconsistencies occur was reviewed with the Metro Transportation Department to ensure that no future road project would inadvertently result in the addition of buildable land to the UGB. The total number of acres being brought into the UGB through the adjustment of the UGB in relation to street right-of-way is 6 acres. This land is considered unbuildable as it is in public ownership and currently exists as public street right-of-way.

City of Beaverton

Map 1 This area is located on the western edge of the City of Beaverton where SW Weir Road and SW Mt. Adams Road intersect. The city limits of Beaverton include the entirety of SW Weir Road but the UGB runs down the center of SW Weir Road.

City of Gresham

Map 2 This area is located on the southern edge of the City of Gresham along SE Regner Road. The city limits of Gresham include the entire right-of-way of the road but the UGB runs down the centerline of SE Regner Road.

City of Hillsboro

Map 3 This area is located on the northern boundary of the City of Hillsboro along NW Jacobson Road near NW Helvetia Road. The city limits of Hillsboro include the entire right-of-way of the road but the UGB runs down the center of NW Jacobson Road.

City of Sherwood

Map 4 This area is located on the western edge of Sherwood along SW Edy Road. The city limits of Sherwood includes the entire right-of-way of SW Edy Road but UGB runs down the center of SW Edy Road.

City of Troutdale

Map 5 This area is located on the eastern edge of Troutdale. The city limits include a portion of the entire right-of-way of East Woodard Road, but the UGB does not include this portion of East Woodward Road, essentially outlining the road.

City of Tualatin & Sherwood

Map 6 This area is located in both Tualatin and Sherwood along the Tualatin Sherwood Highway between SW 120th Ave. and SW Wildrose Place. The city limits of both Tualatin and Sherwood include the entire right-of-way of the Tualatin Sherwood Highway but UGB runs down the middle of the highway.

Floodplain Line

Utilizing delineation's of the 100-year floodplain line that were based on the 1992 FEMA floodplain maps, staff is able to provide an up to date location of where the UGB should be located when it is to be defined by the 100-year floodplain line.

The City of Forest Grove provided information as to the location of the 100-year floodplain line from recent development projects and annexations that were required to delineate the floodplain location. This information is located in Attachment 1 to the Staff Report and includes a portion of a plat map for the Knox Ridge development, Boundary Commission final order for the annexation of the Fairmont development, and Boundary Commission final order and maps for portions of a third piece of property that was annexed to the City in 1984 and 1991.

The total number of acres being brought in to the UGB through the adjustment of the UGB in relation to the delineated floodplain line is 2.6 acres. This land is already within the city limits of Forest Grove and developed therefore, the floodplain line adjustments do not increase the amount of buildable land included in the UGB.

City of Forest Grove

Map 7 The first area is located on the southern edge of the City of Forest Grove just west of Birch Street and north of Highway 8 in the Fairmont subdivision. There are roughly 9 single-family dwellings in this location. This area is 2.4 acres in size. The second area is also located near the southern edge of the city east of B Street. This site is currently being used as a parking/storage lot for an industrial use. This area is 1.8 acres in size resulting in a total acreage of 4.2 acres to be included in the UGB from these two adjustments.

Map 8 This area is located on the western edge of the City of Forest Grove, northwest of SW Richey Road and south of Willamina Avenue, adjacent to the Knox Ridge subdivision. As indicated in Map 1 of Attachment 1, the western edge of the Knox Ridge subdivision is the delineated 100-year floodplain line that was required during the development process. Map 8 in Exhibit A to Ordinance No. 01-900A indicates the current UGB/floodplain line to be located further west of the subdivision edge. Thus, in this location a total acreage of 1.6 acres is being removed from the UGB.

Floodplain Delineation Line Note

Currently the paper copy of the “official” UGB maps for Washington County display the following text:

“Where the UGB is defined by floodplain boundaries as shown on the Washington County 1974 floodplain maps, the precise location of the UGB shall be determined by field survey based upon elevations in 1974 defined by the Washington County Director of Public works, following the procedures provided in Section 135-1.1 of the Washington County Zoning Article.”

Based on the information noted previously that FEMA maps are the standard used by local governments for determining flood elevation, staff proposes the following note be placed on the “official” GIS UGB map:

“Where the UGB is defined by the floodplain boundary, the location of the UGB is determined by the 1992 FEMA 100-year floodplain or a more recent delineation of the floodplain completed by a Professional Engineer registered by the State of Oregon and filed with Metro”.

Staff is aware of completed development projects in areas of Washington County where the floodplain was delineated utilizing the 1992 FEMA 100-year floodplain line. The addition of this note on the “official” GIS UGB map will allow staff to adjust the location of the UGB in these areas where the UGB is defined by the floodplain based on survey data from completed development projects.

BUDGET IMPACT

Adoption of this ordinance has no budget impact.

EXECUTIVE OFFICER’S RECOMMENDATION

That the recommended adjustments to the Metro Urban Growth Boundary map described above be adopted and that the GIS version of the Metro Urban Growth Boundary map be the “official” Metro Urban Growth Boundary map replacing the hand-drawn Metro Urban Growth Boundary map.

BEFORE THE METRO COUNCIL

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GROWTH BOUNDARY MAP ERRORS AND)
ADOPTING THE GEOGRAPHIC INFORMATION) Introduced by the Community
SYSTEM MAP OF THE REGIONAL URBAN) Planning Committee
GROWTH BOUNDARY)

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WHEREAS, Metro established the regional UGB in Ordinance No. 79-77 using one region wide map attached to that ordinance for the location of the limits to future development of urban land; and

WHEREAS, the limits on the accuracy of the precise location of the UGB has long been recognized by the establishment of a quasi-judicial, small site “locational adjustment” process in 1981 to correct and improve the efficiency of the UGB; and

WHEREAS, Metro has maintained “official” maps of the regional UGB in seven books of tax lot maps at a scale of one inch = 100 feet with typically 1/16 sections per page; and

WHEREAS, site specific review and interpretation of the regional UGB has been based on the “official” lot specific maps of the UGB since 1979 adoption; and

WHEREAS, the “official” maps of the UGB have been digitized for planning work on Metro’s geographic information system; and

WHEREAS, revised and restated region wide maps and lot specific maps of the regional UGB, updated through 1996, were adopted as the urban growth boundary for the Metro region in Ordinance No. 97-713; and

WHEREAS, Metro's UGB has been acknowledged by the Land Conservation and Development Commission to comply with applicable Statewide Planning Goals; and

WHEREAS, a number of small mapping inconsistencies of the precise location of the UGB have been identified from the use of different mapping technologies used by city, county and regional staffs to interpret the original map; and

WHEREAS, Metro has been in its second periodic review of the acknowledged regional UGB since April 27, 2000; and

WHEREAS, "Technical Amendments to the Urban Growth Boundary" is a subtask of the periodic review work program approved by LCDC; and

WHEREAS, ten of the map inconsistencies identified in Metro's review for technical amendments of the regional UGB are corrected in this ordinance; and

WHEREAS, these ten areas total about 8.6 acres in seven cities where city limits extend beyond the mapped UGB inside Metro's jurisdictional boundary; and

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WHEREAS, cities generally annex the entire street right-of-way to reflect providing urban services in that right-of-way while the original UGB followed the centerline of streets; and

WHEREAS, Washington County 1974 floodplain maps were used for the original boundary around Forest Grove instead of the current 1992 FEMA floodplain maps; and

WHEREAS, Geographic Information System (“GIS”) technology has enabled development of more accurate electronic maps of the region for planning uses that are registered to a more accurate tax lot configuration; and

WHEREAS, the electronic map of the regional UGB has been created as a data layer in Metro’s Regional Land Information Systems (“RLIS”); and

WHEREAS, copies of these electronic maps will continue to be maintained in map books as the “official” UGB; and

WHEREAS, no change in the land available for development inside the regional UGB is included in this ordinance; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The maps of the regional UGB are hereby adjusted to be coordinated with the acknowledged boundaries in seven cities in ten areas where the acknowledged mapped city limits extend beyond the mapped UGB but inside Metro’s jurisdiction, as shown in Exhibit “A” of this ordinance.

2. Ordinance No. 97-713 is hereby amended to replace the 1996 region wide and lot specific maps of the regional urban growth boundary with the electronic map of the regional UGB, updated to April 1, 2001, which is hereby adopted as the urban growth boundary for the Metro region.

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3. This ordinance shall be transmitted to the Land Conservation and Development Commission for acknowledgment of compliance with applicable statewide goals as part of LCDC's periodic review work program.

ADOPTED by the Metro Council this _____ day of _____ 2001.

David Bragdon, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

EXHIBIT A TO ORDINANCE NO. 01-900 – List of Maps

Map 1 - City of Beaverton

Map 2 - City of Gresham

Map 3 - City of Hillsboro

Map 4 - City of Sherwood

Map 5 - City of Troutdale

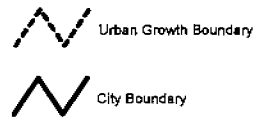
Map 6 - City of Tualatin & City of Sherwood

Map 7 - City of Forest Grove

Map 8 - City of Forest Grove

Map 1 Exhibit A

Beaverton city boundary extends past UGB in a street right-of-way



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1" = 456 feet

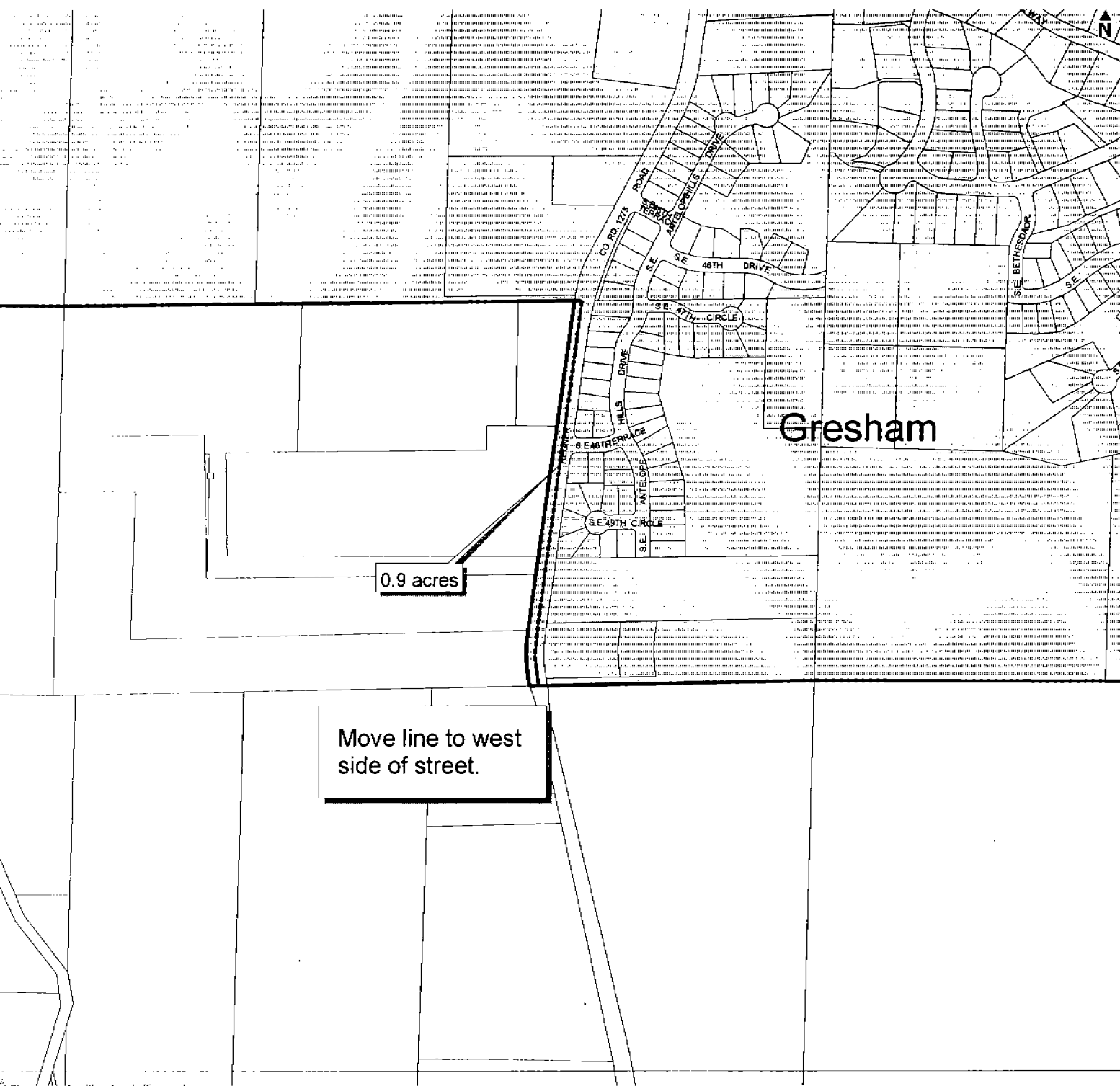
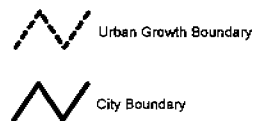


METRO

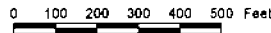
600 NE Grand Ave.
Portland, OR 97232-2736
503 797-1742 FAX 503 797-1909
Email: drc@metro.dst.or.us

Map 2 Exhibit A

Gresham city boundary extends past UGB in a street right-of-way



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1"= 398 feet






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Map 3 Exhibit A

Hillsboro city boundary extends past
UGB and Metro boundary within
a street right-of-way

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary

Move line to north
side of street

1.0 acre

Hillsboro

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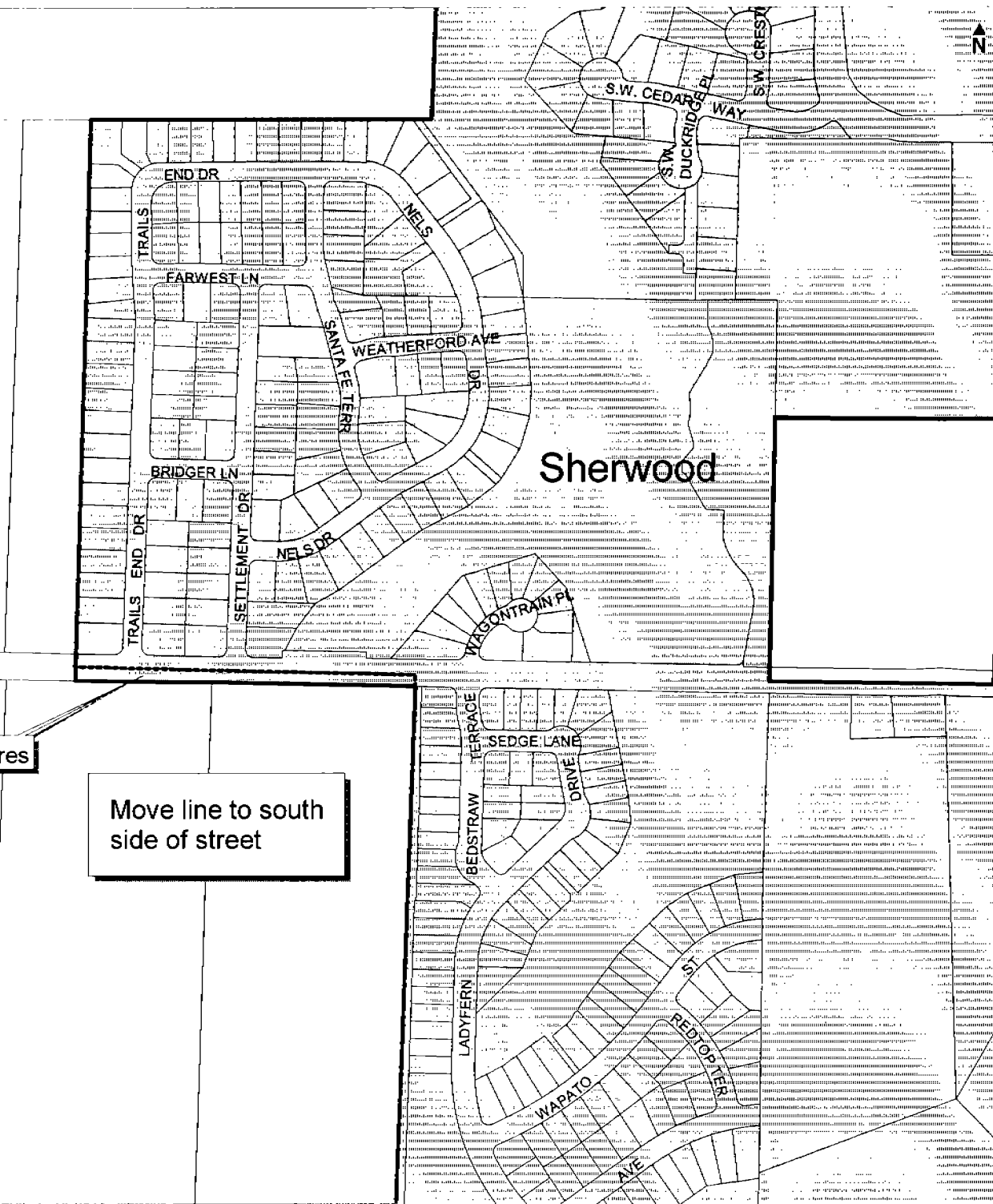
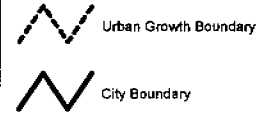
1" = 849 feet



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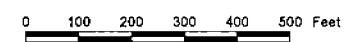
Map 4
Exhibit A
Sherwood city boundary extends past UGB in a street right-of-way



1.0 acres

Move line to south side of street

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1" = 363 feet






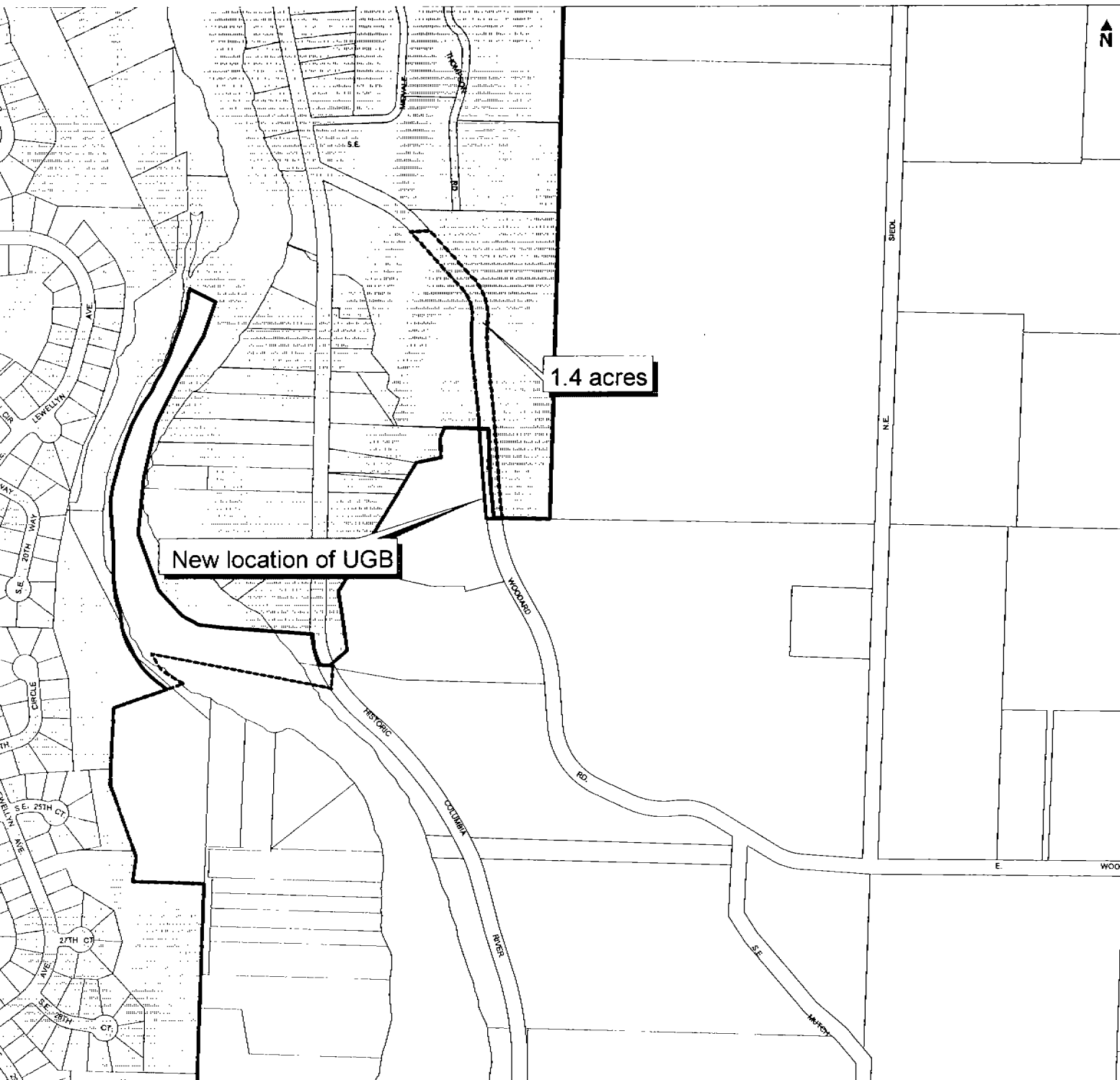
METRO
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503 797-1742 FAX 503 797-1909
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Map 5

Exhibit A

Troutdale city boundary extends past UGB in a street right-of-way

-  Urban Growth Boundary
-  City Boundary
-  New Location of UGB



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0 200 400 Feet

1" = 685 feet



METRO

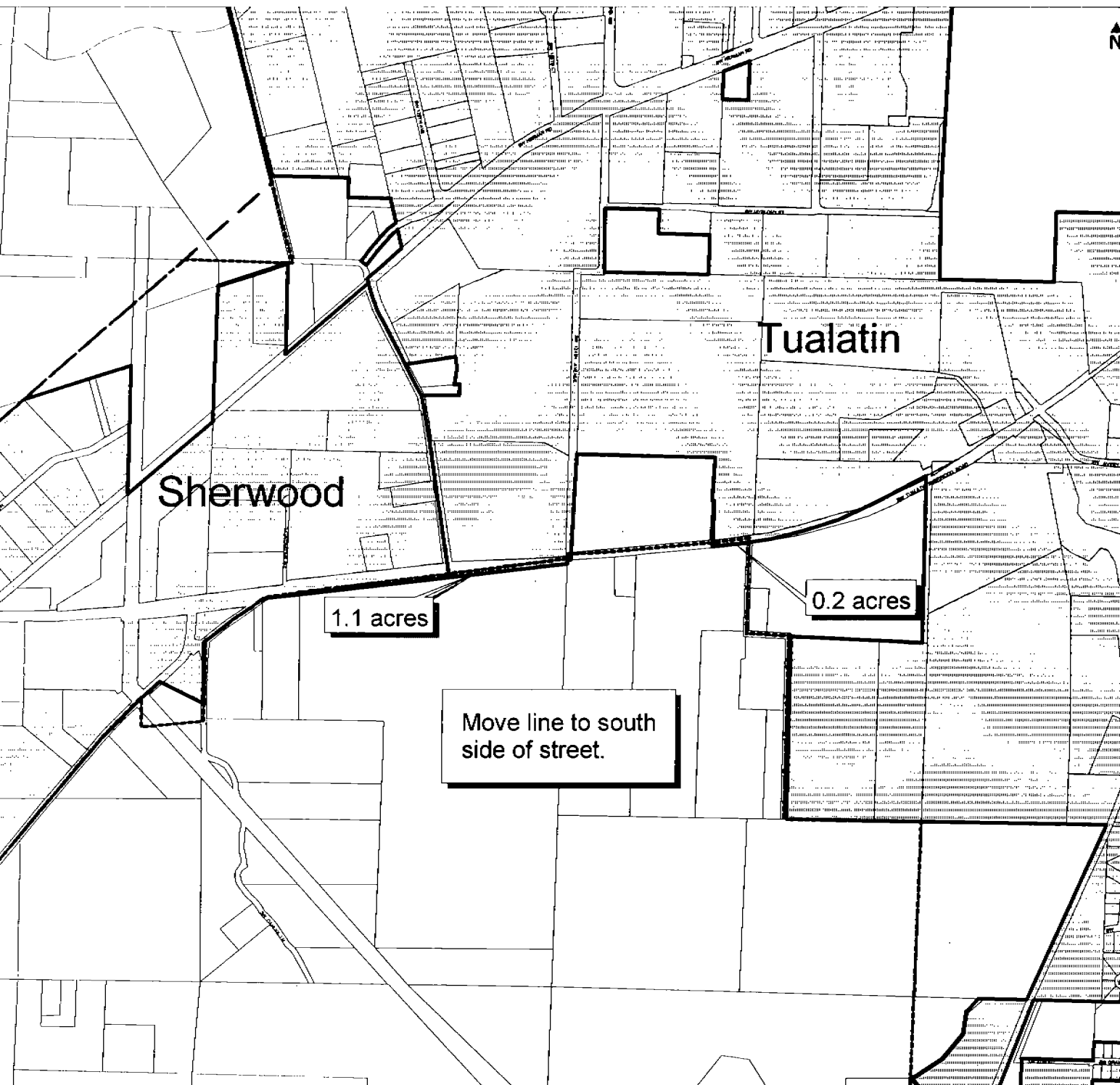
600 NE Grand Ave.
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Map 6 Exhibit A

Tualatin and Sherwood city boundary
extend past UGB in a street
right-of-way

 Urban Growth Boundary

 City Boundary



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0 500 1000 1500 Feet

1" = 890 feet







METRO

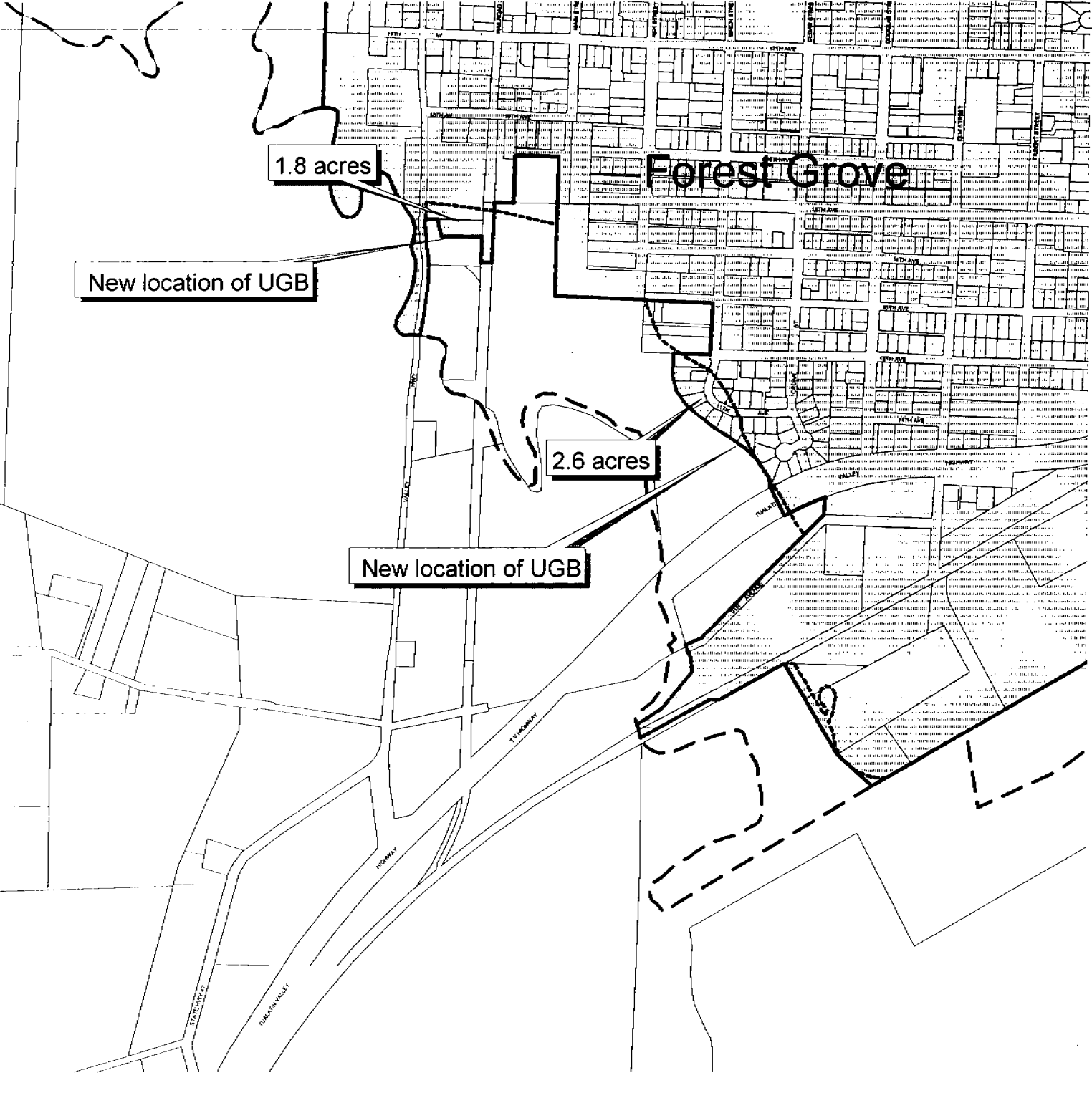
600 NE Grand Ave.
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Map 7

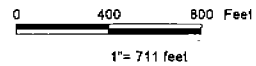
Exhibit A

Forest Grove city boundary as defined by the floodplain

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary
-  New Location of UGB



The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the accuracy of ownership or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.







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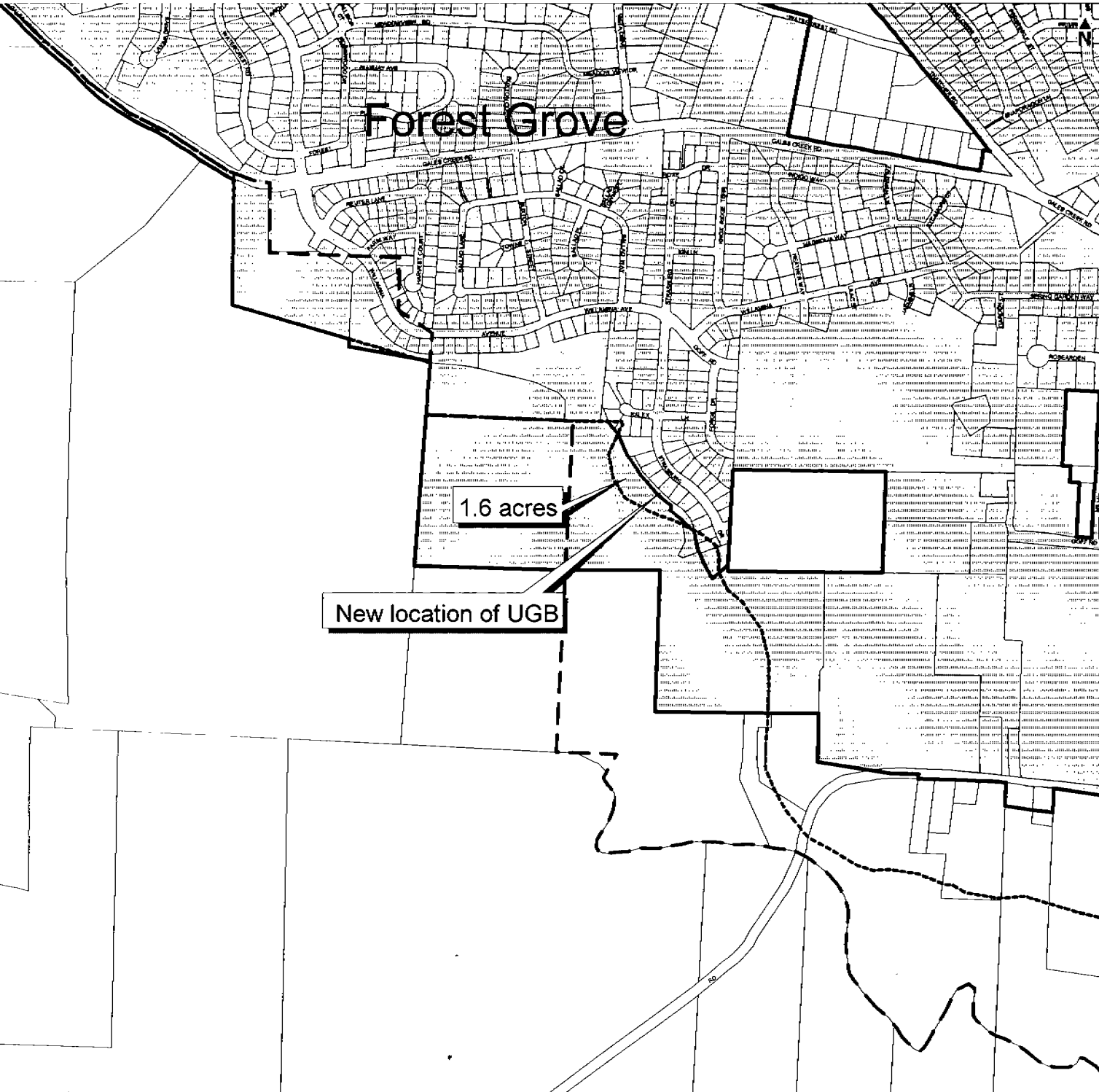
600 NE Grand Ave.
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Map 8

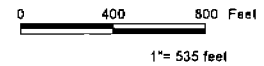
Exhibit A

Forest Grove city boundary as defined by the floodplain

-  Metro Boundary
-  Urban Growth Boundary
-  City Boundary
-  New Location of UGB



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STAFF REPORT

*CONSIDERATION OF ORDINANCE NO. 01-900 TO
AMEND THE METRO URBAN GROWTH BOUNDARY
MAP AND TO ADOPT THE GEOGRAPHIC
INFORMATION SYSTEM MAP AS THE OFFICIAL
METRO URBAN GROWTH BOUNDARY MAP*

Date: March 23, 2001

**Presented by: Mary Weber
Prepared by: Tim O'Brien**

PROPOSED ACTION

Adoption of Ordinance No. 01-900 to amend the Metro Urban Growth Boundary and adopt the Geographic Information System (GIS) Map as the Official Metro Urban Growth Boundary Map.

EXISTING LAW

Authority to amend the Metro Urban Growth Boundary comes from Oregon Revised Statutes (ORS) 268.390(3) and ORS 197.005-197.430.

BACKGROUND

Metro code and State land use statutes require that the Metro Council review the estimated capacity of the Metro Urban Growth Boundary (UGB) at least every 5 years for each new 20-year period. The Land Conservation and Development Commission (LCDC), at its meeting of April 27, 2000, placed Metro in periodic review. The purpose of periodic review is to ensure that Metro's regulations and policies on the UGB remain in compliance with statewide planning goals.

LCDC approved Metro's three-phase work program to meet the requirements of periodic review. Subtask 5, *Technical Amendments to the Urban Growth Boundary*, is intended to correct inconsistencies that are a result of mapping errors and interpretations of the boundaries.

Metro staff has identified a number of locations throughout the region where inconsistencies exist between the UGB and city limits. Ordinance No. 01-xxx addresses these map adjustments where the city limits extend beyond the UGB in specific relationship to street right-of-way and floodplain boundaries that define the UGB.

City Limits beyond the Urban Growth Boundary

City limits extend beyond the UGB as a result of mapping errors and interpretation of boundaries when streets and the 100-year floodplain define the UGB as described below.

Cities generally annex the entire street right-of-way for ease in providing urban services including sanitary sewer, storm sewer, and water, as well as police and fire services. The UGB generally follows the centerline of the street, resulting in areas where the city limits extend beyond the UGB. Extending the UGB to coincide with city limits that

encompass the entire street right-of-way will allow for the ease of maintenance and expansion of urban services as need requires. The cities of Beaverton, Gresham, Hillsboro, Troutdale, Tualatin and Sherwood are affected by these proposed adjustments to the UGB.

Washington County's 1974 floodplain maps were used to define the original UGB in several locations around the City of Forest Grove. Since the adoption of the original UGB, FEMA maps have come to be the standard used by local governments for defining flood elevation. FEMA maps were last updated in 1992. Forest Grove has approved development projects and annexations based on FEMA floodplain information rather than the 1974 Washington County floodplain maps. This results in land that is within a city limit but outside of the UGB. The City of Forest Grove submitted to Metro information on the location of the floodplain line based on delineated floodplain lines required by recent development projects.

GIS Map as Official UGB Map

At this time, the "official" UGB map is kept on reproducible sepia copies of the Clackamas, Multnomah and Washington county Assessment & Taxation maps. These maps are hand-drawn and vary in scale and amount of area displayed. The UGB and Metro Boundary is kept current however, the tax lot configuration is representative of the 1978 time frame when the UGB was first drawn. Copies of the hand-drawn originals are kept in seven map books housed in the Data Resource Center. Microfilm and digitally scanned backup copies of the original maps are housed off site. As changes are made to the UGB, the original is edited, the revision date is noted on the map, and an updated copy is put in the map books for staff and the public to utilize. The old copies that are removed from the map books are retained for historical reference.

In 1988 Metro acquired Geographic Information System (GIS) capability and began developing an electronic map of the region to be utilized by staff on a daily basis. The UGB and Metro Boundary are registered to a tax lot configuration that is updated quarterly.

Staff proposes that the GIS version of the UGB and Metro Boundary map becomes the "official" UGB and Metro Boundary map and that the Data Resource Center discontinue maintaining the hand-drawn version of the UGB, which is an inefficient method for updating the map. If the UGB is amended by ordinance, the change will be made on the GIS version and a hardcopy plot of the UGB changes will be maintained in a map book. This map book will be the "official" UGB and Metro Boundary map, with any revision dates noted on the individual maps. In addition, each hardcopy plot of a revision will be microfilmed for the State archives. Furthermore, the following actions will also occur:

- The UGB/Metro Boundary map will be viewable online through the Metro website.
- The old sepias and map books will be stored and will be used as a reference along with the GIS map when settling boundary disputes.

Currently, the digital UGB and Metro Boundary files are protected by system-level security on Metro's computer system. GIS files are protected by passwords that are available only to the six members of the Data Resource Center technical group, the same people who have permission to revise the current "official" paper maps. In addition, only certain computer terminals have access to this database. This security system has been in place since 1988, protecting the entire Regional Land Information

System database without experiencing any problems. It will continue to protect the new "official" UGB and Metro Boundary map book that is based on the digital UGB and Metro Boundary files.

The map adjustments addressed in Ordinance No. 01-900 to correct inconsistencies and adopt the GIS version as the official Metro UGB map follow the Legislative Amendment Procedures as outlined in Metro Code Section 3.01.015. As the periodic review work program continues, staff anticipates additional amendments that will address the remaining inconsistencies to come forward as part of phase two of the work program. Additionally, proposed Metro Code amendments are anticipated to ensure that future inconsistencies do not occur between the UGB and city limits.

All of the map amendments addressed in Ordinance No. 01-900 are subject to Council approval. Staff has determined that the amendments to the UGB either correct mapping inaccuracies or are refinements to the map resulting from Metro's on-going effort to maintain the most accurate up-to-date UGB map as possible. A more detailed discussion of the corrections required resolving the map inconsistencies in response to the work staff has completed follows.

PROPOSED URBAN GROWTH BOUNDARY MAP ADJUSTMENTS

Staff has identified a total of ten areas where the city limits extend beyond the UGB. The 10 areas total 8.6 acres and are located in seven different local jurisdictions: Beaverton, Forest Grove, Gresham, Hillsboro, Sherwood, Troutdale, and Tualatin. Maps detailing the points of inconsistency between the UGB and city limits are included in Exhibit A to Ordinance No. 01-900.

Street Right-of Way

As noted above, these inconsistencies occur when a local jurisdiction annexes the entire street right-of-way and the UGB is located at the centerline of the street. Each of the street right-of-way areas where the inconsistencies occur was reviewed with the Metro Transportation Department to ensure that no future road project would inadvertently result in the addition of buildable land to the UGB. The total number of acres being brought into the UGB through the adjustment of the UGB in relation to street right-of-way is 6 acres. This land is considered unbuildable as it is in public ownership and currently exists as public street right-of-way.

City of Beaverton

Map 1 This area is located on the western edge of the City of Beaverton where SW Weir Road and SW Mt. Adams Road intersect. The city limits of Beaverton include the entirety of SW Weir Road but the UGB runs down the center of SW Weir Road.

City of Gresham

Map 2 This area is located on the southern edge of the City of Gresham along SE Regner Road. The city limits of Gresham include the entire right-of-way of the road but the UGB runs down the centerline of SE Regner Road.

City of Hillsboro

Map 3 This area is located on the northern boundary of the City of Hillsboro along NW Jacobson Road near NW Helvetia Road. The city limits of Hillsboro include the entire right-of-way of the road but the UGB runs down the center of NW Jacobson Road.

City of Sherwood

Map 4 This area is located on the western edge of Sherwood along SW Edy Road. The city limits of Sherwood includes the entire right-of-way of SW Edy Road but UGB runs down the center of SW Edy Road.

City of Troutdale

Map 5 This area is located on the eastern edge of Troutdale. The city limits include a portion of the entire right-of-way of East Woodard Road, but the UGB does not include this portion of East Woodward Road, essentially outlining the road.

City of Tualatin & Sherwood

Map 6 This area is located in both Tualatin and Sherwood along the Tualatin Sherwood Highway between SW 120th Ave. and SW Wildrose Place. The city limits of both Tualatin and Sherwood include the entire right-of-way of the Tualatin Sherwood Highway but UGB runs down the middle of the highway.

Floodplain Line

Utilizing delineation's of the 100-year floodplain line that were based on the 1992 FEMA floodplain maps, staff is able to provide an up to date location of where the UGB should be located when it is to be defined by the 100-year floodplain line.

The City of Forest Grove provided information as to the location of the 100-year floodplain line from recent development projects and annexations that were required to delineate the floodplain location. This information is located in Attachment 1 to the Staff Report and includes a portion of a plat map for the Knox Ridge development, Boundary Commission final order for the annexation of the Fairmont development, and Boundary Commission final order and maps for portions of a third piece of property that was annexed to the City in 1984 and 1991.

The total number of acres being brought in to the UGB through the adjustment of the UGB in relation to the delineated floodplain line is 2.6 acres. This land is already within the city limits of Forest Grove and developed therefore, the floodplain line adjustments do not increase the amount of buildable land included in the UGB.

City of Forest Grove

Map 7 The first area is located on the southern edge of the City of Forest Grove just west of Birch Street and north of Highway 8 in the Fairmont subdivision. There are roughly 9 single-family dwellings in this location. This area is 2.4 acres in size. The second area is also located near the southern edge of the city east of B Street. This site is currently being used as a parking/storage lot for an industrial use. This area is 1.8 acres in size resulting in a total acreage of 4.2 acres to be included in the UGB from these two adjustments.

Map 8 This area is located on the western edge of the City of Forest Grove, northwest of SW Richey Road and south of Willamina Avenue, adjacent to the Knox Ridge subdivision. As indicated in Map 1 of Attachment 1, the western edge of the Knox Ridge subdivision is the delineated 100-year floodplain line that was required during the development process. Map 8 in Exhibit A to Ordinance No. 01-xxx indicates the current UGB/floodplain line to be located further west of the subdivision edge. Thus, in this location a total acreage of 1.6 acres is being removed from the UGB.

Floodplain Delineation Line Note

Currently the paper copy of the "official" UGB maps for Washington County display the following text:

"Where the UGB is defined by floodplain boundaries as shown on the Washington County 1974 floodplain maps, the precise location of the UGB shall be determined by field survey based upon elevations in 1974 defined by the Washington County Director of Public works, following the procedures provided in Section 135-1.1 of the Washington County Zoning Article."

Based on the information noted previously that FEMA maps are the standard used by local governments for determining flood elevation, staff proposes the following note be placed on the "official" GIS UGB map:

"Where the UGB is defined by the floodplain boundary, the location of the UGB is determined by the 1992 FEMA 100-year floodplain line or a more recent delineation of the floodplain completed by a Professional Engineer registered by the State of Oregon".

Staff is aware of completed development projects in areas of Washington County where the floodplain was delineated utilizing the 1992 FEMA 100-year floodplain line. The addition of this note on the "official" GIS UGB map will allow staff to adjust the location of the UGB in these areas where the UGB is defined by the floodplain based on survey data from completed development projects.

BUDGET IMPACT

Adoption of this ordinance has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

That the recommended adjustments to the Metro Urban Growth Boundary map described above be adopted and that the GIS version of the Metro Urban Growth Boundary map be the "official" Metro Urban Growth Boundary map replacing the hand-drawn Metro Urban Growth Boundary map.

ATTACHMENT 1 – List of Documents and Maps

Document 1 - Portion of the Forest Grove City Council memo regarding Knox Ridge Subdivision dated February 27, 1995

Document 2 - Letter to the City of Forest Grove from Land Development Consultants regarding Fairmount Subdivision.

Document 3 - Boundary Commission Proposal No. 3177, findings for Fairmount Subdivision.

Document 4 - Boundary Commission Proposal No. 1988, findings.

Map 1 - Plat map for the Knox Ridge Development

Map 2 - Boundary Commission Proposal No. 1988 map.

Map 3 - Boundary Commission Proposal No. 2976 map.



February 27, 1995

REPORT ON THE RE-ZONING OF A PORTION OF WASHINGTON COUNTY TAX LOT 1N4 36-2600 FROM (COUNTY) FD-10 TO (CITY) R-7 SINGLE-FAMILY RESIDENTIAL, IN CONJUNCTION WITH AN ANNEXATION

PROJECT TEAM: James Reitz, Associate Planner
Karl Mawson, Community Development Director
Ivan Burnett, City Manager

ISSUE STATEMENT: This is a request to re-zone a portion of one parcel from (County) FD-10 (Future Development, 10-acre minimum lot area) to (City) R-7 (Single-Family Residential), in conjunction with an annexation.

RECOMMENDATION: The Planning Commission reviewed and recommended approval of the re-zoning request for tax lot 1N4 36-2600 (also known as the Knox property, 710-800 Gales Creek Road). Staff concurs with this recommendation.

The Comprehensive Plan designates the Knox site for Low Density Residential, Standard Density. The Zoning Ordinance equivalent is the R-7 Single-Family Residential zone.

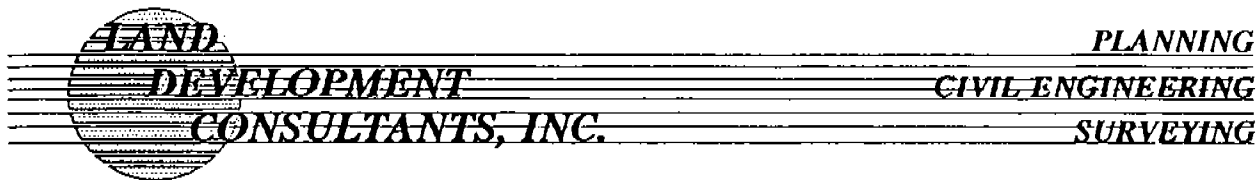
An ordinance to amend the Zoning Ordinance Map, the Planning Commission staff report, and the Planning Commission minutes of January 16, 1995 are attached.

BACKGROUND: The intent of the annexation and zone change for the Knox site is to provide for the development of a single-family subdivision. In order to do so, the site must be re-zoned from a county zone to a city zone; the sole criterion for doing so is that the zone requested is in conformance with the Comprehensive Plan Map.

The applicant is requesting an R-7 Single-Family Residential zone, in compliance with the Comprehensive Plan Map designation of Low Density Residential, Standard Density.

A portion of the Knox site was annexed and re-zoned in 1967; it is unaffected by the current request. The site is bisected at the lower end by the Urban Growth Boundary, along the 100-year floodplain line (along the 180-foot elevation line). However, state statute requires that annexations within Boundary Commission jurisdiction include entire parcels i.e., partial annexations are not permitted. Therefore, the balance of the site was annexed into the City as of February 9, 1995, including a significant area outside the urban growth boundary.

The re-zoning request pertains only to that area above the 100-year floodplain line and within the urban growth boundary. When the site is subdivided, the City will ensure that adequate access is provided to the area within the floodplain, to comply with Washington County farm-access standards. Once tentative approval of the subdivision plat is granted, the applicant can then apply to the Boundary Commission to de-annex that portion of the property within the floodplain and outside the urban growth boundary.

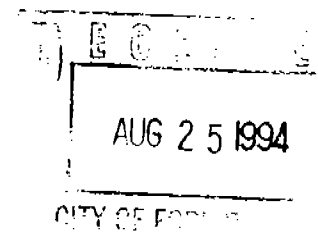


233 S.E. WASHINGTON STREET, HILLSBORO, OREGON 97123

PHONE: (503) 648-4061 FAX: (503) 681-7646

August 24, 1994

James Reitz
 City of Forest Grove
 1924 Council Street
 P.O. Box 326
 Forest Grove, OR 97116



Re: Flood Plain Boundary, City Limits & Urban Growth Boundary Accuracy

Dear James:

It has come to my attention that Washington County Planning Division has questioned the location of the 100-Year Flood Plain as delineated on the preliminary plat for Fairmount II Subdivision. The confusion arises over conflicting locations for the Urban Growth Boundary, the City Limits of Forest Grove, and the 100-Year Flood Plain as shown on various Washington County maps. In an attempt to clarify this confusion, I have talked with Gregg Leion at Washington County and you on several occasions. In our discussions, we have concluded that:

- 1) The 100-Year Flood Plain is the southern boundary of the City of Forest Grove.
- 2) The 100-Year Flood Plain also is the City Limit as well as the Urban Growth Boundary for the City of Forest Grove along its southern boundary with Gales Creek.
- 3) The information supplied to Land Development Consultants, Inc. concerning the 100-Year Flood Plain elevation is accurate and true, and the field delineation shown on the subdivision of Fairmount II is a correct and exact location of:
 - a. The 100-Year Flood Plain;
 - b. The City Limits of Forest Grove;
 - c. The Urban Growth Boundary.

This was confirmed by the Boundary Commission and METRO during the annexation of this land into the City of Forest Grove.

We also agreed that the actual field staking and delineation of the 100-Year Flood Plain supersedes the various general information maps used by Washington County. The accuracy on our field delineation is to the nearest 100th of one foot, while the expected error of lines scaled from USGS maps and other county maps, at 1"=2,000' scale, is greater than forty (40) feet.

FINDINGS

Based on the Study and the Public Hearing the Commission found:

1. The territory to be annexed contains 6.70 acres, is vacant, and has an assessed value of \$6,250.
2. The applicant desires annexation to obtain city water service to facilitate development of the site with a single family residential subdivision.

According to the application the development will be in two phases. In the first phase Cedar Street will be extended and end in a cul-de-sac. The second phase will extend Birch Street to the new 11th Street, which will intersect with Cedar.

3. The Boundary Commission has three adopted policies. The first of these policies states that the Commission generally sees cities as the primary providers of urban services. Recognizing that growth of cities may cause financial problems for the districts, the Commission states in the second policy that the Commission will help find solutions to the problems. The third policy states that the Commission may approve illogical boundaries in the short term if these lead to logical service arrangements in the long term.
4. The site is located approximately 1,000 feet north of Gales Creek and slopes gently to the creek. The site is presently in a prune orchard and winter wheat. The southern boundary is the 100-year Flood Plain. The land slopes south to southwesterly. To the north and east are single family housing developments. To the west and south is the flood plain for Gales Creek.
5. The territory is within the regional Urban Growth Boundary and the boundary of Metro.
6. Washington County and the City of Forest Grove have prepared jointly and adopted an Urban Planning Area Agreement (UPAA) to coordinate land use actions within the City's planning area.

EXHIBIT "A"
Proposal No. 1988FINDINGS

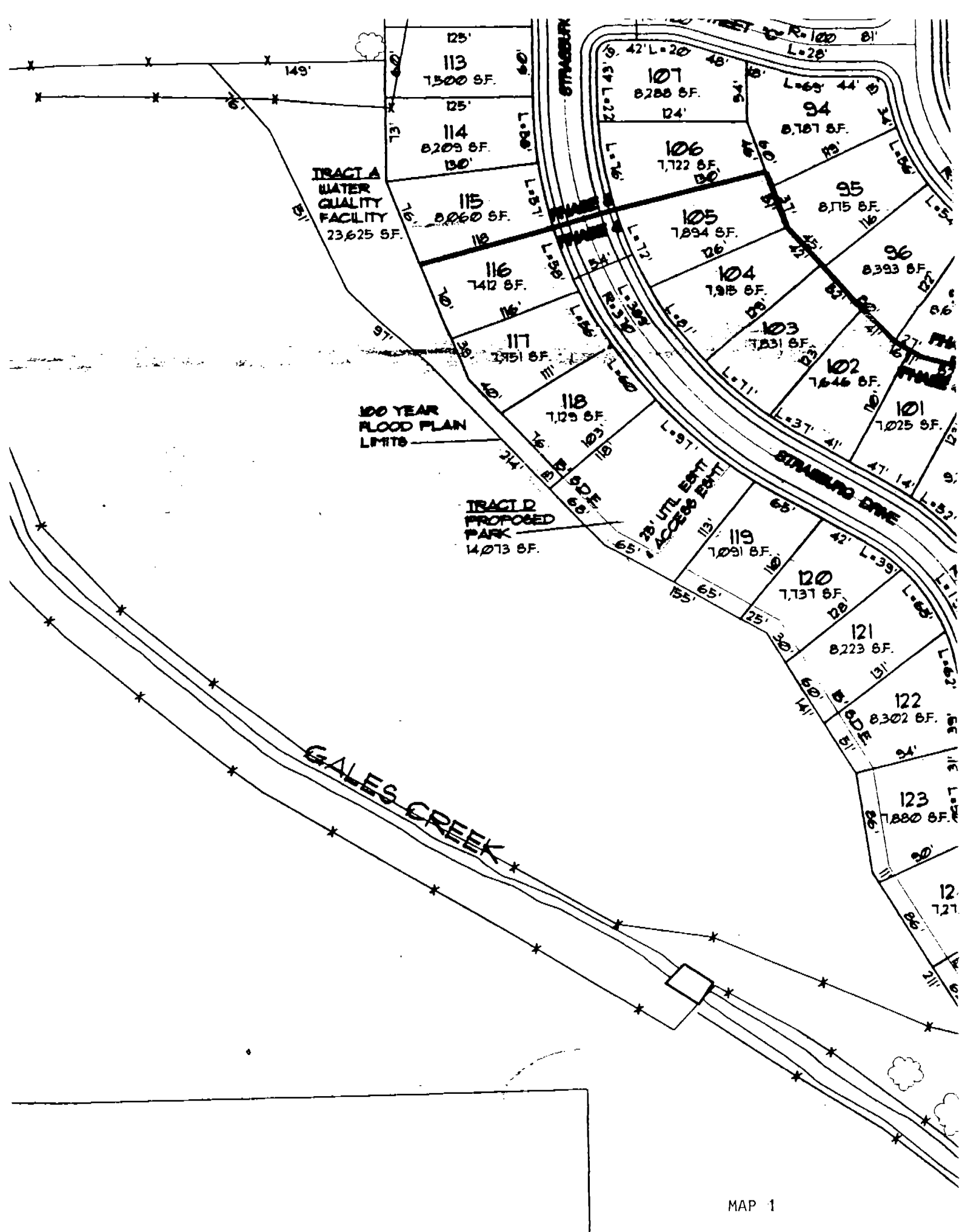
Based upon the investigation and the public hearing the Commission determined that:

1. The territory proposed to be annexed contains 3.74 ac., one storage building and is evaluated at \$144,327.
2. The property owner desires annexation to the city in order to permit development of the property. Development cannot occur under the County's jurisdiction.
3. The territory is within METRO and the acknowledged regional urban growth boundary. The UGB in this area follows the 100 year flood plain and in this case cuts through and includes only a portion of a tax lot (TL 100, T1S R3W, Sec. 6 C).
4. The territory is currently zoned FD-10, future development, 10 ac. minimum lot size, a holding zone for all unincorporated property within the City's planning area as agreed to by both the city and the county. In order to develop, a property must annex to the city.
5. The Forest Grove Comprehensive Plan and ordinances have been acknowledged by LCDC. The area is designated for Industrial use and the property owner has requested General Industrial zoning for the site. The property owner plans to expand a solid waste reload facility on this site - currently this operation is located on property immediately on the north.
6. Forest Grove is within the Unified Sewerage Agency. Currently the property is served by a subsurface sewage disposal system. The property owner plans to form a LID to provide sewer service to the property after annexation to the city.
7. Forest Grove's water source, storage, and distribution system is adequate to meet the current needs of this property. The site is served by a four-inch line in "B" street. Should any further development take place it will be necessary to install a six-inch or larger line and fire hydrant to serve the site.
8. The territory is within the boundary of the Forest Grove RFPD from which it will be automatically withdrawn upon annexation. The city fire department provides fire protection for both the city and the rural district from two stations.
9. Police, libraries, general administration, and planning services will be available immediately upon annexation.

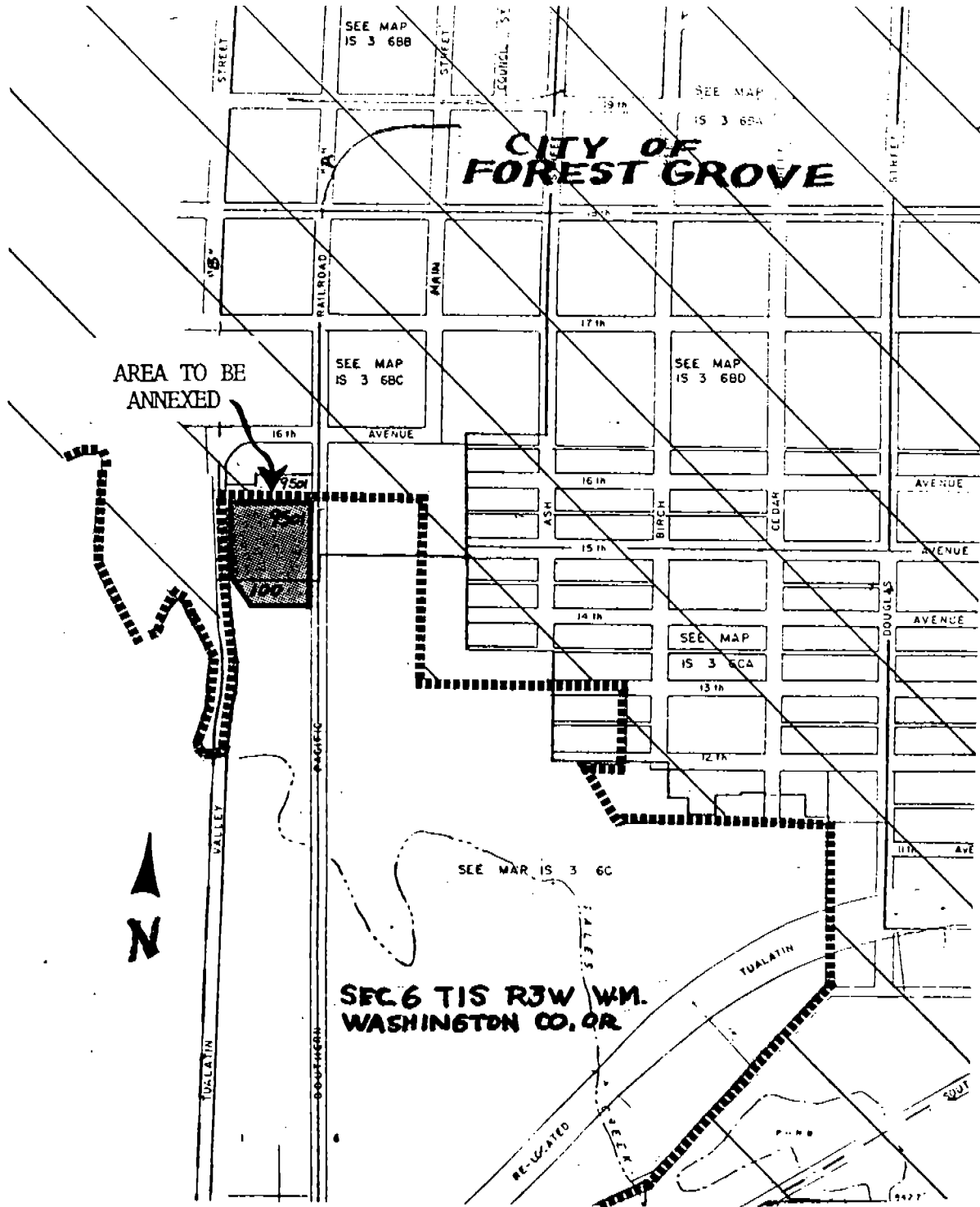
REASONS FOR DECISION

Based on the Findings the Commission determined that:

1. The annexation is in conformance with regional, county, and city planning.
2. The city has a full range of urban services immediately available to serve the territory.



Proposal No. 1988



PROPOSAL NO. 1988
CITY OF FOREST GROVE
ANNEXATION
FIGURE 2

2/7/84

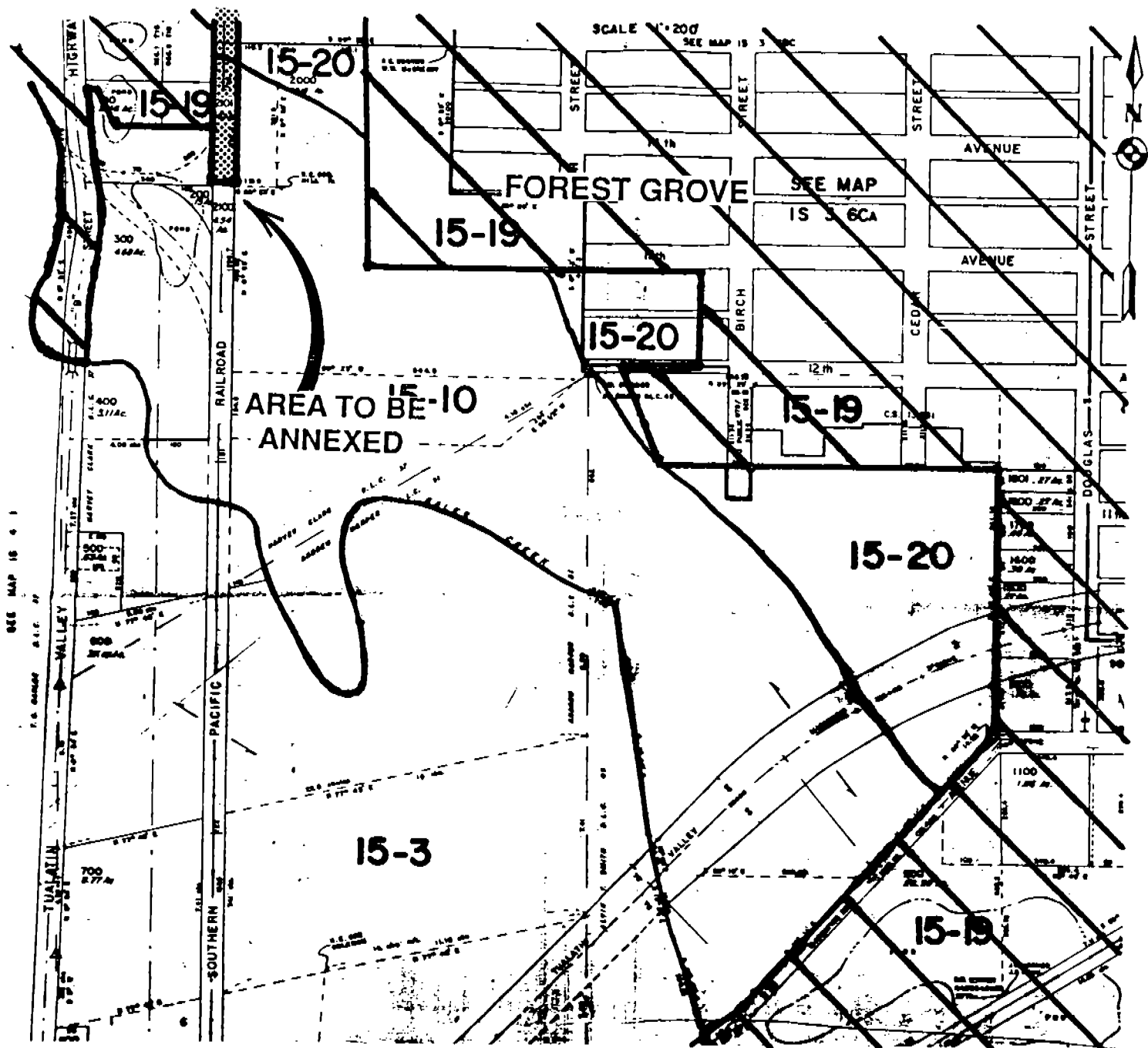
Corrected 2/21/84

PROPOSAL NO. 2976X

SW1/4 SECTION 6 T1S R3W W.M.
Washington County, Oregon

1S 3 6C

Scale: 1" = 400'



PROPOSAL NO. 2976X
CITY OF FOREST GROVE
ANNEXATION