

FROM:

Rena Cusma
Executive Officer

Executive Order #18 17

No longer relevant. Rescinded by Order
#43.

METRO

2000 S.W. First Avenue
Portland, OR 97201-5398
503/221-1646

EXECUTIVE ORDER NO. 17

EFFECTIVE DATE: August 26, 1983

SUBJECT: Administrative Interpretation of the Urban
Growth Boundary
South of Cornelius

AUTHORITY: Section 3, Metro Ordinance No. 81-105

FINDINGS OF FACT

This administrative interpretation relates to the location of the UGB in the S. E. 1/4 Section 4, T1S, R3W, W.M., Tax Lot 100.

1. The UGB in this area was established at the time the UGB was first adopted by CRAG in December 1976.
2. The UGB in this particular case is described as following the floodplain boundaries as shown on Washington County 1974 floodplain maps (see Exhibit "A").
3. The County's 1974 floodplain maps include the following notation:

"THE FLOOD PLAIN LOCATION AND ELEVATIONS ON THESE MAPS ARE SUBJECT TO PRECISE LOCATION IN THE FIELD AS PROVIDED IN SECTION 135-1.1 OF THE ZONING ARTICLE."

4. Section 135-1.1 of the Washington County Zoning Article follows:

"135.1.1 Delineation of the flood plain including the floodway and floodway fringe area shall be established by a Registered Engineer, from the flood surface elevations provided by the Director of Public Works. Such delineation shall be based on mean sea level datum and be field located from recognized valid bench marks. The delineation shall then be submitted to the Director of Public Works for review."

5. Metro's UGB map series includes a similar reference to the County's floodplain maps and Zoning Article as follows:

"Where the UGB is defined by floodplain boundaries as shown on Washington County 1974 floodplain maps, the precise location of the UGB shall be determined by field survey based upon floodplain elevations in

1974 as defined by the Washington County Director of Public Works following the procedures provided in Section 135-1.1 of the Washington County Zoning Article."

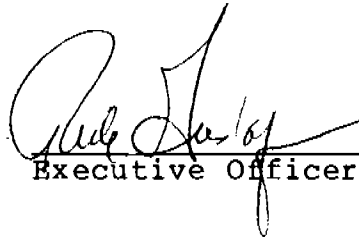
6. The floodplain boundary as shown on the Washington County 1974 floodplain map (scale: 1" = 1000'), and as shown on Metro's UGB map (scale: 1" = 200') is similar.
7. The floodplain information for Washington County was updated in 1982 with the Washington County Flood Insurance Study. The effective date of the maps from this study is September 30, 1982. Washington County has recently adopted a new Community Development Code, Ordinance No. 264, adopted June 28, 1983. The new Code includes by reference the updated floodplain maps as representing the floodplain areas of Washington County.
8. The applicant has submitted a map indicating the 100-year floodplain has been established by field survey (Exhibit "B"). The location of the floodplain shown in Exhibit "B" is similar to that shown on the current Washington County Flood Insurance Study maps (Exhibit "C") which is different from that shown on the 1974 Floodplain Series.
9. The location of the floodplain has been established by field survey and that location is supported by the Washington County Flood Insurance Study maps.

CONCLUSION AND ORDER

The UGB in this area is hereby interpreted to follow the elevation of the 100-year floodplain as established by field survey and as generally shown on Exhibit "D."

ORDERED by the Executive Officer this 26th day of

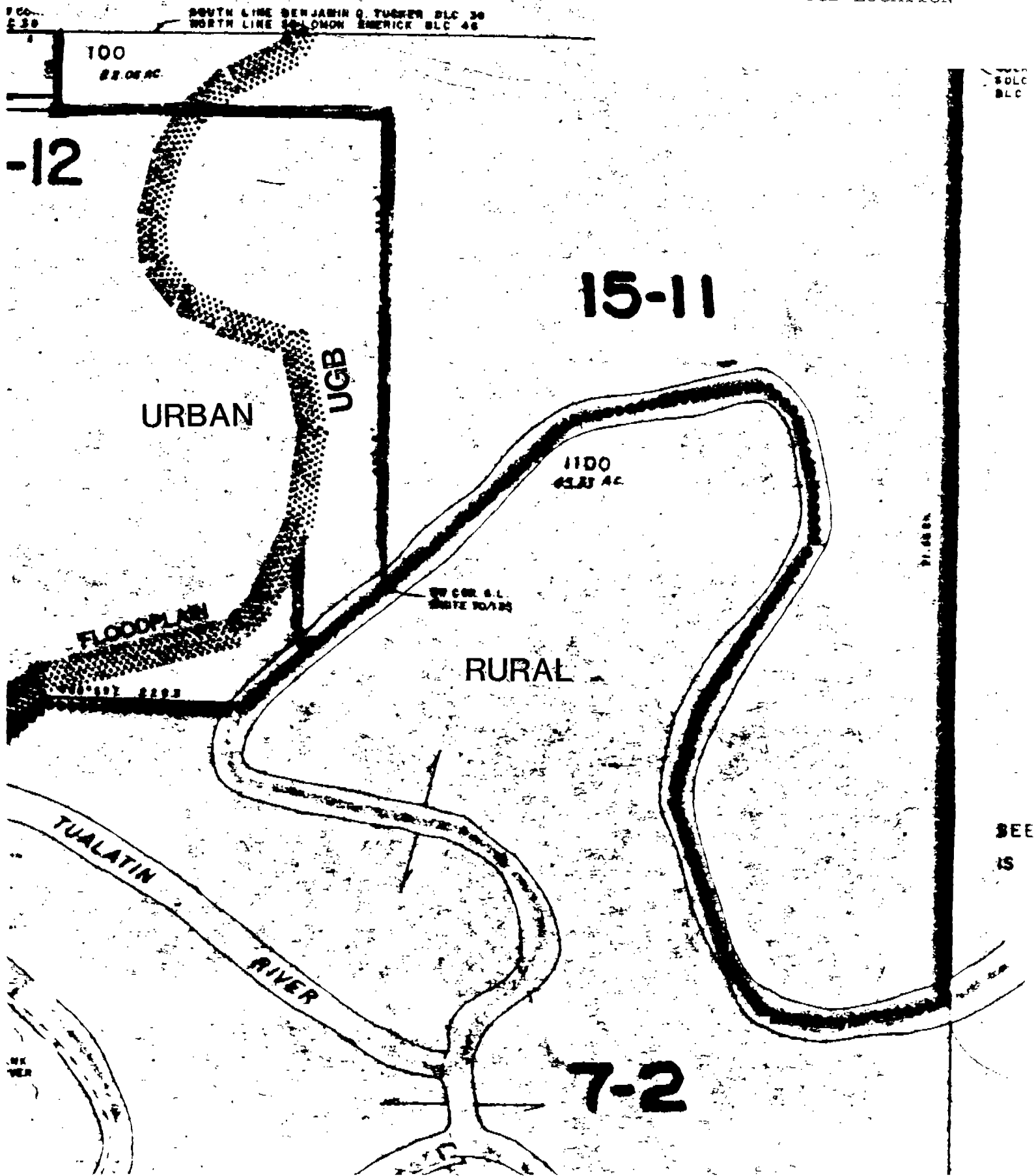
August, 1983.


Executive Officer

MB/gl
9256B/355

SEE MAP
IS 3 4AD

EXHIBIT A
CURRENT UGB LOCATION



SECTION 4 T1S R3W W.M.

IS 3 4D

WASHINGTON COUNTY OREGON

SCALE 1"=200'

PROPOSED ANNEXATION TAX LOT 100, MAP 153-4D CITY OF CORNELIUS

CANCELLED TAX LOTS
200, 300, 400, 500, 600,
700, 800, 900, 1000, 1300,
1301

↑
NORTH

SEE MAP
IS 3 4AD

SEE MAP
IS 3 3BC

WEST 4076.08' of NE COR. DLC 46

3510.3' FROM SW COR.
B. Q. TUCKER DLC 39

SOUTH LINE BENJAMIN Q. TUCKER DLC 39 1747.69
NORTH LINE SOLOMON EMERICK DLC 46

SE COR. BENJAMIN Q.
TUCKER DLC 39

SW COR. WILLIAM
MCLINN DLC 40

100

22.06 AC

R-7
ZONING

A-2
ZONING

Proposed Annexation
10.63 ACRES

839.52

15-12

IVY STREET

(4.69 Acres
outside Flood Plain)

15-11

100' Flood Plain
by Survey

ELMYRA
SUBDIVISION

CORNELIUS CORPORATE LIMITS

100 527.85
43.33 AC.

SW COR. G.L.
WHITE 70/136

FLOOD PLAIN
SURVEY PREPARED
BY ORAN ABBOT
PLS # 1066

12620 NE. WAS
PORTLAND, OR. 972
253-3148

EXHIBIT B
FIELD SURVEY

MAP
4DB

12TH STREET /
OF PLAY PLANT RD.

12.85 CA

EXHIBIT C
FLOOD INSURANCE STUDY MAP

100 YEAR FLOOD
ELEV. AT SITE
150.2 TO 151.2 APPROX.



EXHIBIT D
NEW LOCATION OF UGB

SEE MAP
IS 3 4AD

SOUTH LINE BENJAMIN Q. TUCKER PLC 30
NORTH LINE S. L. LOMON EMERICK BLC 46

100
82.06 AC

40 CH
5 OLC
BLC

-12

URBAN

15-11

NEW UGB

1100
45.85 AC

SW COR. S.L.
ROUTE 90/125

FLOODPLAIN

RURAL

TUALATIN
RIVER

RIVER

7-2

SEE
IS