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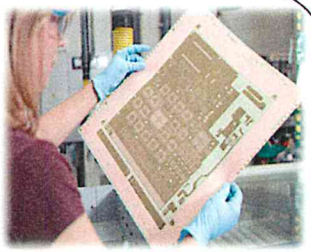

Urban Planning Area Agreement Update

Project Team:

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Planning Commission Presentation

June 4, 2018

A place where families and businesses thrive.

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Purpose of Presentation

- This presentation foreshadows a future agenda item Council will be asked to consider related to how Forest Grove plans for future development.
- ORS 190.010 provides authority for local governments to enter into agreements for specific functions and activities such as land use and transportation planning.
- Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and federal agency and special district plans be consistent with comprehensive plans of cities and counties.
- The Oregon Department of Land Conservation and Development (DLCD) also requires that each jurisdiction in the Portland region submit an agreement setting forth how comprehensive planning coordination will be implemented.
- Furthermore, the City and County agreed during the 2009 Washington County Urbanization Forum process that all future additions to the urban growth boundary after 2010 must be governed and urbanized by the City.
- This agreement is known locally as the Urban Planning Area Agreement or UPAA and fulfills the requirements of Goal #2 and DLCD requirements.
- The UPAA between the City and Washington County and was adopted 1988. The UPAA has not been updated.
- Over the past few years, Washington County has been working with the cities to update the UPAAs to reflect changes to the UGB and address planning for the urban reserve areas. The Forest Grove UPAA is next in line.

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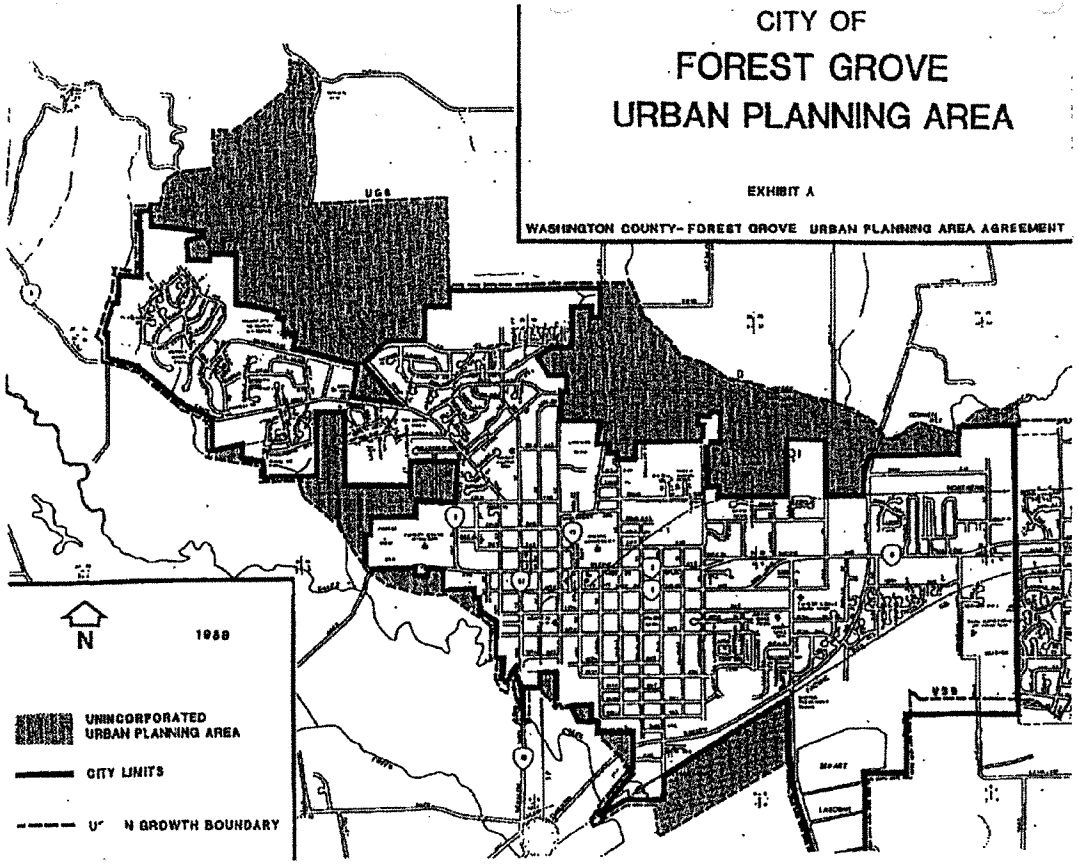
Overview

- The UPAA defines the City's urban planning area. The map below shows the original (1988) planning area.



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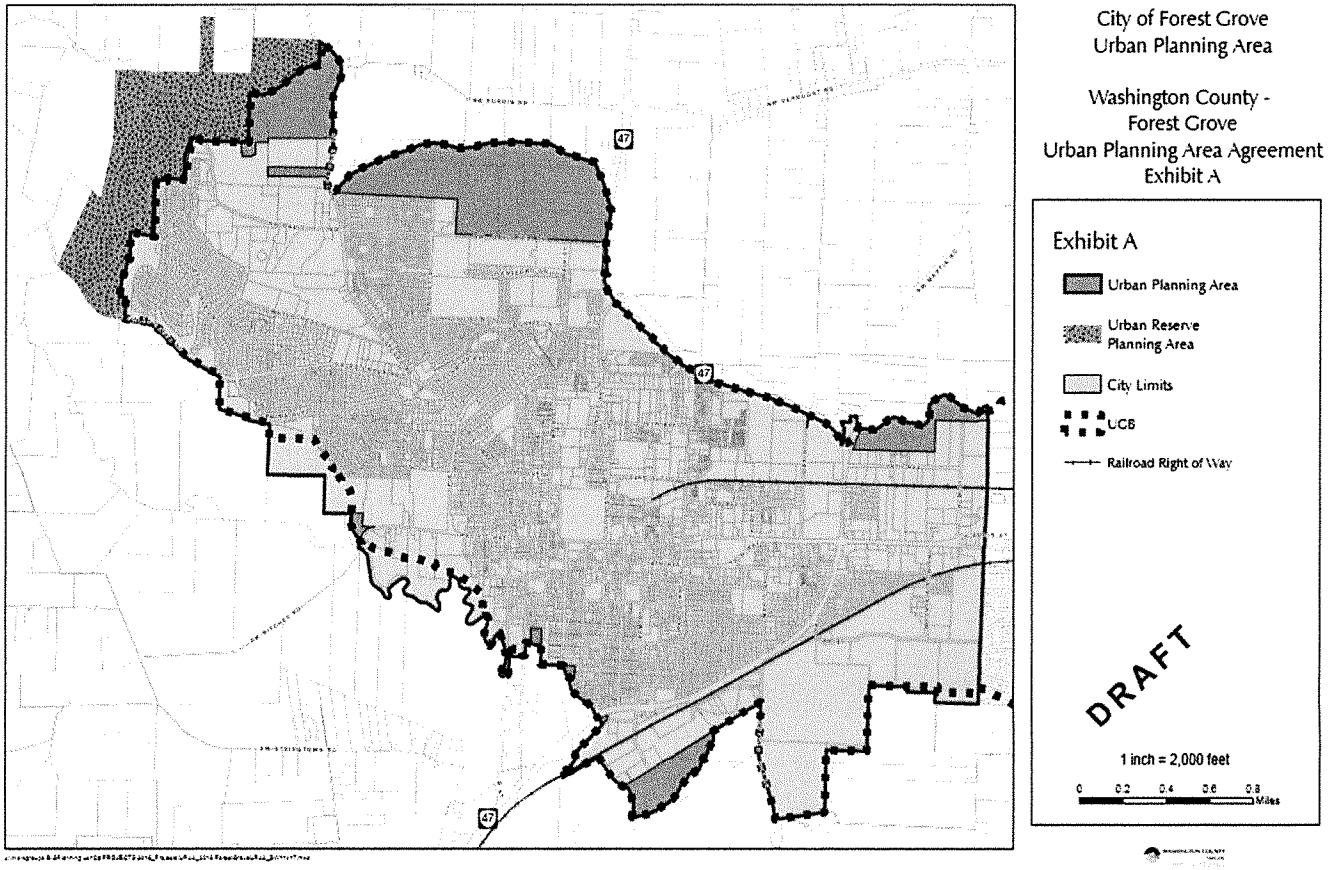
Overview

- The UPAA planning area will be updated to include the 2014 urban growth boundary expansion areas and urban reserve.



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What is in the UPAA?

- The UPAA includes provisions for:
  - Implementing an on-going community involvement program for land use and transportation in the planning area.
  - Responsibilities for comprehensive land use and transportation planning for the incorporated and unincorporated areas within the UGB adjacent to the City.
  - Ensuring urban development is served with adequate urban services including sewer, water, storm drainage, streets, police and fire protection.
  - Monitoring and regulating the conversion of vacant and agricultural land to urban uses through the extension of water and sewer service, land partitioning requirements and annexations within the urban planning area.
  - Process for coordinating planning activities in the urban reserve area
  - Providing notice to Washington County for land use hearing and development actions within the urban planning area.
  - Process for amending the UPAA.

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City Responsibilities

- The UPAA identifies specific City responsibilities. These include:
  - Comprehensive land use planning in the incorporated and unincorporated portions of the urban planning area;
  - Transportation planning in the incorporated and unincorporated portions of the urban planning area;
  - Land use and transportation concept planning for the David Hill urban reserve area;
  - Implementation of concept plans and agreements for the David Hill urban reserve area;
  - The City is also identified as the appropriate provider of local water, sanitary sewer storm sewer and transportation facilities within the planning area.

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What's Next?

- The Washington County Planning Commission will consider the updated UPAA in early August.
- The Washington County Board of Commissioners will consider the updated UPAA in late August.
- City Council will be asked to adopt a resolution approving the UPAA after Washington County Board of Commissioners action.

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Questions?