

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-029

Accepting the Springwater Plan Adopted by the City of Gresham as Consistent with the Intergovernmental Agreement for Springwater

The Multnomah County Board of Commissioners finds:

- a. In 2002, Metro expanded the regional Urban Growth Boundary to include the Springwater Plan area as a Regionally Significant Industrial Area. Multnomah County is currently responsible for land use planning and transportation in this unincorporated area.
- b. Prior to Metro's action, Multnomah County and the City of Gresham each adopted a Resolution regarding the area. The resolutions set forth eleven actions that the County and City agreed to take in order to facilitate incorporation of the area into the UGB and to create a permanent rural/urban edge. The County adopted Resolution No. 02-135; the City adopted Resolution No. 2577.
- c. In May of 2004, the County and the City agreed to a common strategy in the form of an Intergovernmental Agreement (IGA) for a coordinated planning effort to achieve the eleven objectives in the resolutions, to support timely development of the Springwater Plan Area, and to create a permanent and thriving urban/rural edge.
- d. The public planning process for Springwater began in the fall of 2003 with the formation of a citizen body, the Springwater Community Working Group (CWG). A draft concept plan map was endorsed by the CWG in March, 2004, to serve as the basis of the Springwater Plan. The public process also included a series of public meetings, notice of the planning process to area landowners, and opportunity to participate in hearings before the City of Gresham Planning Commission and City Council.
- e. In November, 2005, the Gresham City Council adopted the Springwater Plan, including policies, a zoning, map, and zoning code. The plan sets out where different land uses may be located, how public facilities and services will be provided, and generally how the area will meet the employment and industrial land protection objectives for a Regionally Significant Industrial Area as required by Metro.
- f. It is the intent of the Metro Urban Growth Management Functional Plan, Title 11, to require that urbanization of all territory added to the UGB be included within a city or county's comprehensive plan in order to address issues related to annexation, housing, commercial and industrial development, transportation,

natural resources, and public facilities and services. The Springwater Plan contains comprehensive plan policies for these elements and has been adopted by the City.

- g. Metro Functional Plan Title 11 imposes interim protection measures for Regionally Significant Industrial Areas brought into the urban growth boundary, such as the Springwater Plan Area. Pursuant to these rules, the County may not approve:
 - 1. Amendments to its comprehensive plan and land use regulations that would allow higher residential density or commercial or industrial uses than were allowed prior to the UGB amendment;
 - 2. Land divisions to create lots or parcels smaller than 20 acres;
 - 3. A commercial use that is not accessory to an industrial use; and
 - 4. A school, church, or other institutional or community service use intended to serve people who do not work or reside in the area.
- h. The County recognizes that some of the conditional or review uses that may be allowed under the existing West of the Sandy River Plan zoning code could affect implementation of the Springwater Plan if allowed prior to annexation. The County desires to support orderly and timely development in Springwater by ensuring these uses will not affect implementation of the plan and map that the City of Gresham adopted for the area. The County can do this by:
 - 1. Applying the Interim Protection provisions of Metro Title 11 section 3.07.1110 directly to development permit applications; and
 - 2. Ensuring compliance with Framework Plan policies 27, and 29 through 31 when considering any applications for commercial, office, industrial, or community facilities that the County may receive prior to annexation into the City.
- i. The County further desires to coordinate with the City of Gresham when processing development permits under County zoning by informing designated City staff of land use applications in the Springwater Plan Area and incorporating any City comments.
- j. The policies, zoning map, and zoning code in the Springwater Plan will come into effect when areas shown on Gresham's adopted Springwater Plan map are annexed into the city. The Multnomah County plan, map and zoning code will no longer be effective on that date.

The Multnomah County Board of Commissioners Resolves:

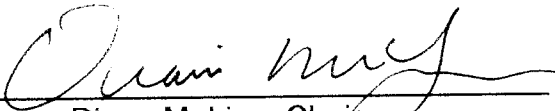
- 1. The Springwater Community Plan adopted by the City of Gresham is consistent with the Intergovernmental Agreement for Springwater.

2. To apply the requirements of Metro Code, Title 11, section 3.07.1110, to applications for new development in the Springwater Plan area prior to annexation by the City of Gresham.
3. To apply the County Framework Plan policies and other zoning code provisions to ensure that only uses consistent with the Springwater Plan are allowed prior to annexation.
4. To continue working with its regional partners to coordinate the successful implementation of the Springwater Plan.

ADOPTED this 16th day of March, 2006.

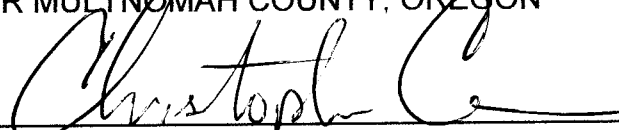


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

REVIEWED:

AGNES SOWLES, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Christopher D. Crean, Assistant County Attorney

Springwater Community Plan



Springwater Plan District Plan Map

September 20, 2005

City of Gresham

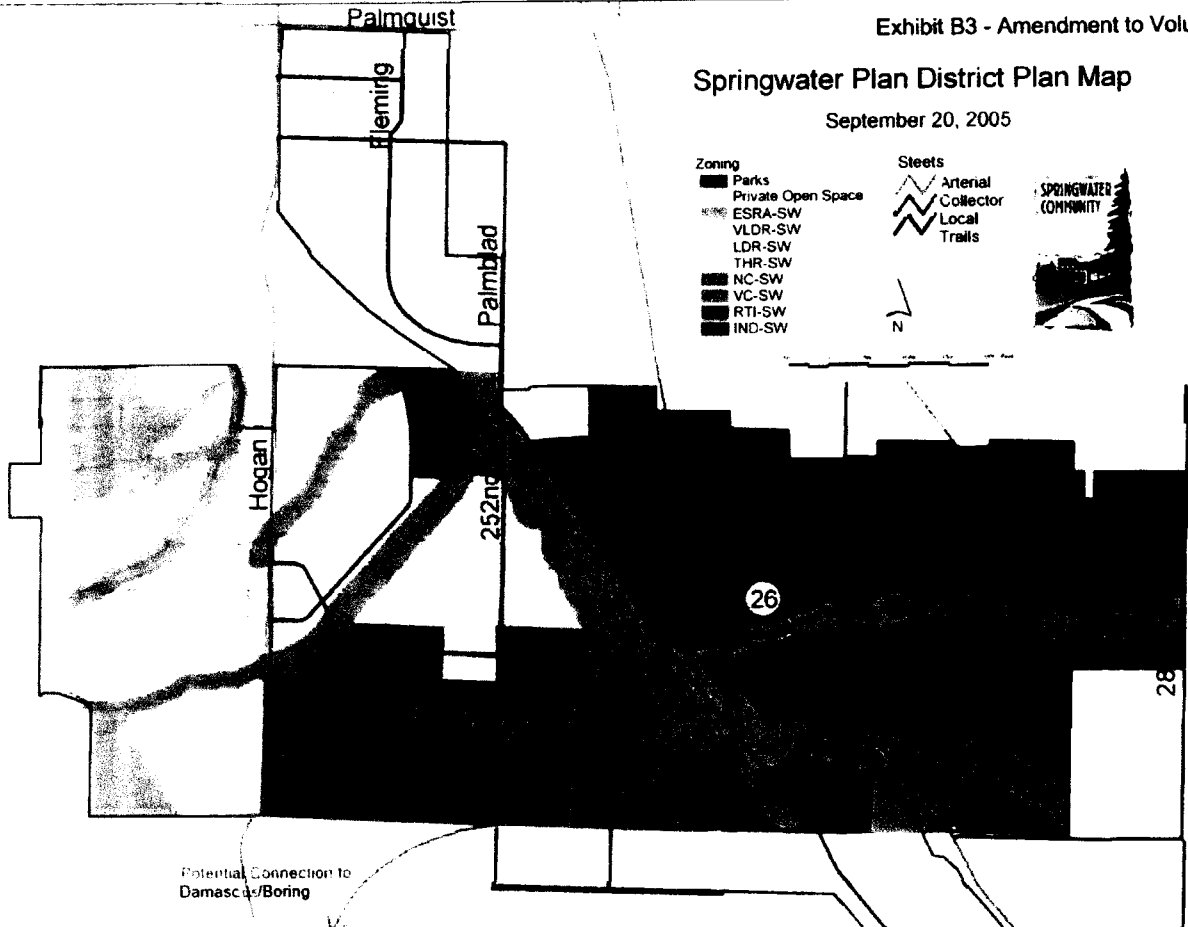
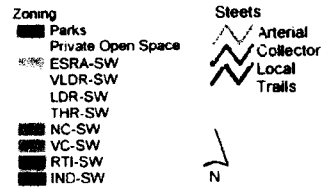
Community & Economic Development Department

– New Communities and Annexation

Department of Environmental Services

Springwater Plan District Plan Map

September 20, 2005



ESRA-SW designations are preliminary and subject to change based on Goal 5 natural resource analysis and decision making. Property owners should contact the City of Gresham for current mapping status.

Arterial and collector street alignments are subject to refinement. Local streets are illustrative only and are subject to refinement and must meet connectivity and spacing requirements at time of development.