

INTERGOVERNMENTAL AGREEMENT
On Springwater Urbanization Planning, Creation of a Rural/Urban Edge,
and the West of Sandy River Rural Area Plan

I. PARTIES

This is an Intergovernmental Agreement (IGA) between the City of Gresham (City), a home rule city and a political subdivision of the State of Oregon, and Multnomah County (County), a home rule county and a political subdivision of the State of Oregon.

II. AFFECTED AREA and EXCEPTIONS

Attachment Number 1 of this agreement defines the area affected by this agreement and will be referenced in this agreement as "Springwater." The affected area, in general, includes properties located between SE 282nd and the existing Gresham city boundary within unincorporated Multnomah County.

III. RECITALS

- A. Authority is conferred upon units of local government under ORS 190.010 to enter into a written agreement for the performance of any and all functions and activities that a party to the agreement, its officers or agencies, have authority to perform;
- B. Metro Ordinance 02-969B, (Attachment Number 4 of this agreement), pursuant to Metro Code Chapter 1, requires Title 11 (of the Urban Growth Management Functional Plan [UGMFP]) planning for the Springwater area and the participation of City and County in such planning;
- C. City and County desire to establish an Implementation Program to address the opportunities and issues arising from Metro's 2002 expansion of the Urban Growth Boundary (UGB) in the West of Sandy River Rural Area to include the Springwater area;
- D. City and County are committed to a common plan of action to establish a Master Plan including a strong rural/urban edge and a thriving new regional industrial area, Springwater, along US 26 and west of SE 282nd Ave. as shown in Exhibit B of County Resolution 02-135;
- E. City and County will provide careful and coordinated joint planning for vital nursery and industrial uses in the rural/urban edge area to promote an efficient urban form, and maintain and create a buffer area between urban uses and farm operations;
- F. City and County have adopted joint resolutions (Attachments 2 and 3 respectively of this agreement) with eleven objectives that express a commitment to achieving a strong rural/urban edge, and a thriving new regional industrial area (Springwater);

- G. City and County desire to jointly engage in a coordinated planning effort for Springwater and an amended West of Sandy Rural Area Plan that achieves the objectives of the joint resolution and requirements of Metro's Ordinance 02-969B.

IV. AGREEMENT

City and County will join in a common strategy to support timely development of Springwater and the creation of a permanent and thriving urban/rural edge.

A. SPRINGWATER -- URBANIZATION PLANNING

1. City and County will develop a coordinated Urbanization Plan for Springwater consistent with Metro Title 11 UGMFP and the Conditions of Metro Ordinance 02-969B regarding Springwater.
2. City and County will coordinate development of the Urbanization Plan with Metro, Oregon Department of Transportation (ODOT), Clackamas County, TriMet, and other affected jurisdictions, and with the Damascus/Boring Concept Planning efforts.
3. City and County will address the eleven objectives in the aforementioned joint resolutions and utilize them as principles in developing the Plan.
4. City shall be the project manager for developing the Urbanization Plan. City and County will jointly develop the transportation element, and County will assign a liaison to the transportation planning team. County will also participate in developing other elements such as land use and natural resource protection, and in overall project coordination. City and County shall engage other service providers such as library, school districts, and social services in planning for Springwater.
5. City and County will pursue mutual efforts to develop and implement financial components necessary to implement the Urbanization Plan. This includes efforts to secure financial resources, to market and promote significant economic opportunities, and to create family wage job opportunities in the East Metro urban area.
6. City and County agree to pursue mutual efforts to support related amendments to the Regional Transportation Plan, and support projects for funding in the Metro Transportation Improvement Program and State Transportation Improvement Program necessary to implement the Springwater Plan, consistent with other East County priorities.
7. City and County will develop the Plan with a comprehensive public involvement process.
8. City and County will complete the Urbanization Plan no later than May 1, 2005.

B. PROTECTION OF URBAN RESERVE LANDS FOR FUTURE URBAN DEVELOPMENT

County shall continue to apply interim protection measure standards in Metro Code Title 11 UGMFP and in the Conditions of Ordinance 02-969B.

C. WEST OF SANDY RIVER RURAL AREA PLAN

1. Concurrent with the adoption of the Urbanization Plan for Springwater, County will amend as necessary the West of Sandy River Rural Area Plan to reflect the Urbanization Plan for Springwater.
2. City and County will engage in mutual efforts to ensure continued viability of the farming economy of the West of Sandy River Plan Area, and on-going efforts to minimize and reduce adverse impacts to farming by urbanization. Potential measures for minimizing conflicts may include limiting types of industrial uses, site operations and layout, hours of operation, Good Neighbor Agreements, and physical buffers.

D. RURAL/URBAN EDGE PLANNING

1. Consistent with the joint objectives of the aforementioned resolutions, City and County will coordinate development of a permanent hard rural/urban edge between the Springwater UGB boundary and the unincorporated rural Multnomah County areas to the east that are part of the West of Sandy River Rural Area Plan.
2. Actions necessary to accomplish a hard rural/urban edge will be included in the Plan for Springwater and the amended West of Sandy River Rural Area Plan.

E. TRANSPORTATION PLANNING

The joint objectives of the aforementioned resolutions state the objective: "To keep new urban industrial and residential traffic away from rural areas and manage and preserve the function of rural roads for rural traffic access and circulation." In addition to these objectives, City and County will address the following as principles to consider for the Springwater Plan and amendments to the West of Sandy River Rural Area Plan:

1. Enhance multi-modal access to the Springwater area to reduce traffic generation, including high capacity transit links to MAX and bicycle and pedestrian facilities, to East Metro urban and educational centers, and to the Springwater Trail Corridor.
2. As needed, create an Interchange Management Plan, consistent with the State Highway Plan, in cooperation with ODOT and Metro.

3. Utilize to the extent possible, existing rural roads rights-of-way to establish the urban grid for Springwater.
4. Use the existing right-of-way of US 26 to create a "Green Gateway" to the metropolitan area between the UGB and Hillyard Road, in coordination with the existing Green Corridor Agreement south of the County line, consistent with the Regional Transportation Plan.
5. Continue to implement the 1995 IGA between the County and City, pending the outcome of Multnomah County's transportation services study and any subsequent County Board direction. The City and the County agree to enter into good faith discussions and negotiations regarding road jurisdictions, if appropriate, following County Board policy direction.

F. CONSERVATION PLANNING

The joint objectives of the aforementioned joint resolutions (Attachments 2 and 3) require the City: "To maintain fish and wildlife habitat protection measures that are at least as protective as those adopted by Multnomah County upon annexation." In addition to this objective, City and County will address the following as principles to consider for the Springwater Plan and amendments to the West of Sandy River Rural Area Plan:

1. Establish a consistent and comprehensive plan for urban and rural watershed management of stormwater, stream corridors and confluences, and riparian areas for the Upper Johnson Creek Basin (upstream of the 2002 Gresham city limits). Utilize the City's Johnson Creek Master Plan, Metro Goal 5 requirements (which consider the Endangered Species Act, Clean Water Act, and Statewide Goal 5 planning provisions), and habitat protection measures that are at least equivalent in the level of protection to the County's West of Sandy River Rural Area Plan in development of the watershed plan.
2. Establish a "best practices" program for long-term rural land conservation measures. These measures may include:
 - a. Conservation or Open Space easements to maintain edge of agricultural/nursery land east of Orient Rural Center (e.g., establish West of Sandy River Land Trust).
 - b. Encourage the development of a regional public works nursery on lands east of the Orient Rural Center.
 - c. Consider a "Buy in Local Area First" program or other local farm support strategies to acquire nursery stock used on public projects and for private expenditures for nursery stock in the development of Springwater.
 - d. Ensure that the City development plan code provides for farmer markets as appropriate in Springwater and other areas.
 - e. Develop an economic linkage strategy between new Springwater industries and the nursery industry.

G. ADOPTION PROCESS

1. City and County shall mutually adopt comprehensive plan goals, policies, action measures, development codes, and maps necessary to implement the Springwater Urbanization Plan and County amendments to the West of Sandy River Rural Area Plan.
2. Urban development and provision of urban services may occur after the City has adopted the Springwater Urbanization Plan and the County has adopted the amendments to the West of Sandy River Rural Area Plan.

H. IMPLEMENTATION OF THE IGA

1. Upon both parties entering into this IGA, a scope of work will be mutually developed for City and County implementation.
2. Within two months of adoption of this IGA, City and County will administratively update work programs to include:
 - a. A joint scope of work consistent with this IGA for completion and adoption of Springwater Urbanization Plan.
 - b. Mutually engage in joint efforts and opportunities to seek legislation, at the state level, to address urbanization process within the Metro area related to urbanization of exception lands.

I. TERMINATION, AMENDMENT, DISPUTES, OR EXTENSION OF AGREEMENT AND DATES FOR PERFORMANCE

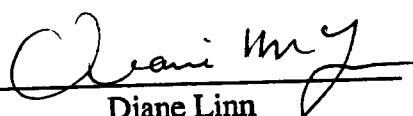
1. City and County mutually understand and agree that this agreement extends over a period of years and performance of the provisions of this agreement are dependent on the availability of adequate funds to perform the tasks set forth in this agreement. In the event that funding is unavailable, reduced, or not appropriated to any of the parties for the performance of their obligations under this agreement, each party reserves the right to negotiate a change in the scope of services, or amend the deadlines for performance.
2. **Dispute Resolution:**
To the extent possible, City and County staff will observe the rules, standards, and regulations referenced by this agreement. In the case of a dispute about the terms of this agreement or how to effectuate this agreement, the City and the County staff will immediately refer the dispute to the County Planning Director and City Community Development Director to resolve the dispute. If the Directors have not resolved the dispute within 30 days, the dispute shall be forwarded to the City Council and County Board of Commissioners for resolution.

3. Amendments:
This agreement may be amended or extended in writing upon mutual agreement of the parties to the IGA.
4. Consultation:
When questions arise relating to any provision of the IGA, the parties agree to consult, confer, and mediate, if needed, before acting on any portion of the IGA.

J. TERM OF AGREEMENT

1. This agreement shall be effective on execution by both parties and shall remain in effect until terminated by either or both parties.
2. Duplicate originals of this agreement shall be executed by both parties.

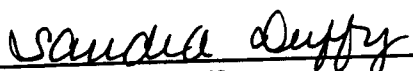
MULTNOMAH COUNTY, OREGON

By 
Diane Linn


Title: Chair

Reviewed:

Agnes Sowle, County Attorney
for Multnomah County


By: 
Sandra N. Duffy
Assistant County Attorney

CITY OF GRESHAM

By 
Charles J. Becker

Title: Mayor

Approved as to form:

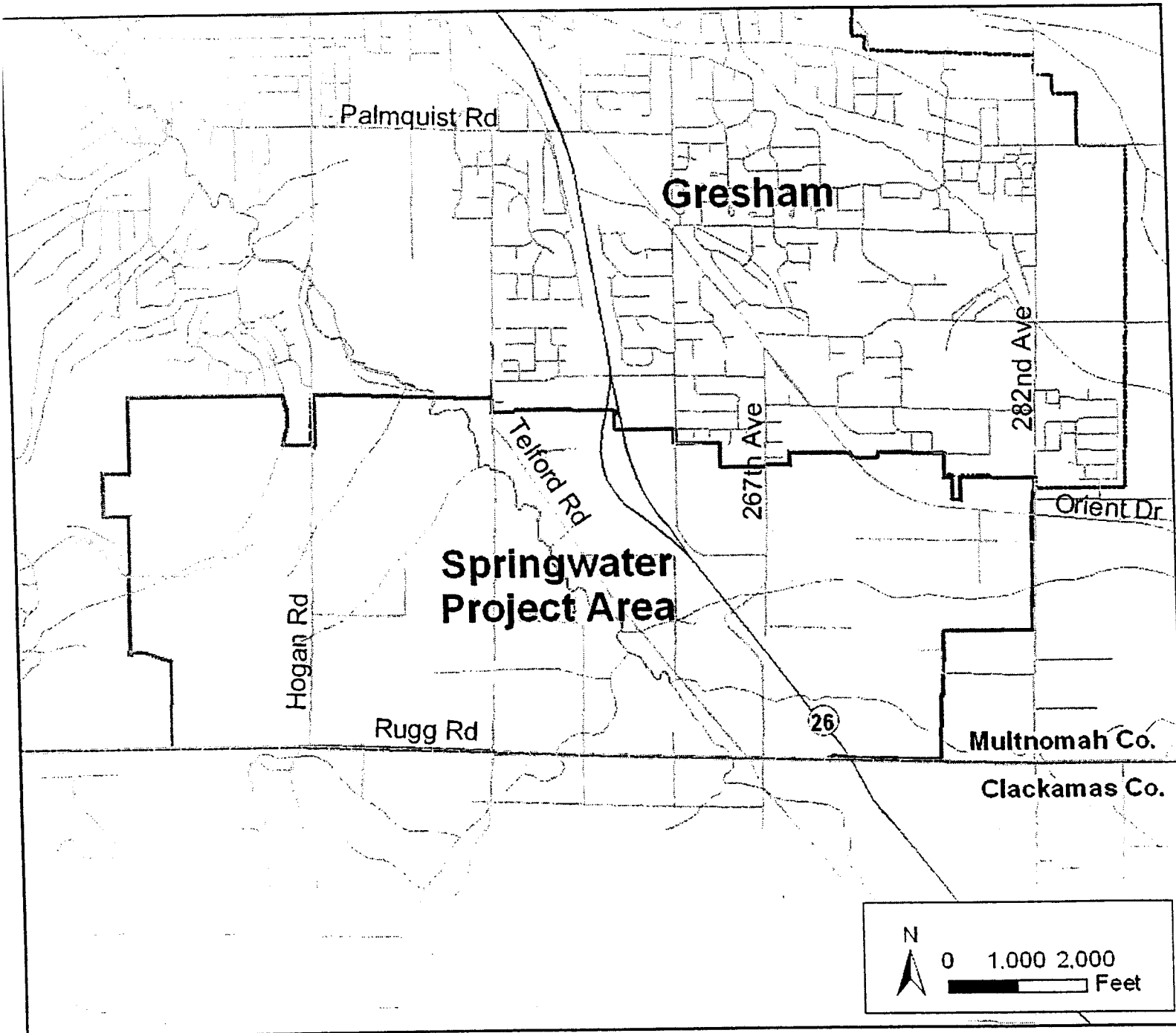

City Attorney

ATTACHMENTS:

1. Springwater Area Map
2. Gresham Resolution No. 2577
3. County Resolution No. 02-135
4. Exhibit M to Metro Ordinance 02-969B

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-8 DATE 05.13.04
DEBORAH L. BOGSTAD, BOARD CLERK

ATTACHMENT 1
Springwater Area Map



RESOLUTION NO. 2577

**A JOINT RESOLUTION WITH
MULTNOMAH COUNTY REGARDING URBAN GROWTH BOUNDARY
EXPANSION AND CREATION OF A RURAL/URBAN EDGE**

The City of Gresham Finds:

WHEREAS, the City of Gresham, hereinafter referred to as the "City" and Multnomah County, hereinafter referred to as the "County," have agreed to adopt joint resolutions dealing with the 2002 urban growth boundary expansion and the creation of a rural urban edge east of Gresham.

WHEREAS, through Springwater, the City and the County can work together to strengthen the Eastside's rural and urban communities, so that all communities are livable, safe, and prosperous.

WHEREAS, the Eastside's urban and rural economy can thrive together.

WHEREAS, the City is ready to act, with the County and other partners, to create a permanent rural urban edge in east Gresham that protects the area's vital nursery industry.

WHEREAS, the City and the County desire to prevent urban encroachment onto valuable nursery lands, promote the viability and character of the Orient Rural Center, and reinforce the vitality of the County's urban and rural economic and fiscal base.

THE CITY OF GRESHAM RESOLVES:

1. To develop a permanent hard-line UGB edge west of the Orient Rural Center/282nd Ave.
2. To Increase industrial land within the Gresham city limits both East and West of US 26.
3. To create and maintain a buffer area between conflicting urban land uses and farm operations (nursery).
4. To limit conversion of productive nursery lands or designated industrial/employment land to other uses in the respective parts of the edge area.
5. To keep new urban industrial and residential traffic away from rural area and manage and preserve the function of rural roads for rural traffic access and circulation.
6. To reinforce vitality and balance of East Multnomah County's urban and rural economy and employment base.
7. To strengthen the fiscal capacity of the City of Gresham and Multnomah County to provide needed urban and countywide services.
8. To ensure that Gresham's future urban form and services will not expand eastward, but will expand in a compact and efficient way southward from the existing city limits.

9. To develop urban and rural plans that will support the integrity and rural commerce function of the Orient Rural Center.

10. To introduce no policies that would adversely impact industrial or agricultural uses within the city boundary and coordinate water service and supply issues for both agriculture and industrial uses.

11. To maintain fish and wildlife habitat protection measures that are at least as protective as those adopted by Multnomah County upon annexation.

Yes: BECKEF, HANNA, LASSEN, BUTTS, HORNER

No: NONE


Absent: HAVERKAMP, THOMPSON

Abstain: NONE

Passed by the Gresham City Council on OCTOBER 22, 2002.



City Manager



Mayor

Approved as to Form:



Senior Assistant City Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGONRESOLUTION NO. 02-135

Regarding Expansion of the Urban Growth Boundary with Conditions to Facilitate the Springwater Addition

The Multnomah County Board of Commissioners Finds:

- a. As part of the state requirements to maintain a 20-year land supply for residential uses, Metro recently completed an assessment of approximately 75,000 acres of land around the current Urban Growth Boundary (UGB) and the Executive Officer released a recommendation to the Metro Council highlighting lands to be considered for urbanization.
- b. The City of Gresham has reported to Multnomah County that the Executive Officer Recommendation does not include enough buildable land supply to meet its needs for industrial lands.
- c. The City of Gresham has approached Multnomah County and requested support for the Springwater Prospectus, a plan to facilitate industrial development East of Highway 26 to approximately 282nd Ave. and excluding the Exclusive Farm Use zoned lands (see Exhibit B).
- d. Metro is currently in the process of obtaining comments and feedback on the Executive Officer's recommendation, conducting public meetings through the month of October 2002.
- e. The Board recognizes the need for additional industrial land and jobs, but wants to protect riparian areas and strongly support and protect the nursery industry in the West of Sandy River Rural Plan Area.

The Multnomah County Board of Commissioners Resolves:

1. Subject to the Conditions attached as Exhibit A, the Board will not oppose expansion of the Urban Growth Boundary as shown on the map attached as Exhibit B.

ADOPTED this 17th day of October 2002.



REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy
Sandra N. Duffy, Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Diane M. Linn
Diane M. Linn, Chair

Exhibit A

Acceptable Conditions for Springwater

1. Develop a permanent hard-line UGB edge west of the Orient Rural Center/282nd Ave.
2. Increase industrial land within the Gresham city limits both East and West of US 26.
3. Create and maintain a buffer area between conflicting urban uses and farm operations (nursery).
4. Limit conversion of productive nursery lands or designated industrial/employment land to other uses in the respective parts of the edge area.
5. Keep new urban industrial and residential traffic away from rural area. Manage and preserve the function of rural roads for rural traffic access and circulation.
6. Reinforce vitality and balance of East Multnomah County's urban and rural economy and employment base.
7. Strengthen the fiscal capacity of the City of Gresham and Multnomah County to provide needed urban and countywide services.
8. Agree that Gresham's future urban form and services will not expand eastward, but will expand in a compact and efficient way southward from the existing city limits.
9. Assure that urban and rural plans will support the integrity and rural commerce function of the Orient Rural Center.
10. Introduce no policies that would adversely impact industrial or agricultural uses within the City boundary and coordinate water service and supply issues for both agriculture and industrial uses.
11. Maintain fish and wildlife habitat protection measures that are at least as protective as those adopted by Multnomah County upon annexation.

**Multnomah County UGB Recommendation
Exhibit B - 10.2.02**

Zoning in Multnomah County West of Sandy River Plan Area,
and in adjacent area of Clackamas County.

8

UGB



Dodge Park

Bluff

282nd

HWY 26

MULTNOMAH COUNTY

CLACKAMAS COUNTY

ATTACHMENT 4
Metro Ordinance 02-969B

**Exhibit M to Ordinance No. 02-969B
Conditions on Addition of Land to UGB**

I. General Conditions Applicable to All Land Added to UGB

- A. The city or county with land use planning responsibility for a study area included in the UGB shall complete the planning required by Metro Code Title 11, Urban Growth Management Functional Plan ("UGMFP"), section 3.07.1120 ("Title 11 planning") for the area. Unless otherwise stated in specific conditions below, the city or county shall complete Title 11 planning within two years. Specific conditions below identify the city or county responsible for each study area.
- B. The city or county with land use planning responsibility for a study area included in the UGB, as specified below, shall apply the 2040 Growth Concept design types shown on Exhibit N of this ordinance to the planning required by Title 11 for the study area.
- C. The city or county with land use planning responsibility for a study area included in the UGB shall apply interim protection standards in Metro Code Title 11, UGMFP, section 3.07.1110, to the study area.
- D. In Title 11 planning, each city or county with land use planning responsibility for a study area included in the UGB shall recommend appropriate long-range boundaries for consideration by the Council in future expansion of the UGB or designation of urban reserves pursuant to 660 Oregon Administrative Rules Division 21.
- E. Each city or county with land use planning responsibility for a study area included in the UGB shall adopt provisions in its comprehensive plan and zoning regulations -- such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery - to ensure compatibility between urban uses in an included study area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.
- F. Each city or county with land use planning responsibility for a study area included in the UGB shall apply Title 4 of the UGMFP to those portions of the study area designated Regionally Significant Industrial Area ("RSIA"), Industrial Area or Employment Area on the 2040 Growth Concept Map (Exhibit N). If the Council places a specific condition on a RSIA below, the city or county shall apply the more restrictive condition.
- G. In the application of statewide planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) to Title 11 planning, each city and county with land use planning responsibility for a study area included in the UGB shall comply with those provisions of Title 3 of the UGMFP acknowledged by the Land Conservation and Development Commission ("LCDC") to comply with Goal 5. If LCDC has not acknowledged those provisions of Title 3 intended to comply with Goal 5 by the deadline for completion of Title 11 planning, the city or county shall consider any inventory of regionally significant Goal 5 resources adopted by resolution of the Metro Council in the city or county's application of Goal 5 to its Title 11 planning.
- H. Each city and county with land use planning responsibility for a study area included in the UGB shall provide, in the conceptual transportation plan required by Title 11, subsection 3.07.1120F, for bicycle and pedestrian access to and within school sites from surrounding area designated to allow residential use.

II. Specific Conditions for Particular Areas

A. Study Areas 6 (partial), 10 (partial), 11, 12, 13, 14, 15, 16, 17, 18 and 19 (partial)

1. Clackamas and Multnomah Counties and Metro shall complete Title 11 planning for the portions of these study areas in the Gresham and Damascus areas as shown on Exhibit N within four years following the effective date of this ordinance. The counties shall invite the participation of the cities of Gresham and Happy Valley and all special districts currently providing or likely to provide an urban service to territory in the area. If a portion of the area incorporates or annexes to the City of Happy Valley or the City of Gresham prior to adoption by Clackamas and Multnomah Counties of the comprehensive plan provisions and land use regulations required by Title 11, the Metro Council shall coordinate Title 11 planning activities among the counties and the new city pursuant to ORS 195.025.
2. In the planning required by Title 11, subsections A and F of section 3.07.1120, Clackamas and Multnomah Counties shall provide for annexation to the TriMet district of those portions of the study areas whose planned capacity for jobs or housing is sufficient to support transit.
3. In the planning required by Title 11, Clackamas County shall ensure, through phasing or staging urbanization of the study areas and the timing of extension of urban services to the areas, that the Town Center of Damascus, as shown on the 2040 Growth Concept Map (Exhibit N) or comprehensive plan maps amended pursuant to Title 1 of the UGMFP, section 3.07.130, becomes the commercial services center of Study Areas 10 and 11 and appropriate portions of Study Areas 12, 13, 14, 17 and 19. Appropriate portions of these study areas shall be considered intended for governance by a new City of Damascus. The Damascus Town Center shall include the majority of these areas' commercial retail services and commercial office space. Title 11 planning for these areas shall ensure that the timing of urbanization of the remainder of these areas contributes to the success of the town center.
4. In the planning required by Title 11, Clackamas and Multnomah Counties shall provide for separation between the Damascus Town Center and other town centers and neighborhoods centers designated in Title 11 planning or other measures in order to preserve the emerging and intended identities of the centers using, to the extent practicable, the natural features of the landscape features in the study areas.
5. If, prior to completion by Clackamas County of Title 11 planning for the Damascus Area, the county and Metro have determined through amendment to the 2000 Regional Transportation Plan to build the proposed Sunrise Corridor, the county shall provide for the preservation of the proposed rights-of-way for the highway as part of the conceptual transportation plan required by subsection G of section 3.07.1120 of Title 11.
6. Neither Multnomah County nor, upon annexation of the area to the City of Gresham, the city shall allow the division of a lot or parcel in an area designated RSIA to create a smaller lot or parcel except as part of the lot/parcel reconfiguration plan required in Condition 7.

7. Multnomah County or, upon annexation of the area to the City of Gresham, the city, as part of Title 11 planning, shall, in conjunction with property owners and affected local governments, develop a lot/parcel reconfiguration plan for land designated RSIA that results in the largest practicable number of parcels 50 acres or larger.

B. Study Areas 24 (partial), 25 (partial), 26 (partial) and 32 (partial)

Clackamas County or, upon annexation of the area to the City of Oregon City, the city shall complete Title 11 planning for the portions of Study Areas 24, 25, 26 and 32 shown on Exhibit N within four years following the effective date of Ordinance No. 02-969B.

C. Study Area 37

Clackamas County or, upon annexation of the area to the City of West Linn, the city shall complete Title 11 planning for Study Area 37 shown on Exhibit N.

D. Study Area 45

1. Clackamas County or, upon annexation of the area to the City of Wilsonville, the city shall complete Title 11 planning for Study Area 45 as shown on Exhibit N.
2. Clackamas County or, upon annexation of the area to the City of Wilsonville, the city shall adopt provisions in its comprehensive plan and zoning regulations to limit development on the three parcels in Study Area 45 owned by the West Linn-Wilsonville School District site to public school facilities and other development necessary and accessory to public school use, and public park facilities and uses identified in the conceptual school plan required by Title 11, subsection 3.07.1120L.

E. Study Areas 47 and 49 (partial)

1. Washington County or, upon annexation of the area to the City of Tualatin, the city shall complete Title 11 planning for the portions of Study Areas 47 and 49 shown on Exhibit N within four years following the effective date of Ordinance No. 02-969B.
2. Washington County or, upon annexation of the area to the City of Tualatin, the city, as part of the planning required for the site by section 3.07.1120E of the Metro Code, shall, in conjunction with property owners and affected local governments, develop a lot/parcel reconfiguration plan for the areas that results in the largest practicable parcel.
3. Neither the county nor the city shall allow new commercial retail uses on the portions of Study Areas 47 and 49 shown on Exhibit N.

F. Study Area 49 (partial)

Washington County or, upon annexation of the area to the City of Wilsonville, the city shall complete Title 11 planning for the portion of Study Area 49 shown on Exhibit N.

G. Study Areas 54 (partial) and 55 (partial)

1. Washington County or, upon annexation of the area to the City of Sherwood, the city shall complete Title 11 planning for the portions of Study Areas 54 and 55 shown on Exhibit N within four years following the effective date of Ordinance No. 02-969.
2. In the planning required by Title 11, subsection F of section 3.07.1120, the county or the city shall include measures to protect the possible corridor identified in the 2000 Regional Transportation Plan for the Tualatin-Sherwood Connector.

H. Study Area 59 (partial)

1. Washington County or, upon annexation of the area to the City of Sherwood, the city shall complete Title 11 planning for the portion of Study Area 59 shown on Exhibit N.
2. The county or the city shall adopt provisions in its comprehensive plan and zoning regulations to limit development in this portion of Study Area 59 to public school facilities and other development necessary and accessory to public school use.

I. Study Area 61 (partial)

Washington County or, upon annexation of the area to the City of Tualatin, the city shall complete Title 11 planning for the portions of Study Area 61 shown on Exhibit N.

J. Study Areas 62 (partial), 63 and 64

Washington County or, upon annexation of the area to the cities of Tigard, King City or Beaverton, the city shall complete Title 11 planning for the portions of Study Areas 62, 63 and 64 shown on Exhibit N.

K. Study Areas 67 and 69 (partial)

Washington County or, upon annexation of the area to the City of Beaverton or the City of Hillsboro, the city shall complete Title 11 planning for the portion of Study Areas 67 and 69 shown on Exhibit N.

L. Study Areas 71 and 0

Washington County or, upon annexation of the area to the City of Hillsboro, the city shall complete Title 11 planning for Study Areas 71 and 0 shown on Exhibit N.

M. Study Areas 77 (partial)

Washington County or, upon annexation of the area to the City of Cornelius, the city shall complete Title 11 planning for the portion of Study Area 77 shown on Exhibit N.

N. Study Area 93 (partial)

Multnomah County or, upon annexation of the area to the City of Portland, the city shall complete Title 11 planning for the portion of Study Area 93 shown on Exhibit N.

O. Study Areas 89 (partial) and 94

The City of Portland shall complete Title 11 planning for the portions of Study Areas 89 and 94 shown on Exhibit N within six years after the effective date of this ordinance. The expected number of dwelling units determined in the Title 11 planning process shall reflect the City of Portland's Residential Farm/Forest zone, including Environmental Overlay Zones.

