



# PLANNING COMMISSION MEETING

Monday, March 2, 2026  
Community Auditorium, 1915 Main Street

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Seth Berdahl  
Brandon Culbertson  
Tim Farrell

Nicole Ellis  
David Andersen  
Sarai Rivera  
PC Zoom Meeting

Link: <https://us06web.zoom.us/j/7738534788?pwd=H8SvZhcDbMktpwLJEbDbYRwl1QN4hQ.1&omn=897>

Meeting ID: 773 853 4788  
Passcode: PC030226

**A. Call to Order**

1. Roll Call

**B. Public Comment** Time provided for anyone wishing to speak to Planning Commission on an item not on the agenda or on the agenda but not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless a majority of Commissioners present vote to extend the time. Zoom attendees may use the “Raise Hand” option to be called on.

**C. Additions/Deletions**

**D. Public Hearing**

1. Action Item : Elect Officer Vacancies; Chair and Vice-Chair
2. Recommendation to City Council for proposed amendments to the Washington County-Forest Grove Urban Planning Area Agreement (UPAA).

**E. Business Meeting** 1. Approve Minutes from Monday, 12/15/2025 2. Directors Report: Bryan Pohl 3. Announcement of Next Meeting: TBD

1. Approval of Minutes from Monday, 12/15/25
2. Directors Report: Bryan Pohl
3. Announcement of Next Meeting: TBD

**F. Adjournment**

**Americans with Disabilities Act (ADA) Notice:** The City of Forest Grove will make reasonable

accommodations for participation in the meeting. Requests for assistance can be made by contacting the City Recorder's Office, 503-992-3235, [mwoods@forestgrove-or.gov](mailto:mwoods@forestgrove-or.gov), at least 48-hours in advance of the meeting.

ATTACHMENT A

Washington County - Forest Grove  
Urban Planning Area Agreement

THIS AGREEMENT is entered into by WASHINGTON COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as ~~the~~ "COUNTY," and the CITY OF FOREST GROVE, an incorporated municipality of the State of Oregon, hereinafter referred to as ~~the~~ "CITY."

WHEREAS, ORS 190.010 authorizes CITY and COUNTY to ~~provides that units of local government may enter into an~~ agreements for the performance of any or all functions and activities that a ~~either~~ party has to the agreement, its officers or agents, have authority to perform; and

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and Federal agency and special district plans and actions related to land use ~~shall~~ be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268 ~~197~~; and

WHEREAS, the Oregon Land Conservation and Development Commission requires each jurisdiction requesting acknowledgment of compliance to submit an agreement setting forth the means by which comprehensive planning coordination within the Regional Urban Growth Boundary (UGB) will be implemented; and

WHEREAS, following the Urbanization Forum process, ~~the~~ COUNTY through Resolution & Order 09-63, and ~~the~~ CITY through Resolution 2009-26, agreed that all future additions to the UGB during or after 2010 must be governed and urbanized by ~~the CITY in the COUNTY~~ and ~~also~~ agreed to urge Metro to expand the UGB only to such areas as are contiguous to incorporated areas of Washington County; and

WHEREAS, the Oregon State legislature through ~~COUNTY and CITY with~~ House Bill 4078-A in 2014 and House Bill 2047 in 2015 validated the acknowledged UGB and Urban and Rural Reserves established through the Metro Regional process involving both ~~the~~ COUNTY and ~~the~~ CITY; and

WHEREAS, ~~the~~ COUNTY and CITY desire to amend the Urban Planning Area Agreement (UPAA) to reflect the changes to the UGB, ~~the~~ CITY's Urban Planning Area, and the need for urban planning of the new Urban Reserve lands; and

WHEREAS, ~~the~~ COUNTY and ~~the~~ CITY, to ensure coordinated and consistent comprehensive plans, consider it mutually advantageous to establish:

1. An Urban Planning Area Agreement incorporating both a site-specific Urban Planning Area within the {UGB} where both ~~the~~ COUNTY and ~~the~~ CITY maintain an interest in comprehensive planning, and an Urban Reserve Planning Area outside the UGB where both ~~the~~ COUNTY and ~~the~~ CITY maintain an interest in concept planning;
2. A process for coordinating comprehensive planning and development in the Urban Planning Area and concept planning in the Urban Reserve Planning Area;

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3. Special policies regarding comprehensive planning and development in the Urban Planning Area and concept planning in the Urban Reserve Planning Area; and
4. A process to amend the Urban Planning Area Agreement ~~(UPAA)~~.

NOW THEREFORE, ~~THE COUNTY AND THE CITY~~ AGREE AS FOLLOWS:

I. Location of the Urban Planning Area and Urban Reserve Planning Area

The Urban Planning Area and Urban Reserve Planning Area mutually defined by ~~the COUNTY and the CITY~~ include the areas designated on the Washington County-Forest Grove UPAA "Exhibit A" to this Agreement.

II. Coordination of Comprehensive Planning and Development

A. Amendments to or Adoption of a Comprehensive Plan or Implementing Regulation

1. Definitions

"Comprehensive Plan" means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including, but not limited to, sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. Comprehensive Plan amendments do not include small tract comprehensive plan map changes.

"Implementing Regulation" means any local government zoning ordinance, adopted under ORS 197, 197A, 215 or 227, a land division ordinance adopted under ORS 92.044 or 92.046 or a similar general ordinance establishing standards for implementing a comprehensive plan.

2. ~~The COUNTY shall provide the CITY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the COUNTY comprehensive plan or implementing regulations. The CITY shall provide the COUNTY with the appropriate opportunity to participate, review, and comment on proposed amendments to or adoption of the CITY comprehensive plan or implementing regulations. The following procedures shall be followed by the COUNTY and the CITY to notify and involve the other one another in the process to amend or adopt a comprehensive plan or implementing regulation:~~

- a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposal, hereinafter the "originating agency," shall notify the other agency, hereinafter the "responding agency," of the proposed action at the time such planning efforts are initiated, but in no case less than 35 calendar days prior to the first hearing on adoption. For a COUNTY or CITY comprehensive plan updates that has with the potential to affect the responding agency's land use or transportation system, the originating agency shall provide the responding agency with the opportunity to participate in the originating agency's planning process prior to the notification period, such as serving on the originating~~

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agency's advisory committee, if any. The responding agency may participate at its discretion.

- b. For a COUNTY or CITY comprehensive plan updates ~~that has with the~~ potential to affect the responding agency's land use or transportation system, the originating agency shall transmit the draft amendments by first class mail or as an attachment to electronic mail to the responding agency for its review and comment before finalizing. The responding agency shall have 10 calendar days after receipt of ~~the~~a draft to submit comments orally or in writing. Lack of response shall be considered "no objection" to the draft.
- c. The originating agency shall respond to the comments made by the responding agency either by: ~~a) revising the final recommendations, or b) by submitting a~~ letter to the responding agency explaining why the comments cannot be addressed in the final draft.
- d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.
- e. Upon final adoption of the proposed action by the originating agency, it shall transmit the adopting ordinance to the responding agency as soon as publicly available, or if not adopted by ordinance, whatever other written documentation is available to properly inform the responding agency of the final actions taken.

B. Development Actions Requiring Individual Notice to Property Owners

1. Definition

"Development Action Requiring Notice" means an action by ~~the~~ COUNTY OR CITY ~~that~~which requires notifying by mail the owners of property ~~who~~ ~~which~~ could potentially be affected (usually specified as a distance measured in feet) by a proposed development action ~~that~~which directly affects and is applied to a specific parcel or parcels. Such development actions may include but are not ~~be~~ limited to small tract zoning or comprehensive plan map amendments, conditional or special use permits, land divisions, planned unit developments, variances, and other similar actions requiring a quasi-judicial hearings process.

- 2. ~~The~~ COUNTY will provide ~~the~~ CITY with the opportunity to review and comment on proposed development actions requiring notice within the designated Urban Planning Area and Urban Reserve Planning Area. ~~The~~ CITY will provide ~~the~~ COUNTY with the opportunity to review and comment on proposed development actions requiring notice within ~~the~~ CITY limits that may have an effect on unincorporated portions of the designated Urban Planning Area or ~~the~~ COUNTY's transportation network.
- 3. ~~The~~ CITY will provide ~~the~~ COUNTY with notice and the opportunity to review and comment on all proposed development actions on property within ~~the~~ CITY limits that have COUNTY land use designations and are outside the UGB. This area is identified on "Exhibit A."

4. ~~The~~ following procedures shall be followed by ~~the~~COUNTY and ~~the~~CITY to notify the other  
~~one another~~of proposed development actions:

- a. ~~The~~CITY or ~~the~~COUNTY, whichever has jurisdiction over the proposal, hereinafter the "originating agency", shall send by first class mail or as an attachment to electronic mail a copy of the public hearing notice identifying ~~which identifies~~ the proposed development action to the other agency, hereinafter the "responding agency", at the earliest opportunity, but no less than 20 calendar days prior to the date of the scheduled public hearing or end of the comment period. The failure of the responding agency to receive a notice shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.
- b. The agency receiving the notice may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.
- c. If received in a timely manner, the originating agency shall include or attach the comments to the written staff report and respond to any concerns addressed by the responding agency in such report or orally at the hearing.
- d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

#### ~~C.~~ Additional Coordination Requirements

1. ~~The CITY and the COUNTY shall do the following to notify one another of proposed actions which may affect the community, but are not subject to the notification and participation requirements contained in subsections A and B above:~~
  - a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposed actions, hereinafter the originating agency, shall send by first class mail or as an attachment to electronic mail a copy of all public hearing agendas which contain the proposed actions to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than three calendar days prior to the date of the scheduled public hearing. The failure of the responding agency to receive an agenda shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.~~
  - b. ~~The agency receiving the public hearing agenda may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.~~
  - c. ~~Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.~~

### III. Concept Planning for Urban Reserve Areas

#### A. Definitions

1. “Urban Reserve” means those lands outside the UGB that have been so designated by Metro for the purpose of:
  - a. Future expansion of the UGB over a long-term period (40-50 years), and
  - b. The cost-effective provision of public facilities and services when the lands are included within the UGB.
2. “Urban Reserve Planning Area” (URPA) means those Urban Reserves identified for annexation and urbanization by ~~the~~CITY at such time as the UGB is amended to include the Urban Reserve Area.

B. ~~The~~CITY’s Urban Reserve Planning Area is identified on “Exhibit A” to this Agreement.

C. ~~The~~CITY shall be responsible for developing a concept plan in consultation with~~the~~ COUNTY for the URPA in coordination with Metro and appropriate service districts. The concept plan shall include the following:

1. An agreement between ~~the~~COUNTY and CITY regarding expectations for road funding, jurisdictional transfer over roadways to and from ~~the~~CITY and COUNTY, and access management for county roads in the Urban Reserve Planning Area. The agreement should describe any changes to ~~the~~CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement ~~the~~is agreement.
2. An agreement between ~~the~~COUNTY and CITY that preliminarily identifies that~~the~~ CITY will be the likely provider of urban services, as defined in ORS 195.065 (4), when the area is urbanized.

D. The concept plan shall be approved by ~~the~~CITY and acknowledged by ~~the~~COUNTY.

E. Upon completion and acknowledgement of the concept plan by~~the~~ CITY and COUNTY, and the addition of the area into the UGB by Metro, the affected portion of the URPA shall be designated as part of the Urban Planning Area, as described below. Inclusion in the Urban Planning Area is automatic and does not require an amendment to this Agreement.

### IV. Comprehensive Planning and Development Responsibilities for Urban Planning Areas

A. ~~The~~CITY’s Urban Planning Area is designated on “Exhibit A” to this Agreement.

B. ~~The~~CITY isshall be responsible for comprehensive planning in the incorporated and unincorporated portions of ~~the~~CITY’s Urban Planning Area, and shall implement the planning

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process outlined in ~~the~~CITY's comprehensive plan. ~~The~~COUNTY shall support the planning process and participate as necessary.

~~C.~~ For areas within the Urban Planning Area brought into the UGB with HB 4078-A, the COUNTY and CITY shall enter into an agreement regarding the expectations for road funding, jurisdictional transfer over roadways to and from the CITY and COUNTY, and access management for county roads. The agreement should describe any changes to the CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement this agreement.

~~CD.~~ For areas brought into the UGB after 2018, ~~the~~CITY and COUNTY will implement the applicable Urban Reserve concept plan and related agreements. ~~The~~CITY will amend the CITY comprehensive plan to include this area, consistent with the original concept plan. If modifications to the original concept plan are made during the comprehensive planning process, the Parties will update the related agreements to reflect those changes, which may include changes to transportation, access, and funding.

~~DE.~~ ~~The~~CITY shall be responsible for the preparation, adoption, and amendment of the public facility plan required by OAR 660-011 within the Urban Planning Area in coordination with other service providers that provide urban services within ~~the~~CITY's Urban Planning Area.

~~EF.~~ Pursuant to As required by OAR 660-011-0150, the CITY shall prepare and adopt a public facilities plan for the Urban Planning Area. The Plan shall address is identified as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the Urban Planning Area. The Plan may include by reference the plans andExceptions include facilities provided by other service providers subject to the terms of any intergovernmental agreement ~~the~~CITY may have with other service providers; facilities under the jurisdiction of other service providers not covered by an intergovernmental agreement; and future facilities that are more appropriately provided by an agency other than ~~the~~CITY. ~~The~~CITY shall provide urban services consistent with annexation and fiscal policies.

~~EG.~~ ~~The~~CITY has developed a transportation plan that~~which~~ addresses the existing and future traffic needs of the Urban Planning Area. ~~The~~CITY shall coordinate local transportation plans, proposals, and improvements with ~~the~~COUNTY.

~~GH.~~ As required by ORS 195.110, ~~the~~CITY will coordinate long range land use planning in the Urban Planning Area with the Forest Grove School District.

#### V. Amendments to the Urban Planning Area Agreement

A. The following procedures shall be followed by ~~the~~CITY and ~~the~~COUNTY to amend the language of this Agreement or the Urban Planning Area Boundary:

1. ~~The~~CITY or COUNTY, whichever jurisdiction proposes an amendment to this Agreement originates the proposal, shall submit a formal request for amendment to the responding agency.

2. The formal request shall contain the following:
    - a. A statement describing the proposed amendment.
    - b. A statement of findings indicating why the proposed amendment is necessary.
    - c. If the request is to amend the Urban Planning Area boundary, a map which clearly indicates the proposed change and surrounding area.
  3. CITY and COUNTY shall make good faith efforts to resolve requests to amend this Agreement. Upon receipt of a request to amend for amendment this Agreement from the originating agency, the responding agency shall schedule a review of the request before the appropriate reviewing body, with said review to be held and make a recommendation to the appropriate reviewing body within 90 45-calendar days of the date the request is received.
  4. CITY and COUNTY shall make good faith efforts to resolve requests to amend this agreement. Consideration of the request shall be scheduled with the reviewing body as soon as possible after a recommendation is made. Upon completion of the review, †The reviewing body may approve the request, deny the request, or make a determination that the proposed amendment warrants additional review.
  5. If the reviewing body it is determined that additional review is necessary, the following procedures shall be followed by the CITY and COUNTY:
    - a. If inconsistencies noted by both parties cannot be resolved in the review process as outlined in Section IV. A. 3., ~~the CITY and the COUNTY~~ may agree to initiate a joint study. ~~Such a study shall commence within 90 calendar days of the date it is determined that a proposed amendment creates an inconsistency, and shall be completed within 90 calendar days of said date.~~ Methodologies and procedures regulating the conduct of the joint study shall be mutually agreed upon by ~~the CITY and the COUNTY~~ prior to commencing the study.
    - b. Upon completion of the joint study, the study and the recommendations drawn from it shall be included within the record of the review. The agency considering the proposed amendment shall give careful consideration to the study prior to making a final decision on the proposed amendment.
- B. The Parties will jointly review this Agreement periodically, to evaluate the effectiveness of the processes set forth herein and determine if conditions warrant any necessary amendments. Both Parties shall make a good faith effort to resolve any inconsistencies that may have developed since the previous review. If inconsistencies ~~still remain~~ at the conclusion of the joint periodic review period, either Party may terminate this Agreement.
- C. Any change to ~~the CITY~~ boundary due to annexation or any change to the UGB boundary within ~~the CITY's~~ Urban Planning Area automatically amends "Exhibit A" without further amendment to this Agreement.

VI. This Agreement shall become effective upon full execution by the COUNTY and the CITY and shall then repeal and replace the Washington County – Forest Grove Urban Planning Area Agreement dated October ~~1725, 2018~~<sup>1988</sup>. The effective date of this Agreement shall be the last date of signature on the signature pages.

IN WITNESS WHEREOF the Parties have executed this Urban Planning Area Agreement on the date set opposite their signatures.

CITY OF FOREST GROVE

By \_\_\_\_\_  
City Manager

Date \_\_\_\_\_

WASHINGTON COUNTY

By \_\_\_\_\_  
Chair, Board of Commissioners

Date \_\_\_\_\_

~~Approved as to Form:~~

By \_\_\_\_\_  
County Counsel

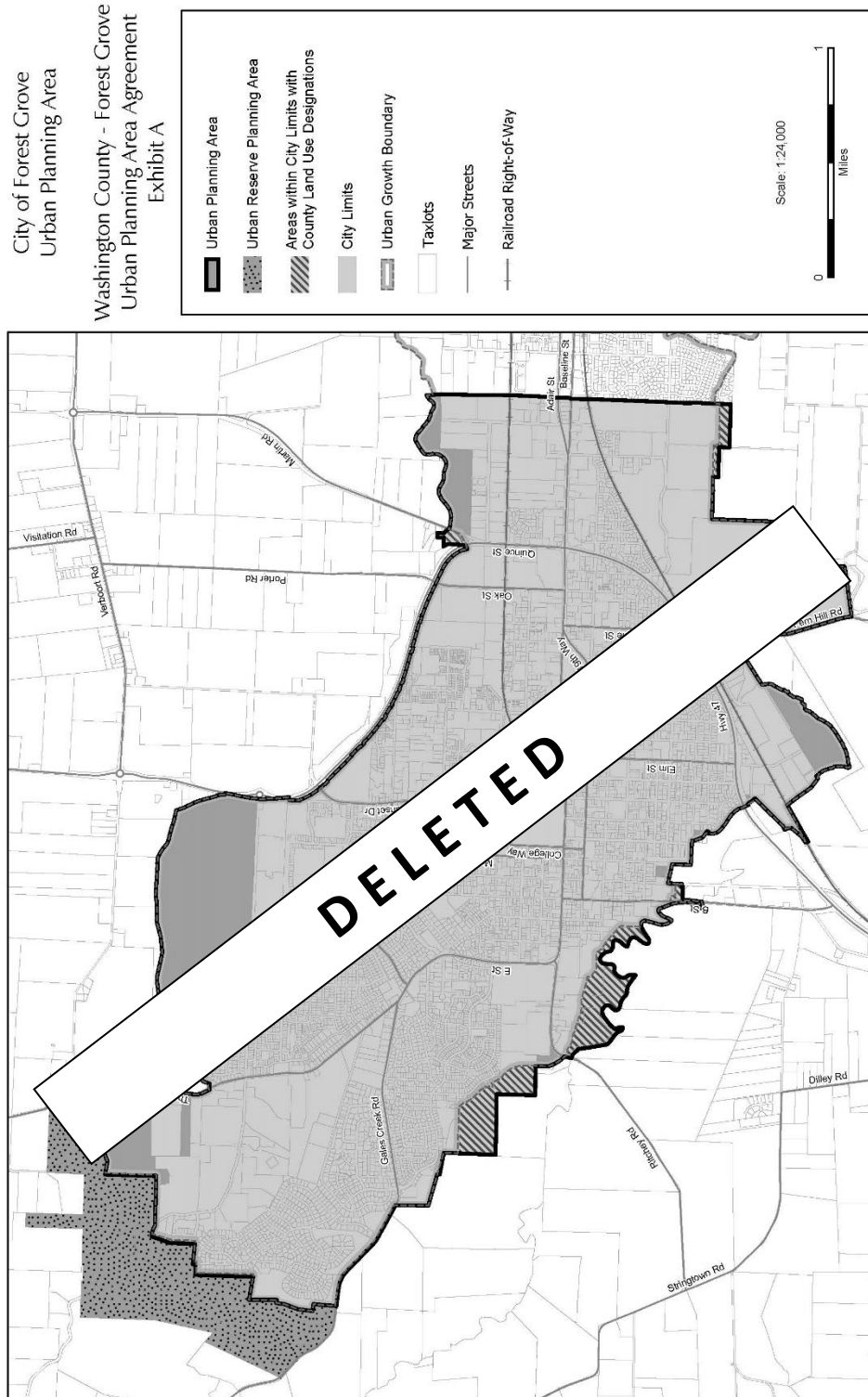
Date \_\_\_\_\_

By \_\_\_\_\_  
Recording Secretary

Date \_\_\_\_\_

The Washington County – Forest Grove Urban Planning Area Agreement is amended to reflect the following:









The current 'EXHIBIT A' map is deleted and replaced with a new map:



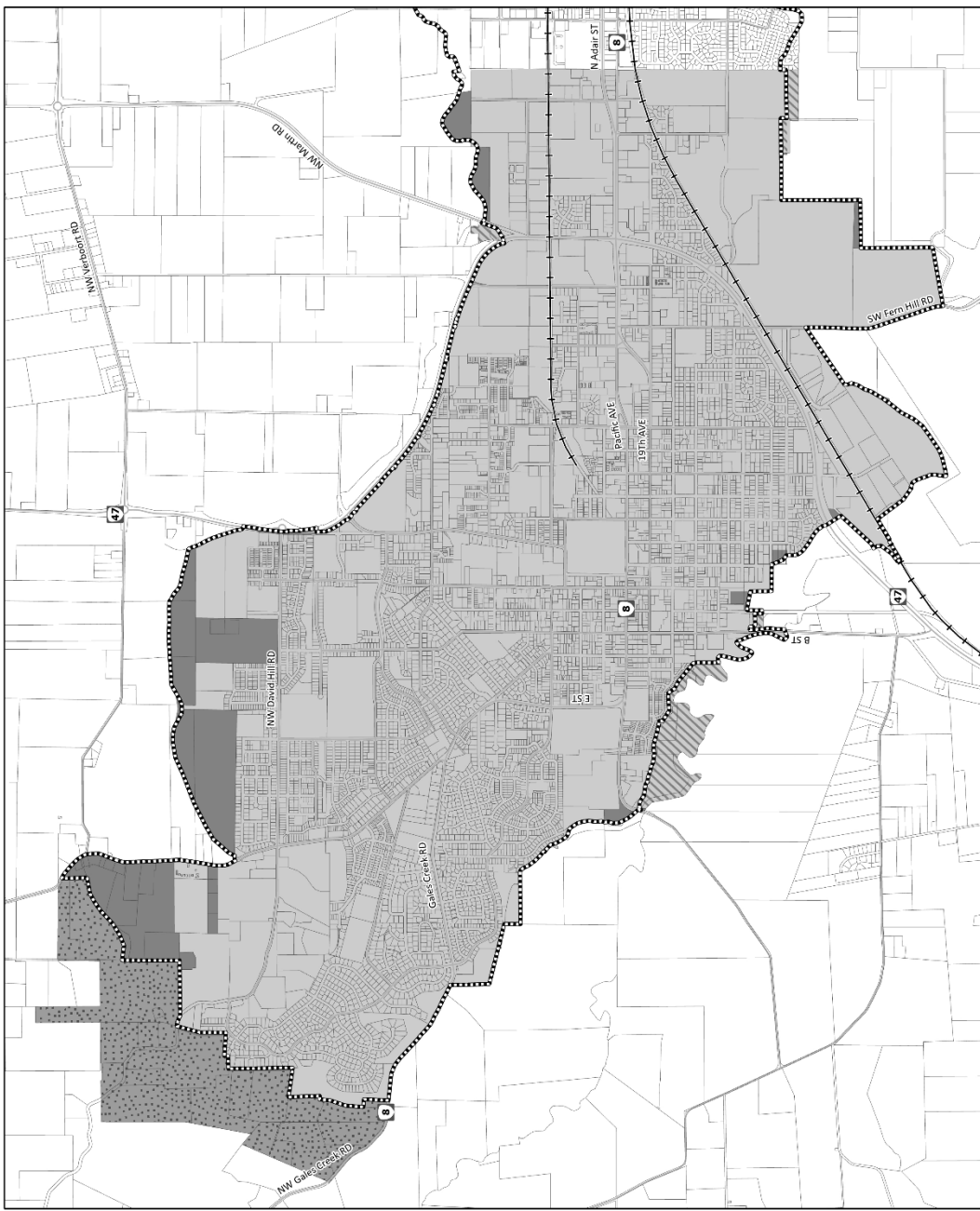
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City of Forest Grove  
Urban Planning Area

Washington County - Forest Grove  
Urban Planning Area Agreement  
EXHIBIT A

-  Urban Planning Area
-  Urban Reserve Planning Area
-  Area within City Limits with County Land Use Designations
-  City Limits
-  Urban Growth Boundary
-  Taxlots
-  Railroad Right-of-Way
-  Major Roads

Scale: 1:24,000  
0 1 Miles



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*A place where families and businesses thrive.*

<i>CITY RECORDER USE ONLY:</i>	
AGENDA ITEM #:	_____
MEETING DATE:	_____
FINAL ACTION:	_____

**PLANNING COMMISSION STAFF REPORT**

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**TO:** *Planning Commission*

**FROM:** *Dan Riordan, Senior Planner*

**MEETING DATE:** *March 2, 2026*

**SUBJECT TITLE:** *Recommendation to City Council on changes to the Washington County and City of Forest Grove Urban Planning Area Agreement (UPAA)*

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**ISSUE STATEMENT:** Tonight’s public hearing provides an opportunity for public comment and Planning Commission review of an update to the Washington County-Forest Grove Urban Planning Area Agreement (UPAA) (Attachment A). The UPAA is an intergovernmental agreement related to land use planning coordination. As part of the public hearing the Planning Commission is being asked to adopt a motion recommending City Council acceptance of the updated UPAA.

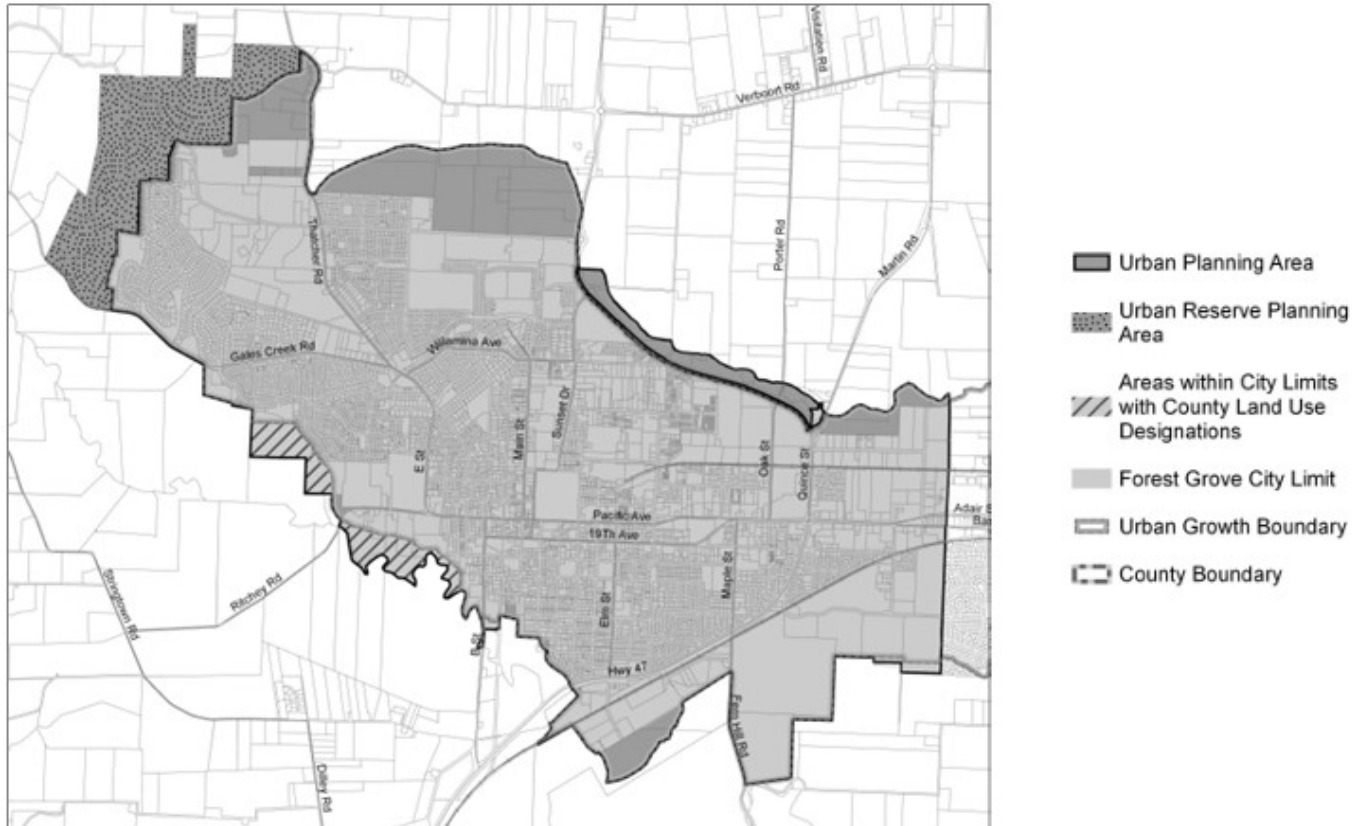
**BACKGROUND:** In January 2026, the Washington County Board of Commissioners considered and approved changes to the Washington County-Forest Grove Urban Planning Area Agreement (UPAA). The UPAA is an intergovernmental agreement allowed by state law (ORS §§190.010). Oregon Revised Statutes Chapter §§190.010 grants authority to local governments to enter into intergovernmental agreements for purposes of performing any and all functions and activities that either party has authority to perform. In general, the UPAA identifies roles and responsibilities for coordinating County and City land use planning activities that may have impacts on both the City and Washington County.

In addition to ORS §§190.010, Oregon Land Use Planning Goal 2 requires coordination of comprehensive plans prepared by cities, counties, and regional governments. In addition, the Oregon Land Conservation and Development Commission requires an agreement that identifies the means by which comprehensive planning coordination within the Portland regional urban growth boundary (UGB) will be implemented. The UPAA fulfills this function.

The first UPAA between Washington County and the City of Forest Grove was adopted in 1998 by Resolution 1988-44 and was last revised in 2018 by Resolution 2018-75. The UPAA was updated in 2018 to reflect that all future urbanized areas after 2010 must be governed and urbanized by a city. The 2018 update also incorporated wording for coordination of urban planning for the David Hill Urban Reserve Area established in 2011.

The current UPAA update is needed to make minor changes to policies and processes for planning coordination in Forest Grove’s urban planning area and to update the planning area map to be consistent with the Washington County-Cornelius UPAA. The current UPAA map is provided below.

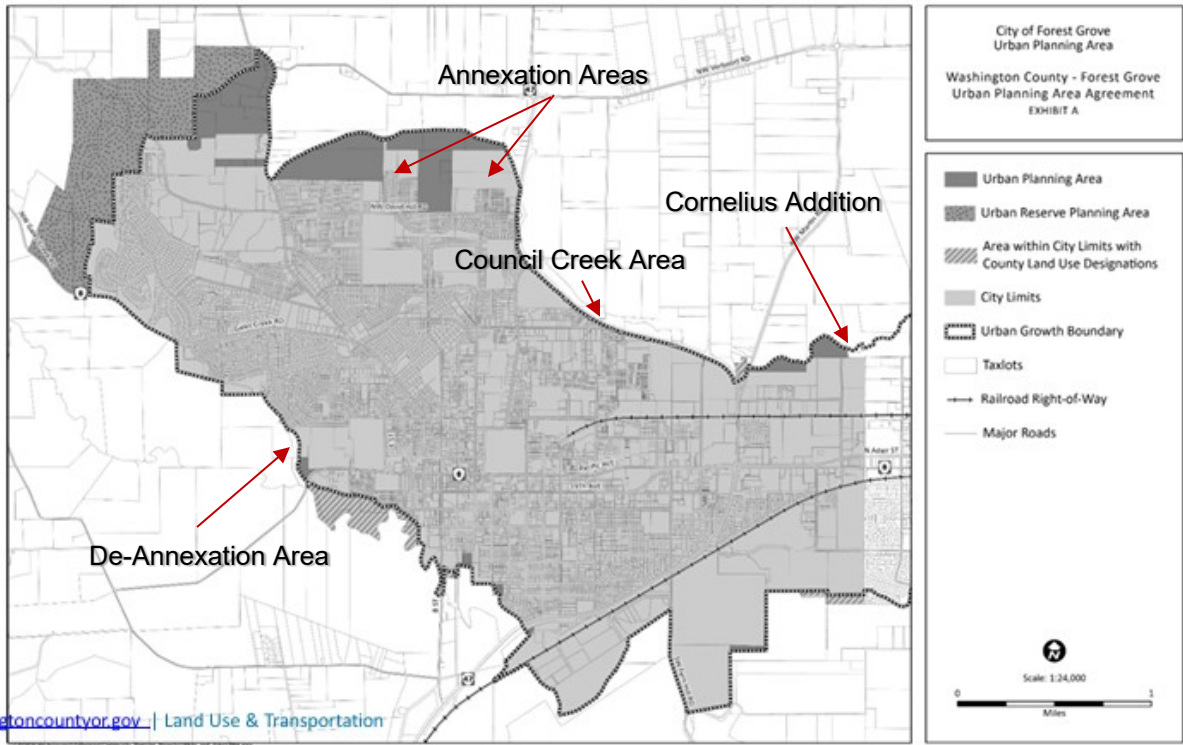
### Current UPAA Map (2018)



The revised UPAA map, below, shows the areas affected by the revisions to the UPAA. This includes:

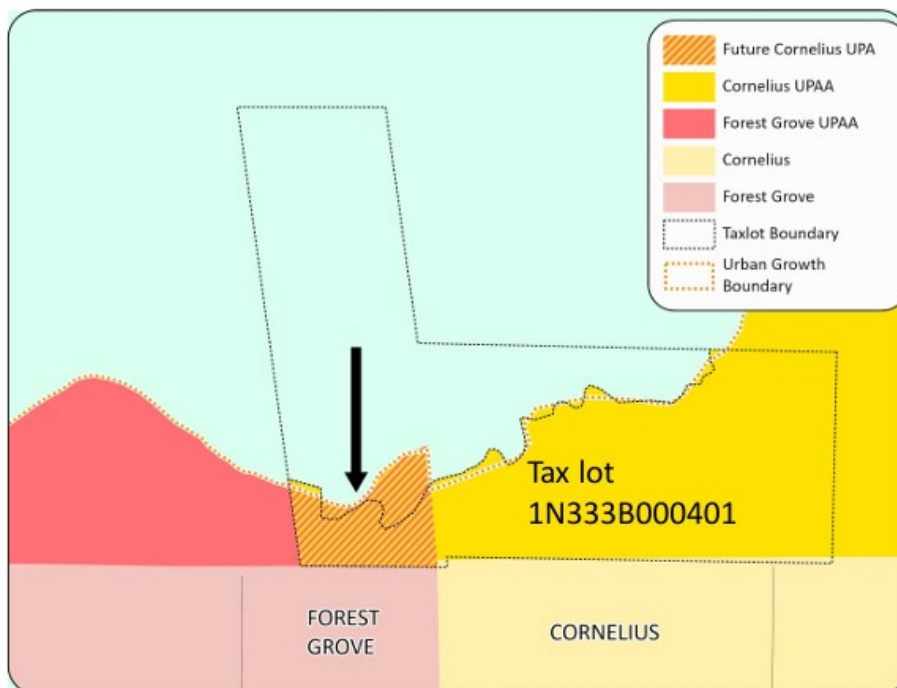
- Update the city limits to include territory inside the urban growth boundary north of David Hill Road that was annexed into the city since 2018.
- Remove from the Forest Grove planning area territory that was de-annexed in 2019 at the property owner's request. The de-annexation area was entirely within the city limits and was bisected by the urban growth boundary.
- Remove from the City's planning area territory north of Council Creek that is not within the urban growth boundary.
- Remove from the Forest Grove planning part of parcel that is mostly in the Cornelius planning area. This will allow adding the territory to the Cornelius planning area.

### Revised UPAA Map (2025)



[www.washingtoncounty.or.gov](http://www.washingtoncounty.or.gov) | Land Use & Transportation

### Cornelius Addition



The revised UPAA text is shown in Attachment A. The text proposed for addition is underlined and the text proposed for deletion is shown by strike-out. The revised text is intended to clarify required coordination between Washington County and the City regarding land use matters. The revised text also clarifies the process for modifying the UPAA in the future. One change related to future amendments is the revised text in Section IV.C. states that any changes to the City boundary due to annexation or any changes to the urban growth boundary within the City's planning area automatically amends the UPAA map (UPAA, Exhibit A) without further amendment to the UPAA. This change will make the Washington County-Forest Grove UPAA wording consistent with other UPAA's in Washington County including the UPAA between Washington County and Cornelius.

In order for the UPAA to become fully effective the amendments must be accepted by City Council. Tonight's public hearing provides an opportunity for the Planning Commission to review and comment on the UPAA changes before the changes are considered by the City Council. After Planning Commission review, the City Council will consider a resolution endorsing the amendments approved by the Washington County Board of Commissioners and authorizing the City Manager to sign the amended UPAA on behalf of the City.

After the UPAA is finalized, staff will return to the Planning Commission and City Council with a proposed amendment to the Forest Grove Comprehensive Plan map. If approved, the map amendment will remove the City's Comprehensive Plan Map designation from the territory added to the Cornelius planning area.

**RECOMMENDATION:** That the Planning Commission adopt a motion recommending that City Council approve a resolution endorsing amendments to the 2018 Washington County-Forest Grove Urban Planning Area Agreement adopted by the Washington County Board of Commissioners and authorizing the City Manager to execute the amended UPAA on the City's behalf.

**ATTACHMENT:**

Attachment A: Amendments to the 2018 Washington County-Forest Grove Urban Planning Agreement approved by the Washington County Board of Commissioners, January 6, 2026.



# WASHINGTON COUNTY-FOREST GROVE URBAN PLANNING AREA AGREEMENT UPDATE

Dan Riordan | Senior Planner

Planning Commission Meeting 3|2|26

# AGENDA

**Issue Statement / Purpose**

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**Background**

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**Map Amendments Overview**

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**Text Amendments Overview**

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**Conclusion**

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**Recommendation**

# ISSUE STATEMENT / PURPOSE

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Tonight's public hearing provides an opportunity for public comment and Planning Commission review of the update to the Washington County-Forest Grove Urban Planning Area Agreement (UPAA).

The UPAA is an intergovernmental agreement allowed by state law (Oregon Revised Statutes §§190.010).

As part of the public hearing, the Planning Commission is being asked to adopt a motion recommending City Council acceptance of the updated UPAA.

# BACKGROUND

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In January 2026, the Washington County Board of Commissioners approved changes to the Washington County-Forest Grove Urban Planning Area Agreement (UPAA) to reflect changes since the last update in 2018.

The UPAA identifies City and County roles and responsibilities for coordinating County and City land use planning activities within the urban growth boundary that may impact both jurisdictions.

# BACKGROUND

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Oregon Land Use Planning Goal 2 requires coordination of comprehensive plans prepared by cities, counties and regional governments.

In addition, the Oregon Department of Land Conservation and Development requires an agreement that identifies how comprehensive planning coordination will be implemented within the Portland regional urban growth boundary.

The UPAA fulfills these functions.

# BACKGROUND

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The first UPAA was adopted in 1988 (Resolution 1988-44).

The last update was in 2018 (Resolution 2018-75).

The last update specified that all future urbanized areas after 2010 must be governed and urbanized by a city.

The 2018 update also added wording for coordinating planning activities in the David Hill Urban Reserve Area.

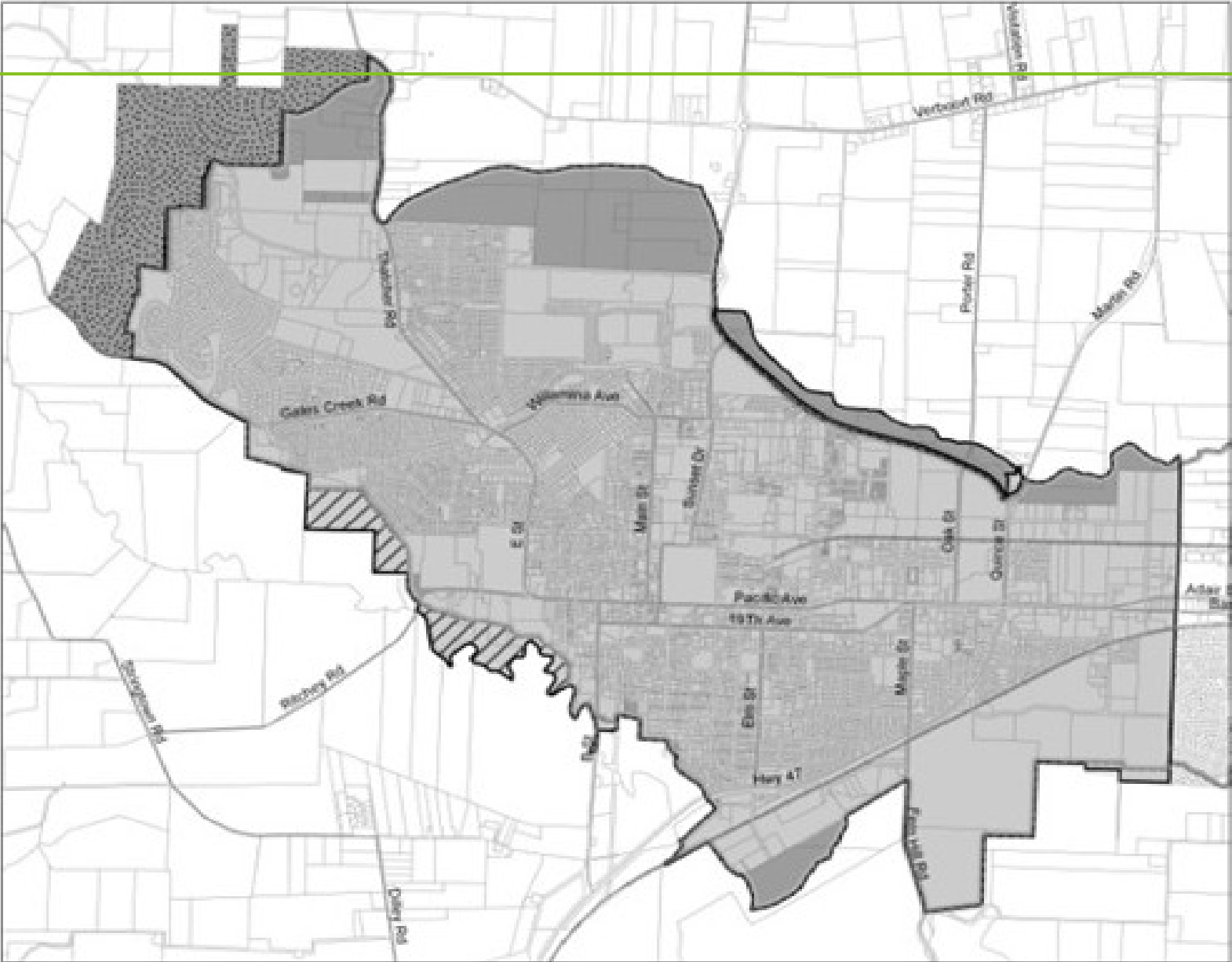
# MAP AMENDMENTS OVERVIEW

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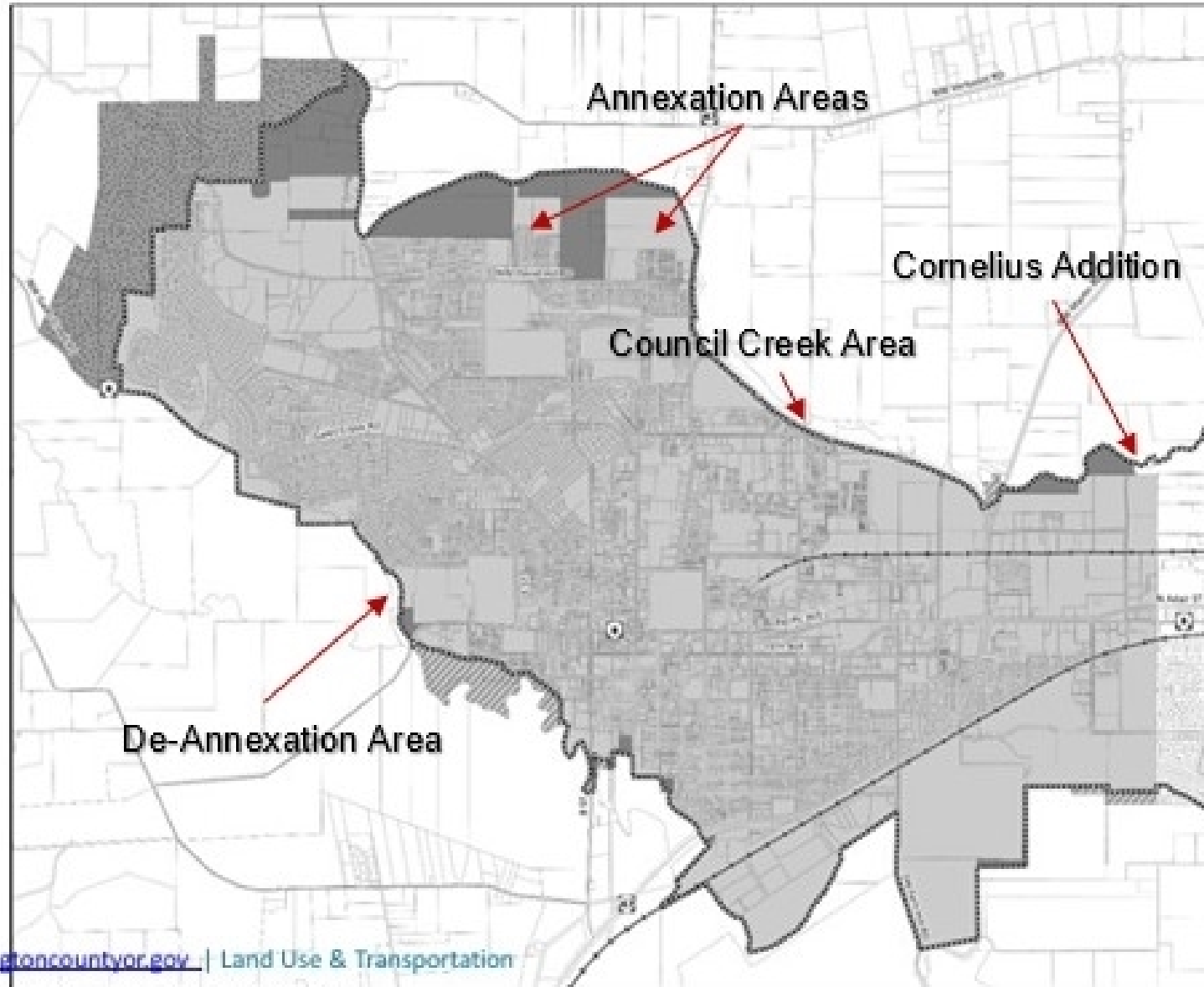
1. Update the city limits line on the UPAA map to reflect annexations since 2018.
2. Remove from the Forest Grove planning area territory that was de-annexed in 2019 at the property owner's request. The de-annexation area was entirely within the city limits and was bisected by the urban growth boundary.
3. Remove from the City's planning area territory north of Council Creek that is not within the urban growth boundary.
4. Remove from the Forest Grove planning part of parcel that is mostly in the Cornelius planning area. This will allow adding the territory to the Cornelius planning area.

# Current UPAA Map (2018)



- Urban Planning Area
- Urban Reserve Planning Area
- Areas within City Limits with County Land Use Designations
- Forest Grove City Limit
- Urban Growth Boundary
- County Boundary

# Revised UPAA Map (2025)

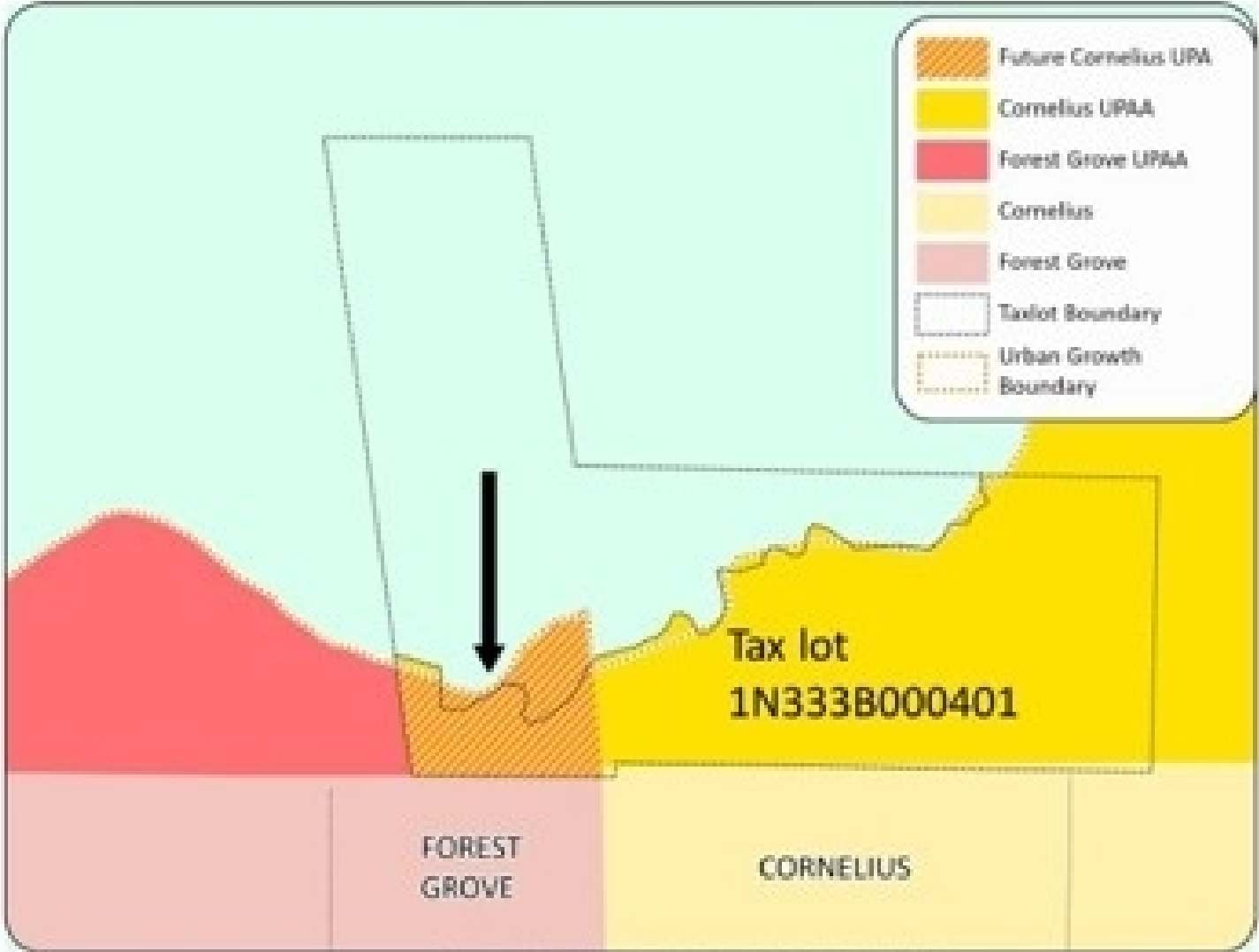


City of Forest Grove  
Urban Planning Area  
Washington County - Forest Grove  
Urban Planning Area Agreement  
EXHIBIT A

- Urban Planning Area
- Urban Reserve Planning Area
- Area within City Limits with County Land Use Designations
- City Limits
- Urban Growth Boundary
- Taxlots
- Railroad Right-of-Way
- Major Roads



# Cornelius Addition



# TEXT AMENDMENTS OVERVIEW

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1. Revise UPAA text to clarify required coordination between Washington County and the City regarding land use matters.
2. Revise wording to clarify the process for modifying the UPAA.
3. Revise wording to state that any changes to the City boundary due to annexation automatically amends the UPAA map.

The revisions will make the Forest Grove UPAA wording consistent with other UPAA's in the County.

# CONCLUSION

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In order for the UPAA to become fully effective the amendments must be accepted by the City Council after review by the Planning Commission.

After the updated UPAA is signed by the City and County, staff will return with a Comprehensive Plan map amendment to remove the City's Comprehensive Plan map designation from the territory added to the Cornelius planning area.

# RECOMMENDATION

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The Planning Commission adopt a motion that:

City Council approve a resolution endorsing the amendments to the 2018 Washington County-Forest Grove Urban Planning Area Agreement adopted by the Washington County Board of Commissioners and authorizing the City Manager to sign the amended UPAA on the City's behalf.

# DISCUSSION