



North Tualatin Mountains Nature Park Proposal October 26, 2023

T3-2017-9165

T4-2017-9166

EP-2017-6780

Dept. of Community Services
Land Use Planning Division
Contact:
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Exhibit HH.26

Application for a Nature Park in the North Tualatin Mtns. (West Hills). Submitted by Metro.

Overview of proposal:

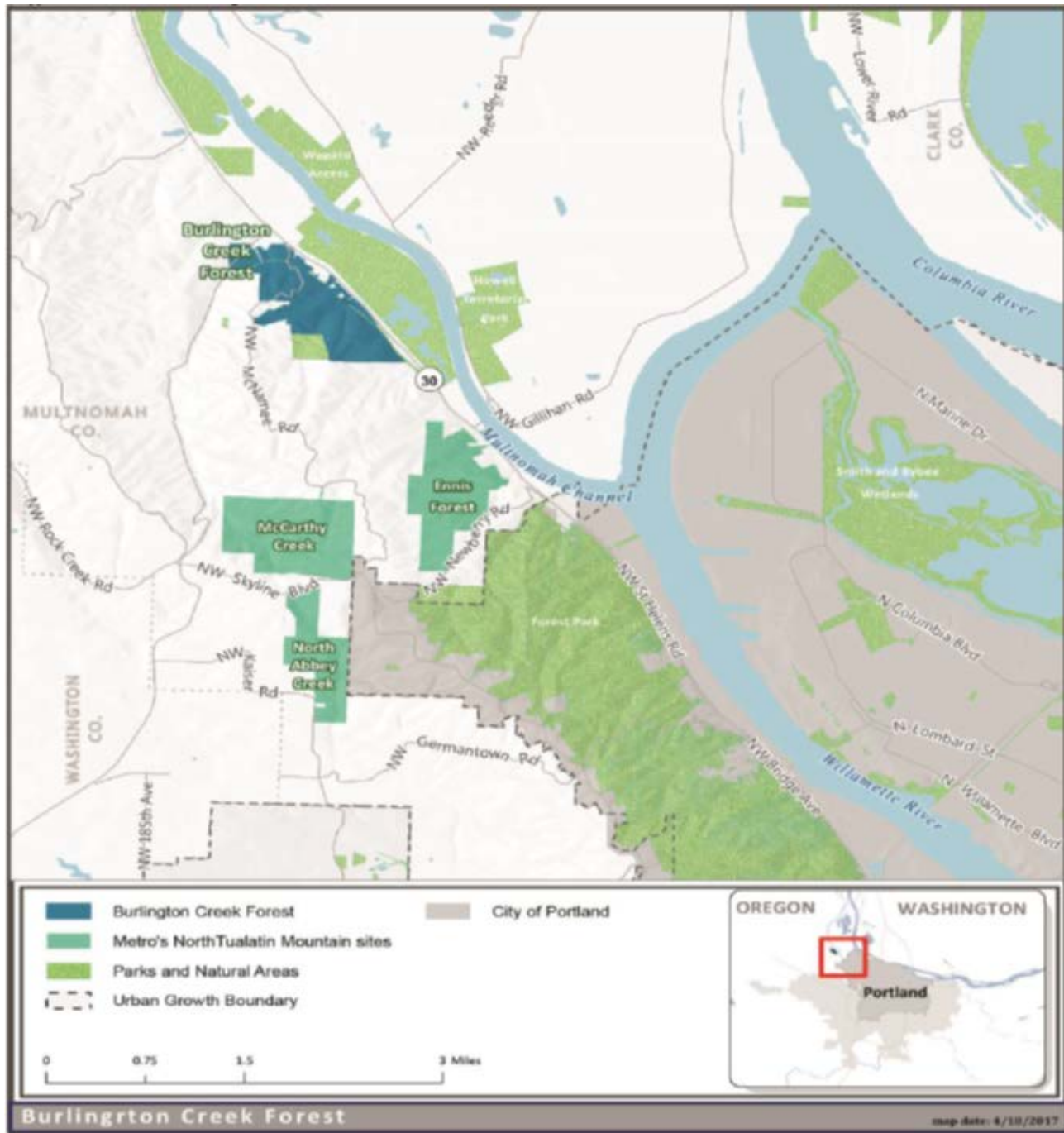
- Metro completed its North Tualatin Access Master Plan (2017) and has applied to the Multnomah County to obtain the required approvals and permits. Note: Application is subject to 2017 code criteria.
- Two primary application types:
 1. **Comp Plan Amendment** (Type 4) to designate the properties as a Regional Park (nature park).- four individual forest units comprising one nature park.
 1. **Community Service permit** and related permit applications (Type 3) to develop one of the four forest units with recreational trails and related infrastructure - such as parking and a restroom area. - the Burlington Creek Forest.

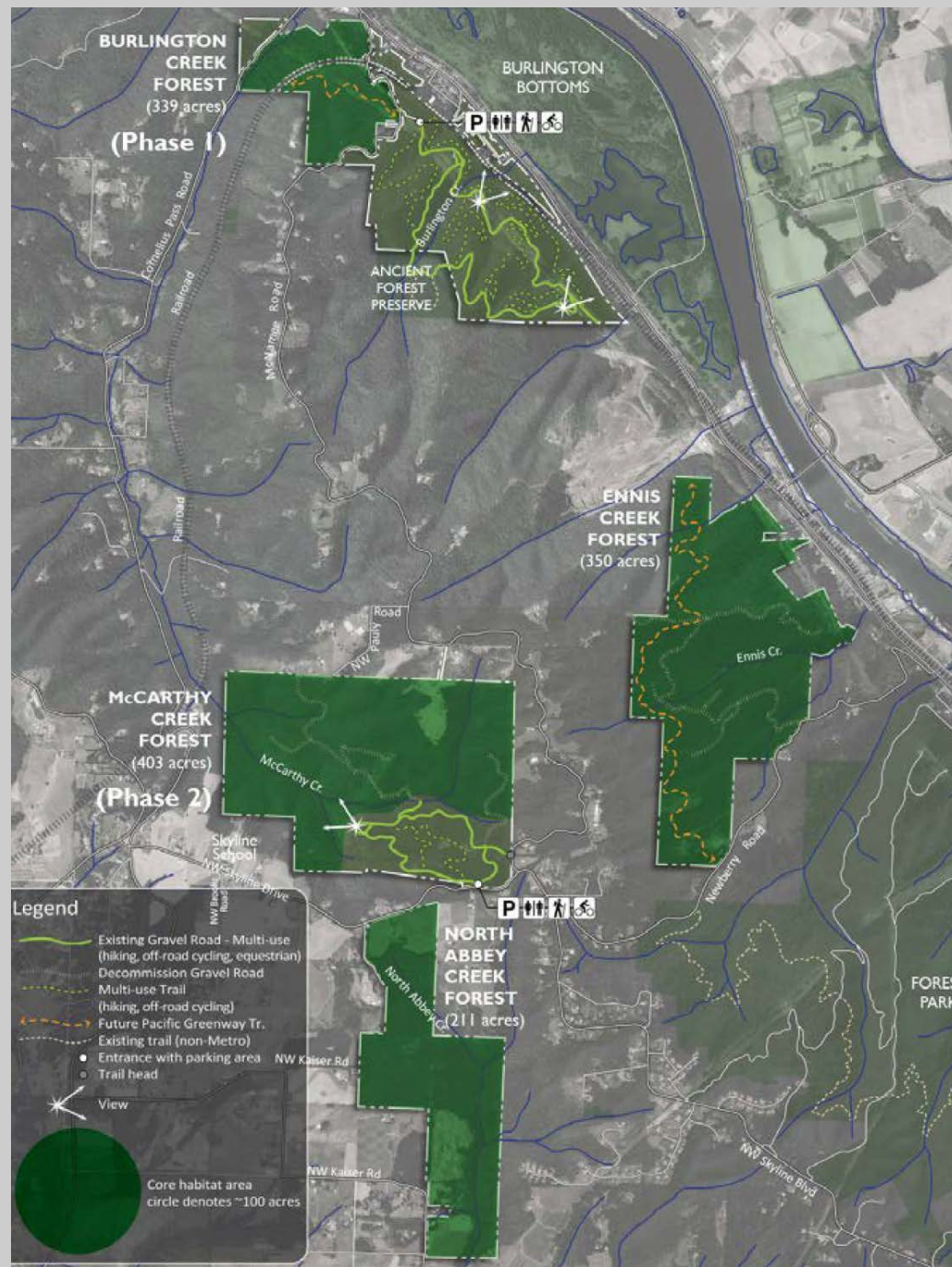
Overview of County Application Review and Process:

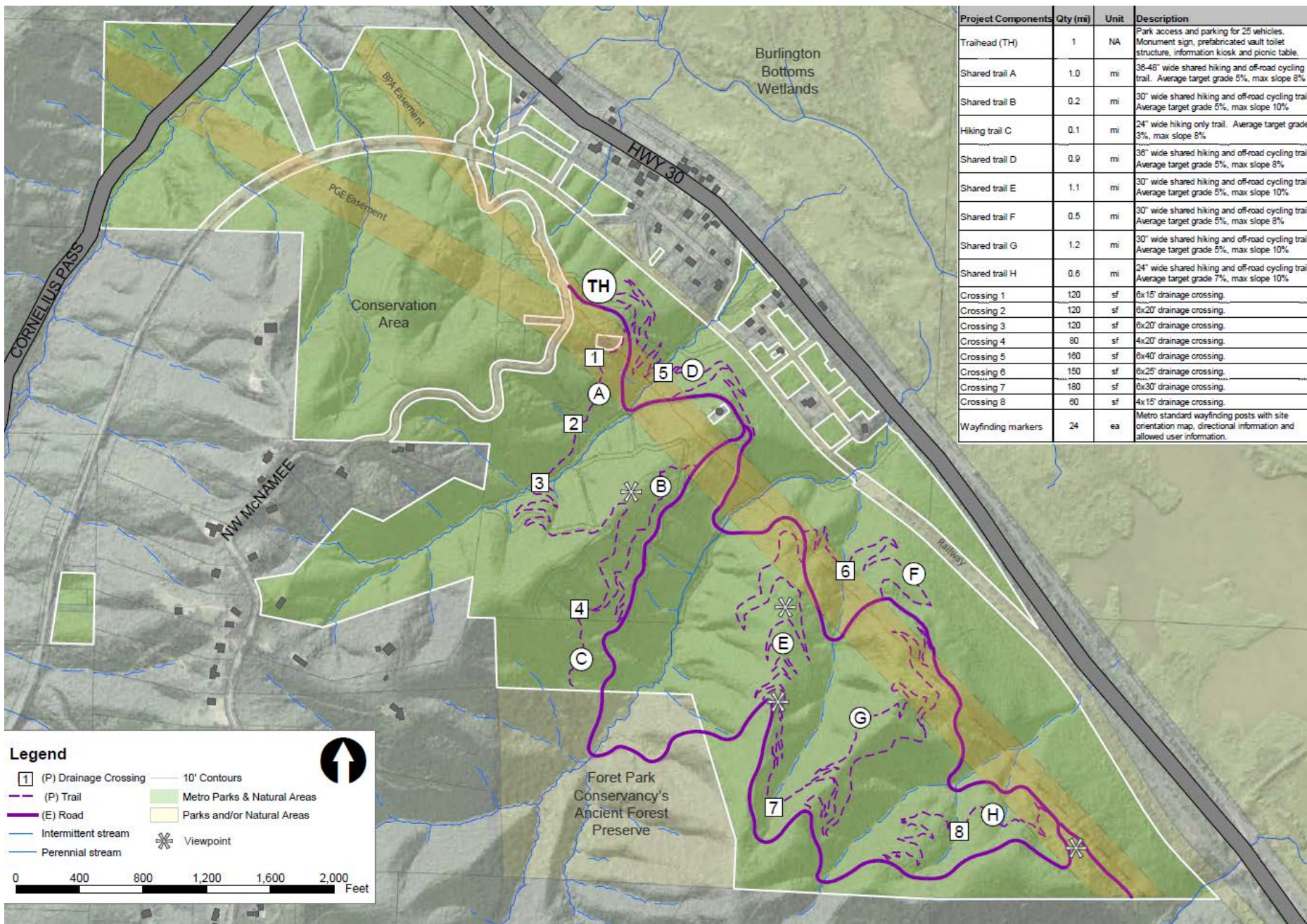
- The applications are considered together as one - subject to the Type 4 application process.

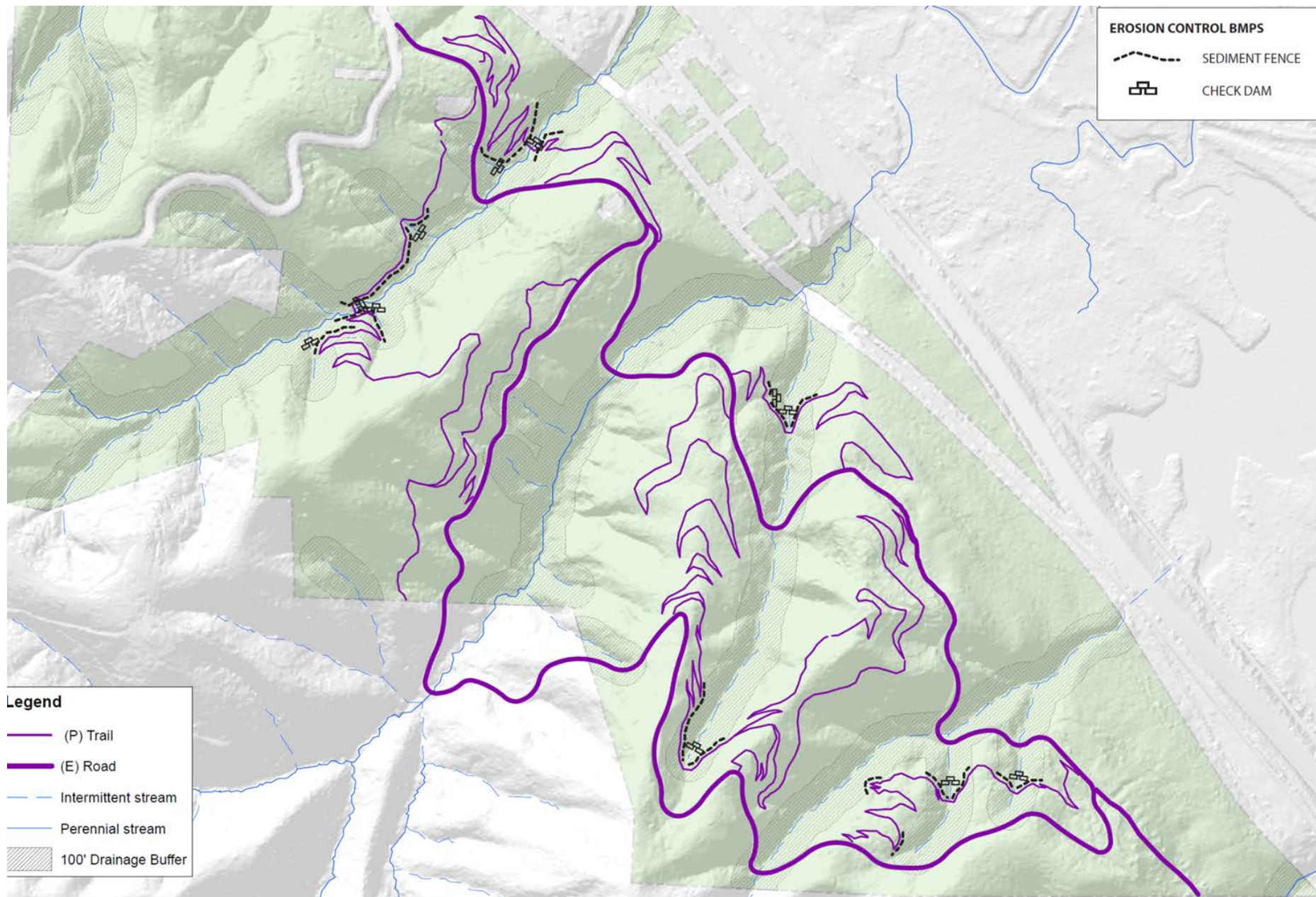
Key Dates (Subject to Change)

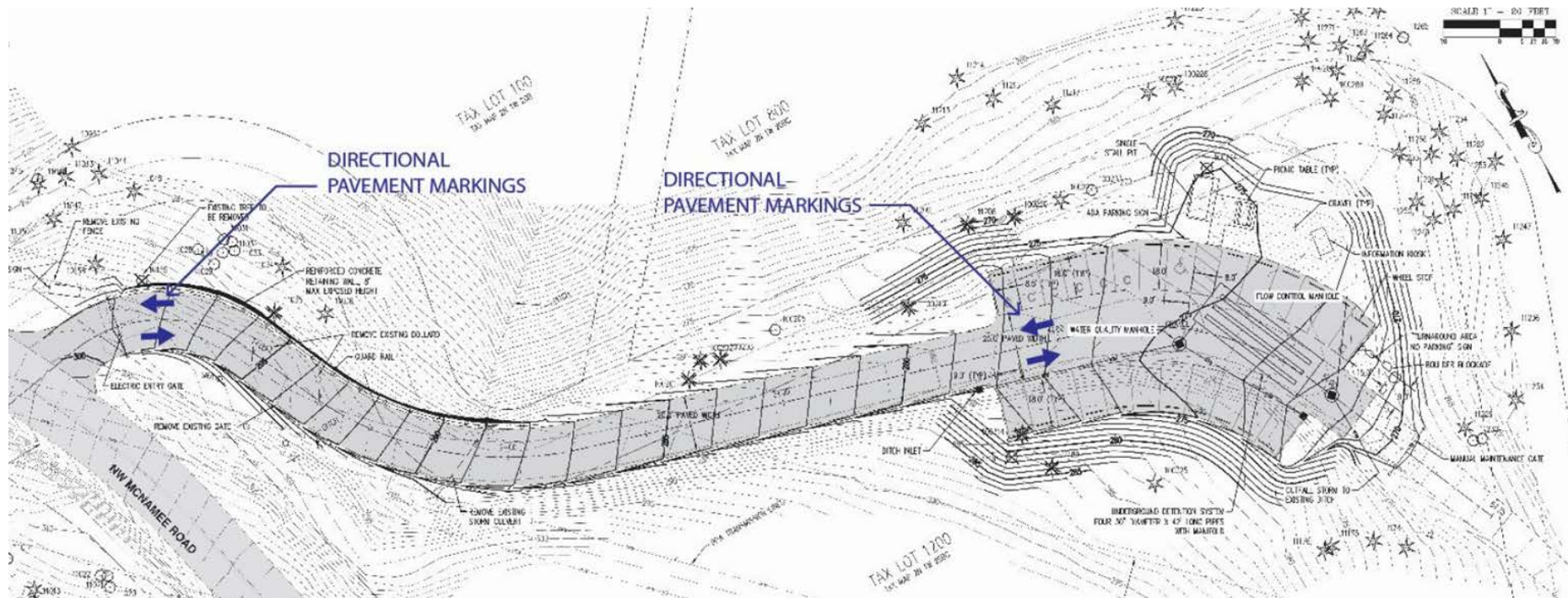
- Feb. 6 and March 6: Planning Commission hearings with recommendation for approval on March 6, 2023.
- October 26: Board of County Commissioners Hearing - County's Final Decision. The Board of Commissioners Decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).
- Public testimony and new evidence are allowed at this hearing in addition to the Planning Commission record.
- Any appeals to LUBA are on the County record only.
- Applicable Code Criteria: 2017 codes





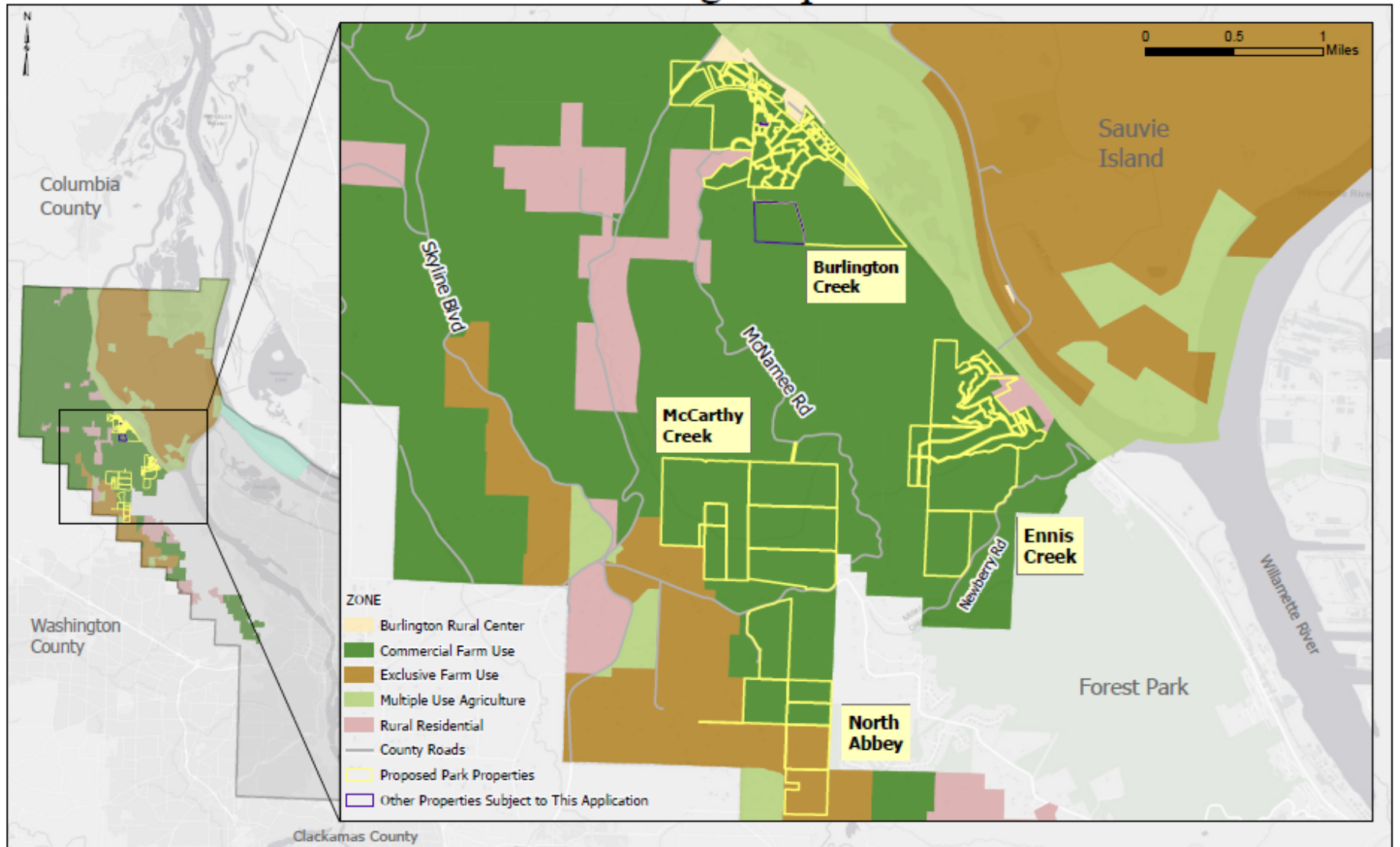






Zoning Map

File T3-2017-9165/T4-2017-9166/EP-2017-6780



Current as of: 4/5/2019

Applications (11 Total):

- Comp Plan Amendment for Park.- Type 4 application
- Conditional Use and Community Service Use (Burlington Cr)
- Design Review
- Significant Environmental Concern (habitat and views)
- Hillside Development Permit
- Protected Aggregate and Mineral Sites (PAM)*
- Lot of Record
- Exception (to Secondary Fire Safety Zone)
- Variance to Forest Practices Setbacks
- Road Rules Variance (sight distance at driveway)
- Forest Development Standards

Stats:

- Burlington Creek: 372 acres, existing loop forest practices road 2.3 miles - additional 5.6 miles proposed. 25 spaces of parking proposed. - single stall restroom proposed. Access directly off County road (McNamee)
- Ennis Creek: 344 acres - may include future trail segment.
- McCarthy Creek 328 acres - future loop trails, trailhead and parking located off Skyline Blvd, additional trailhead off of McNamee without parking.
- North Abby Creek: 345 acres - No future development proposed. Plan to restore/maintain habitat.
- Total acres: 1,389

Planning Commission Hearings, February and March 2023

- Attended by over 50 members of the public
- 28 testified at the hearings
- 131 written comments received
- Public notice mailing list to over 370 individuals
- Email mailing list with nearly 400 interested individuals

The Planning Commission recommended approval of both the park designation (Comp Plan amendment) and the Conditional Use and development permits for the trails and trailhead development in a portion of the Burlington Creek Forest.

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- Through Planning Commission Order T3-2017-9165 / T4-2017-9166 / EP-2017-6780 the Planning Commission recommends approval of both the Comprehensive Plan Amendment for the proposed parks and the Community Service Permit (and related permits) for recreational trails and related infrastructure within the Burlington Creek Forest.
 - A significant amount of testimony and subsequent Planning Commission deliberation centered on the Community Service standard in MCC 33.6010 (B), that the proposal 'will not adversely affect natural resources'



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- The Planning Commission found that the standard does not require a finding of ‘no affect’, but rather whether the proposal will have an ‘adverse affect’ on natural resources.
 - After weighing the evidence in the record, the Planning Commission found that the proposal appropriately balances recreational access and conservation goals; and on balance, the proposal will not adversely affect natural resources.

