

Technical Amendments to HB 4078

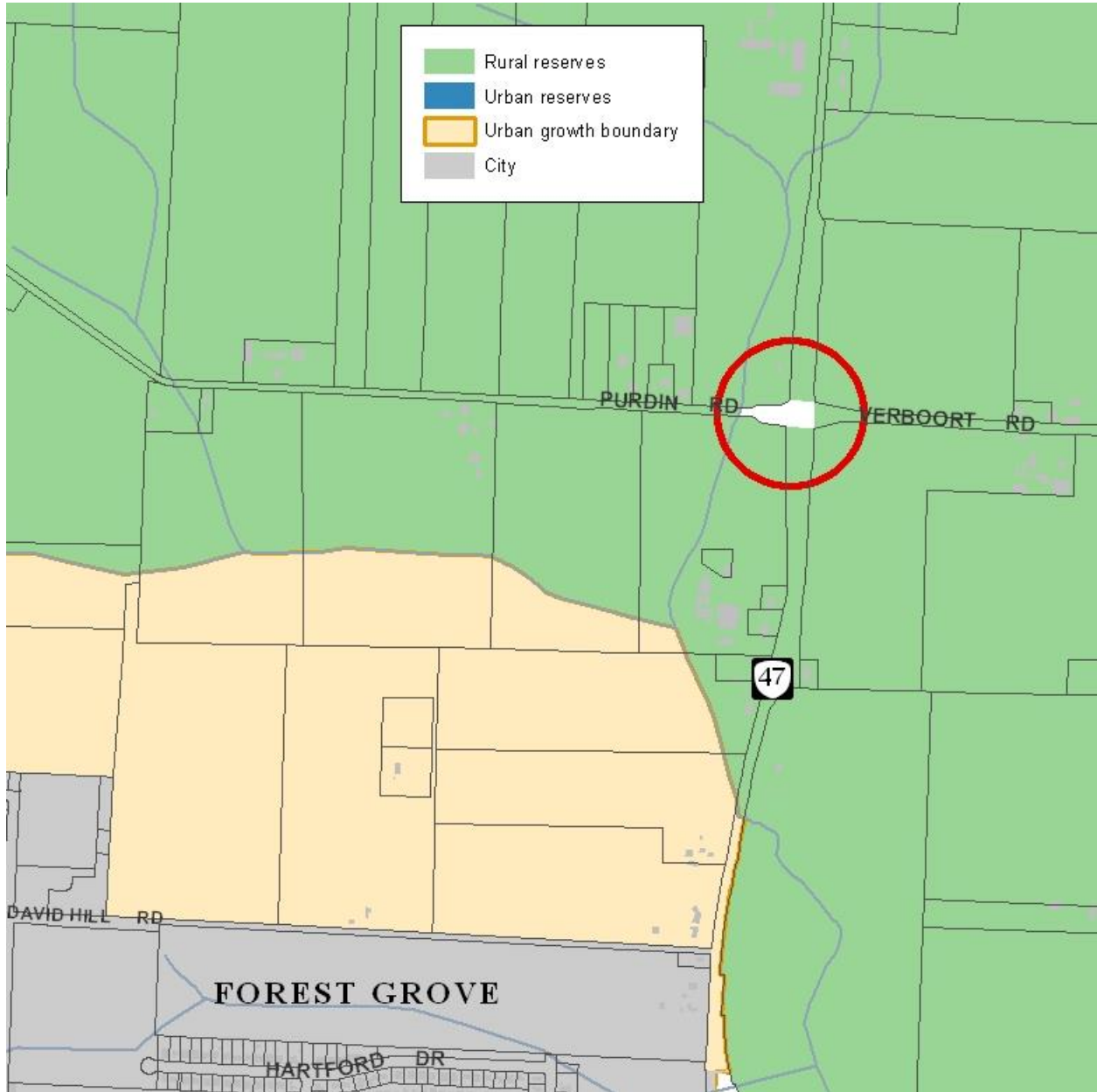
NW Gordon Road south of NW Beach Road – HB 4078 cited several parcels south of NW Beach Road to change from undesignated to Rural Reserve. The bill did not designate of the NW Gordon Road right-of-way south of NW Beach Road that was also undesignated as Rural Reserve. This leaves a narrow strip of undesignated right-of-way that has Rural Reserve on three sides.

RECOMMENDATION: This section of NW Gordon Road should be changed to Rural Reserve.

Addressed in LC 601; page 4, lines 13-16

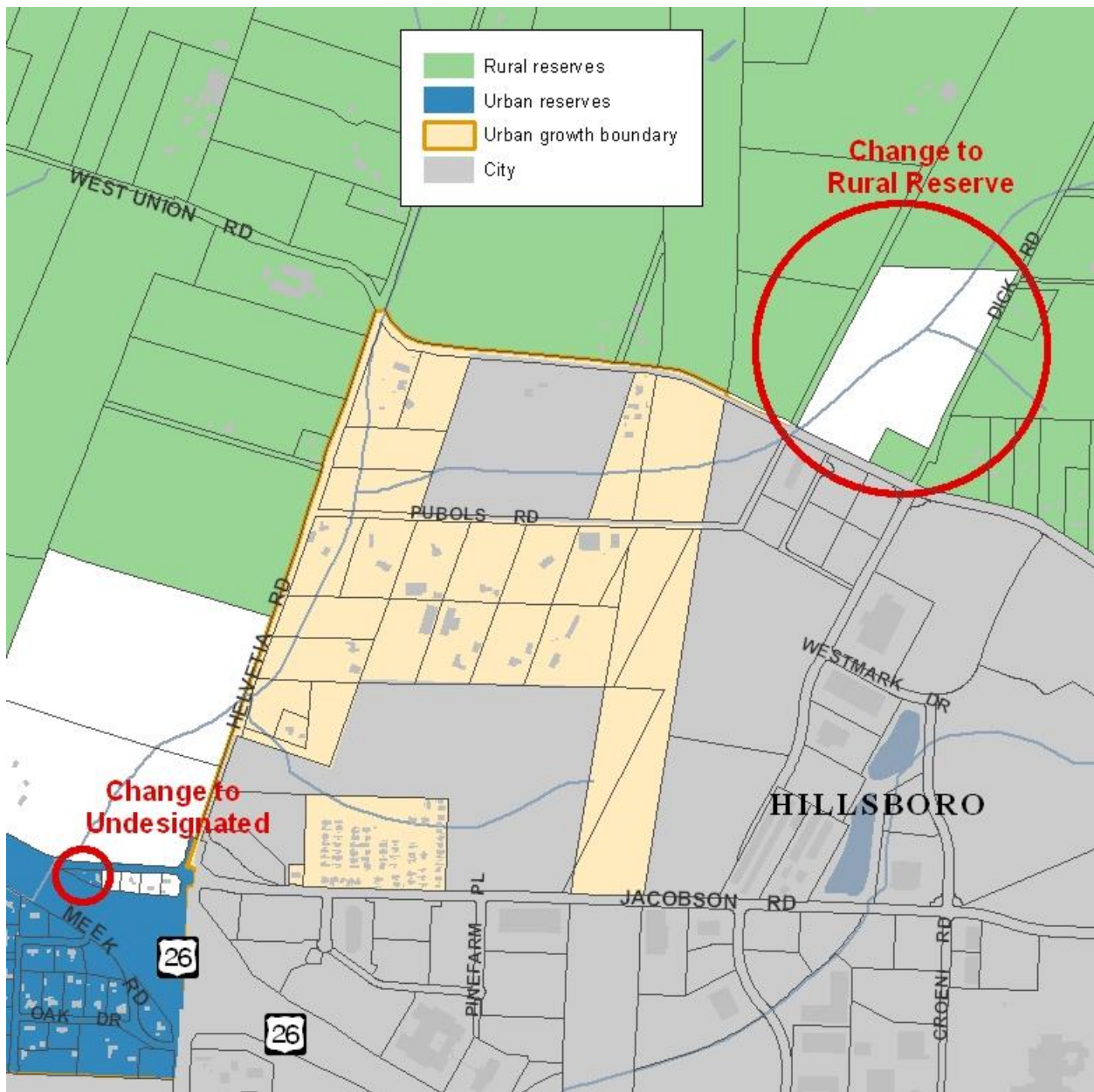


NW Purdin Road west of Highway 47 – HB 4078 changed the undesignated portion of land south of NW Purdin Road and east of Council Creek to Rural Reserve. This left a short segment of NW Purdin Road right-of-way as an undesignated island surrounded by Rural Reserve. **RECOMMENDATION: This segment of NW Purdin Road should be changed to Rural Reserve.**
Addressed in LC 601; page 4, line 28



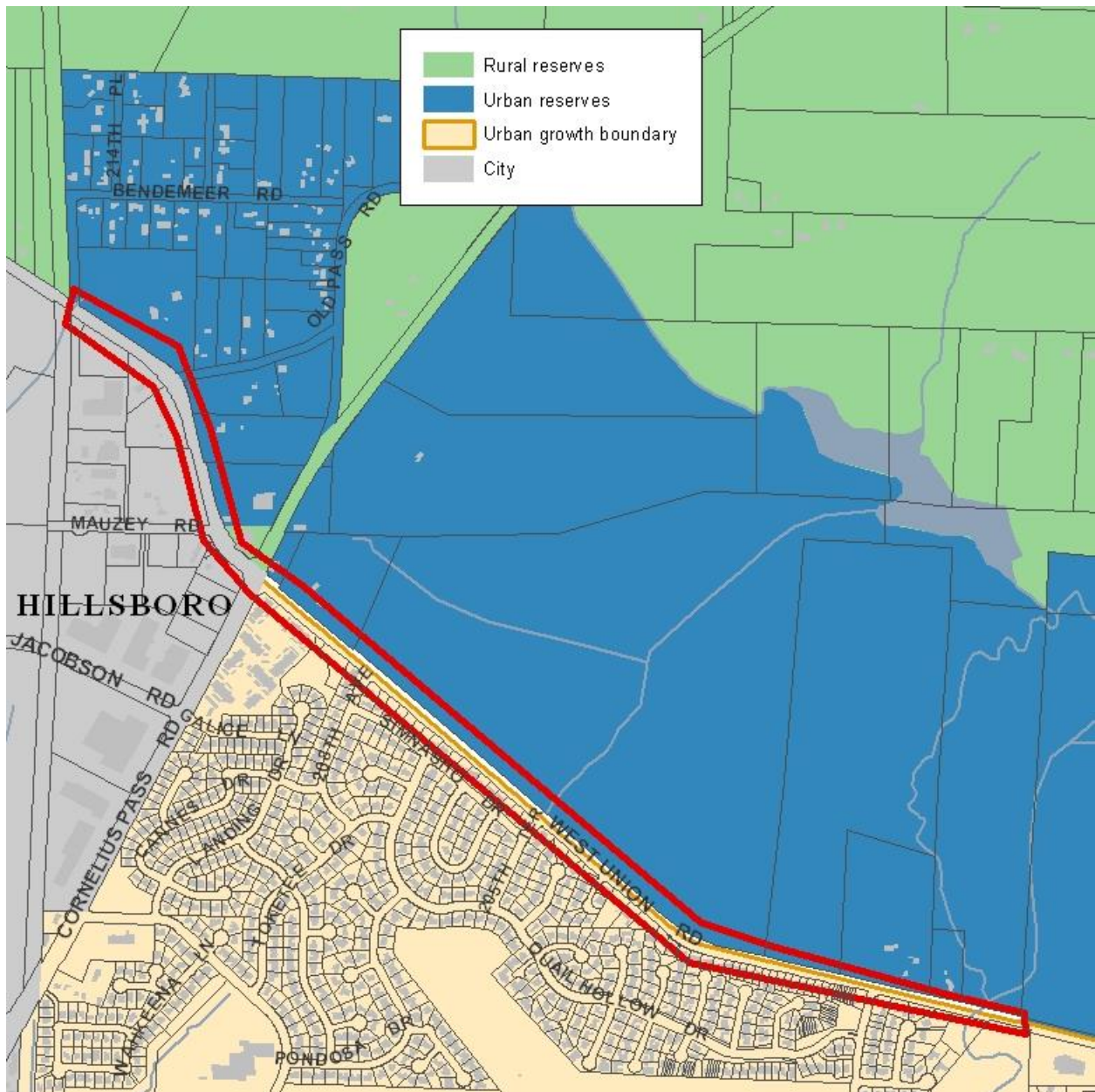
Tax lot 100 in Township 1 North, Range 2 West, Section 15 – HB 4078 cited several parcels in Section 15 to change from Urban Reserve to undesignated, one of which is tax lot 100. This parcel is located along NW West Union Road and was designated as Rural Reserve in the 2011 LCDC decision. We believe the intent was to change tax lot 100 of section 21AA of which is adjacent to other parcels changed from Urban Reserve to Rural Reserve.

RECOMMENDATION: Tax lot 100 of 1N2W Section 15 should be removed from the list of parcels and tax lot 100 of assessor's map 1N2 21AA should be changed from Urban Reserve to undesignated. *Addressed in LC 601; page 3, lines 14-15*



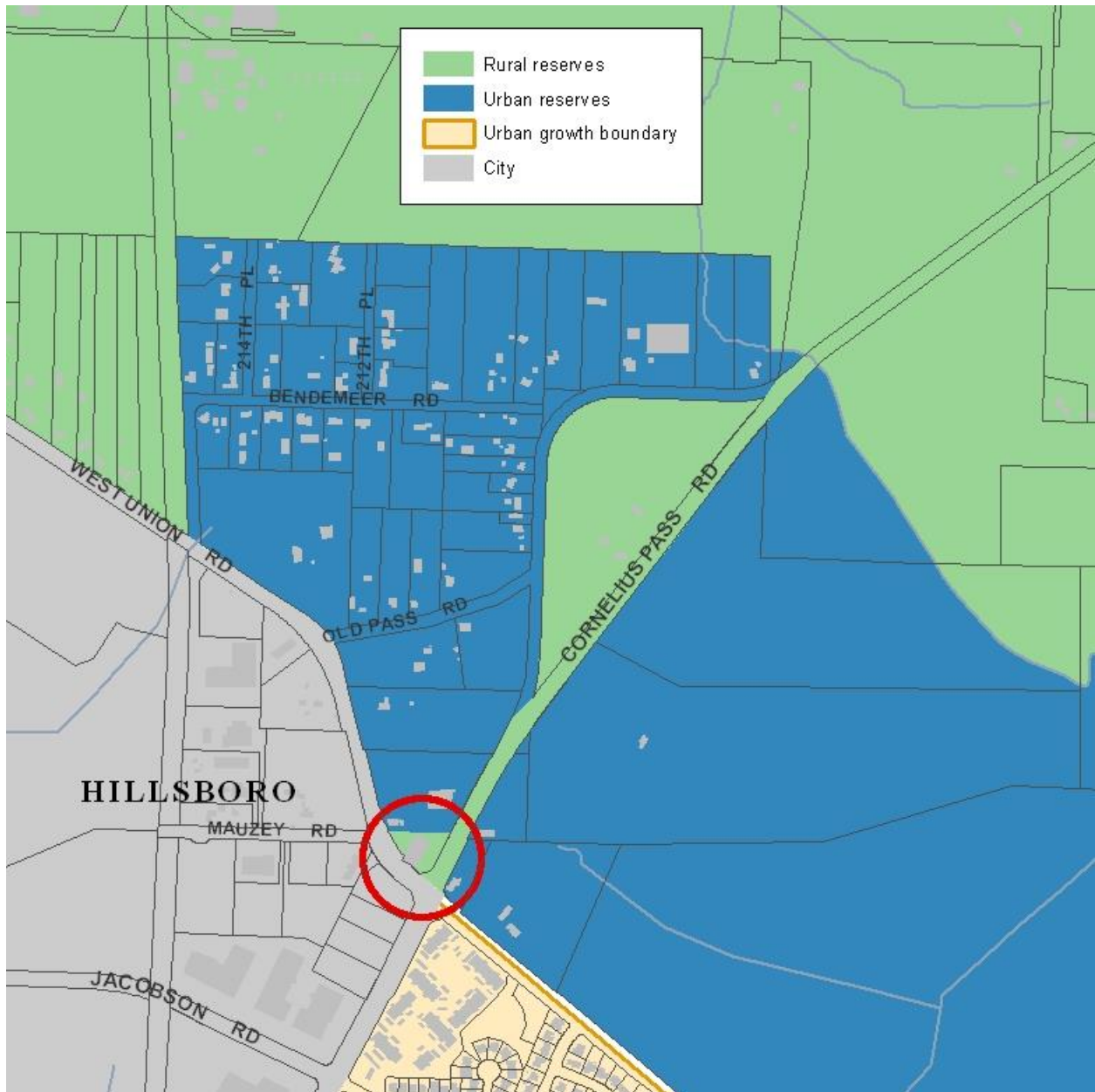
NW West Union Road between Urban Reserve subarea 8C and west edge of Bendemeer Urban Reserve – HB 4078 changed the designations of several parcels north of NW West Union Road from Rural Reserve to Urban Reserve. The description of these properties cited the north boundary of the right-of-way of NW West Union Road. The regional urban growth boundary is located inside the right-of-way of NW West Union Road in this area and the north half of the right-of-way was left undesignated in the 2011 LCDC decision. With the “75% provision” of HB 4078 it is possible that in the future the Urban Reserve to the north of NW West Union Road could be brought inside the UGB, but not the narrow portion of right-of-way between it and the existing urban area to the south.

RECOMMENDATION: This segment of NW West Union Road should be designated as Urban Reserve. Addressed in LC 601; page 2, lines 17-22



Southern portion of tax lot 400 of assessor's map 1N2 14D – HB 4078 cited the original plat of Bendemeer to change several parcels from Rural Reserve to Urban Reserve. Tax lot 400 is located in the northwest quadrant of the intersection of NW West Union Road and NW Cornelius Pass Road. While the northern portion of tax lot 400 was one of the lots in the original Bendemeer plat that were changed to Urban Reserve, the southern portion was not part of the Bendemeer plat.

RECOMMENDATION: The entirety of tax lot 400 of assessor's map 1N2 14D should be Urban Reserve. Addressed in LC 601; page 2, lines 23-25



Clarifying Questions for HB 4078

Tax lot 4050 of assessor's map 1N2 14A – HB 4078 changed the designation of several properties in the Bendemeer plat and north of NW West Union Road and east of NW Cornelius Pass Road from Rural Reserve to Urban Reserve. Tax lot 4050 is surrounded by rights-of-way, across from which all is now designated Urban Reserve. **Tax lot 4050 of assessor's map 1N2 14A and the adjacent rights-of-way of NW Old Pass Road and County Road No. 1172 should be changed from Rural Reserve to Urban Reserve. Addressed in LC 601; page 2, lines 14-16**

NW Cornelius Pass Road between NW West Union Road and the northern boundary of the Bendemeer Urban Reserve – HB 4078 changed the designations of land east and west of NW Cornelius Pass Road from Rural Reserve to Urban Reserve but left the right-of-way Rural Reserve. **If the above change is made, this segment of NW Cornelius Pass Road should be changed to Urban Reserve. Addressed in LC 601; page 2, lines 4-13**

