

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING A TIME ) RESOLUTION NO. 99-2876  
EXTENSION TO WASHINGTON COUNTY )  
AND THE CITIES OF BEAVERTON, ) Introduced by Executive Officer  
CORNELIUS, DURHAM, FOREST GROVE, ) Mike Burton  
HILLSBORO, KING CITY, SHERWOOD, )  
TIGARD AND TUALATIN FOR  
COMPLIANCE WITH TITLE 3 OF THE  
URBAN GROWTH MANAGEMENT  
FUNCTIONAL PLAN

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan for early implementation of the 2040 Growth Concept on November 21, 1996, by Ordinance No. 96-647C; and

WHEREAS, the Metro Council amended Ordinance Nos. 96-647C to amend Title 3 of the Urban Growth Management Functional Plan and adopted the Title 3 Model Ordinance and Water Quality and Flood Management Maps on June 18, 1998; and

WHEREAS, the Urban Growth Management Functional Plan requires that all jurisdictions in the region make comprehensive plan and implementing ordinance changes needed to come into compliance with Title 3 of the Functional Plan by December 18, 1999; and

WHEREAS, the Urban Growth Management Functional Plan in Metro Code Section 3.07.820.C provides that Metro Council may grant extension to timelines under the Functional Plan “if the city or county has demonstrated substantial progress or proof of good cause for failing to complete the requirements on time;” and

WHEREAS, Washington County and the Cities of Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, Sherwood, Tigard and Tualatin have requested time extensions to complete Title 3 compliance work based on evidence showing “substantial progress or proof of good cause” for failing to meet the December 18, 1999 deadline for

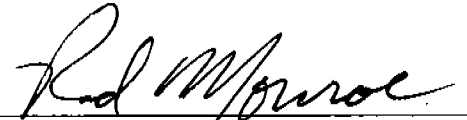
compliance with Title 3 of the Functional Plan and have submitted timelines showing when the work will be completed, now therefore,

BE IT RESOLVED:

1. That Washington County and the Cities of Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, Sherwood, Tigard and Tualatin shall receive time extensions for compliance with Title 3 of the Functional Plan as shown in Exhibit A.

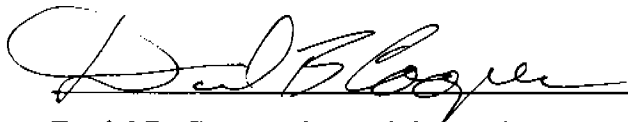
2. That any further requests for time extensions or requests for Functional Plan exceptions made by the above named jurisdictions shall be determined as delineated in Metro Code 3.07.820, Sections B and C.

ADOPTED by the Metro Council this 16<sup>th</sup> day of DECEMBER, 1999.



Rod Monroe, Presiding Officer

APPROVED AS TO FORM:



Daniel B. Cooper, General Counsel

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## EXHIBIT A

### **Title 3 Functional Plan time extensions have been requested by Washington County and the Cities of Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, Sherwood, Tigard, and Tualatin**

Washington County and the 9 Cities within the urbanized portion of the County are working with the Unified Sewer Agency (USA) to come into compliance with the requirements of Title 3. The County and the Cities are in substantial compliance with floodplain requirements and in compliance with erosion control requirements but need to complete work on the protection of water quality resource areas. The correspondence from the jurisdictions requesting the time extensions is attached:

#### **Washington County**

October 2000

The County has requested a time extension to October 2000. The County is working with the adjacent Cities to undertake the compliance work Title 3 for the unincorporated areas of the County. The timeframes for completion of the Title 3 work will be coincident with each City's Title 3 work or no later than October 2000.

#### **City of Beaverton**

July 2000

The City's time extension request is to July 2000 to accommodate its process for amending the Comprehensive Plan and Development Code. A series of public meetings have been scheduled or proposed.

The City has also requested an exception to the requirements of Title 3 for the Beaverton Regional Center and the Murray Scholls Town Center. This request is not part of Resolution No. 99-2876.

#### **City of Cornelius**

October 2000

The City is requesting a time extension until October 2000. Cornelius is in the midst of periodic review with a targeted completion date of December 1999. This effort has been the primary focus for the City staff. Cornelius anticipates beginning the public hearing process for Title 3 in January 2000.

#### **City of Durham**

June 2000

The City is requesting a time extension until June 2000 to accommodate the City's process for making the necessary amendments to the Comprehensive Plan and

Development Code. The City currently has in place a Greenway zone along the Tualatin River which implements much of Title 3.

**City of Forest Grove**  
May 2000

The time extension to May 2000 is requested to accommodate the City's process for amending the Comprehensive Plan and Development Code. The City will begin its public hearing process in January and anticipates holding a joint public meeting with the City of Cornelius.

**City of Hillsboro**  
October 2000

The time extension to October 2000 is requested to accommodate the City's process for amending the Comprehensive Plan and Development Code. The City is scheduled to begin a comprehensive plan revision and preparation of a new City land use code. Title 3 is part of the City's update. The revisions and adoption are to be completed mid-year 2000.

**City of King City**  
June 2000

The time extension to June 2000 is requested in order for the City to adopt the USA water quality standards as part of its Comprehensive Plan and Community Development Code.

**City of Sherwood**  
June 2000

The time extension to June 2000 is requested to accommodate the City's process for amending the Comprehensive Plan and Development Code. The City is intending to hold citizen workshops in January and February 2000 and public hearings in March and April 2000.

**City of Tigard**  
July 2000

The time extension to July 2000 is needed to allow the City to adopt the amendments to its community development code to assure implementation of the USA standards through the land use review process. The extension will allow the City to adopt land use standards for density transfers and a variance process.

**City of Tualatin**  
October 2000

The time extension to October 2000 is requested to adopt the standards and any additional land use policies and regulations into the City's Comprehensive Plan and land use codes. The City process includes educational and review sessions of Title 3 materials for the Tualatin Planning Advisory Committee. This Committee will make a recommendation to City Council. The City anticipates that the necessary amendments could be in place as early as July 2000.

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UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY  
Metro Growth Mgmt.

November 24, 1999

NOV 24 1999

Mike Burton, Executive Officer  
Metro  
600 NE Grand Avenue  
Portland, OR 97232

Re: Title 3 Compliance Report for Washington County jurisdictions

Dear Mike:

Unified Sewerage Agency (USA) is pleased to provide you and your staff with copies of the Title 3 Compliance Report for Washington County jurisdictions. USA staff, USA consultants, and Washington County planning directors have been working diligently to complete this report. The report addresses the requests made in late September from you and the Council's Growth Management Committee for additional information and clarification on a few technical matters.

The Compliance Report contains the following elements:

- ❖ Executive Summary;
- ❖ Analysis of a portion of the draft USA Design and Construction Standards (USA Standards), specifically updated in part to support Title 3 requirements;
- ❖ Findings that the USA Standards are in substantial compliance with Title 3;
- ❖ Summary of legal issues related to the implementation of USA Standards and the Agency's authority under the Clean Water Act to enforce these standards;
- ❖ Description and summary of current development procedures for all ten jurisdictions;
- ❖ Summary of future implementation options and summary of estimated timeframes;
- ❖ Proposed Alternatives Analysis framework;
- ❖ Summary of existing protections related to Title 3 for all ten jurisdictions; and
- ❖ Pertinent documents such as the draft USA Standards and Ordinance 27.

Brenda Bernards of the Growth Management staff has provided valuable assistance and participation in the meetings over the last several months, and should be up to speed on the technical details contained in the compliance report. It is my understanding that she has been coordinating with other Metro staff, including legal and environmental staff at Metro related to our efforts to come to consensus over the USA Standards. The time she has invested in the process should help Metro to provide an expedient review of this report. On that note, I request that you schedule this item for

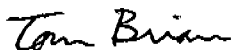
discussion at the December 7 1999, Growth Management Committee (GMC). It is our intention that the GMC should be able to make a recommendation to Metro Council on the extension requests submitted by the Washington County jurisdictions so that they can proceed with the conforming amendments called for as part of compliance with Title 3.

As the report details, the Title 3 standards will be met primarily by application and implementation of the USA Standards. At this time, I anticipate that the USA Board will consider adoption of the USA Standards related to Title 3 on December 14, 1999, with an effective date of December 18, 1999. The report also explains that there are a variety of ways that the local jurisdictions will implement USA Standards into their own development procedures. This is merely the reflection that the 10 jurisdictions have different procedures and levels of complexity of development review. However, almost all of the jurisdictions have submitted extension requests explaining their work programs to implement the USA Standards. Table C of the report summarizes the various approaches and timeframes.

USA and local jurisdictions are continuing to refine the procedures related to the proposed Alternatives Analysis. However, the report contains a "framework" of the parameters of the proposed review process, and a discussion of the concerns related to this topic. USA wants to ensure that the procedures for decisions related to encroachment into vegetated corridors and water quality sensitive areas enable the Agency to meet its obligations under the Clean Water Act. Metro staff have been part of the discussions related to the Alternatives Analysis framework and have indicated that the proposed framework is substantially compliant with Title 3.

Thank you for your prompt attention to this report. Please contact Kendra Smith at 844-8118 with any questions.

Sincerely,



Tom Brian  
Chair, USA Board of Directors

Enc. Compliance Report

cc: Metro Growth Management Committee members  
Washington County Planning Directors  
Bill Gaffi, John Jackson, Kendra Smith, USA  
Brenda Bernards, Metro  
David Noren  
Chris Eaton, Angelo-Eaton & Associates



## UNIFIED SEWERAGE AGENCY OF WASHINGTON COUNTY

**DATE:** December 3, 1999

**TO:** Interested Parties

**FROM:** Bill Gaffi, General Manager

**SUBJECT:** Adoption of Amendments to USA's Design and Construction Standards related to Title 3 compliance

On Tuesday, December 14<sup>th</sup>, the Unified Sewerage Agency's (USA) Board of Directors is scheduled to hold a public hearing on the adoption of updated standards for sensitive areas, vegetated corridors, and floodplain management areas. USA's Board of Directors will consider the proposed updated standards in order to further protect water quality pursuant to the Clean Water Act. In addition, these updated standards will assist the Cities and County in meeting Title 3 compliance.

USA's Board of Directors will hold the public hearing and consider adoption of the revised standards on:

6:30 p.m., Tuesday, December 14, 1999  
Shirley Huffman Auditorium, Public Services Building  
155 N. First Avenue, Hillsboro

Although USA has worked closely with stakeholders in the development of this package during the last three months, we recognize that the process was not as extensive as customary for the Agency. This was due to the time constraints of Title 3 compliance and the desire to develop standards specific for the needs of the Tualatin Basin. The proposed standards are designed to improve our ability to protect water quality of the watershed, while still providing flexibility for the Cities and Applicants in the site design process. The goal was to provide clear and objective standards that can be fairly and consistently implemented and enforced throughout the service district.

These updated standards have been reviewed and approved by Metro staff to serve as a "Title 3 substantial compliance package" for Washington County and its cities. The deadline for substantial compliance with Metro's Title 3 requirements is December 18, 1999. Despite the recent Land Use Board of Appeals (LUBA) decision, Metro Office of General Counsel has advised that until the court rules, the December 18, 1999 compliance deadline for Title 3 remains valid regional law. In the substantial compliance report to Metro, Washington County and its Cities requested time extensions in order to amend their land use regulations and comprehensive



plans to reflect USA's updated standards. The Metro Council will consider the extension request at their December 16<sup>th</sup> meeting with the understanding that USA's language will be placed.

The current draft of the Resolutions and Orders identifies an effective date of December 18<sup>th</sup>. USA is currently re-examining the effective date in light of our need to train our staff, city staff, and consulting engineers on the implementation process. We are developing a transition plan for implementation of these standards and may request that the effective date be 4-6 weeks after adoption to address these needs.

USA's comprehensive update of the Design and Construction Standards is still underway and the public comment period will be held in January with anticipated Board adoption in February. The language revisions being considered by USA's Board of Directors on December 14 represents a portion of the overall Design and Construction Standards update. As part of the Design and Construction Standards public comment period, there will be additional limited opportunities to review these changes in context of the whole document.

We look forward to working with all of you on these issues, as well as the other revisions to the remainder of the Design and Construction Standards. If you have any questions, please feel free to contact Kendra Smith at 844-8118.

# Questions & Answers

## USA Design & Construction Standards and Metro Title 3 Interaction

### **Why is USA moving forward in light of the Land Use Board of Appeals (LUBA) decision to remand Title 3?**

USA is moving forward with the adoption process of the proposed updated standards for sensitive areas, vegetated corridors, and floodplain management in order to protect water quality pursuant to the federal Clean Water Act. The Agency has also determined that Metro is more likely to grant City and County requested extensions for Functional Plan compliance with Title 3, if USA's update language is in place.

### **Will Metro accept this package as substantial compliance for Title 3?**

Metro staff has determined that the proposed updated standards substantially comply with requirements of Title 3 (per November 29, 1999 Metro Staff Report). Resolution No. 99-2876 before the Metro Council requests that the County and Cities be granted time extensions in order to amend their land use regulations and comprehensive plans to reflect USA's updated standards.

### **How does this tie into USA's Design and Construction Standards Update Process?**

USA is in the process of updating certain elements of Chapters 2, 3, 8, and 10 of the 1996 Design and Construction Standards. The proposed updated standards for sensitive areas, vegetated corridors, and floodplain management are part of the Chapter 3 revisions. The remaining revisions to Chapter 3 will be brought to the USA Board of Directors for consideration in February.

### **When will USA's substantially compliant version of Title 3 go into effect?**

Per the proposed Resolution and Order to be presented to USA's Board of Directors, the proposed updated standards would go into effect on December 18<sup>th</sup> in order to meet the Title 3 deadline. However, USA is currently re-examining the effective date in light of our need to train our staff, city staff, and consulting engineers on the implementation process. We are developing a transition plan for implementation of these standards and may request that the effective date be 4-6 weeks after adoption to address these needs. Metro Council is scheduled to hear, and potentially grant the time extensions to the County and Cities on December 16<sup>th</sup>.

### **What is the impact of USA standards for sensitive areas, vegetated corridors, and floodplain management on the land use process?**

The proposed updated standards will require that the Applicant address sensitive areas, vegetated corridors, and floodplains early in the application process by providing a site assessment of conditions. The Applicant would secure a service provider letter from USA that indicates the plans are within the standards and that a storm water connection permit may be issued. If the Applicant can not comply with the standards, an alternatives analysis with the City/County, USA, and Applicant will be conducted to attempt to resolve any conflicts with the standards. The Applicant then submits the service provider letter along with the land use application to the land use authority to proceed through the land use process. Upon completion and approval of engineering plans for the proposed activity, USA will issue the Applicant a storm water connection permit.

**How will these standards affect City /County staff?**

City and County staff will continue to conduct land use and engineering plans review for proposed projects. The process changes of securing a service provider letter from USA in the beginning and securing a final storm water connection permit from USA in the end, will be the responsibility of the Applicant. The Cities and County will be asked to ensure that these requirements (service provider letter and connection permit) have been secured by the Applicant prior to issuing permits for grading, site development, etc. USA will conduct the review of the vegetated corridors in the transition period, until those Cities wishing to conduct such review internally are adequately trained and authorized via the Intergovernmental Agreements and NPDES MS4 Co-permittee status.

USA will work with the Cities and County to resolve standards delegation and process issues, conforming amendments in the land use codes, intergovernmental agreements, and co-permittee status over the next several months. Transition planning is currently underway internally and will involve representative City / County staff over the next few weeks.



AGENDA  
UNIFIED SEWERAGE AGENCY  
BOARD OF DIRECTORS

"PH"

Agenda Title      CONDUCT PUBLIC HEARING AND ADOPT AMENDMENTS TO CHAPTER 3 OF USA'S DESIGN AND CONSTRUCTION STANDARDS

To be Presented By      Bill Gaffi, General Manager (ks) 12/01/99

**SUMMARY (Attach Supporting Documents if Necessary)**

**Background**

The Unified Sewerage Agency (the Agency) has had the lead responsibility for urban surface water management in Washington County (County) since 1990. Because the Agency was formed pursuant to ORS 451.410 to 600, the Agency's authority to plan and regulate stormwater extends to all territory within the district, including territory within cities. Intergovernmental agreements (IGAs) between the Agency and the various cities and County adopted in 1990 explicitly recognize that role.

In 1994, the Agency adopted Ordinance 27, which requires a permit from the Agency for any "connection" to the "stormwater system." Those terms are broadly defined in Ordinance 27, so that almost all development needs a connection permit. In 1996, the Agency revised the Design and Construction Standards as regulations pursuant to Ordinance 27; those standards include protection of certain water quality sensitive areas and require 25-foot vegetated corridors as buffer areas along such water features. The attached portion of Chapter 3 regulations are proposed amendments to those 1996 Design and Construction Standards.

The 1996 regulations have been administered directly by the Agency for development in the unincorporated urban area of the County and in many of the cities. In some cities (notably Beaverton, Tualatin and Tigard), the city staff have administered the regulations on behalf of the Agency, pursuant to the 1990 IGAs; these cities have also adopted all or part of the 1996 regulations as part of the city code.

CONTINUED

**FISCAL IMPACT:**      Agency may require 1 additional full time equivalent (FTE) to process additional stormwater connection permit applications for development activities affecting water quality sensitive areas and vegetated corridors. Engineering Tech III - \$59,225 (Base salary, plus other personnel expenses). These costs can be accommodated within the Agency's current total operating budget for FY 99-00.

**REQUESTED ACTION:**      Hold a public hearing on the proposed amendments to the Agency Design and Construction Standards and adopt the standards after considering any public testimony received.

Agenda Item No. Date: _____
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The Agency has been working for some time on updating its 1996 regulations and its Surface Water Management (SWM) Plan to reflect new information, from this subbasin and elsewhere, about the effectiveness of existing management practices and the need for additional practices to further improve water quality and quantity management. In addition, the Agency will be applying for renewal of the NPDES-Municipal Separate Storm Sewer System (MS4) permit for all urban Washington County. The renewal application must be submitted or an extension granted in January, and while it may be supplemented by Agency action over the following six months, it is important to have effective stormwater regulations in place to assure that the new MS4 permit process moves forward. Perhaps most significant is the need for new management practices to address a future Total Maximum Daily Load (TMDL) from DEQ for temperature on the Tualatin; such practices include preserving trees in wider vegetated corridors and to plant new trees to shade water areas. The Agency and cities have also begun review of the IGAs to better address the needs that have emerged since 1990.

As the Agency was working on these matters, in June 1998 Metro adopted revisions to Title 3 and Title 8 of the Urban Growth Management Functional Plan (UGMFP), requiring cities and the County to comply with Title 3 by December 18, 1999. Metro's Title 3 standards limit development within water quality resource areas and in adjacent corridors; these vegetated corridors under Title 3 range from 25 to 200 feet in width, depending on the nature of the water quality resource area and surrounding terrain. Cities and the County are required by Title 8 of the UGMFP to amend their comprehensive plans and land use regulations to comply with these Title 3 standards.

Title 3 requirements do not directly apply to the Agency and its planning process. However, in an effort to maintain consistent standards throughout urban Washington County, and to accommodate the timing needs of the cities and County for compliance with Title 3, the Agency has coordinated closely with planning managers to fashion a program for all Washington County jurisdictions to comply with Title 3. That program is described in a Compliance Report submitted to Metro on November 24, 1999, on behalf of the nine cities and Washington County.

The June 1998 UGMFP revisions were appealed to the Land Use Board of Appeals (LUBA) and were recently remanded to Metro. Although LUBA's decision creates some uncertainty about the date when compliance with Title 3 will be required, Metro appears likely to require compliance with Title 3 in the near future. The Agency has determined that requests from the cities and County for extensions of the December 18 deadline are more likely to be granted by Metro if the Agency adopts the standards set out in the Resolution and Order implementing Title 3 requirements on this date, December 14. The principal purpose of the extensions is to allow cities and the County to adopt conforming amendments to their comprehensive plan and/or land use regulations to reflect the Agency's role. The Metro Council is expected to take action on requests to extend the December 18 deadline at its meeting on December 16.

The Agency's adoption of the revised Chapter 3 standards will not automatically result in compliance with Title 3 by the cities and County. Because Metro's primary regulatory authority concerns city and County comprehensive plans and land use regulations, Metro will likely require cities and the County to adopt plan policies that identify compliance with Title 3 as a policy objective that may be met through implementation of the Agency's standards. Specific land use regulations may also be appropriate to assure timely coordination between the Agency permit process and the land use review process.

**The Proposed Water Quality Standards And Order**

The proposed revisions to the 1996 Design and Construction standards concerning water quality and floodplain management are set out in Exhibit A attached to the Resolution and Order (R & O). The R & O repeals existing standards set out in Sections 3.11, 3.12 and 3.13 of the 1996 Design and Construction Standards, and adopts new standards as shown in Exhibit A. In general, the new standards provide that all persons undertaking development prepare a site assessment and obtain a stormwater connection permit from the Agency pursuant to Ordinance 27. The site assessment should be submitted to the Agency and City/County before the applicant submits a land use application for consideration, but the final stormwater connection permit decision will not occur until the applicant provides evidence of land use and engineering design approval. The criteria for reviewing the Agency permit are clear and objective, prohibiting development within a water quality sensitive area or adjoining vegetated corridor except in specific circumstances. The width of the corridor is established based on the nature of the water body and slope of the surrounding terrain. The first 50 feet of the vegetated corridor width closest to the sensitive area is required to be in a "good" corridor condition either by its existing status or through enhancement of its condition. Flexibility in the width of marginal and degraded vegetated corridors is outlined in the standards through the "averaging" and "reduction" provisions. The 20 percent encroachments allowed in these provisions require mitigation on site for the flexibility allowances. Requested encroachments into good corridors or into marginal/degraded corridors greater than those in the averaging and reduction provisions, will require an alternatives analysis. The process and criteria for the alternatives analysis are outlined under the Administration section of the standards. An applicant may pursue a hardship variance through the land use process if application of the R & O would deprive an owner of all economically viable use of the land.

The R & O provides that the cities and County notify land use applicants that the Agency regulations have been amended and that a stormwater connection permit must be obtained from the Agency. Due to the limited time available to develop and implement these regulations prior to the Title 3 compliance date established by Metro, it was not possible to effect associated changes in IGAs. Therefore, initially, permits requiring an alternatives analysis would be reviewed and issued by the Agency in concert with the appropriate land use authority and the applicant, but all other permits would be reviewed and issued by the city pursuant to amendments to existing IGAs. The respective responsibilities of the Agency and the cities and County will be the subject of further review over the next several months in the MS4 permit renewal process and revisions to the SWM master plan. The Agency will work with cities wishing to conduct their own alternatives analysis and delegate the appropriate permit review responsibilities as soon as is practicable in combination with reallocation of associated liability under the federal Clean Water Act.

Interested persons may provide comment in the Agency permit review process and may appeal Agency decisions pursuant to the procedures in Ordinance 27. The Order also provides that the standards and permit requirements are effective for all development with a land use application that is complete on or after December 18, 1999.

### **Relationship Of Regulations To Land Use Review**

Because these standards, in part or whole, will be initially applied by the Agency, there must be close coordination between the land use review process and the Agency permit process, particularly where the Agency conducts alternatives analysis. It is the Agency's expectation that it can review a site assessment and proposed use relating to the sensitive areas and vegetated corridors on the parcel within 10 days and notify the applicant of any restrictions or conditions on the proposed use through a service provider letter. The applicant can provide this information to the land use review body, and if in the course of the land use review, the applicant proposed use changes in a way that affects the water quality sensitive area or vegetated corridor, the applicant will obtain a new review and service provider letter by USA to assure that the development approved through the land use process will obtain a stormwater connection permit. It may be helpful if the land use regulations require as a part of the land use application, a service provider letter from the Agency identifying any conditions that will be necessary for the proposed use to obtain an Agency stormwater connection permit, and requiring an updated Agency letter if the proposed use is modified in the course of the land use review. Like the comprehensive plan amendments that may be required by Metro for substantial compliance with Title 3, these implementing provisions will be addressed with the cities in the upcoming months. In the interim, the Agency stormwater permit requirement, pursuant to the new standards, will apply to development without specific coordination requirements in the land use review process.

### **Impact to the Agency**

During the interim period, between the effective date of this R & O and adoption of conforming land use rules in the Cities and County comprehensive land use plans, the Agency will be responsible for review of development applications that affect the water quality sensitive areas and vegetated corridors. This includes the pre-applicant service provider letter for use in the land use decision process and the ultimate stormwater connection permit issued by the Agency. The impacts on staffing will become better known once the cities and County have notified the Agency of their intentions to coordinate compliance with the Resolution and Order. It is contemplated that additional resources to conduct the alternatives analysis contained in the proposed amendments will be needed immediately and can be accommodated within the Agency's operating budget.



# WASHINGTON COUNTY OREGON

November 9, 1999

The Honorable Rod Monroe, Presiding Officer  
Metro Council  
600 NE Grand Avenue  
Portland, Oregon 97232

RE: Washington County Title 3 Implementation

Dear Rod:

This letter is intended to follow up on recent conversations I have had with Mike Burton, Metro Executive Officer, and Councilor McLain concerning Washington County's Title 3 work.

As you know, Washington County and its cities within the Metro boundary made a conscious decision to develop a coordinated response to Title 3 under the leadership of the Washington County Planning Directors and the Unified Sewerage Agency (USA). While this approach has necessarily taken longer than if the County or the cities had acted alone, we believe there are substantial benefits to having the County and nine cities operating under the same design and construction standards to meet or exceed the Title 3 requirements. This effort has also involved the opportunity to review and comment by the construction industry and environmental groups.

The final draft of our work product is nearly complete. I expect the USA Board, which I chair, to adopt the standards in December 1999. As soon as USA adopts the standards, they will become effective in the County within 30 days, and each participating city by operation of pre-existing intergovernmental agreements (IGAs). Based upon our experience with existing standards, and a thorough review of the IGAs, we believe the new standards will clearly be enforceable. Furthermore, Washington County and the USA will vigorously defend any challenges, should they occur.

In addition to the IGAs, Washington County and its cities have agreed to work together in preparing implementing ordinances for the design and construction standards. This will ensure a common standard and further enhances their ability to be enforced. I have met recently with city representatives and they felt that the implementing ordinances could be adopted by the summer of 2000.



November 9, 1999

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Since the town center plans and other elements of the Functional Plan are targeted to be no later than October 2000, I would recommend an October 2000 date for all final ordinances and comprehensive plan changes related to Title 3 as well. If the Council considers any dates sooner than next October, I would suggest individual discussions with each jurisdiction.

Washington County is, and has been, proceeding in good faith and at a reasonable pace considering the complexity of our undertaking. We are committed to protecting our water quality resource areas, vegetative corridors and flood management areas. If the Council or your staff have further questions in this regard we welcome your questions, and attendance at any of our working meetings.

Sincerely,



Tom Brian  
Chairman

C: Mike Burton, Metro  
Susan McLain, Metro Councilor  
Elaine Wilkerson, Director, GMSD



WASHINGTON COUNTY  
OREGON

June 17, 1999

Metro Growth Mgmt.

JUN 21 1999

Ms. Brenda Bernards  
Senior Regional Planner  
Growth Management Services Department  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736

Re: Title 3

Dear Ms. Bernards:

Washington County, Metro and the City of Beaverton were involved early this year in a discussion about the City of Beaverton assuming, by intergovernmental agreement, a number of planning responsibilities associated with the requirements of Metro's Urban Growth Management Functional Plan. That discussion explicitly covered consideration of Metro Title 3 compliance and the need to secure Metro approval of a time extension for compliance.

Subsequent to those discussions and with the knowledge and support of Metro staff, Washington County and the City of Beaverton enacted an Intergovernmental Agreement (IGA) which assigned a number of planning tasks to the City of Beaverton.

The IGA, among other things, assigned Title 3 responsibility for CPO1 and CPO3 (Cedar Hills/Cedar Mill and Raleigh Hills/Garden Home, generally) to the City of Beaverton for completion by November 1, 2000. Washington County continued our jurisdiction for CPO6 (Aloha/Reedville/Cooper Mountain, generally) for completion of Title 3 by November 1, 2000.

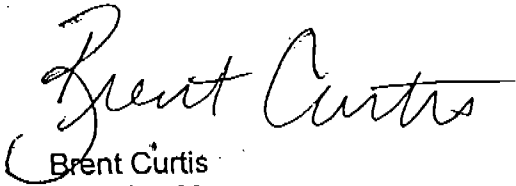
As you are aware, the IGA and other discussions with the cities of Washington County have recently focused on assigning Title 1 Table 1 and Title 3 responsibilities for urban unincorporated Washington County to an appropriate city. There is agreement on Title 1 Table 1 issues and we are now proceeding to draft IGAs/MOUs which will assign these responsibilities to cities. Presumably the timeframes for completion of Title 3 will be coincident with each city's Title 3 work or no later than November 1, 2000.

Ms. Brenda Bernards  
June 17, 1999  
Page 2

As we contemplate the Title 3 work and through our discussion with cities, we anticipate utilizing the Metro Title 3 Substantial Compliance approach as proposed by USA and the Washington County Planning Directors.

Should you have questions, please call.

Sincerely,

A handwritten signature in cursive script that reads "Brent Curtis". The signature is written in black ink and is positioned above the printed name and title.

Brent Curtis  
Planning Manager

cc: John Rosenberger  
John Jackson  
Lori Faha  
City Planning Directors  
Hal Bergsma



# CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 TEL: (503) 526-2481 V/TDD FAX: (503) 526-2571

RECEIVED

JUN 18 1999

EXECUTIVE OFFICER

**ROB DRAKE**  
MAYOR

June 17, 1999

Mike Burton  
Executive Director  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736

Dear Mr. Burton:

The City of Beaverton's Urban Growth Management Functional Plan Compliance Report update for Title 3 accompanies this letter. The City's report has been prepared in accordance with Metro code Section 3.07.820 that states:

*On or before six months prior to the 18-month deadline established in this section, cities and counties shall transmit to Metro the following:*

- 1. An evaluation of their local plans, including any relevant existing regulations and the amendments necessary to comply with the Title 3 of this functional plan;*
- 2. Copies of all applicable comprehensive plans, maps and implementing ordinances as proposed to be amended;*
- 3. Findings that explain how the amended city and county comprehensive plans, maps and implementing ordinances will achieve the standards required in Title 3 of this functional plan.*

This information is being submitted within the time frame established by Metro.

On November 18, 1998, the City submitted a full compliance report, which included information on the status of Title 3. At that time, the City reported that Washington County's Unified Sewerage Agency (USA) had proposed a work program for a joint approach to implement Title 3 within their urban service district. In December the Washington County Planning Directors agreed to form a joint committee with USA to address Title 3 implementation.

The committee's final report and recommendations for joint implementation of Metro's Title 3 program was recently (June 16, 1999) presented to the Washington County Planning Directors. Following the presentation, the next steps are as follows:

1. Each Planning Director was asked to present the report to their respective administration and/or Council.
2. Each jurisdiction's Council will be asked to review the report and consider whether to:
  - a. Support joint implementation through amended USA policies;
  - b. Modify the recommendations to allow the jurisdiction to support a joint implementation policy; or
  - c. Reject the committee's report and pursue a single jurisdiction program for compliance.

Mike Burton  
June 17, 1999  
Page 2

3. The USA Board will consider each jurisdiction's recommendations. USA has the option to:
  - a. Amend the USA Design and Construction Standards manual;
  - b. Make no amendments; or
  - c. Amend the manual with some modifications but not others.

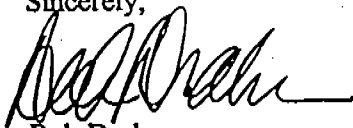
How the City will implement Title 3 currently depends on City Council recommendations and USA's decisions. Since these decisions are currently pending, the City has included a rough draft of an implementation schedule. As the steps outlined above progress, the City will continue to update Metro. It should be noted that each jurisdiction, in accordance with their Intergovernmental Agreement with USA, would be required to enforce the new standards should USA amend their Design and Construction manual. Based on the Washington County Planning Director's response and decisions that will follow with public input, the City's proposed final adoption date is expected to exceed Metro's December 18, 1999 deadline. The projected timeline for implementation is enclosed. The City continues to request an extension to July 1, 2000.

Enclosed is information, which details the City's analysis and provides justification for the requested time extension. Also enclosed is a copy of the Washington County Planning Director's committee report detailing the proposed joint implementation package.

In the November 18, 1998 Compliance Report, the City also made a request for an exception to Title 3 for the Regional and Town Centers. Pending the outcome of the USA joint implementation recommendations discussed above, the City continues to request this exception to Title 3. Over the next six to twelve months, the City will continue to update you on this matter.

The City appreciates the ongoing support received from Metro, as our approach to Title 3 has been refined during the past year. If you have any questions regarding the City's progress toward implementation, please contact Veronica Smith, Associate Planner in the Policy Division of the Community Development Department, at 526-2458.

Sincerely,



Rob Drake  
Mayor

RD/VS/pal

- c: City Council  
Joe Grillo  
Veronica Smith  
John Jackson, USA

Enclosures

g:/patty/mayor/MetroCompliance

City of Beaverton  
Updated Compliance Report: Title 3 Implementation  
June 18, 1999

January – June 1999

January 5 – June 10, 1999. The Washington Planning Directors form a committee in conjunction with Unified Sewerage Agency (USA) and develop a Title 3 joint implementation program for ten cities and urban Washington County.

June 16, 1999. The committee presents the report to the Washington County Planning Directors and makes it available to Metro staff and the public.

July – December 1999

July 21, 1999. Scheduled Beaverton Planning Commission work session on a joint implementation strategy. The Planning Commission will recommend that the Beaverton City Council either:

1. Support the recommendation
2. Support with additional recommendations, or
3. Reject the program and adopt a different approach.

August 2, 1999. Schedule Beaverton City Council work session to consider the Planning Commission's recommendations and make a final decision.

By August 16, 1999. Beaverton will provide USA with a letter, stating their position and/or recommendations for implementation. Each of the ten cities and Washington County will concurrently consider their respective approach providing USA with formal notification.

September through November. The USA Board hold public hearings, consider the letters submitted by the local jurisdictions, and make a determination to adopt new policies effective December 18, 1999.

December 1999. City mails out a Citywide measure 56 public hearing notice to implement legislative amendments to support Title 3. Pursuant to BM 56 legislation, Metro reimbursement processes will be followed.

January – June 2000

January – February, 2000. The City begins the public hearing process with the Planning Commission (not scheduled at this time).

March 2000. The Planning Commission makes final recommendation to City Council.

April 2000. Pending no appeal of the Planning Commission recommendation; the City Council will consider the recommendation to adopt amendments to meet substantial compliance to Title 3.

May – June 2000. Additional time to amend any conflicting development code text amendments for internal consistency, and with the City's Periodic Review work program. This action requires a measure 56 public notice and would be combined with a mailing of several Citywide public hearing notices.

July, 2000. Title 3 is complete.

Metro Title 3 Report for  
Substantial Compliance Recommendations  
Prepared By the  
Washington County Planning Directors Title 3 Implementation  
Committee  
June 16, 1999

Metro staff determined that all ten jurisdictions should submit a copy of this report. For ease of administration, copies were provided to Brenda Bernards, Metro Growth Management Services on 6-16-99. Should you need a copy, please contact her or Veronica Smith, Associate Planner City of Beaverton at 526-2458.



City of Cornelius  
1355 N. Barlow Street  
P.O. Box 608  
Cornelius, Oregon 97113

Phone: 503/357-9112  
FAX: 503/357-7775

September 27, 1999

Attn. Barbara Linssen  
Metro Regional Government  
600 NE Grand Avenue  
Portland, Oregon 97232-2736

Dear Metro,

The City of Cornelius hereby requests an extension for substantial compliance with Title 3 until October 31, 2000. The City requests this extension based on the following factors.

First, the City is in the midst of periodic review with a targeted completion date of December 20, 1999. This has been a primary focus for the City of Cornelius this past year and the City staff is working diligently to complete periodic review.

Second, the City of Cornelius has been part of the joint Title 3 activity with USA and the cities of Washington County. Based on the work program established through this cooperative effort, it appears that all jurisdictions may be in substantial compliance by the end of the year. However, additional time is necessary to provide for notification consistent with Measure 56 and to amend any conflicting development code text amendments for internal consistency.

Finally, the City of Cornelius has only one planner on staff at this time. The City is in the process of hiring an additional staff planner however the additional assistance will not be available until late in 1999.

The City of Cornelius feels strongly that working together with the jurisdictions within Washington County in a cooperative effort will result in a more effective implementation of Title 3 and ultimately result in improved water quality. Please support the request for extension and the cooperative effort that is taking place in Washington County.

Sincerely,

Tracy Lee  
Cornelius Planning Director

Attachment





City of Cornelius  
1355 N. Barlow Street  
P.O. Box 608  
Cornelius, Oregon 97113

Phone: 503/357-9112  
FAX: 503/357-7775

City of Cornelius  
Request for Extension: Title 3 Implementation  
September 27, 1999

**January - June 1999**

January 5 - June 10, 1999. The Washington Planning Directors form a committee in conjunction with Unified Sewerage Agency (USA) and develop a Title 3 joint implementation program for ten cities and urban Washington County.

June 16, 1999. The committee presents the report to the Washington County Planning Directors and makes it available to Metro staff and the public.

**July - December 1999**

August 16, 1999. A summary of the "green book" presented to the Cornelius City Council. Staff recommended that the Cornelius City Council either:

1. Support the recommendation
2. Support with additional recommendations, or
3. Reject the program and adopt a different approach.

The Cornelius City Council recommended support of option #3 and recommended that staff continue working jointly with Unified Sewerage Agency and the cities of Washington County.

September through November. The USA Board hold public hearings, consider the letters submitted by the local jurisdictions, and make a determination to adopt new polices effective December 18, 1999.

September through November. USA will work with consultants and the cities of Washington County to determine what needs to be done in each jurisdiction beyond the USA Construction Standards to be in substantial compliance with Title 3.

December through January. Following adoption of new USA Construction Standards, Cornelius will adopt construction standards as required through the intergovernmental agreement.

January 2000. Following Periodic Review, the City will mail out a Citywide measure 56 public hearing notice to implement legislative amendments to support Title 3. Pursuant to BM 56 legislation, Metro reimbursement processes will be followed.

**February – October 2000**

January – February, 2000. The City begins the public hearing process with the Planning Commission (not scheduled at this time).

July 2000. The Planning Commission makes final recommendation to City Council.

August 2000. Pending no appeal of the Planning Commission recommendation, the City Council will consider the recommendation to adopt amendments to meet substantial compliance with Title 3.

August – October 2000. Additional time to amend any conflicting development code text amendments for internal consistency. This action requires a measure 56 public notice.

**October, 2000. Title 3 is complete.**



City of Durham

INTERNET: DURHAMCITY@AOL.COM

P.O. Box 23483

Durham Oregon 97281

(503) 639-6851

Fax (503) 598-8595

Roel C. Lundquist - City Administrator/Recorder

November 2, 1999

**Metro Growth Meeting**

**NOV - 3 1999**

Lydia Neill  
Metro Growth Management Services  
600 NE Grand Avenue  
Portland, OR 97232

Re: Title 3 Progress Report and Request for Extension of Time for Compliance – City of Durham

Dear Lydia:

As per a request from Barbara Linssen, the City of Durham is asking that the Metro Council grant an extension of time for Functional Plan Title 3 Compliance until June 30, 2000. It was noted at the October 27<sup>th</sup> Washington County Managers' meeting that most agencies in Washington County had already requested time extensions. The extension should allow sufficient time for the Unified Sewerage Agency (USA) and Metro to work out details of compliance and for Durham to implement changes in Durham's Code and Plan.

In response to Barbara's letter of October 21<sup>st</sup>, the City is prepared to adopt the other Functional Plan items that have been previously submitted. The adopting ordinance is scheduled to be read for the first time on November 23<sup>rd</sup> and adopted on December 28<sup>th</sup>.

Please submit this extension request to Executive Officer Mike Burton for review and action.

Sincerely,

Roel C. Lundquist  
City Administrator

C: Jim Trosen, Planning Chair  
K.J. Won  
Bill Scheiderich



Metro Growth Mfg.

October 6, 1999

OCT 12 1999

Ray Valone  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736

Dear Mr. Valone:

This letter provides Metro with a report on existing plans and policies and a request for a time extension on the City of Forest Grove's work towards complying with Title 3 of the Metro Urban Growth Management Functional Plan.

In November 1998, Washington County's Unified Sewerage Agency (USA) proposed a work program for a joint approach to implement Title 3 within their urban service district. The following December the Washington County Planning Directors agreed to form a joint committee with USA to address Title 3 implementation. The committee's final report and recommendations for joint implementation of Title 3 was presented to the Washington County Planning Directors on June 16, 1999. Since that time the committee and Metro staff have been working on revising portions of the report.

The USA/Washington County Planning Directors joint committee is expected to submit a revised report to Metro on November 1, 1999. The work program to meet substantial compliance of Title 3 is being included in USA's proposed amendment to their Surface Water Management Design and Construction Standards. USA is expected to adopt the amendment to the Design and Construction Standards in December of 1999, and meet Metro's December 18, 1999 final adoption deadline for Title 3.

How Forest Grove will implement Title 3 depends on City Council recommendations and USA's decisions. Forest Grove currently has an Intergovernmental Agreement with USA to implement their Surface Water Management Program through the Design and Construction Standards. It is expected that the City and USA will enter in to a revised Intergovernmental Agreement implementing Title 3. The USA/Planning Directors committee is presently exploring the options available to the local jurisdictions for new agreements. The projected timeline for implementation is outlined below. The City requests an extension to May 31, 2000.

**January-February 2000.** The City begins the public hearing process with the Planning Commission (not scheduled at this time). Included in this task is a joint public meeting with the City of Cornelius.

**March 2000.** The Planning Commission makes a recommendation to City Council.

**April 2000.** The City Council will consider the recommendation to adopt amendments to meet substantial compliance to Title 3.

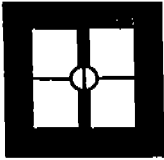
**May 2000.** The requirements for Title 3 compliance will be incorporated into the City's new Development Code, which is to be adopted in May of 2000. The City is planning to execute one Measure 56 public notice, combining several citywide public-hearing notices.

Sincerely,

A handwritten signature in cursive script that reads "Vergie Ries".

Vergie Ries  
City Manager

CC: Richard Kidd, Mayor



JUN 18 1999

EXECUTIVE OFFICER

June 16, 1999

Mike Burton, Executive Officer  
Metro  
600 NE Grand Avenue  
Portland, OR 97232

RE: Progress Report on Hillsboro Compliance with Title 3, Metro Urban Growth Management Functional Plan

Dear Mr. Burton:

As you may know, the City of Hillsboro is participating with Washington County, other cities in Washington County and the Unified Sewerage Agency (USA) to present a common streams, floodplains, and water quality protection program that substantially complies with Title 3 ("common program"). Metro received copies of the report titled "Metro Title 3 Substantial Compliance Recommendations" by the Washington County Planning Directors Title 3 Implementation Committee dated June 16, 1999 that describe the features of the proposed common program. The program will enable the participating jurisdictions to substantially comply with Title 3 requirements. In accordance with Metro Code Sec. 3.04.820.G (Title 8 of the Metro Functional Plan), this letter and the report comprise our progress report toward achieving Hillsboro comprehensive plan and land use regulation compliance with Title 3 of the Functional Plan.

Briefly, the common program contains standards for flood and erosion control and for water quality protection. Consistent with Title 3, the key water quality provision of this common program requires a vegetated corridor along streams and around wetlands and allows for varied stream and wetland corridor widths depending on type of stream and adjoining topography. It also allows "buffer-averaging" and buffer width reductions, if certain enhancement for mitigation measures are taken which improve stream hydrology. Stream hydrology is an important component of a comprehensive approach to enhanced fish habitat.

If the common program is endorsed by participating local governments, we will take the program to our City Council for consideration and action in June-July of this year. Subsequent to formal City Council action, we will initiate any necessary Title 3 amendments to our comprehensive plan and land use regulations as part of our upcoming comprehensive plan revision and preparation of a new City land use code scheduled to start this Fall pursuant to City Periodic Review obligations. Therefore, we might not be able to meet the December, 1999 deadline for adopting the necessary Title 3 plan and regulatory amendments. The plan revision and new land use code preparation and adoption will be completed mid year 2000.

Mike Burton  
June 16, 1999  
Page 2.

Thank you for receiving this Title 3 progress report. If you have any questions or need additional information please contact me at 681-6156.

Respectfully submitted:

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink, appearing to read "Winslow C. Brooks". The signature is fluid and cursive, with the first name being the most prominent.

Winslow C. Brooks  
Planning Director

Cc John Jackson, Planning Division Manager, Unified Sewerage Agency  
Lori Faha, Water Resources Program Manager, Unified Sewerage Agency



**McKeever/Morris, Inc.**  
209 S.W. Oak Street, Suite 200  
Portland, Oregon 97204  
503.228.7352  
fax 503.228.7365

November 30, 1999

*VIA FAX ONLY*  
797-1911

Lydia Neill  
Metro  
600 N. E. Grande Avenue  
Portland, OR 97232-2736

RE: Functional Plan  
Title 3 Compliance

Dear Ms. Neill:

The city supports the efforts of Metro, and the City Council understands the importance of the regional planning efforts. The city recently adopted a number of Comprehensive Plan and Community Development Code amendments to help implement the Functional Plan. Amendments related to Title 3 - Water Quality and Flood Management Conservation were not made because the Unified Sewage Agency (USA) manages storm water and sanitary sewer facilities for the city, and it was not clear how water quality issues would be implemented.

The city intends to adopt USA water quality standards as part of the King City Comprehensive Plan and Community Development Code. The city requests that it be allowed to defer consideration and adoption of these amendments until late spring to early summer 2000 because:

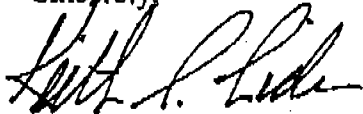
- The city recently adopted other plan and code amendments related to the Functional Plan;
- The city will soon begin the concept planning for Urban Reserve Area #47 and additional plan and code amendments will be necessary at the conclusion of this project; and
- USA already enforces its water quality standards within the city.

*Planning  
Design  
Public Involvement  
Project Management*



If you need any further information regarding this request, please contact Jane Turner our City Manager or me. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith S. Liden". The signature is written in a cursive style with a large initial "K".

Keith S. Liden, AICP  
City Planning Consultant

cc: Jane Turner, City Manager



*Home of the Tualatin River National Wildlife Refuge*

October 20, 1999

Marian Hull  
METRO  
600 Northeast Grand Avenue  
Portland, Oregon 97232-2736

**RE: City of Sherwood 2040 Compliance Program – Draft Revised Timelines.**

**Dear Marian:**

We have reviewed comments received from Metro regarding our compliance report and capacity analysis (City of Sherwood's Compliance Report dated August 19, 1998). Based on our review and conversations with you and Lydia we have revised our scope of work and compliance schedule. Listed below is the tentative revised schedule and reformatted scope, together with the estimated completion dates for the various components of the work program.

While we are proceeding with the work tasks, the Planning Commission and City Council has not yet reviewed and approved the revised work program, schedule, and budget. Their review is scheduled for a joint work session on November 30, 1999. So, we will not be able to officially submit our program until the first week of December.

The City understands that this schedule fails to meet the compliance deadline of December 1999, as set by the Functional Plan. Therefore we are requesting an extension to June 15, 2000 in order to allow completion of the work program. However, regardless of the Metro Council's action on our request, we are proceeding with the scheduled work, to the extent our present budget allows.

As you know, the City of Sherwood is operating in a rapid growth environment with a severe shortage of staff. To assist with the compliance work, we have hired the firm of Ragsdale Koch Altman, LLC (RKA). Ben Altman of RKA has prepared the revised Work Program and schedule in coordination with city staff.

Please review our program and provide any comments and recommendations. Any comments provided will be forwarded to the Planning Commission and Council as part of the program review and approval on November 30, 1999.

Sincerely,

Greg Turner  
City Planner

## 2040 COMPLIANCE SCHEDULE AND TASK OUTLINE

- I. General Back Ground and Initial Public Engagement
  - A. Define Geographic Framework – Set context through a series of public workshops.
    1. What are the desired and defining physical characteristics of Sherwood?
      - a) What defines it now?
      - b) How should that change, if at all?
    2. What is the desired future for Old Town?
      - a) What is its look and feel?
      - b) What is the appropriate land use mix and densities?
      - c) What about access and circulation, to, from, and through?
      - d) What are the boundaries?
    3. What about the Six Corners Commercial area?
      - a) What is its look and feel?
      - b) What is the appropriate land use mix and densities?
      - c) What about access and circulation, to, from, and through?
      - d) What are the boundaries?
    4. What about the Industrial Areas?
      - a) What is its look and feel?
      - b) What is the appropriate land use mix and densities?
      - c) What about access and circulation, to, from, and through?
      - d) What are the boundaries?
    5. What about Residential Neighborhoods?
      - a) What is their look and feel?
      - b) How do they relate to the other use areas?
      - c) What about access and circulation, to, from, and through?
      - d) What are the boundaries?
    6. What about Open Spaces, including the Wild Life Refuge?
      - a) What is their look and feel?
      - b) How do they relate to the other use areas?
      - c) What about access and circulation, to, from, and through?
      - d) What are the boundaries?
    7. What about Connecting Corridors?
      - a) Green corridors?
      - b) Local corridors such as Sherwood Blvd, Oregon Street, Washington/Meinecke?
      - c) Major transportation links such as 99W and Tualatin/Sherwood Rd?
    8. Public Review Process.
      - a) Based on citizen workshops, staff prepares comparative match of Community Character to Metro 2040: 10-27-99 to 11-29-99.
      - b) Planning Commission Review: 12-7-99, 12-21-99, 1-4-2000, and 1-18-2000.
      - c) City Council briefing: 1-11-2000 and 1-25-2000.

- 11/2000
- d) Draft Recommendations to Metro: 1-31-2000.
  - B. Metro 2040 Design Types.
    - 1. Based upon the conclusions from task set A, define the boundaries of the 2040 Design Types that fit Sherwood.
      - a) Town Center (Location?)
      - b) Main Street(s).
      - c) Corridors.
      - d) Green.
      - e) Transportation.
      - f) Employment Areas.
      - g) Industrial Areas.
      - h) Neighborhoods.
        - Inner.
        - Outer.
    - 2. Conclusion - Summary of Comprehensive Plan Policies and Map Issues.
    - 3. Public Review Process.
      - a) Based upon citizen workshops, staff prepares updated analysis and findings: 11-17-99 to 11-29-99.
      - b) Planning Commission review: 12-7-99, 12-21-99, 1-4-2000, and 1-18-2000
      - c) City Council briefing: 1-11-2000 and 1-25-2000.
      - d) Draft Recommendations to Metro: 1-31-2000.
  - C. Refine and Reconcile vacant land inventory and population/employment allocations with Metro.
    - 1. Refine methodology for vacant land capacity analysis per Metro's comments.
    - 2. Update the vacant land inventory and reconcile with Metro housing and employment allocations, including mixed-uses centers.
    - 3. Public Review Process.
      - a) Staff prepares updated analysis and findings: 10-18-99 to 11-26-99.
      - b) Planning Commission Review: 12-21-99 and 1-4-2000.
      - c) City Council briefing: 1-25-2000.
      - d) Draft Recommendations to Metro: 1-31-2000.
  - D. Assess public facilities master plans to identify any significant service capacity limitations relative to supporting the projected growth.
    - 1. Sewer (coord. USA).
    - 2. Water (C/C approved October '99 update).
    - 3. Storm (coord. USA).
    - 4. Parks (to C/C November '99 update).
    - 5. Assess draft Transportation System Plan (April '98) relative to Metro Title 6 design issues.
      - a) Street classifications.
      - b) Optional performance standards relative to congestion (Section 4.B).

- c) Assess current parking ratios compared to Metro's minimum and maximum criteria.
  - d) Note: Full State TPR compliance review may occur at a separate time.
6. Assess City's current growth management policy framework to determine appropriate revisions, to address current UGB/City Limits versus Urban Reserves.
7. Public Review Process.
- a) Staff prepares updated analysis and findings: 10-18-99 to 11-26-99.
  - b) Planning Commission Review: 12-21-99 to 1-4-2000.
  - c) City Council briefing: 1-25-2000.
  - d) Draft Recommendations to Metro: 1-31-2000.

## II. Comprehensive Plan and Code Amendment Package.

### A. Amendment of City's Comprehensive Plan.

- 1. Chapter 3 – Growth Management (Title 1).
  - a) Update the text and policies of the City's Comprehensive Plan to reflect the new planning horizon of 20 years.
    - (1) Growth assumptions:
      - (a) population allocation
      - (b) employment allocation
- 2. Chapter 4 - Land Use (Title 1).
  - a) Establish minimum residential densities particularly for high density districts.
  - b) Develop a policy to prohibit Big Box retail uses in identified Industrial and Employment areas.
  - c) Develop a mixed-use policy, which permits limited multi-family housing in certain commercial areas, particularly in the Old Town area.
  - d) Amend City's Comprehensive Plan Map to identify the boundaries of the applicable 2040 Growth Concept design types.
- 3. Chapter 5 – Environmental Resources (Title 3).
  - a) Develop policies to implement contextual framework identified for Corridors and Title 3.
    - (1) Review and adopt USA Title 3 package (Dec. '99).
    - (2) Refine policies as needed to acknowledge and protect open spaces, stream corridors, and the wild life refuge, including new maps.
  - b) Evaluate flood management policies for appropriate updates, including coordination with Washington County on possible FEMA, Firm Map updates.
- 4. Chapter 6 – Transportation (Title 6).
  - a) Evaluate whether optional Level of Service Standard (Title 6, Section 4.B) is needed for the designated Town Center.

- b) Revise transportation policies in Chapter 6 to include a reference to the design elements and performance standards in the Functional Plan.
  - c) Incorporate a new policy in Chapter 6 to recognize the Transportation Planning Rule and 2040 Growth Concept, which calls for more compact urban development.
  - d) Develop a policy commitment to review and amend parking regulations, if necessary, to meet the Regional Parking Ratios Table and parking Maximum Map.
5. Chapter 7 - Community Facilities and Services (Title 1).
- a) Identify any necessary amendments to City's adopted master plans (sewer, water, drainage) to assure that public facilities can be provided to accommodate the planned housing and employment capacity within the planning period.
  - b) Identify appropriate Code amendments as necessary to assure continued coordination between development and public facilities and services.
6. Public Review Process - Comparative match of Community Character to Metro 2040 Concepts and Design Types.
- a) Based on prior citizen workshops and Commission hearings, staff prepared recommended amendments: 12-7-99 to 1-17-2000.
  - b) Citizen Review Workshops (3): 1-26-2000, 2-2-2000, and 2-9-2000.
  - c) Planning Commission Review: 3-7-2000, 3-21-2000, and 4-4-2000.
  - d) City Council briefing: 4-25-2000.
  - e) Draft Recommendations to Metro: 4-28-2000.
  - f) City Council Adoption 5-9-2000 and 5-23-2000.
- B. Amendment of City's Zoning Code relative to applicable Titles of Metro Growth Management Functional Plan.
- Title 1. Requirements for housing and Employment Accommodation.
- a) Develop minimum density standards based on 80% of the maximum number of dwelling units per net acre permitted by the zoning designation.
  - b) Add a purpose statement specifying requirement of allowing partitioning or subdividing land inside the UGB where existing lot sizes are two or more times that of minimum lot size of the zone - Sherwood appears to already comply with this requirement.
  - c) Develop amendment to allow at least one accessory dwelling unit within any detached single family dwelling unit within all of the residential districts.
  - d) Select approach to identifying redevelopable lands to complete the capacity estimate. The City needs to analyze the Old Town area and Main Street areas and develop an approach

to identifying the redevelopable lands. The City will then be able to complete the capacity analysis.

e) Review residential zones to look for opportunities to increase housing capacity to meet the 2017 housing targets.

f) Consider methods of increasing housing and jobs in Town Center, Employment Areas and along Corridors.

2. Title 2. Regional Parking Policy.

a) The completion of these items would coincide with the completion of the City's Transportation System Plan.

(1) Establish process for considering variances when a development application is received which may result in approval of construction of parking spaces either in excess of the maximum parking ratios or less than the minimum parking ratios.

(2) In mixed use areas, provide blended parking ratios to account for cross-patronage and shared parking benefits

(3) Establish maximum parking ratios per Table 2 of the Functional Plan.

(4) Revise minimum parking standards in Code to coincide with Table 2, Regional Parking Ratios Title 2, Section 2.A.1.

(5) Count adjacent on-street parking spaces, nearby public parking and shared parking toward minimum standard.

(6) Rewrite Section 5.301.02 of the City's Zoning Code to read: "Two or more uses, structures or parcels of land may utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap..."

(7) Amend Section 5.301.04 of the City's Zoning Code to read, "When several uses occupy a single structure or parcel of land, the total requirements for off-street parking...shall be the sum of the requirements for the several uses computed separately with a reduction of 10-25% to account for cross-patronage of adjacent businesses or services."

(8) Relative to storm water management measures in parking areas, consider alternatives to hard, impermeable surface treatments for infrequently utilized parking areas, and on-site water retention in large parking lots.

3. Title 3. Water Quality, Flood Management and Fish and Wildlife Conservation.

a) Coordinate compliance package through Unified Sewerage Agency (USA).

- (1) Adopt a balanced cut and fill for any development occurring within the floodplain.
    - (a) Amend Flood plain regulations to include 1996 flood inundation areas.
  - (2) Require erosion and sediment control for all new development regardless of size or location of site.
  - (3) Provide protection for steep slopes within Water Quality Resource Areas defined by Title 3, including provisions for increasing riparian vegetation cover along Water Quality Resource Areas.
  - (4) Prohibit new uses of uncontained areas of hazardous materials of hazardous materials defined by DEQ in the Water Quality and Flood Management Areas.
- b) Develop code amendment to flood plain regulations to account to FEMA map revision process (CLOMR & LOMR).
4. Title 4. Retail in Employment Areas.
    - a) Prohibit retail uses larger than 60,000 square feet of gross leasable area per building or business from the OC, LI and GI zones. Request change to Title 4 map to remove employment designation for rail district property.
  5. Title 5. Neighboring Cities and Rural Reserves.
    - a) Develop Code language to reflect Title 5 requirements to recognize and protect Green corridors.
  6. Title 6 – Regional Accessibility.
    - a) The completion of these items would coincide with the completion of the City's Transportation System Plan.
      - (1) Sherwood Boulevard from Gleneagle Drive to Oregon Street and Oregon Street from Sherwood boulevard to Lincoln Street have been designated on Metro's Boulevard design map as Main Streets. The Transportation System Plan as well as the Comprehensive Plan should contain consideration of the design treatments listed in Title 6, Section 2B (1-9) for the two Main Streets.
      - (2) In the Comprehensive Plan, Part 2 Chapter 6C Policies 2-6 reference Title 6, Section 2B (1-9).
      - (3) In the Comprehensive Plan, Part 2 Chapter 6D 2(a) and Policy 11 should reference portions of Title 6, Section 2B (1-9).
      - (4) Revise Section 6.304.01 and 6.304.02 of Zoning Code to contain a reference of Title 6, Section 2B (1-9).
      - (5) Design Standards for Street Connectivity - The City will decide through the Transportation System Plan process whether to comply with Title 6 Section 3A (Design option) or Section 3B (Performance option).



b) Title 6, Section 4.A. Alternative Mode Analysis - The City shall establish mode split targets for the 2040 design types, which will be used to guide transportation system improvements.

c) Title 6, Section 4.B. Motor Vehicle Congestion Analysis - The City may establish optional performance standards and deficiency thresholds intended to identify transportation needs through multi-modal system-level planning.

d) Title 6, Section 4.C. Transportation System Analysis - The City shall establish the process to identify appropriate recommended solutions to address those needs identified through multi-modal system level planning.

e) Title 6, Section 4.D. Congestion Analysis Outside of Mixed Use Areas - Addresses congestion and capacity issues that result from the implementation of the functional plan. In Sherwood, these provisions would apply (a) areas outside the town center boundaries, and (b) the Town Center area, if the City elects not to use the alternative congestion standards contained in Section 4.B of the Functional Plan.

7. Public Review Process - Comparative Match of Community Character to Metro 2040 Concepts and Design Types.

a) Based on prior citizen workshops and Commission hearings, staff prepared recommended amendments 12-7-99 to 1-17-2000.

b) Citizen review Workshops (3) 1-26-2000, 2-2-2000 and 2-9-2000.

c) Planning Commission Review 3-7-2000, 3-21-2000, and 4-4-2000.

d) City Council briefing: 4-25-2000.

e) Draft Recommendations to Metro 4-28-2000.

8. City Council Adoption 5-9-2000 and 5-23-2000.

C. Title 7. Affordable Housing.

1. This Title deals with affordable housing and is currently advisory. No action is required by the City at this time. There is no specific work program task focused on this issue. However, any policy direction that may emerge from the public review process will be incorporated into the amendment package.

D. Title 8. Compliance Procedures.

1. Draft copies of the various elements will be forwarded to Metro for review and comment as noted in to above schedule. Formal notice of adoption, of proposed amendments to comprehensive plan provisions or implementing ordinances, shall be provided to METRO at the same time notice is provided to DLCD, as required by their administrative procedures. The notice shall include the city's analysis demonstrating that the proposed amendments are in substantial compliance with the 2040 Functional Plan, and shall address any requested exceptions.

October 29, 1999

Brenda Bernards  
Growth Management Services  
Metro  
600 Northeast Grand Ave.  
Portland, OR 99232-2736

*Metro Growth Mgmt.*

*NOV - 1 1999*



RE: Title 3 Time Extension

Dear Ms. Bernards:

The City of Tigard respectfully requests an extension of the December 19<sup>th</sup> deadline for Title 3 compliance. During the past year, Tigard has been working with the Unified Sewerage Agency (USA) and the other jurisdictions within Washington County to develop a coordinated approach to Title 3 substantial compliance. This approach builds on the county-wide USA storm water management program and is proposed to be implemented through incorporation into USA's design and construction standards, which Tigard and the other jurisdictions within the county are required to follow as a minimum.

USA's target date for putting together a baseline compliance package is early November 1999. The timeline for USA board action on these Title 3 implementation measures is early December 1999. The new standards will become effective and enforceable by USA in December 1999 as water quality standards.

Tigard's request for a time extension to July 31, 2000, is needed to allow time for the adoption of amendments to the City's community development code to assure implementation of the USA standards through the land use review process. It also is needed to allow the City time to adopt land use standards for the Title 3-required density transfer and variance processes, which will not be included in the USA development rules.

The proposed timeframe for specific comprehensive plan and development code changes is outlined below.

#### **January-February 2000**

City begins the public hearing process to (1) amend comprehensive plan policies to clarify role of USA in water quality management, (2) amend the development code to update references to USA's 1999 Design and Construction Standards, and (3) to adopt conforming density transfer and variance amendments.

**March 2000**

The Planning Commission holds hearings and makes recommendation to City Council.

**May 2000**

The City Council considers the recommendations to adopt the Title 3 ~~amendments~~ amendments to the plan and code.

**June 2000**

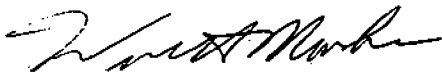
Extended hearings, if necessary.

**July 2000**

Full Title 3 compliance achieved.

Thank you for forwarding to the Metro Growth Management Committee the City of Tigard's request for a short time extension to complete the necessary amendments to our local comprehensive plan and development code. The USA substantial compliance standards will be enforced by the City beginning December 19<sup>th</sup>.

Sincerely,



William A Monahan  
City Manager



## CITY OF TUALATIN

PO BOX 369  
TUALATIN, OREGON 97062-0369  
(503) 692-2000  
TDD 692-0574

October 4, 1999

Ms. Brenda Bernards  
Metro Growth Management Department  
600 NE Grand Ave.  
Portland, OR 97232-2736

FAX 10/4/99

797-1911

RE: Clarify Requested Deadline For Title 3

Dear Brenda:

Per the City of Tualatin letter dated September 14, 1999 an extension of the December 18, 1999 deadline to comply with Title 3 was requested to October 31, 2000. As stated in the letter we do not believe it will take that long, but to avoid having to request another extension if problems are encountered, we requested October 31 which matched the requested deadlines for the City of Hillsboro and Washington County.

This letter explains our timing of adoption. The City of Tualatin is working cooperatively with the Unified Sewerage Agency (USA), Washington County and the cities in Washington County to address T-3 in a unified manner. We are actively participating with USA in the Washington County Planning Directors' Subcommittee on developing flexible standards to comply with T-3.

The City of Tualatin anticipates that USA will adopt standards in December 1999 and those standards will be effective the next day and the City of Tualatin will comply with those standards the next day in accordance with our intergovernmental agreement.

The City then anticipates going through our city process to adopt the standards and any additional land use policies and regulations in 2000. That process would include educational sessions, review of the proposed T-3 materials and a recommendation by the Tualatin Planning Advisory Committee to the City Council. TPAC meets once per month and their recommendation would be at the March 9, 2000 meeting.

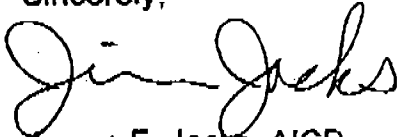
The City Council step would again include educational sessions, review of the proposed T-3 materials and a public hearing. It is expected the hearing would be continued at least one time based on a citizen request. The hearing on the proposed changes to the Tualatin Community Plan and its implementing ordinances would be concluded on June 12, 2000. The ordinance effectuating the proposed amendments would be presented to Council at their July 10, 2000 meeting.

Title 3 Time Extension  
October 4, 1999  
Page 2

The above schedule could proceed quicker if no opposition exists and if the educational and review sessions are efficient, clear and understandable.

Should you have questions, please call me at 692-2000 extension 510.

Sincerely,



James F. Jacks, AICP  
Planning Director

c: City Manager

file: Regional Agencies, Metro, 2040, Title 3

wdocs\Metr2040\1999\Title3\Ltr 2-Bernards Clarify Deadline of Req 4 Ext to T-3 to 10-31-00

## STAFF REPORT

*CONSIDERATION OF RESOLUTION NO. 99-2876 GRANTING  
TIME EXTENSIONS TO WASHINGTON COUNTY AND THE  
CITIES OF BEAVERTON, CORNELIUS, DURHAM, FOREST  
GROVE, HILLSBORO, KING CITY, SHERWOOD, TIGARD AND  
TUALATIN FOR THE FUNCTIONAL PLAN COMPLIANCE  
DEADLINE FOR TITLE 3 REQUIREMENTS*

Date: November 29, 1999

Presented by: Mary Weber  
Prepared by: Brenda Bernards

### PROPOSED ACTION

Adoption of Resolution No. 99-2876 granting timeline extensions to the Functional Plan compliance deadline for the Title 3: Water Quality, Flood Management and Fish and Wildlife Conservation requirements for Washington County and the Cities of Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, Sherwood, Tigard and Tualatin.

### BACKGROUND AND ANALYSIS

Metro Code 3.07.820.C (Title 8 of the Functional Plan) provides that Metro Council may grant time extensions to Functional Plan requirements if a jurisdiction can demonstrate "substantial progress or proof of good cause for failing to complete the requirements on time."

Washington County and the 9 cities within the urbanized portion of the County are working with the Unified Sewerage Agency (USA) to come into compliance with the requirements of Title 3. The county and the cities are in substantial compliance with floodplain requirements and in compliance with erosion control requirements but need to complete work on the protection of water quality resource areas. On June 18, 1999 the County and cities presented a joint report on their progress for compliance.

In September 1999, the Growth Management Committee considered a request by Washington County and the Cities of Beaverton and Hillsboro for a time extension to meet the requirements of Title 3. The Committee requested that the County and the cities provide additional information regarding the implementation of Title 3 through the USA design and construction standards. In the interim, the remaining cities in Washington County have also requested time extensions.

In response to the request for additional information, USA submitted a Substantial Compliance Report (the compliance report) on November 24, 1999 outlining how the Title 3 requirements are being addressed. USA has been working with the county and the cities through the entire process.

USA is proposing to revise its Design and Construction Standards (Draft 5) to be consistent with the vegetated corridor widths in Title 3. Currently, the USA standards require a vegetated buffer of 25 feet. The Draft 5 standards will require vegetated corridors ranging from 25 feet to 200 feet. In a number of instances, the USA standards exceed Metro's Title 3 requirements. The USA standards will protect intermittent streams draining between 10 and 50 acres. All intermittent streams with slopes less than 25% will have a 25-foot buffer. Title 3 offers no

protection for the streams draining less than 50 acres and requires only a 15-foot buffer for intermittent streams with slopes less than 25%. The standards will require restoration of the full vegetated corridor width for the 25 and 50-foot corridors.

The November 24, 1999, Draft 5 standards address Metro's concerns with the June 18, 1999 proposed approach. There is no longer a provision for encroachment into steeply sloped areas for up to 50 percent of the width of the vegetated corridor without first completing an alternative analysis. The standards, as proposed, would permit a limited amount of encroachment, with mitigation, only in degraded or marginal vegetated corridors. An alternative analysis would be required for encroachment in excess of that allowed in the standards or any encroachment into good condition corridors.

Draft 5 proposes a tiered approach to the alternative analysis. This includes three procedures to vary the width of the vegetated corridor standards. First, standards would permit a limited amount of buffer averaging or encroachment in certain cases. The encroachment would be limited to averaging of the vegetated corridor of 20 percent of the frontage length of the vegetated corridor by 20 percent of the required width. A Vegetated corridor reduction of 20 percent is allowed if the corridor is greater than 125 feet and vegetated corridor averaging is not practicable. In both instances, the encroachment could only occur in degraded or marginal corridors provided that full mitigation of the remaining corridor occurs to bring it into good condition. Second, Alternative Analysis A would allow for a limited amount of encroachment in marginal and degraded areas, greater than the encroachment standards that are allowed by right. There are clear and objective standards that would have to be met before encroachment is allowed. Third, Alternative Analysis B is for additional encroachment in degraded and marginal corridors and encroachment into good condition corridors. An analysis of the functions and values of the corridor and demonstration that no practicable alternative exists would be required.

At this time, USA, the county and the cities are discussing which agency will review and issue approval for encroachments that require an alternative analysis. USA and the local jurisdictions are refining the details of how the USA Water Quality permit process would interact with local land use decisions. If USA conducts the Alternative Analysis as part of an USA Water Quality permit, then local governments should assure that Comprehensive Plan policies reflect USA's regulatory role.

Staff have reviewed the proposed alternative analysis and support the proposed methodology. The alternative analysis, as proposed, would satisfy Title 3 whether USA or the cities and county were the implementing agency.

The compliance report correctly identifies the need for amendments to city and county comprehensive plan and zoning ordinances as a next step to reach substantial compliance with Title 3. The report discusses four options for integrating the USA Design and Construction Standards into local plans (see Attachment A). The Metro Office of General Council (OGC) generally agrees in concept with the four options, particularly Option 4. OGC cautions that other options may exist, and that not all approaches that the individual cities or the county may wish to pursue will provide the necessary integration between USA's standards and local plans and codes. However, OGC believes that it is feasible to complete this next step during the proposed extension periods.

## COMPLIANCE PROGRESS

Although these jurisdictions have requested time extensions to complete the requirements of Title 3, each substantially complies with the floodplain management requirements and complies with the erosion and sediment control requirements. There is also a 25-foot vegetated buffer required by USA. The jurisdictions included in Resolution No. 99-2876 have met the Metro Code criterion for "substantial progress or proof of good cause for failing to complete" Functional Plan compliance (Metro Code 3.07.820.C).

The USA Board of Commissioners anticipates adopting the proposed revisions to the Design and Construction Standards at its December 14, 1999. The revised standards will become effective December 18, 1999. Staff has determined that that proposed revisions are in substantial compliance with the requirements of Title 3.

The county and cities have requested the time extensions in order to accommodate their Comprehensive Plan and Development Code amendment processes. The county and the cities have differing needs in regard to time requirements for adopting amendments to their plans and/or codes.

The county and the cities have requested the time extensions summarized in the table below, to meet the requirements of Title 3 in order to provide time for amendments to comprehensive plans or land use regulations to implement the new USA standards:

Jurisdiction	Time Extension Request
Washington County	October 2000
Beaverton	July 2000
Cornelius	October 2000
Durham	June 2000
Forest Grove	May 2000
Hillsboro	October 2000
King City	June 2000
Sherwood	June 2000
Tigard	July 2000
Tualatin	October 2000

## BUDGET IMPACT

Adoption of this resolution has no budget impact.

## EXECUTIVE OFFICER'S RECOMMENDATION

The Functional Plan implementation time extension requests for the requirements of Title 3 for Washington County and the Cities of Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, Sherwood, Tigard and Tualatin are recommended for approval. Any further requests for time extensions or requests for Functional Plan exceptions made by these jurisdictions would be determined as delineated in Metro Code 3.07.820, Sections B and C.

I:\gm\community\_development\projects\COMPLIANCE\ExtensionRequests\title 3 staff report.Washington Co.doc



## **Future Implementation Options and Timing of Local Actions**

For Integrating USA Design and Construction Standards

This report poses the following choices for local jurisdictions regarding compliance with Title 3 in accordance with Title 8 of the Metro Urban Growth Management Functional Plan. These are choices for each local government to make, subject to resolution of the alternatives analysis process, and in consultation with Metro concerning substantial compliance. The jurisdiction may choose a combination of these options, or another form of implementation not described here. Local jurisdiction choices are summarized in Table C.

**Option 1:** Make no changes to local ordinances or rules. In accordance with existing plan and code provisions and the IGA with USA, enforce and apply USA standards through the land use application review process. This option may be viable for substantial compliance if existing code and plan provisions are sufficient to require implementation of new USA standards through the land use review process. The Washington County code requiring a drainage service provider letter is an example.

**Option 2:** Amend IGA between local government and USA. Amendments might include language to reference USA's role as a local water quality authority and the new 1999 Design and Construction Manual. Other changes could reflect more current operational relationships between the local jurisdiction and USA. The IGA amendments envisioned by this Option are not meant to involve changes to the financial relationships established in the IGAs. IGAs are generally adopted by resolution of local officials. This option may be viable for substantial compliance with Title 3 if the existing IGA is identified in the comprehensive plan as a basis for Goal 6 compliance, and existing code and plan provisions are sufficient to require implementation of USA standards through the land use review process under Option 1.

**Option 3:** Amend local Municipal Ordinances and/or Development Ordinances to update or add reference(s) either specifically to USA's 2000 Design and Construction Manual or more generally to USA's role as a service provider whose storm/surface water management service is required as part of the land use review process. These would be adopted by Ordinance, with varying timeframes for each jurisdiction depending on their charters and other rules regulating notice and timing of Ordinance adoption.

**Option 4:** Complete other conforming amendments to local Ordinances to codify portions of the 2000 USA Standards and/or make other conforming amendments to clarify contradictory rules (e.g. conflicting buffer widths). All jurisdictions should consider amending comprehensive plan policies to clarify the role USA plays in water quality management, and to emphasize that implementation of USA's regulations is required by Goal 6.

### Summary of Potential Local Actions and Estimated Timeframes

Jurisdiction	Local Option Choices 1,2,3,4	Estimated Timing of Amendments	Notes
Beaverton	3, 4	July 2000	Consistent with extension request
Cornelius	2, 3, 4	October 2000	Consistent with extension request
Durham	1, 2	June 2000	Consistent with extension request
Forest Grove	2, 3	May 2000	IGA Amendments after USA adoption, consistent with extension request
Hillsboro	2, 3	August 2000	Consistent with extension request
King City	3	May 2000	Planning amendments concurrent with UR Master Plan, consistent with extension request
Sherwood	3, 4	June 2000	Consistent with extension request
Tigard	3, 4	July 2000	Consistent with extension request
Tualatin	2, 3, 4	July 2000	Consistent with extension request
Washington County (unincorporated)	4	October 2000	Consistent with extension request

Option 1: Make no changes and implement the existing IGA

Option 2: Amend IGA

Option 3: Amend local ordinances to update references to 2000 USA Standards

Option 4: Make other conforming amendments to local ordinances