

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING A TIME ) RESOLUTION NO. 00-2897  
EXTENSION TO THE CITIES OF LAKE )  
OSWEGO, RIVERGROVE AND WEST LINN ) Introduced by Executive Officer Mike Burton  
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 January 27, 2000; 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

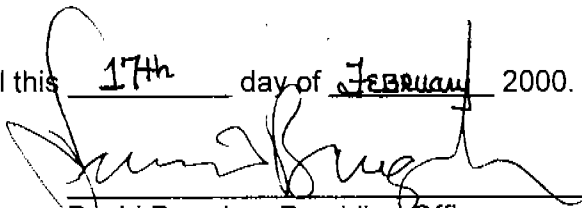
WHEREAS, Cities of Lake Oswego, Rivergrove and West Linn have requested time extensions to complete Title 3 compliance work based on evidence showing "substantial progress or proof of good cause" for failing to meet the January 27, 2000 deadline for compliance with Title 3 of the Functional Plan and have submitted timelines showing when the work will be completed, now therefore,

BE IT RESOLVED:

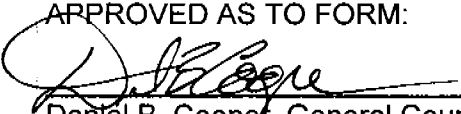
1. That the Cities of Lake Oswego, Rivergrove and West Linn shall receive time extensions for compliance with Title 3 of the Functional Plan as shown in Exhibit A.

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 17<sup>th</sup> day of February 2000.

  
\_\_\_\_\_  
David Bragdon, Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Daniel B. Cooper, General Counsel

## EXHIBIT A

### **Title 3 Functional Plan time extensions for the Cities of Lake Oswego, Rivergrove and West Linn**

#### **Lake Oswego** June 2000

The City is largely in compliance with the requirements of Title 3. Lake Oswego needs to adopt balance cut and fill regulations for development in the flood plains and to develop a means of updating the Water Quality and Floodplain Area Maps. A time extension to June 2000 is requested to prepare the code amendments and bring them through the public hearing process.

#### **Rivergrove** June 2000

Rivergrove has requested a time extension to June 2000 to meet the requirements of Title 3. The City has in place balanced cut and fill requirements for development in the floodplain. Proposed code language to meet the remainder of the requirements of the functional plan has been prepared and has been reviewed by Metro staff. Minor amendments to the proposed code have been identified that will bring the City into compliance with Title 3.

#### **West Linn** March 2000

The City has provided Metro staff with proposed code language to meet the remainder of the requirements of the functional plan. This has been reviewed and minor amendments to the proposed code have been identified that will bring the City into compliance with Title 3. The proposed code is going through the public hearing process and adoption is anticipated in March 2000.

## **GROWTH MANAGEMENT COMMITTEE REPORT**

CONSIDERATION OF RESOLUTION NO. OO-2897, FOR THE PURPOSE OF GRANTING A TIME EXTENSION TO THE CITIES OF LAKE OSWEGO, RIVERGROVE AND WEST LINN FOR COMPLIANCE WITH TITLE 3 OF THE URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN.

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Date: February 11, 2000

Presented by: Councilor Monroe

**Committee Action:** At its February 8, 2000 meeting, the Growth Management Committee voted 3-0 to recommend Council adoption of Resolution 00-2897. Voting in favor: Councilors Monroe, Washington and Park.

### **Background:**

- Existing Law— Title 3 of the Urban Growth Management Functional Plan requires all jurisdictions to comply by January 27, 2000. Title 8 allows time extensions to that deadline to be granted by the Metro Council “if the city or county has demonstrated substantial progress or proof of good cause for failing to complete the requirements on time.”
- Budget Impact— There is no budget impact.

**Committee Issues/Discussion:** Mary Weber of the Growth Management Services Department, gave the staff presentation. Four jurisdictions are in currently in compliance with Metro adopted Title 3, ten more, in Washington County, are in substantial compliance. Resolution 00-2897 finds that the three named jurisdictions have shown “substantial progress or proof of good cause for failing to meet the January 27, 2000 deadline for compliance with Title 3 of the Functional Plan, and have submitted timelines showing when the work will be completed.”

Approval of these extensions extends the deadlines to March 2000 for West Linn and June 2000 for Lake Oswego and Rivergrove. Portland, Troutdale and Johnson City remain to yet either have complied with Title 3, or have an extension request approved.

## **STAFF REPORT**

*CONSIDERATION OF RESOLUTION NO. 00-2897  
GRANTING TIME EXTENSIONS FOR THE CITIES OF  
LAKE OSWEGO, RIVERGROVE AND WEST LINN FOR  
COMPLIANCE WITH TITLE 3 OF THE URBAN GROWTH  
MANAGEMENT FUNCTIONAL PLAN*

**Date: January 25, 2000**

**Presented by: Mary Weber  
Prepared by: Brenda Bernards**

### **PROPOSED ACTION**

Adoption of Resolution No. 00-2897 granting a timeline extension to the Functional Plan compliance deadline for the Title 3: Water Quality and Flood Management to the Cities of Lake Oswego, Rivergrove and West Linn.

### **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."

On June 18, 1999, the cities and counties reported on their progress for compliance with the requirements of Title 3 of the Functional Plan. Throughout the region, the local jurisdictions have made considerable progress in dealing with flood management, erosion and sediment control and protection of the water quality resource areas. Each jurisdiction has elements of the requirements in place and is working towards amending current standards to be consistent with Title 3. The letters requesting the time extensions are attached to this report. A matrix showing the Title 3 compliance status of each of the jurisdictions is attached.

### **Compliance Progress**

#### **Lake Oswego June 2000**

The City is largely in compliance with the requirements of Title 3. Lake Oswego needs to adopt balance cut and fill regulations for development in the flood plains and to develop a means of updating the Water Quality and Floodplain Area Maps. A time extension to June 2000 is requested to prepare the code amendments and bring them through the public hearing process.

## **Rivergrove**

June 2000

Rivergrove has requested a time extension to June 2000 to meet the requirements of Title 3. The City has in place balanced cut and fill requirements for development in the floodplain. Proposed code language to meet the remainder of the requirements of the functional plan has been prepared and has been reviewed by Metro staff. Minor amendments to the proposed code have been identified that will bring the City into compliance with Title 3.

## **West Linn**

March 2000

The City has provided Metro staff with proposed code language to meet the remainder of the requirements of the functional plan. This has been reviewed and minor amendments to the proposed code have been identified that will bring the City into compliance with Title 3. The proposed code is going through the public hearing process and adoption is anticipated in March 2000.

## **BUDGET IMPACT**

Adoption of this resolution has no budget impact.

## **EXECUTIVE OFFICER'S RECOMMENDATION**

The Functional Plan implementation time extension requests to the requirements of Title 3 for Lake Oswego, Rivergrove and West Linn are recommended for approval. Any further requests for time extensions or requests for Functional Plan exceptions made by the City would be determined as delineated in Metro Code 3.07.820, Sections B and C.

I:\gm\community\_development\projects\COMPLIANCE\ExtensionRequests\title 3 extension report.LO Rivergrove West Linn.doc

**Title 3 Compliance Status – January 25, 2000**

Jurisdiction	Status	Extension Request	Pending Council /Committee Action	Metro Contact <i>Jurisdiction Contact</i>
Beaverton+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to July 2000 to complete code changes</li> <li>requested an exception for the Regional and Town Centers</li> </ul>	yes July 2000	extension request approved	Brenda Bernards 797-1736 <i>Veronica Smith</i>
Clackamas County	<ul style="list-style-type: none"> <li>updating code as needed</li> <li>amendments under review by Metro Staff</li> <li>anticipates compliance by Dec. 1999</li> </ul>	no		Ray Valone 797-1808 <i>Greg Fritts</i>
Cornelius+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to Oct. 2000 to complete code changes</li> </ul>	yes Oct. 2000	extension request approved	Brenda Bernards* 797-1736 <i>Tracey Lee</i>
Durham+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>Greenway zone along Tualatin River implements much of Title 3</li> <li>requested an extension to June 2000 to complete code changes</li> </ul>	yes June 2000	extension request approved	Lydia Neill* 797-1830 <i>Roel Lundquist or K.J. Won</i>
Fairview	<ul style="list-style-type: none"> <li>have vegetated buffers and floodplain management requirements but will need amendment to comply with Title 3</li> <li>requested an extension to Oct. 2000</li> </ul>	yes Oct. 2000	extension request approved	Brenda Bernards 797-1736 <i>John Anderson</i>
Forest Grove+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to May 2000 to complete code changes</li> </ul>	yes May 2000	extension request approved	Ray Valone 797-1808 <i>Tim O'Brian</i>
Gladstone	<ul style="list-style-type: none"> <li>has erosion control standards</li> <li>much of land along Willamette/Clackamas rivers is in public ownership</li> <li>requested a extension to Dec. 2000</li> </ul>	yes Dec. 2000	extension request approved	Brenda Bernards* 797-1736 <i>Jonathan Block</i>
Gresham	<ul style="list-style-type: none"> <li>currently drafting Title 3 code changes, set up an advisory committee</li> <li>balanced cut and fill and some erosion control measures in place</li> <li>will use model code for water quality resource areas</li> <li>requested an extension to Oct. 2000</li> </ul>	yes Oct. 2000	extension request approved	Lydia Neill 797-1830 <i>Jonathan Harker</i>
Happy Valley	<ul style="list-style-type: none"> <li>have used the model code</li> <li>in compliance for erosion and sediment control</li> <li>adopted code and plan amendments December 1999</li> </ul>	in compliance		Brenda Bernards 797-1736 <i>Jim Crumley</i>
Hillsboro+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested a time extension to October 2000 to complete code changes</li> <li>scheduled to begin a plan revision and preparation of a new land use code, Title 3 is part of the update</li> </ul>	yes Oct. 2000	extension request approved	Ray Valone 797-1808 <i>Pat Ribellia</i>

**Title 3 Compliance Status – January 25, 2000**

Jurisdiction	Status	Extension Request	Pending Council /Committee Action	Metro Contact <i>Jurisdiction Contact</i>
Johnson City	<ul style="list-style-type: none"> <li>will be seeking an extension into 2000</li> </ul>	anticipated		Brenda Bernards* 797-1736 <i>No staff</i>
King City+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>will follow Washington County/Tigard lead</li> <li>requested an extension to June 2000 to complete code changes</li> </ul>	yes June 2000	extension request approved	Lydia Hull 797-1830 <i>Jane Turner</i>
Lake Oswego	<ul style="list-style-type: none"> <li>largely complete, needs to adopt balanced cut and fill</li> </ul>	yes June 2000	request received Jan. 10, not yet considered	Ray Valone 797-1808 <i>Jane Heisler</i>
Maywood Park	<ul style="list-style-type: none"> <li>no Title 3 areas inside city boundary</li> <li>have adopted erosion control measures</li> </ul>	in compliance		Lydia Neill* 797-1830 <i>No staff</i>
Milwaukie	<ul style="list-style-type: none"> <li>has erosion control measures</li> <li>need to adjust current buffer requirements to be consistent with Title 3</li> <li>have requested an extension to July 2000</li> </ul>	yes July 2000	extension request approved	Brenda Bernards 797-1736 <i>Alice Rouyer</i>
Multnomah County	<ul style="list-style-type: none"> <li>Working to coordinate efforts with cities of Gresham, Portland and Troutdale</li> <li>need to address Title 3 in rural Sandy area plan</li> <li>Has an extension for all compliance work to March 2000 but will need an additional extension</li> </ul>	yes March 2000	extension request approved	Ray Valone* 797-1808 <i>Tricia Sears</i>
Oregon City	<ul style="list-style-type: none"> <li>have amended existing code</li> <li>exceed Title 3 requirements in some cases</li> <li>adopted code and plan amendments October 1999</li> </ul>	in compliance		Brenda Bernards 797-1736 <i>Nancy Kraushaar</i>
Portland	<ul style="list-style-type: none"> <li>re-mapping conservation and environmental zones for consistency with Title 3</li> <li>adopted erosion control/floodplain amendments, effective March 1, 2000</li> <li>have requested an extension to Nov. 2000 for tributary compliance to tie into ESA efforts</li> <li>have requested an extension to December 2002 for Willamette and Columbia Compliance to tie into ESA efforts</li> </ul>	yes November 2000 and November 2002	request received Dec. 10, not yet considered	Lydia Neill* 797-1830 <i>Tom McGuire</i>
Rivergrove	<ul style="list-style-type: none"> <li>draft code reviewed by Metro, City incorporating comments</li> <li>have requested an extension to June 2000</li> </ul>	yes June 2000	received Dec 20, not yet considered	Lydia Hull 797-1830 <i>Mike Collmeyer</i>
Sherwood+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to June 2000 to complete code changes</li> </ul>	yes June 2000	extension request approved	Lydia Hull 797-1830



**Title 3 Compliance Status – January 25, 2000**

<b>Jurisdiction</b>	<b>Status</b>	<b>Extension Request</b>	<b>Pending Council /Committee Action</b>	<b>Metro Contact Jurisdiction Contact</b>
Tigard+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance</li> <li>requested an extension to July 2000 to complete code changes</li> </ul>	yes July 2000	extension request approved	Brenda Bernards 797-1736 <i>Duane Roberts</i>
Troutdale	<ul style="list-style-type: none"> <li>public hearings began in October 1999</li> <li>have drafted the necessary proposed amendments to their code</li> <li>have requested to put Title 3 on hold to tie it in with Goal 5 requirements</li> </ul>	yes December 2000	request received Dec. 8, not yet considered	Ray Valone 797-1808 <i>Elizabeth McCallum</i>
Tualatin+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to Oct. 2000 to complete code changes</li> </ul>	yes Oct. 2000	extension request approved	Lydia Hull 797-1830 <i>Jim Jacks</i>
Washington County+	<ul style="list-style-type: none"> <li>participating in Washington County coordination effort for Title 3 compliance, USA standards in effect February 4, 2000</li> <li>requested an extension to Oct. 2000 to complete code changes</li> </ul>	yes Oct. 2000	extension request approved	Brenda Bernards 797-1736 <i>Brent Curtis</i>
West Linn	<ul style="list-style-type: none"> <li>hearing scheduled for October 1999</li> <li>proposed amendments reviewed by Metro</li> <li>have requested an extension to March 2000 to adopt code amendments</li> </ul>	yes March 2000	request received Nov. 30, not yet considered	Lydia Hull 797-1830 <i>Kristi Meyer</i>
Wilsonville	<ul style="list-style-type: none"> <li>working on code amendments and consultant recommendations for compliance</li> <li>has requested an extension to June 2000</li> </ul>	yes June 2000	extension request approved	Ray Valone 797-1808 <i>Stephan Lashbrook</i>
Wood Village	<ul style="list-style-type: none"> <li>In compliance July 1999</li> <li>Used model code for affected features</li> </ul>	in compliance		Brenda Bernards 797-1736 <i>Carole Connell</i>

+The Unified Sewerage Agency, working with Washington County and the Cities of Washington County, has amended its Design and Construction Standards to be in substantial compliance with the requirements of Title 3. The Standards come into effect February 4, 2000.

\* while Barbara Linssen is on Family Leave



January 7, 2000

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

Dear Mr. Burton:

RE: City of Lake Oswego, Request for Functional Plan Compliance Extension

In response to your letter of October 29, 1999, the City would like to request extensions to several Urban Growth Management Functional Plan Requirements.

The attached proposed Compliance Schedule shows newly requested compliance dates in bold and previously requested dates as ~~struck~~. The City will not be able to 1) adopt Title 1, minimum densities, 2) adopt Title 3, requirements for balanced cut and fill in the floodplain, 3) hold at least one public hearing prior to adoption of changes to comply with Title 3, 4) develop a means of updating Water Quality/Floodplain Area Maps, 5) adopt design standards for street connectivity, or 6) adopt alternative mode split targets and identify actions to implement mode split targets, until June, 2000.

There are several reasons for these delays. There is a vacancy in the Long Range Planning Division and staffing commitments that are also taking time, including annexation processing and neighborhood planning.

I appreciate your understanding in this matter. Thank you for this opportunity to update you on our progress. If there is any additional information you need, please call Jane Heisler, at 697-7422.

Sincerely,

  
W.K. Klammer

Attachments:

Cc: Ray Valone, Senior Planner, Metro ✓  
Doug Schmitz, City Manager, Lake Oswego

January 2000 Proposed Compliance Schedule

p/jane\_h/complan/1-7-00 Letter to Burton

380 "A" AVENUE  
POST OFFICE BOX 369  
LAKE OSWEGO,  
OREGON 97034  
(503) 635-0213  
FAX (503) 697-6594

BILL KLAMMER,  
MAYOR

BILL ATHERTON,  
COUNCILOR

BOB CHIZUM,  
COUNCILOR

HEATHER CHRISMAN,  
COUNCILOR

TOM LOWREY,  
COUNCILOR

CRAIG PROSSER,  
COUNCILOR

KARL ROHDE,  
COUNCILOR

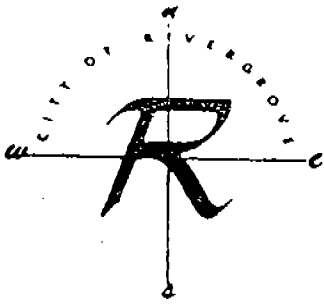
**FUNCTIONAL PLAN COMPLIANCE SCHEDULE**  
**City of Lake Oswego**

Metro Growth Management

REMAINING ITEMS  
 December, 1998, January 7, 2000

JAN 10 2000

Functional Plan Requirement	Staff Completion Date	Potential Council Adoption Date
<b>TITLE 1: Housing and Employment Accommodation</b>		
Minimum Densities (R-0, R-2; ) R-7.5, R-10, R-15; Revise R-3, R-5 to accommodate development resulting in additional units	October, 1998	December, 1998 June, 2000
<del>Design Type Boundaries (Map and Define Town Centers, Transit Corridors, Main Streets, Employment Centers, etc.)</del>	November, 1998	March, 1999 Done
<b>TITLE 2: Regional Parking Policy</b>		
<del>3.7.07.220(D) Establish a process to monitor and provide parking space data to Metro on an annual basis</del>	March, 1999	No Council Action Required. Done
<b>TITLE 3: Water Quality and Flood Management Conservation.</b>	September, 1999 March, 2000	December, 1999 June, 2000
Adopt code language requiring balanced cut and fill in floodplain		
Hold at least one hearing prior to adoption of changes to comply with this section	September, 1999 March, 2000	December, 1999 June, 2000
Develop means of updating Water Quality/Floodplain Area Maps	September, 1999 March, 2000	December, 1999 June, 2000
<b>TITLE 4: Retail in Employment and Industrial Areas</b>		
<del>Restriction on size of large retail in MC zone</del>	November, 1998	April, 1999 Done
<b>TITLE 6: Regional Accessibility :</b>		
Consider design standards for street connectivity	March, 1999 March, 2000	June, 1999 June, 2000
Alternative mode analysis (alternative mode split targets and identification of actions to implement mode split targets)	August, 1999 March, 2000	November, 1999 June, 2000
<b>TITLE 8: Functional Plan Compliance Procedures</b>		
3.07.830(B) Specify a process to provide future proposed amendments to Metro for review.	Will begin immediately	No Council Action Required



**CITY OF RIVERGROVE**  
P.O. BOX 1104 • LAKE OSWEGO, OREGON 97035

December 16, 1999

Mr. Mike Burton  
Executive Officer  
600 N.E. Grand Avenue  
Portland, OR 97232-2736

RECEIVED

DEC 20 1999

EXECUTIVE OFFICER

**Re: Request for Extension, Title 3 Implementation**

Dear Mr. Burton:

The City of Rivergrove hereby requests an extension until June 18, 2000 for adopting local ordinances that will fully implement Title 3 of Metro's Regional Framework Plan. Some aspects of your Title 3 ordinance (balanced cut and fill requirements, for example) have already been implemented, but our principal Title 3 ordinance has not yet been adopted.

Our principal Title 3 ordinance will be the result of a totally volunteer effort by our Citizens Advisory Committee. They have been working diligently on the matter, and have coordinated their efforts and interim products with members of the Metro staff. We are, of course, grateful for the support and guidance that has been available from your staff. With no staff or financial resources available for this matter (see below), we are unable to meet the original implementation schedule. The new requirement to give DLCD notice 45 days prior to the first evidentiary hearing increases our need for an extension.

For the past two or three years, the City's very limited land use resources have been to a great extent consumed trying to protect our water quality and flood management areas from inappropriate development. Our efforts to protect the exact same resource values and functions that are the focus of your Title 3 ordinance have included extended litigation that we could ill afford. Thus far we have been very successful in those efforts, but we were unable to complete our Title 3 ordinance during that time period. Pending the adoption of our Title 3 ordinance, we will continue our efforts to protect and preserve the integrity of our streams, wetlands and floodplains. We will also diligently pursue Title 3 implementation at the earliest possible time.

Thank you in advance for your kind attention to this matter.

Sincerely,

  
Larry Barrett  
Mayor

*West  
Linn*

Metro Growth Mgmt.

NOV 29 1999

November 29, 1999

The Honorable Mike Burton  
Executive Officer  
Metro  
600 N.E. Grand Avenue  
Portland, OR 97232-2736

Re: Functional Plan Compliance

Dear Mr. Burton:

On behalf of the City of West Linn, I respectfully request an extension to the deadline of December 31, 1999 to meet Functional Plan requirements. The first public hearing concerning the relevant Comprehensive Plan amendments was November 17, before the Planning Commission. This body has continued the public hearing to December 8. Staff anticipates that the Commission will also deliberate at this time whether or not to continue the public hearing to a date in January, after the holidays. It is staff's recommendation that the Commission forward the Plan to the City Council before the first of the year, with another round of public hearings before this body starting in January.

Please find enclosed copies of the November draft Comprehensive Plan and File NO. MISC-99-37 staff report. The staff report recommends that an amended 2040 Growth Concept design type map be adopted as part of the Comprehensive Plan. Staff is also recommending that green corridor policies be incorporated included in the Goal 5 section of the Plan (please see attached response to Metro's 10/12/99 evaluation report). Staff's recommendations to Planning Commission and City Council are cited in the MISC-99-37 staff report and are detailed in the City's August report to Metro.

Amendments to the City's Community Development Code that are relevant to Functional Plan compliance will go to public hearing on December 1, 1999. It is unlikely that these Code amendments will be adopted by the end of the year, but it is staff's hope that they will be heard by City Council in January 2000, and adopted shortly thereafter. While we anticipate approval of both the plan and code amendments by the end of January, the hearing process is unpredictable. Therefore, we are requesting an extension to March 30, 2000.

Thank you for your consideration.

Sincerely,



Dan Drentlaw  
Planning Director

Enc.

c: West Linn City Councilors  
West Linn Planning Commissioners  
Scott Burgess, City Manager  
Lydia Neill, Senior Regional Planner, Metro

**REGIONAL FUNCTIONAL PLAN REQUIREMENTS  
CITY OF WEST LINN**

*In response to the Evaluation of West Linn's Functional Plan Compliance Report,  
Draft 10/12/99*

**Concerning review of the City's compliance efforts by Functional Plan title:**

Metro Code 3.07.120 (Title 1, Section 2): Housing and employment capacity

The analysis of both vacant land and infill development potential was not affected by the change from 80% to 70% minimum density requirements. Buildout was calculated assuming 100% density with adjustments made for street right of ways and Title III constraints.

Metro Code 3.07.130 (Title 1, Section 3): Design type boundaries

Staff is recommending that the City adopt a map showing the 2040 Growth Concept design types as part of the Comprehensive Plan (see page 13 of the staff report MISC-99-37, "Major Issues" #3). Per the compliance report submitted in August of 1999, the City is requesting that Metro consider new designations for areas of Willamette, Robinwood, along Highway 43, and the Tanner Basin commercial area.

Metro Code 3.07.510 (Title 5): Neighbor cities and rural reserves

Title 5 is addressed in the "major issues" section of the staff report (see page 14, #4). Staff is recommending that two new policies be added to the Goal 5 section of the Comprehensive Plan recognizing the green corridor adjacent to West Linn and adopting green corridor policies as described in the 2040 Growth Concept.

Metro Code 3.07 (Title 6)

*See Attachment B of Draft Comprehensive Plan.*

**City of West Linn**  
**Urban Growth Management Functional Plan Compliance Schedule**  
*As of November 1999*

**July 1999**

- *West Linn Tomorrow! Task Force completes review of Draft Transportation System Plan and Draft Comprehensive Plan*

**August 1999**

- *City staff and jurisdictional agency review of the Draft Comprehensive Plan and Draft Transportation System Plan, Street Element*
- *Metro Compliance Report due August 19*
- *Distribute Draft Comprehensive Plan and Draft Transportation Plan to Metro staff*

**September 1999**

- *Technical Advisory review of the Draft Comprehensive Plan and Draft Transportation System Plan, Street Element*
- *Joint meeting set for Task Force, City Council and Planning Commission to review the Draft Comprehensive Plan and Draft Transportation System Plan, Street Element*

**November 1999**

- *Public Hearings begin for adoption of the Draft Comprehensive Plan and Draft Transportation System Plan, Street Element*

**December 1999**

- *Public Hearings begin for Community Development Code Amendments:  
Title 3/Goal 5 -Chapters 27: Flood Management Areas, 30: Water Quality Resource Areas,  
31: Erosion Control, 32: Stormwater Quality and Detention  
Title 4 – Chapter 22: Campus Industrial  
Title 6 - Chapter 46: Off-Street Parking, Loading and Reservoir Areas*

**January 2000**

- *Adoption of the Comprehensive Plan and Transportation System Plan (expected)*
- *Continue work on implementation language to be included in Community Development Code update*
- *Draft Functional Compliance Report Update*