

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING TIME) RESOLUTION NO. 00-2896A
EXTENSIONS TO THE FUNCTIONAL PLAN)
COMPLIANCE DEADLINE FOR CLACKAMAS) Introduced by Executive Officer Mike Burton
COUNTY AND THE CITIES OF FAIRVIEW,)
HAPPY VALLEY, HILLSBORO, LAKE)
OSWEGO, MILWAUKIE, OREGON CITY,)
PORTLAND, WEST LINN, AND)
WILSONVILLE)

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 Urban Growth Management Functional Plan requires that all jurisdictions in the region make plan and implementing ordinance changes needed to come into compliance with this functional plan by February 19, 1999; and

WHEREAS, the Urban Growth Management Functional Plan in Metro Code Section 3.07.820.C provides that Metro Council may grant extensions to timelines under this 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

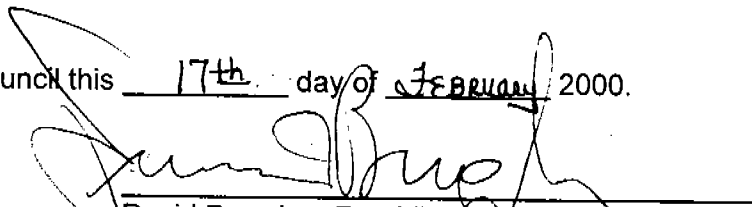
WHEREAS, the following ten jurisdictions have requested time extensions to complete compliance work based on evidence showing "substantial progress or proof of good cause" for failing to meet the compliance deadline and have submitted detailed timelines showing when the work will be completed, now therefore,

BE IT RESOLVED:

1. That Clackamas County and the Cities of Fairview, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn, and Wilsonville shall receive Functional Plan compliance time extensions 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 17th day of February 2000.


David Bragdon, Presiding Officer

APPROVED AS TO FORM:

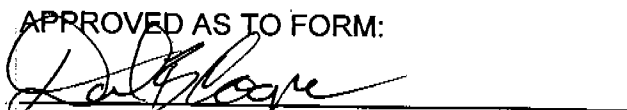

Daniel B. Cooper, General Counsel

EXHIBIT A

Functional Plan Compliance Time Extensions For Clackamas County and the Cities of Fairview, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn, and Wilsonville

Metro Code numbers are used to cite Functional Plan requirements with the applicable Functional Plan title following in parentheses (). Resolution 00-2896A does not include time extension requests for compliance with the requirements of Title 3. The Table below identifies the Functional Plan Titles for reference.

Functional Plan Titles

Title 1	<i>Requirements for housing and employment accommodation</i>
Title 2	<i>Regional parking policy</i>
Title 3	<i>Water quality, flood management conservation</i>
Title 4	<i>Retail in employment and industrial areas</i>
Title 5	<i>Requirements for rural reserves and green corridors</i>
Title 6	<i>Regional accessibility</i>
Title 7	<i>Affordable housing</i>
Title 8	<i>Compliance procedures</i>

Clackamas County

June 2000

- Complete and adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

July 2000

- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).

City of Fairview

April 2000

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

City of Happy Valley

April 2000:

- Amend the zoning ordinance to adopt minimum density standards as required by Metro Code 3.07.120.A (Title 1).
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).

- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Adopt language to implement the connectivity requirements of Metro Code Section 3.07.630 (Title 6).

City of Hillsboro

September 2000

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Lake Oswego

June 2000

- Adopt minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.
- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

City of Milwaukie

June 2000

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.
- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

Oregon City

April 2000:

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000:

- Establish minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow an accessory dwelling unit within any single-family dwelling as required by Metro Code 3.07.120.C (Title 1).

- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment and housing target capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning ordinance to prohibit large-scale retail uses in industrial areas and to limit such uses in employment areas as required by Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).

City of Portland

April 2000

- Amend the zoning code to establish minimum densities for all residential zones as required by Metro Code 3.07.120.A (Title 1).
- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000

- Adopt a map with design type boundaries as required by Metro Code 3.07.120 (Title 1).

City of West Linn

March 2000

- Amend the Code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1)
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)
- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Adopt Code changes needed to amend parking minimums to meet the requirements of Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).
- Adopt language to implement the street design requirements of Metro Code Section 3.07.620 (Title 6).
- Adopt language to implement the requirements of Metro Code Section 3.07.630 (Title 6)

City of Wilsonville

September 2000

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).

- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Determine and report the calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150 (Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

METRO GROWTH MANAGEMENT COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. OO-2896A, FOR THE PURPOSE OF GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE DEADLINE FOR CLACKAMAS COUNTY AND THE CITIES OF FAIRVIEW, HAPPY VALLEY, HILLSBORO, LAKE OSWEGO, MILWAUKIE, OREGON CITY, PORTLAND, WEST LINN AND WILSONVILLE

Date: February 9, 2000

Presented by: Councilor Washington

Committee Action: At its February 8, 2000 meeting, the Growth Management Committee voted 3-0 to recommend Council adoption of Resolution 00-2896A. Voting in favor: Councilors Washington, Monroe and Park.

Background:

- Existing Law—Metro code 3.07.820.C 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.
- Budget Impact—There is no budget impact.

Committee Issues/Discussion: Mary Weber of the Growth Management Department gave the staff presentation. Eleven jurisdictions are requesting extensions to various titles, but not including Title 3, of the Urban Growth Management Functional Plan. The specific requests for each jurisdiction are outlined in the staff report, with the latest date requested being September 2000. The staff report also asserts that each jurisdiction listed has met the Metro code criterion for “substantial progress or proof of good cause for failing to complete functional plan compliance.”

Councilor McLain wanted to be assured that no exceptions were being processed with this resolution, as the council had directed earlier that exceptions would not be contemplated until the Council has established criteria in that regard. Ms. Weber responded that a draft recommendation on criteria for exceptions was circulating amongst growth staff, and would be advanced to the Growth Management Committee soon.

Councilor Park requested that Gresham be removed from this resolution and placed in a separate one, because he was involved in a property transaction in the Gresham area and wanted to be able to abstain from voting on that item specifically. The committee so directed.

STAFF REPORT

*CONSIDERATION OF RESOLUTION NO. 00-2896A GRANTING
ADDITIONAL TIME EXTENSIONS TO THE FUNCTIONAL PLAN
COMPLIANCE DEADLINE FOR CLACKAMAS COUNTY, AND
THE CITIES OF FAIRVIEW, HAPPY VALLEY, HILLSBORO,
LAKE OSWEGO, MILWAUKIE, OREGON CITY, PORTLAND,
WEST LINN, AND WILSONVILLE*

Date: February 9, 2000

Presented by: Mary Weber
Prepared by: Brenda Bernards

PROPOSED ACTION

Adoption of Resolution No. 00-2896A granting additional time extensions to meet the requirements of the Functional Plan for Clackamas County and the Cities of Fairview, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn and Wilsonville.

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."

The deadline for compliance with the requirements of the Functional Plan was February 1999. Many jurisdictions required more time to make the necessary changes to their codes and plans to come into compliance. Ten jurisdictions have requested additional time extensions to implement a portion of the requirements of the Functional Plan. The letters requesting the time extensions are attached to this report. As there are a number of other jurisdictions that have missed their deadlines, it is anticipated that further requests for additional time extensions will be brought to Metro Council. A matrix showing the compliance status of each of the jurisdictions is attached.

Metro Code numbers are used to cite Functional Plan requirements. The applicable Functional Plan title follows each citation in parentheses (). Resolution 00-2896A does not include time extension requests for compliance with the requirements of Title 3. The Title 3 time extension requests will be reported on separately. The Table below identifies the Functional Plan Titles for reference.

Functional Plan Titles

- Title 1 *Requirements for housing and employment accommodation*
- Title 2 *Regional parking policy*
- Title 3 *Water quality, flood management conservation*
- Title 4 *Retail in employment and industrial areas*
- Title 5 *Requirements for rural reserves and green corridors*
- Title 6 *Regional accessibility*
- Title 7 *Affordable housing*
- Title 8 *Compliance procedures*

COMPLIANCE PROGRESS

Although these ten jurisdictions have requested additional time to complete Functional Plan compliance, all have made significant progress towards meeting the Functional Plan goals. The County and the Cities have completed this work without additional staff. The only additional resources for compliance work have come from State grant programs such as the Transportation/Growth Management and the periodic review program.

For the most part, additional time is needed to complete the public hearing process of each jurisdiction. The time extensions for Title 6 are primarily to tie Functional Plan compliance with the jurisdictions' Transportation System Plan (TSP) planning. Many TSP work schedules were timed to coincide with the adoption of the Regional Transportation Plan. Grant funding schedules are also affecting the timing of the transportation policy work.

The following pages summarize the progress of each jurisdiction included in Resolution No. 00-2896A and provide timelines for remaining Functional Plan elements. Each jurisdiction listed below has 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).

Clackamas County

Clackamas County's original time extension was to December 1999. The County has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4, 5 and 8 and has made significant progress on Title 1. The Clackamas Regional Center Plan was adopted last year. It is the culmination of over 3 years of work by staff, agencies and citizens. The County also recently completed corridor planning for Sunnyside Road and McLoughlin Boulevard. The comprehensive plan and code have been amended to include minimum densities, accessory dwelling units, parking standards and retail restrictions. According to the following timeline, the County intends to complete the work needed by July 2000 to comply with the remaining provisions of Title 1 and Title 6.

June 2000

- Adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

July 2000

- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).

City of Fairview

Fairview's original time extension was to November 1999. The City has made appreciable progress towards meeting the requirements of the Functional Plan. It has adopted minimum densities and accessory dwelling units and has completed the employment and dwelling unit capacity calculation. Minimum and maximum parking standards have been adopted and the City prohibits large-scale retail uses in the Employment and Industrial Areas. The City of Fairview has requested a time extension to complete the design type map and to comply with Title 6.

April 2000

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

December 2000

- Evaluate local facility plans to determine ability to support calculated capacity for jobs and housing as required by Metro Code 3.07.150 (Title 1).

City of Happy Valley

Happy Valley's original time extension was to December 1999. The City is in the process of preparing two alternative comprehensive plan and zoning code ordinance amendments. A city-wide vote to annex Urban Reserve Areas 14 and 15 will be held in March 2000. If the land is annexed, the City will accommodate its commercial uses in these areas. If the land is not annexed, the City will accommodate its commercial uses within the existing City limits. The additional time extension is needed to allow for the annexation vote.

April 2000:

- Amend the zoning ordinance to adopt minimum density standards as required by Metro Code 3.07.120.A (Title 1).
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Adopt language to implement the connectivity requirements of Metro Code Section 3.07.630 (Title 6).

City of Hillsboro

Hillsboro's original time extension was to September 1999. The City has made substantial progress toward meeting Functional Plan requirements. The City has focused its efforts on mixed-use planning in its light rail station areas. The remaining work is being completed as part of the City's extensive development code update. The additional time extension is needed to complete the public review and adoption process for the proposed code and plan amendments to come into compliance with the Functional Plan.

September 2000

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).

- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Lake Oswego

Lake Oswego's original time extension was to November 1999. The City has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4 and 8 and has made significant progress on Title 1. Lake Oswego is currently working on mixed-use center planning for the downtown and Lake Grove areas. The City intends to complete the remaining work needed according to the following timeline:

June 2000

- Adopt minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.
- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

City of Milwaukie

Milwaukie's original time extension was to February 2000. The City undertook an extensive public involvement process to propose the amendments to its comprehensive plan and zoning code to meet the requirements of the Functional Plan. The City has completed its center planning and has implemented an overlay in the downtown to achieve desired densities. The City is requesting an additional time extension to June 2000 to complete the final phase of compliance. The City may need to request an exception for its employment capacity targets. The City intends to complete the remaining compliance work on the following timeline:

June 2000

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.
- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

Oregon City

Oregon City's original time extensions ranged from October 1999 to September 2000. While the City has met a number of Functional Plan requirements and has been establishing the framework for coming into full compliance with the plan, it has experienced significant staff turnover in the past year. Currently, the City is preparing a regional center plan, a transportation system plan and a Highway 213 corridor study. In September 1999, the City adopted the necessary development code and comprehensive amendments to come into compliance with the requirements of Title 3. Oregon City will complete its remaining Functional Plan compliance efforts on the following timeline:

April 2000

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000

- Establish minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow an accessory dwelling unit within any single-family dwelling as required by Metro Code 3.07.120.C (Title 1).

- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning ordinance to prohibit large-scale retail uses in industrial areas and to limit such uses in employment areas as required by Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).

City of Portland

Portland's original time extension was to December 1999. The City is working towards meeting all Functional Plan requirements. Complex capacity calculations are underway for both dwelling units and employment. An updated accessory dwelling unit code has been adopted. The City is using the compliance requirements as an opportunity to review and fine-tune many elements of the zoning code and comprehensive plan. While a number of the requirements have already been completed, several time extensions are necessary due to the complexity of the City's code and lengthy comment period at both the planning commission and Council levels. The City intends to complete the remaining work on the following timeline:

April 2000

- Amend the zoning code to establish minimum densities for all residential zones as required by Metro Code 3.07.120.A (Title 1).
- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000

- Adopt a map with design type boundaries as required by Metro Code 3.07.120 (Title 1).

City of West Linn

West Linn's original time extension was to December 1999. The City has requested an additional time extension to March 2000 to complete the public involvement and adoption process. The public hearing process began December 1, 1999 and is on schedule.

March 2000

- Amend the Code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1)
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)
- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Adopt Code changes needed to amend parking minimums to meet the requirements of Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).
- Adopt language to implement the street design requirements of Metro Code Section 3.07.620 (Title 6).
- Adopt language to implement the requirements of Metro Code Section 3.07.630 (Title 6)

City of Wilsonville

Wilsonville's original time extension was to September 1999 to meet the requirements of the functional plan that could be addressed without knowledge of where the proposed State prison would be sited. The remaining requirements could only be addressed upon completion of the prison siting process. At this time, the City requests a time extension to complete all of the Functional Plan requirements. Wilsonville has made substantial progress towards implementation through the ongoing rewrite of its comprehensive plan and development code.

September 2000

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).
- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Determine and report the calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150 (Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

The Functional Plan implementation time extension requests for Clackamas County and the Cities of Fairview, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn and Wilsonville 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.

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Functional Plan Compliance Status – February 8, 2000

(Does not include Title 3)

Functional Plan requirements are listed by Title at the end of the table

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Beaverton	<ul style="list-style-type: none"> • July 1999: Adopt boundaries for regional and town centers and station communities • January 2000: Titles 2, 4,6, and 8 • July 2000: Minimum densities, accessory dwelling unit policies, main street and corridor boundaries and public facilities plan update 	<ul style="list-style-type: none"> • Adopted minimum densities and accessory dwelling unit policies • Design type boundaries for station areas and town center have been adopted • Title 2 and 4 adopted • on schedule to complete work due January 2000 	<ul style="list-style-type: none"> • Employment targets – current estimates show about a 15% deficit overall and about a 25% deficit in mixed-use areas 	<ul style="list-style-type: none"> • Preliminary calculation is complete. • Housing slightly below targets, but units built between 1994 and 1996 are not included. Calculation will be revised. • Employment somewhat below targets (see exceptions column at left)
Clackamas County	<ul style="list-style-type: none"> • December 1999: Title 6, corridor and main street design type planning, final capacity calculation and facilities plan review 	<ul style="list-style-type: none"> • the County has requested a further time extension to June 2000 	<ul style="list-style-type: none"> • Employment targets – current estimates show about a 25% deficit for the County as a whole 	<ul style="list-style-type: none"> • Completed initial calculation – short on dwelling unit & job targets; ongoing planning for mixed use & corridor areas will increase capacities
Cornelius	<ul style="list-style-type: none"> • September 1999: Minimum densities, lot partitioning, accessory dwelling policies, design type boundaries, Titles 2, 4, 5, and 6. 	<ul style="list-style-type: none"> • Compliance work is in progress, but City has missed 9/99 deadline. • The City is preparing a new timeline 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis shows that the City will substantially comply with dwelling unit and job targets.
Durham	<ul style="list-style-type: none"> • September 1999: Minimum densities, lot partitioning, accessory dwelling policies, design type boundaries, Titles 2, 4 and 6 	<ul style="list-style-type: none"> • The City has completed all compliance work 	<ul style="list-style-type: none"> • requested an exception to commercial parking maximums and to minimum densities 	<ul style="list-style-type: none"> • Calculations show that the City substantially complies with targets
Fairview	<ul style="list-style-type: none"> • April 1999: Establish minimum densities, calculate employment capacity, accessory dwelling policies, Title 2 and Title 4 • October 1999: design type boundaries, public facilities analysis and Title 6 	<ul style="list-style-type: none"> • Work due in April 1999 complete, • have requested a further extension to April 2000 to complete boundary map and Title 6 (tied in with TSP adoption) 	<ul style="list-style-type: none"> • Had requested an exception for employment targets, no longer necessary 	<ul style="list-style-type: none"> • Preliminary housing calculation shows the City being a little short of its housing target • Employment calculation shows that the City will meet jobs target
Forest Grove	<ul style="list-style-type: none"> • September 1999: Analyze recent build densities, assess public facility capacities • October 1999: Finalize capacity analysis, design type boundaries • December 1999: Minimum densities, Titles 2, 4 and 6 	<ul style="list-style-type: none"> • City Council adopted plan and code amendments for compliance with the functional plan on December 13, 1999. 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation completed by Metro shows the City significantly short on dwelling units and near its job target.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Gladstone	<ul style="list-style-type: none"> December 1999: Minimum densities, accessory dwelling policies, design type boundaries, capacity analysis, Titles 2, 4 and 6 	<ul style="list-style-type: none"> City is in final hearings for Titles 1, 2 and 6 will need an additional extension to complete Title 4 and to complete public involvement for town center boundary 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> City expects to meet dwelling unit and job targets
Gresham	<ul style="list-style-type: none"> July 1999: Design type boundaries, determine built densities, develop a parking data reporting procedure, Title 5 & Title 8 reporting requirements. Aug. 1999: Title 4 and capacity calculation Sept. 1999: Titles 2 & 6 & facilities plan evaluation 	<ul style="list-style-type: none"> Compliance work is proceeding, but the City has missed the extension deadlines. The City has developed an updated work program and requested additional time extensions Capacity: April 2000; Titles 2 & 6: June 2000; Title 5: July 2000; Design Boundaries & Title 4: Sept. 2000 	<ul style="list-style-type: none"> May request an exception to prohibit partitioning lots smaller than 10,000 square feet 	<ul style="list-style-type: none"> Will complete by August 1999
Happy Valley	<ul style="list-style-type: none"> December 1999: Minimum densities, design type boundaries, employment capacity calculation, Titles 2 and 6 	<ul style="list-style-type: none"> City has requested a further time extension to April 2000 in order to hold a city-wide vote on annexation of commercial lands or commercial uses within the City boundaries 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Preliminary analysis is complete it shows that the City exceeds housing targets, meets the mixed use job targets, but falls short of jobs target.
Hillsboro	<ul style="list-style-type: none"> June 1999: Title 6 September 1999: calculate actual built residential densities December 1999: Minimum densities outside station areas, accessory dwelling units, and Title 4 & Title 6 	<ul style="list-style-type: none"> Compliance work is underway, though some work is past due. City anticipates beginning the hearings in early 2000 City has requested a further time extension to August 2000 to allow for public input 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Completed – City meets dwelling unit and job targets
Johnson City	<ul style="list-style-type: none"> Metro staff is providing technical support Metro has contracted with a consultant to draft the code work the City needs to comply. 	<ul style="list-style-type: none"> Timeline for compliance is being prepared 	<ul style="list-style-type: none"> the City will likely need an exception to the job and housing targets 	<ul style="list-style-type: none"> Completed by Metro staff. The City will not meet job or housing target. Targets are less than 200 each for dwelling units and jobs. Targets were based on redeveloping all land in the City.
King City	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> No extensions requested 	<ul style="list-style-type: none"> The City has requested an exception to the accessory dwelling unit requirement 	<ul style="list-style-type: none"> City exceeds job target and falls short of housing target by 182 units. Metro analysis shows no vacant land for residential uses.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Lake Oswego	<ul style="list-style-type: none"> • March 1999: Design type boundaries • April 1999: Complete Title 4 • June 1999: Title 6 street design • December 1999: Remaining Title 3 	<ul style="list-style-type: none"> • Adopted design type boundaries • Adopted Title 4 restrictions • City has requested a further time extension to June 2000 to establish minimum densities, and complete the Title 6 work 		<ul style="list-style-type: none"> • Completed – City meets job target (10,587) and falls 163 units (4%) short of dwelling unit target (4,049 of 4,212); both targets include County portion of City's urban agreement areas.
Maywood Park	December 1999: Design type boundaries and Title 2	<ul style="list-style-type: none"> • City Council has adopted plan and code amendments for compliance with the functional plan 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Completed. The City is short 15 dwelling units but meets jobs target.
Milwaukie	<ul style="list-style-type: none"> • December 1999: Title 6 cul-de-sac length maximums • February 2000: Boundaries for main street 	<ul style="list-style-type: none"> • have requested an additional extension to July 2000 to complete the compliance work 	<ul style="list-style-type: none"> • May request an exception for employment capacity targets • Regional Center has been changed re-designated as a Town Center 	<ul style="list-style-type: none"> • Preliminary analysis shows that the City is slightly short on housing and significantly short on employment. Main street planning and other efforts should increase the calculated capacities.
Multnomah County	<ul style="list-style-type: none"> • March 2000: Titles 1 through 5 	<ul style="list-style-type: none"> • Work with Portland should be complete by December. Work with Gresham is on hold and efforts with Troutdale and Fairview are beginning. 	<ul style="list-style-type: none"> • Will likely request an exception for Title 1 housing target 	<ul style="list-style-type: none"> • Preliminary analysis shows the County will achieve about 60% of its housing target • County can meet its job target
Oregon City	<ul style="list-style-type: none"> • October 1999: Title 6 • June 2000: Title 2 and Title 4 • July 2000: Minimum densities, accessory dwelling policies, design type boundaries, Title 5 • September 2000: Finalize capacity calculation 	<ul style="list-style-type: none"> • Compliance work is on schedule • Requested an extension to April 2000 for title 6 • Requested an extension to September 2000 for all other outstanding work 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis completed by Metro shows the City meets about 80% of its housing target and 75% of its job target. The City will refine these estimates
Portland	<ul style="list-style-type: none"> • June 1999: Title 4 • December 1999: Design type boundaries, minimum densities, Title 2 and Title 6 	<ul style="list-style-type: none"> • Title 4 adopted • have requested additional time extensions • Title 1, 2 & 6: April 2000; 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Calculation is complete showing that the City meets both housing and job targets.
Rivergrove	<ul style="list-style-type: none"> • December 1999: Minimum densities, design type boundaries, Title 2 	<ul style="list-style-type: none"> • in compliance 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation shows that the City exceeds housing target and falls short of job target (total job target is 41).

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Sherwood	<ul style="list-style-type: none"> • April 1999: Titles 2 and 6 • July 1999: Title 5 • September 1999: Title 4 • Sept. – November 1999: Title 1 	<ul style="list-style-type: none"> • Has not completed work for April, July and September deadlines. • have not developed a new timeline for compliance 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis submitted with compliance report shows the City meeting housing and employment targets. Refinements may lower housing numbers.
Tigard	<ul style="list-style-type: none"> • December 1999: Title 6 • February 2000: Regional center plan, finalize capacity calculation 	<ul style="list-style-type: none"> • Compliance work is on schedule 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation shows the City can meet over 90% of its target. The regional center plan is expected to increase this number
Troutdale	<ul style="list-style-type: none"> • May 1999: Minimum densities • December 1999: Title 6 	<ul style="list-style-type: none"> • Minimum densities due in May not yet adopted • have requested an additional extension to June 2000 to complete accessory dwelling units, minimum densities and title 6 	<ul style="list-style-type: none"> • Accessory dwelling units 	<ul style="list-style-type: none"> • Completed – City exceeds job target (5,570) and falls 529 units (14%) short of dwelling unit target (3,260 of 3,789)
Tualatin	<ul style="list-style-type: none"> • May 1999: Finalize work on Titles 1, 2, 5 & 6, and calculate employment capacity for mixed-use areas 	<ul style="list-style-type: none"> • Extension work complete. 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The City meets overall and mixed-use job and housing targets
Washington County	<ul style="list-style-type: none"> • October 1999: Titles 1, 2, 6 and 8 • October 2000: Planning for Cedar Mills, Bethany and Raleigh Hills 	<ul style="list-style-type: none"> • have an additional extension to July 2000 for Titles 1,2 and 6 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The County expects to meet its targets.
West Linn	<ul style="list-style-type: none"> • December 1999: All compliance work 	<ul style="list-style-type: none"> • Draft Comprehensive Plan and development code changes are being reviewed by Planning Commission, City Council and public. • have requested an additional time extension to March 2000 to complete compliance work 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The City has submitted capacity calculations showing that it can meet housing and job targets
Wilsonville	<ul style="list-style-type: none"> • September 1999: Title 1, except capacity calculation and design type mapping, Title 2, 4, 5 and 8 • After prison siting: Capacity calculation, design type mapping and Title 6 	<ul style="list-style-type: none"> • Compliance work is in progress, some work is past due. • The City is undertaking a major code review, Functional Plan requirements are being addressed • the City has requested an additional extension to September 2000 to complete its compliance work 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation by Metro shows that the City will be a little short of its job target. The City's ability to meet its housing target will depend upon the outcome of the prison siting issue.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Wood Village	<ul style="list-style-type: none"> June 1999: Minimum densities, accessory dwelling policies, design type boundaries, Titles 2, 4, 6 and 8. 	<ul style="list-style-type: none"> City Council adopted plan and code amendments for compliance with the functional plan on July 14, 1999. 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Completed, the City exceeds target capacities

Functional Plan Requirements by Title	
Title 1: Requirements for housing and employment accommodation	Title 5: Requirements for rural reserves and green corridors
Title 2: Regional parking policy	Title 6: Regional accessibility
Title 3: Water quality, flood management conservation	Title 7: Affordable housing
Title 4: Retail in employment and industrial areas	Title 8: Compliance procedures



CLACKAMAS COUNTY

Metro Growth Mgmt

NOV - 3 1999

Department of Transportation & Development

THOMAS J. VANDERZANDEN
DIRECTOR

MC CONSIDERING
PUTTING CONDI-
TIONS ON EXTENSION;
ANYTHING YOU MIGHT
WANT AS A COND.
LET US KNOW

November 2, 1999

Elaine Wilkerson
Director of Growth Management
600 NE Grand Avenue
Portland, OR 97232-2736

RE: Request for extension to December 30, 1999 Compliance date

Dear Ms. Wilkerson:

For the past year, the Clackamas County Planning Department has been working diligently to complete various requirements of the region's Urban Growth Management Functional Plan (UGMFP), and has made substantial progress toward achieving Functional Plan compliance. The February 19, 1999 letter from Ray Valone, identified seven items which need to be completed to achieve compliance with UGMFP. Most of the effort has been incorporated into one of three plans: the McLoughlin Corridor Plan Sunnyside Corridor Plan and the Urban TSP Plan. All three plans were completed in June of 1999. The proposed amendments associated with these plans, as well as the code changes needed to adopt the 2040 design types, and the public facilities plan will be available for review by December 2, 1999. These amendments are scheduled for Planning Commission hearings beginning January of 2000, followed by Board of County Commissioner hearings beginning May/June 2000.

As you are aware, this has been a complicated process. Clackamas County's staff resources have also been stretched by the effort to complete an Urban Reserve Concept Plan for the Rock Creek area (Metro designate Urban Reserve sites #14 and #15). Clackamas County is requesting an additional extension until July 30, 2000 to provide time for the Planning Commission and Board to consider amendments to the County's Comprehensive Plan and land use regulations that will implement UGMFP requirements.

Attached is the proposed revised Functional Plan time line for Clackamas County.

Sincerely,

Doug McClain, Planning Director

REVISED IMPLEMENTATION SCHEDULE CLACKAMAS COUNTY

Functional Plan Implementation Timeline Table	As outline in Feb 18, 1999 Compliance Letter from Metro	As outline in Feb 18, 1999 Compliance Letter from Metro		
	Staff Completion Date	Adoption Date	Revised Completion Date	Revised Adoption Date
Complete and Adopt the McLoughlin and Sunnyside Corridor plans	Jun-99	Dec-99	Completed June 1999	Jun-00
Complete and adopt plans for remaining 2040 designated corridors and main streets	Nov-99	Dec-99	Completed August 1999	Jun-00
Adopt the 2040 design type boundaries	Dec-99	Dec-99	Dec-99	Jun-00
Complete Table 1 target calculations	Nov-99	Dec-99	Jul-00	Not required
Complete review of public facilities plan	Nov-99	Dec-99	Nov-99	Jun-00
Complete and adopt the requirements under Metro Code 3.07.340 (Title 3)	Nov-99	Dec-99	Under Separate Compliance Schedule	
Complete an Urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6)	Jun-99	Dec-99	Completed June 99	Jun-00

October 20, 1999

OCT 21 1999

Brenda Bernards
Senior Planner
Metro
600 NE Grand Avenue
Portland, Oregon 97232-2736

Request for Extension: Compliance with Regional 2040 Urban Growth Plan

Dear Brenda:

While the City of Fairview has been diligently working on complying with the 2040 Regional Urban Growth Plan we find that we are unable to meet the deadlines established earlier this year. Loss of significant staff resources, increased workload and increasing complexity to our compliance efforts has resulted in delays we are unable to avoid.

We have completed all of the initial tasks: minimum densities, accessory dwelling units, employment capacity, parking standards, a provision for blended parking, and a method for reporting parking spaces, and an amendment limiting the size of retail uses.

In addition, work related to the regional street design standards has also been completed as part of the Transportation System Planning work recently completed, and will be adopted as soon as possible.

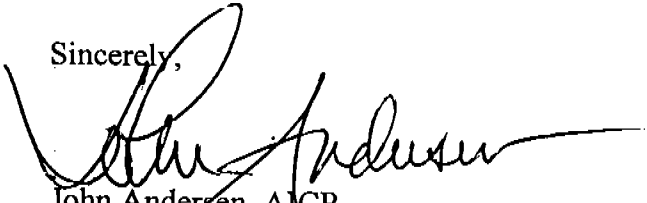
Compliance with other identified work items will be completed by April, 2000, with the Title III work to be satisfied by October, 2000.

In the interim the City will continue to enforce its existing regulations related to protecting riparian areas. Those regulations were some of the first adopted in the region and continue to provide significant protection to the sensitive riparian and wetland areas.



Please communicate to the Metro Council our regret that we will not meet our original deadlines. We will continue to work diligently to meet the new deadlines identified in this letter of request.

Sincerely,

A handwritten signature in black ink, appearing to read "John Andersen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Andersen, AICP
Director, Community Development Department

Cc: Fairview City Council
Fairview Planning Commission
Marilyn Holstrom, City Administrator

OCT 30 1998

300 HARRISON ST., P.O. BOX 337
FAIRVIEW, OREGON 97024
(503) 665-7929 FAX 666-0888

October 28, 1998

Brenda Bernards
Senior Regional Planner
Metro Growth Management Services
600 NE Grand Avenue
Portland, Oregon 97232

Dear Brenda:

You asked that the City of Fairview clarify its position regarding two items associated with the Regional Functional Plan Evaluation report submitted to your office August 19, 1998. The two items involve the City of Fairview's commitment to compliance with the Regional Functional Plan, and which option we preferred for Title 6 connectivity.

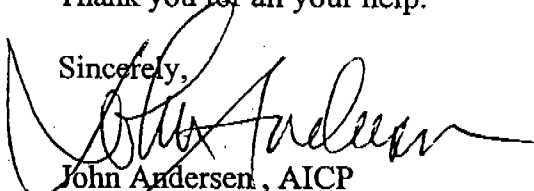
As regards the first issue, we are aware of the need to comply with the Regional Functional Plan and that any comprehensive plan or code amendments made at this time must be submitted to your office for review. The purpose of your review is to determine if the change would be in compliance with the Regional Functional Plan. It is our intent to submit any such amendments and solicit your comments in order to be in compliance with the Regional Functional Plan.

We have selected the design option for compliance with Title 6 Connectivity, and will soon be submitting draft regulations for your review. If our studies during the upcoming Fairview Transportation System Plan process indicate that we may be better selecting the performance option we will review that issue with your and your office at that time.

We will begin discussing the Regional Functional Plan with our Planning Commission on November 6th, with updates at every meeting. You are always welcome to attend.

Thank you for all your help.

Sincerely,



John Andersen, AICP
Acting Planning Director

Cc: Marilyn Holstrom, City Administrator



HON. EUGENE L. GRANT
Mayor

RANDY NICOLAY
MICHAEL SCHAUFLEER
JONATHAN EDWARDS
ROBERT BROOKS

City Administrator
WILLIAM BRANDON

City of Happy Valley



TELEPHONE (503) 760-3325
12915 S.E. KING ROAD
HAPPY VALLEY, OR 97236-6298
FAX (503) 760-9397

October 5, 1999

Mary Weber, Program Supervisor
METRO
600 NE Grand
PORTLAND, OR 97232-2736

Metro Growth Mgmt.

OCT - 5 1999

RE: Functional Plan Compliance
Request for Extension

Dear Ms. Weber:

As you know the City of Happy Valley is currently engaged in a comprehensive effort to bring the City into compliance with the Functional Plan and Goal 9. Our efforts will pivot on the City's effort to annex Urban Reserve Areas 14 and 15. The City Council is committed to bring the annexation to the citizen for a city wide vote in March.

The implications of this vote is clear. The City staff will develop two alternative sets of comprehensive plan and zoning ordinance amendments which will be tentatively approved by the Planning Commission and City Council prior to the election. One will provide for the multi-family and commercial needs of the in the urban reserve areas and the other will provide for these needs within the current City boundaries. The outcome of the election will determine which of the alternatives will be ultimately adopted by the City Council.

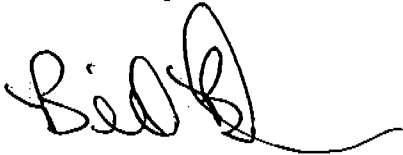
We are, therefore, requesting the Metro Council to grant the City of Happy Valley an extension of time for the implementation of the Functional Plan from December until April 30, 2000. Attached is the tentative schedule the City will be utilizing to insure that we will meet this deadline.

Brenda Bernards
Request for time extension
October 5, 1999
Page 2

Jim Crumley, Community Development Director, will be available to answer any questions or provide any additional information you may require. The City staff and/or Mayor Grant will be available to meet with the Metro Council or Planning staff if necessary to discuss this request in greater detail.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Brandon", with a long horizontal flourish extending to the right.

Bill Brandon, City Administrator

Attch: (1)

Cc: Mayor Grant
Jim Crumley

BB:jrc

Functional Plan and Annexation Process Schedule

Tentative schedule for the various tasks necessary to annex Urban Reserve areas 14 and 15 and to amend the City's Land Development Ordinance (LDO) and comprehensive plan with regard to zoning for commercial uses and multifamily development to bring the City's ordinances into compliance with Metro's Functional Plan and Statewide Planning Goal 9.

1. Distribute RFP to land use consultants for commercial land needs analysis and comprehensive plan amendment language (City staff will draft LDO text amendment) on or beforeOctober 8, 1999
2. Closing date for responses to RFP from land use consultantsOctober 18, 1999
3. CC selects consultant and authorizes execution of contract with land use consultant for commercial land needs analysis and comprehensive plan amendment languageOctober 19, 1999
4. City publishes notice of the PC hearing on the LDO text amendments and comprehensive plan amendments to all property owners in the City (Measure 56 requirement) at least 20 but not more than 40 days before PC's first hearing on the amendmentsbetween November 4 and November 24, 1999
5. Deadline for land use consultant to produce draft of commercial land needs analysis and draft of comprehensive plan amendment language December 1, 1999
6. Notice to DLCD of proposed LDO text amendment and comprehensive plan amendment (45 days prior to first PC hearing) no later than December 5, 1999
7. File notice of measure with county elections filing officer on or before.. January 13, 2000
8. First PC hearing on proposed LDO text amendment and comprehensive plan amendment..... January 24, 2000
9. Submit annexation ballot title and supporting documentation for inclusion in the Voters' Pamphlet on or before January 18, 2000
10. First CC hearing on proposed LDO text amendment and comprehensive plan amendmentFebruary 7, 2000
11. City publishes and posts notice of the CC hearing on the annexation proposal as required by ORS 222.120(3) once each week for two successive weeks prior to March 7, 2000 CC hearing February 21 and 28, 2000

Annexation and Functional Plan Compliance Schedule

October 5, 1999

Page 2

12. CC receives consents to annex executed by majority of electors and the owners of the majority of land in territory to be annexed – ORS 222.170(2) March 7, 2000
13. CC holds hearing on annexation question (held last CC meeting prior to election on annexation question – ORS 222.120(2) March 7, 2000
14. Election on annexation proposal (required by City charter) March 14, 2000
15. Second CC hearing and final adoption of LDO text amendment and comprehensive plan amendment language implementing Metro Functional Plan and Goal 9.....March 21, 2000
16. CC declares territory annexed – must occur after the annexation election and after the hearing required by ORS 222.120(2) March 21, 2000
17. Second Reading of final ordinances, if required.....April 4, 2000



Metro Growth Management

DEC 20 1999

December 16, 1999

MEMORANDUM:

TO: Mary Weber, Metro Community Development Manager
Ray Valone, Metro Senior Regional Planner
Metro Growth Management Services

FROM: City of Hillsboro Planning Department

RE: Hillsboro's Functional Plan Compliance Amendments.

This letter transmits and briefly describes draft amendments to Hillsboro's Comprehensive Plan and Land Use Regulations that, upon adoption, will bring these planning programs into full compliance with the Metro Urban Growth Management Functional Plan. The draft amendments are contained in the following Resolutions that were approved by our Planning Commission at its December 8th meeting. The Resolutions initiate City consideration of the amendments for ultimate adoption by the City Council:

1. Resolution No. 1103-P (HCP 7-99 and Attachments)

Resolution Initiating Amendments to Hillsboro Comprehensive Plan Ordinance No. 2793, As Amended, Including Amendments to Several Sections of the Comprehensive Plan Necessary to Comply with the Adopted Metro Urban Growth Management Functional Plan.

2. Resolution No. 1101-P (ZOA 8-99 and Attachments)

Resolution Initiating Amendments to Hillsboro Zoning Ordinance No. 1945, As Amended, Including Amendments to Several Sections of the Zoning Ordinance Necessary to Comply with the Adopted Metro Urban Growth Management Functional Plan.

3. Resolution No. 1102-P (SOA 3-99 and Attachments)

Resolution Initiating Amendments to Hillsboro Subdivision No. 2808, As Amended, Including Amendments to Several Sections of the Subdivision Ordinance Necessary to Comply with the Adopted Metro Urban Growth Management Functional Plan.

On November 23rd, we met with you and Mary Weber to brief both of you on the contents of the proposed amendments. At the meeting we described proposed 2040 Growth Concept Design Type Boundaries for Hillsboro that we are establishing pursuant to Metro Code 3.07.130. We also described proposed modifications to the 2040 Growth Concept Map, the Title 2 Parking Maximum Map and the Title 4 Employment and Industrial Areas Map as they apply to Hillsboro pursuant to provisions in Title 8 of the Functional Plan.

At the meeting, we also explained why we asked for a time extension to August/September 2000 to complete the public review and adoption process for the proposed amendments. We explained that we would be sending adopted Functional Plan Amendments to Metro throughout the extension period, and that the review and adoption process for more controversial amendments probably would take more time to complete.

At the meeting, we also identified some changes to particular provisions in the Functional Plan that we are requesting pursuant to Title 1 Section 3.07.130 and Title 8 Sections 3.07.821 B.2 and 3.07.821 B.4 of the Plan. The requested changes and their corresponding rationale are as follows:

Requested Changes to Functional Plan Maps Pertaining to Hillsboro.

Title 1 Changes:

Request: Pursuant to Metro Code Section 3.07.130¹, remove the “Corridor” designations within Hillsboro shown on the adopted Metro 2040 Growth Concept Map except for portions of the “Corridor” designated along NE Cornell Road extending from SE 10th Avenue/E Main Street to NE 25th Avenue. (This requested change is reflected on the proposed *Hillsboro 2040 Growth Concept Boundaries Map* contained in Attachment “A-1” to HCP 7-99 (Resolution 1103-P).

Rationale: The Functional Plan describes a “Corridor” as an area located along good quality transit lines that has a high-quality pedestrian environment and containing higher residential densities. The “Corridor” designated along Tualatin Valley Highway would not have a high quality pedestrian environment as TV Highway is designated as a “highway” in the current draft of the Metro RTP. Even though it is served by frequent bus, the Tualatin Valley Highway is very non-pedestrian friendly along its entire length within Hillsboro. In addition, along this stretch of the TV Highway, higher residential densities do not exist and are not planned in future.

The “Corridor” along Baseline Road/Main Street also would not have a high quality pedestrian environment except for that urban node area situated at the intersection of E Main Street and NE 28th Avenue, for which we have adopted policies establishing a 2040 Main Street at this location. This Main Street area is shown on the proposed Hillsboro 2040 Growth Concept Boundaries Map within HCP 7-99, Attachment “A-1”. Single family residential densities will dominate the rest of the areas bordering the Baseline Road/Main Street roadway for the foreseeable future.

¹ This request is based on Section 3.07.130 of the Metro Code which states:

3.01.130 Design Type Boundaries Requirement

For each of the following 2040 Growth Concept design types, city and county comprehensive plans shall be amended to include the boundaries of each area, *determined by the city or county* consistent with the general locations shown on the 2040 Growth Concept Map.

Cornell Road, except for portions running through the Orenco and Tanasbourne Town Centers (where higher residential densities are present) and the roadway segment situated between SE 10th Avenue/E Main Street and NE 25th Avenue, is not appropriate for a “2040 Corridor” designation. Much of Cornell Road is dominated by newer single family residential areas or passes through a planned Industrial areas. Only that portion of Cornell Road between 10th and 25th Avenues has an existing land use pattern conducive to the developing a 2040 Corridor area.

Title 2 Changes:

Request: Pursuant to Metro Code Section 3.07.821.B.2², we request that, as applied to Hillsboro, the Functional Plan Title 2 Maximum Parking Map be modified as described below and shown on the proposed Hillsboro Parking Maximum Map contained in attached ZOA 8-99:

1. **NW Shute Road:** Change the designation along Shute Road on the Map from “Zone A” to “Zone B”.

Rationale: Shute Road does not have 20-minute peak hour bus transit service.

2. **TV Highway:** Change “Zone A” along the south side of a segment of the TV Highway to “Zone B” as shown on the Map contained in attached ZOA 8-99.

Rationale: The segment in question is not within ¼-mile walking distance from a bus transit stop due to an intervening railroad track along the TV Highway that prevents direct travel to an existing bus transit stop.

² This request is based on Metro Code Section 3.07.821.B.4 which states in pertinent part as follows:

Parking Measures. Subject to the provisions of Title 2, cities or counties may request an exception to parking requirements. *Metro may consider a city or county government request to allow areas designated as Zone A to be subject to Zone B requirements upon the City or county establishing that, for the area in question:*

- a. *There are no existing plans to provide transit service with 20-minute or lower peak frequencies; and*
- b. *There are no adjacent neighborhoods close enough to generate sufficient pedestrian activity; and*
- c. *There are no significant pedestrian activity within the present business district; and*
- d. *That it will be feasible for the excess parking to be converted to the development of housing, commerce or industry in the future.*

(Emphasis added.)

Title 4 Changes:

Request: Pursuant to Metro Code Section 3.07.821.B.4³, we request that, as applied to Hillsboro, the adopted Functional Plan Title 4 Employment and Industrial Areas Map be modified as described below and shown on the modified Title 4 Map attached to this memorandum:⁴

1. City Comprehensive Plan “Floodplain” Designations.

Request: Remove “employment and industrial” designations from several “floodplain” areas.

Rationale: Several places within the Title 4 Map are designated “Floodplain” on our Comprehensive Plan Map. Thus, they will never become 2040 “employment” or “industrial” areas or be available for any urban use under our land use regulations as well as Functional Plan Title 3 requirements. Therefore, we request their removal from the Functional Plan Title 4 Map. The subject sites are labeled “1” on the attached modified Title 4 Map.

2. New Hillsboro Stadium and Ball Field Facilities.

Request: Remove “industrial” designation from the new Hillsboro Stadium and Ball Fields.

Rationale: An “industrial” designation of City land containing a new Hillsboro Stadium and several ball fields owned and operated by the City does not reflect its current use. These sites are planned for a future aquatic park, the Park and Recreation Department’s headquarters and other open space uses. Industrial development will not occur on the land in question; therefore, its “industrial” designation on the Title 4 Map is inappropriate. The subject area is labeled “2” on the attached modified Title 4 Map.

³ Section 3.07.821.B.4 allows a city to request changes to the Title 4 Map, and Metro to consider such a changes where (1) the land in question has a “substantially developed existing retail area or a locally designated retail area pursuant to a comprehensive plan acknowledged by the date of the Functional Plan” which allows major retail uses; or (2) the requested retail area has been found to be appropriate for an exception based upon current or projected needs within the jurisdiction and it can be demonstrated that adequate transportation facilities capacity exists for that retail area.

⁴ The modified Title 4 Map attached to this memorandum is slightly different than the Title 4 Map contained in ZOA 8-99, Attachment “C” because the attached Title 4 Map contains 6 additional adjustments to the Map in ZOA 8-99. Three of these adjustments restore the Functional Plan Title 4 employment designations to the properties in question. Two other adjustments extend the current reach of existing employment and industrial designations to the edge of Cornell Road and the TV Hwy. The final adjustment extends the Title 4 employment designation onto a commercial (C-1) property that would otherwise allow unrestricted major retail use development. These adjustments were made after the Planning Commission initiated ZOA 8-99 for consideration; therefore, they will be presented to the Planning Commission for inclusion within ZOA 8-99 at its February 23, 2000 meeting.

3. Existing “Home Depot” Business Site.

Request: Remove the “Industrial” designation on the new Home Depot Site.

Rationale: The site in question contains a new Home Depot retail outlet. Therefore, the rationale for designating the site “Industrial” on the Title 4 Map no longer exists. The site (as well as adjoining properties immediately to the east of the site owned by Washington County) were always considered better suited for commercial use by the City as evidenced by their current City M-2, Industrial zoning. The M-2 Zone permits most of the retail uses allowed by the City’s C-1, Commercial Zone which expressly allows major retail uses. The site’s close proximity to the existing Esplanade Shopping Center and other retail outlets across the TV Highway and its direct accessibility to the TV Highway as well as the adjacent residential neighborhoods to the east and south make this site best suited for commercial use. The subject site is labeled “3” on the attached modified Title 4 Map.

4. TV Highway and Cornell Road “Corridor” Adjustments.

Request: Extend the “employment” and “industrial” designations (as applicable) along TV Highway and Cornell Road up to the edge of the street.

Rationale: Should the “Corridor” designation along the TV Highway and Cornell Road be removed as requested above, Title 4 employment and industrial designations of the vacated Corridor lands should be established. The areas in question are labeled “4” on the attached modified Title 4 Map.

5. Existing C-1 Commercial.

Request: Remove “employment” designation on the existing Wellesley Inn & Suites.

Rationale: The “employment” designation of properties located on Cornell Road and within the Tanasbourne Town Center area incorrectly reflects the new extended stay hotel property in question and the adjacent property. The properties are also designated for commercial development on the recently adopted Hillsboro Tanasbourne Town Center Community Plan, which is a part of the City’s comprehensive plan. Employment uses on the properties will not occur. The area in question is labeled “5” on the attached modified Title 4 Map.

6. Cornell - Walker Road Superblock Properties.

Request: Remove “employment” designation on properties within the Cornell-Walker Roads Superblock.

Rationale: The area labeled “6” on the attached modified Title 4 Map is located within an area identified in the recently adopted Hillsboro Tanasbourne Town Center Community Plan as the “Cornell-Walker Roads Superblock” area. The subject properties are planned for mixed-use development and medium density residential development. As such they will not contain any significant amount of employment uses and, thus, should not be designated a “employment” areas on the Title 4 Map.

7. Downtown (West) “Industrial” Site.

Request: Remove “employment” designation on certain properties at the west end of downtown Hillsboro.

Rationale: The area labeled “7” on the attached modified Title 4 Map is designated as “ inner neighborhood” on the Metro 2040 Growth Concept Map and the City of Hillsboro concurs with this designation and will incorporate it into our comprehensive plan. As a result, the area cannot be used for any major retail use. Therefore, we request the removal of the unnecessary employment designation from the Metro Title 4 Map.

8. City Comprehensive Plan “Open Space” Designation.

Request: Remove “employment” and “industrial” designation from several “open space” areas.

Rationale: Several places within the Title 4 Map are designated for “open space” on our Comprehensive Plan Map and are owned by the City for parks or water quality purposes and will never become 2040 “employment” or “industrial” areas. As a result, no major retail use may be developed within these open space areas. Therefore, we request their removal from the Functional Plan Title 4 Map. The subject sites are labeled “8” on the attached modified Title 4 Map.

9. Washington County “River Road” Site.

Request: Remove “industrial” designation from the County Property on TV Highway.

Rationale: In response to a request by Washington County, we ask that the property owned by the County and located along the TV Highway directly east of Home Depot Retail Outlet not be designated “industrial” on the Title 4 Map. The property in question is labeled “9” on the attached modified Title 4 Map. A letter from the County asking us to seek removal of the Title 4 Map industrial designation on the subject property accompanies this letter for your reference. The County is proceeding with filing an application to amend our Comprehensive Plan to re-designate the subject property “Commercial” on our Comprehensive Plan Map and intends to seek rezoning of the property from M-2, Industrial to C-1, Commercial, if its Plan amendment application is approved.

10. Existing Residential Sites.

Request: The areas labeled “10” on the attached modified Title 4 Map are located within existing residential (both single and multifamily) properties.

Rationale: The subject properties are already developed with newer single or multifamily uses. Therefore, we request the removal of the employment designations from the Metro Title 4 Map.

11. “Thorncroft Farms” Multifamily Development.

Request: Remove “employment” designation on the existing Thorncroft Farms multifamily property.

Rationale: The “employment” designation of properties located on Cornell Road and within the Tanasbourne Town Center area incorrectly reflects the new multifamily use of the properties in question. The properties are also designated for multifamily development on the recently adopted Hillsboro Tanasbourne Town Center Community Plan, which is a part of the City’s comprehensive plan. Employment uses on the properties will not occur. The area in question is labeled “11” on the attached modified Title 4 Map.

12. “Tanasbourne West” PUD Designation.

Request: Remove “employment” and “industrial” designations from a designated PUD site along Imbrie Road near Evergreen and Cornelius Pass Roads.

Rationale: The “industrial” and “employment” designation of properties located along Imbrie Road near Evergreen and Cornelius Pass Roads are part of an approved “Tanasbourne West” PUD on our Zoning Map. The PUD proposes the development of restaurants, a hotel and other retail commercial support services that will reduce vehicle trips for businesses and their employees throughout the surrounding Hillsboro high tech industrial sanctuary area. The project is located immediately south of a planned major retail use to be situated on the north side of Imbrie Road. As a result, major retail use within the “Tanasbourne West” site will not occur due to both current City land use policy and competitive market circumstances. Therefore the “industrial” and “employment” designations of these properties should be removed from the Metro Title 4 Map. The area in question is labeled “12” on the attached modified Title 4 Map.

13. Continuation of “employment” designation between Amberwood Drive and Cornell Road.

Request: Continue the “employment” designation between Amberwood Drive and Cornell Road.

Rationale: The areas immediately to the north and south of Amberwood Drive are designated “employment” on the Metro Title 4 Map therefore we request the continuation of the “employment” designation from the south side of Amberwood Drive to Cornell Road. The subject sites are labeled “13” on the attached modified Title 4 Map.

14. Designate C-1 sites as “employment”.

Request: Add the “employment” designation to this area.

Rationale: This area is zoned C-1, Commercial by the City. The subject sites are not suited for retail uses larger than 60,000 square feet. If a major retail use is proposed it needs to go through the review process set up in Title 4. The standards for this land use review process are outlined in Title 4. Therefore, we request the addition of these sites to the Functional Plan Title 4 Map. The subject sites are labeled “14” on the attached modified Title 4 Map.

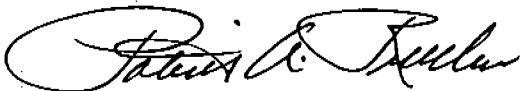
15. Future Residential Site.

Request: Remove the “employment” designation from a future residential site.

Rationale: The site labeled “15” on the attached modified Title 4 Map is adjacent to Jackson Bottom Wetlands and is a future residential site. Therefore, we request the removal of the “employment” designation from the Title 4 Map.

Thank you for your assistance on this matter. Should you have any question, please call Jennifer Wells of our staff at (503) 681-6214.

CITY OF HILLSBORO PLANNING DEPARTMENT



Patrick A. Ribellia, AICP, Esq.
Long Range Planning Supervisor,

attachments:

PR: F:\Work\Functional Plan Compliance\FunctionalPlanLet2



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/janc_h/complan/1-7-00 Letter to Burton

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
TITLE 1: Housing and Employment Accommodation		
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
Design Type Boundaries (Map and Define Town Centers, Transit Corridors, Main Streets, Employment Centers, etc.)	November, 1998	March, 1999 Done
TITLE 2: Regional Parking Policy		
3.7.07.220(D) Establish a process to monitor and provide parking space data to Metro on an annual basis	March, 1999	No Council Action Required. Done
TITLE 3: Water Quality and Flood Management Conservation.		
Adopt code language requiring balanced cut and fill in floodplain	September, 1999 March, 2000	December, 1999 June, 2000
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
TITLE 4: Retail in Employment and Industrial Areas		
Restriction on size of large retail in MG zone	November, 1998	April, 1999 Done
TITLE 6: Regional Accessibility :		
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
TITLE 8: Functional Plan Compliance Procedures		
3.07.830(B) Specify a process to provide future proposed amendments to Metro for review.	Will begin immediately	No Council Action Required



Metro Growth Management

NOV 26 1999

November 24, 1999

Mr. Mike Burton, Executive Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Re: Report on Title 1 and Title 6 and Request for Extension to July, 2000

Dear Mr. Burton:

The City of Milwaukie has been actively working to complete compliance requirements of the Urban Growth Management Functional Plan. In April of this year the City Council adopted numerous amendments to the City's Comprehensive Plan and implementing ordinances in satisfaction Titles 2, 4, and 8. Significant portions of Titles 1 and 6 were also completed at this time.

The Planning Department is presently working on Title 3 and is expecting to adopt implementing ordinances by July, 2000 consistent with the extension approved by Metro Council.

Completion of Functional Plan compliance has been and remains a priority work item for the City, an additional extension is requested for the following remaining sections Title 1 and Title 6.

- Adoption of Title 1, 2040 Main Street design-type mapping.
- Completion of Title 1, Housing and employment capacity analysis
- Adoption of Title 6, Regulations limiting new street block-length.
- Adoption of Title 6, Regulations limiting the length of new cul-de-sacs.

The City continues to be challenged with staff transitions. The Planning Department experienced a staff vacancy this summer that has just recently been filled. The vacancy has made it difficult for the Department to manage current planning and day-to-day operations and simultaneously make headway on long range planning projects such as Functional Plan compliance.

Consequently, we are requesting an extension to July, 2000 to complete compliance with Title 1 and Tile 6. The present work plan for Title 3 allows for coordination of public hearings that will be required for Titles 1 and 6 thus facilitating completion by the July, 2000.

A summary of remaining Title 1 and 6 compliance work and project schedule is provided below.

Remaining Title 1 and 6 Compliance Work

Title & Section	Summary	Work tasks
Title 1 3.07.130	Adopt 2040 design-types	Investigate existing land use, zoning, traffic, surrounding land use, and potential neighborhood issues. Identify alternative mapped areas. Estimate scope of work required to conduct required land use analysis.
Title 1 3.07.150	Complete housing and job capacity.	Conduct necessary analyses.
Title 6 3.063.A.1.b.	Limit new street block lengths to 530 ft. or less.	Conduct tasks as specified in TGM grant awarded to implement the City's Transportation System Plan. TGM project begins winter, 2000. Adopt implementing ordinances.
Title 6 3.063.A.2.b.	Limit new cul-de-sac length to no more than 200 ft. No more than 25 units on closed end street system.	same as above same as above

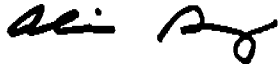
Title 1 and 6 Compliance Project-Schedule

Action	Title 1	Title 6
Commence technical work	December, 1999	January, 2000
Develop and evaluate policy alternatives	January, 2000	February, 2000
Joint City Council & Planning Commission work session	March, 2000	March, 2000
Planning Commission Public Hearing	April, 2000	April, 2000
City Council Public Hearing	June, 2000	June, 2000

Mr. Mike Burton
November 24, 1999
page 3 of 3

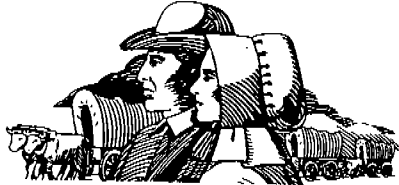
I would like to take this opportunity express my appreciation and gratitude for the fine work and assistance your staff continues to provide. Please do not hesitate to contact me at 786-7654 should you have any questions or need additional information. Thank you for your consideration in this matter. I look forward to hearing from you.

Sincerely,



Alice Rouyer
Planning Director

cc: Mayor and City Council
Dan Bartlett, City Manager
Martha Bennett, Assistant City Manager, CD
John Gessner, Associate Planner
Gary Firestone, City Attorney
Brenda Bernards, Sr. Planner, Metro Growth Management



CITY OF OREGON CITY

Incorporated 1844

320 WARNER MILNE ROAD | OREGON CITY, OREGON 97045
TEL 657-0891 | FAX 657-7892

Metro Growth
DEC 20 1999

December 16, 1999

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

RE: Status Report on Compliance with Titles 1-6 of the Metro Functional Plan

Dear Brenda:

I am pleased to report the following progress in completing Oregon City's Function Plan Compliance Work Tasks (see attached chart).

- Title 3 requirements, projected to be adopted in December, 1999, became effective in December, 1999.
- Title 8 requirements, projected to be adopted in December, 1999, became effective in September, 1999.
- Title 1 compliance through adoption of the Oregon City Downtown Community Plan, is in public hearings at this date, with anticipated adoption by the City Commission in January 2000.
- Title 1 partial compliance through adoption of provisions to encourage home ownership opportunities in the City's Two-Family Dwelling District (RD-4) became effective in November, 1999.
- Title 1 partial compliance through adoption of revised Planned Unit Development standards that award density bonuses for preserving open space and natural features, for integrating small commercial uses within residential developments, or for providing a mix of residential building types, is ready for public hearings with anticipated adoption in February, 2000.
- Titles 2 and 6 compliance by adoption of the City's Transportation System Plan, now in the public worksession stage, with anticipated adoption by April, 2000.

Letter to Brenda Bernards
December 16, 1999
Page 2

We will request some changed review dates, and will probably ask that remaining "adopted by" dates be moved to September, 2000. Our revised work program will be available for your review shortly after the first of the year 2000.

On behalf of the City of Oregon City, I wish to thank you for your continued support of the City's planning efforts. Planning staff have especially relied on your patience and willingness to assist when asked.

Sincerely,

A handwritten signature in cursive script that reads "Maggie Collins".

Maggie Collins
Planning Manager

Attch. "Functional Plan Implementation Timeline," from Metro Final Report, April, 1999

cc: Brian Nakamura, City Manager
Bryan Cosgrove, Community Development Director
Bob Cullison, Engineering Manager
Nancy Krauschaar, Public Projects Manager

4. Functional Plan implementation timeline

The following timeline prepared by Oregon City describes the remaining tasks and shows the dates that information will be provided to Metro for review and when the City Council will adopt the code changes.

Functional Plan Compliance Work Tasks	Review Date	Adopted By
Address the regional street design requirements of Metro Code 3.07.620 (Title 6)	August 1999	October 1999
Prepare map and text amendments to the Comprehensive Plan and Development Code to adopt the Transportation System Plan which specifically address connectivity requirements of Metro Code 3.07.630. (Title 6)	August 1999	October 1999
Amend the Comprehensive Plan and Zoning Code to meet the requirements of Metro Code 3.07.340 (Title 3)	July 1999	December 1999
Create a system to provide proposed comprehensive plan and zoning code amendments to Metro for review for Functional Plan Compliance prior to adoption as required by Metro Code 3.07.830 (Title 8)	August 1999	December 1999
Amend the Zoning Code to prohibit large retail in Employment Areas as required by Metro Code 3.07.420 (Title 4)	March 2000	June 2000
Develop a provision for blended parking ratios for mixed use areas, establish minimum and maximum parking standards and develop a system to provide Metro with an inventory of new non-residential parking spaces on an annual basis as required by Metro Code 3.07.220. (Title 2)	March 2000	June 2000
Establish minimum densities and permits accessory dwelling units in zones allowing single family dwelling units as required by Metro Code 3.07.120 (Title 1)	April 2000	July 2000
Finalize the boundaries for design type map as required by Metro Code 3.07.130 (Title 1)	April 2000	July 2000
Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5)	April 2000	July 2000
Finalize the employment and housing target capacities as required by Metro Code 3.07.150 (Title 1)	May 2000	September 2000



CITY OF PORTLAND, OREGON BUREAU OF PLANNING

VERA KATZ, MAYOR
DEBORAH STEIN, INTERIM DIRECTOR
1900 S.W. FOURTH AVENUE, ROOM 4100
PORTLAND, OREGON 97201-5350
TELEPHONE: (503) 823-7700
FAX: (503) 823-7800
E-mail: pdxplan@ci.portland.or.us

December 20, 1999

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

Dear Mr. Burton:

On behalf of the City of Portland, I am requesting time extensions to allow us to complete portions of our work to comply with the Urban Growth Management Functional Plan.

We have made considerable progress on all elements of this work and have completed several. We have brought proposals before the Planning Commission to amend city codes to meet Title 1 minimum density requirements; Title 2 parking minimums, maximums, and blended ratios; and Title 3 water quality performance standards. City Council has adopted measures to satisfy Title 3 flood management and erosion control requirements.

In spite of our diligent efforts, scheduling problems and complex public involvement issues have prevented us from completing some elements of our work as expected. These are the elements of the Functional Plan for which extensions are requested and the proposed plans to complete the work:

Title 1	Minimum density	expected completion:
Section 3.07.120.A		April 30, 2000

This is contained in the Land Division Code Rewrite. After long and careful deliberations, on October 19, 1999, the Planning Commission approved a recommended draft containing minimum density requirements in accordance with the Functional Plan. The first City Council hearing is scheduled for February 16, 2000. We expect to complete the adoption process by the end of April 2000.

Title 1	Design Type Boundaries	expected completion:
Section 3.07.130		September 30, 1999

The Comprehensive Plan Update project contains proposed Comprehensive Plan policy amendments and design type boundaries. The timeline for this project has slipped due to scheduling and coordination difficulties. The Proposed Draft of the Comprehensive Plan Update project will be issued in January 2000, and Planning Commission hearings are scheduled to begin in April. We expect City Council hearings to begin on this project in July, leading to adoption of the policies and maps by September 30, 1999.

Title 2, Sections 3.07.220.A.1, A.2, and B	Minimum and Maximum Parking Ratios, Free Surface Parking Spaces, and Blended Rates in Mixed-Use Areas	expected April 30, 2000
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On December 1, 1999, City Council held a hearing on the Planning Commission's recommended zoning code amendments. City Council will hold a second hearing on December 22, 1999, to further discuss this project. City Council is likely to ask the Bureau of Planning to make changes to the recommended amendments that will bring them into closer alignment with Functional Plan requirements. These changes will be complete by March 2000 and adopted by City Council by late April 2000.

Title 3 Section 3.07.340	Water Quality	Tributary compliance expected by November 15, 2000; Willamette and Columbia compliance expected in December 2002.
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The Office of Planning and Development Review has completed work on the Erosion and Sediment Control and Flood Management parts of this title. City Council adopted the necessary ordinances on December 1, 1999, and they will be in effect on March 1, 2000. The Compliance Update dated December 20, 1999, describes how these measures will contribute to Portland's eventual compliance with Title 3.

The City of Portland requests an extension to complete work on the Water Quality portion of Title 3. Portland has done substantial work on this section, and continues to work actively to meet its requirements. As reported in the June 1999 Compliance Update, the city initiated a process last spring to nominate candidate wetlands for environmental zone protection. After the first Planning Commission hearing on the city's proposal, Metro staff commented that the proposal did not appear to meet Functional Plan requirements.

In the meantime, Portland has been conducting an aggressive program to meet the requirements of the federal Endangered Species Act (ESA) and to help recover the threatened fish populations. One aspect of this program is a project that is currently reviewing and preparing amendments to the city's environmental zones. It appears that many of the measures necessary and advisable for ESA duplicate those required to meet Title 3 water quality requirements. Rather than pursuing separate projects that would establish overlapping regulations, Portland has combined the Title 3 Water Quality project with its environmental zone review project. We expect to have a public review draft in June 2000. Following public involvement and incorporation of

comments, the Portland Planning Commission is expected to hold hearings on a proposed draft starting in late August 2000. City Council adoption of the recommended draft is expected in November 2000.

The environmental zone review project focuses on the Columbia Slough and the other tributaries to the Willamette River. The Willamette and Columbia Rivers, as the City's waterfront and as large, low-gradient rivers, raise issues that do not apply to the tributaries. In accordance with Statewide Planning Goal 15, Portland is currently conducting a Willamette River Greenway planning project involving a wide spectrum of stakeholders. This project includes consideration of Metro Title 3 as well as ESA requirements. It is scheduled for completion by December 2002. Compliance with Title 3 and an ESA-related planning process for the Columbia River waterfront will parallel the Willamette Greenway Plan.

Title 6, Street Connectivity expected April 30, 2000
Section 3.07.630.A Standards

This work is part of the Land Division Code Rewrite Project. As described in the section on the Title 1 Minimum Density work, City Council hearings are scheduled to begin on February 16, 2000 leading to adoption by the end of April 2000.

Portland continues to support the regional planning effort. The city is devoting considerable resources to come into compliance with the remaining elements of the Urban Growth Management Functional Plan. We expect to complete our compliance work as quickly as possible. I look forward to confirmation that Portland's requests for time extensions for these few remaining work elements have been granted.

Sincerely,



Deborah Stein
Interim Director

Cc: Mayor Vera Katz
Commissioner Dan Saltzman
B. Ames, Mayor's office
Commissioners' planning liaisons
C. Pinard, S. Edmunds, S. Hartnett, T. Carter, T. McGuire, B. Glascock, M. Harrison, A. Burns; BOP
K. Robinson, L. Graham, J. Deer, S. Feldman, M. Mahoney; OPDR
S. Dotterer, J. Harrison; PDOT

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 Neil, 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*



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Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

January 17, 2000

Ray Valone
Growth Management Department
600 NE Grand Ave.
Portland, OR 97232

Dear Ray:

I am writing in response to your request for an update on Wilsonville's efforts to achieve compliance with Metro's Urban Growth Management Functional Plan. Also, please consider this to be a request for a time extension in that process.

As you know, the City of Wilsonville has divided its work program on this project into a series of separate steps, involving various amendments to the City's Comprehensive Plan and Development Code. I will list those steps below to make it a little easier to follow:

Comprehensive Plan Amendments:

1. General revisions to Plan: Draft amendments to the Comprehensive Plan are being reviewed by the City's Planning Commission. Public hearings are expected to begin in April 2000.
2. New Transportation Systems Plan, Storm Water Master Plan, and Natural Resource Plan. All of these elements of the Comp Plan are in draft stages. Public hearings are expected to begin in April 2000. Please note that the new Transportation Systems Plan will address the Title 6 provisions of the Functional Plan, as well as provisions of the Regional Transportation Plan. The Storm Water and Natural Resource Plans will address Title 3 requirements, as well as Goal 5 and Endangered Species Act requirements.

Development Code Amendments:

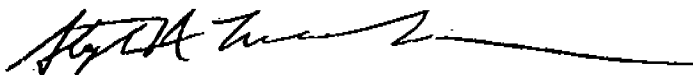
1. Revisions to sign regulations. Although not directly related to Functional Plan requirements, we chose to complete the revisions to the sign section of the Development Code first, while we awaited a decision from the State of Oregon on prison siting. This was completed in May 1999.



2. General revisions to Development Code. Planning Commission hearings were concluded in December 1999. The City Council hearing is scheduled to begin in February 2000. These Code revisions include most Functional Plan requirements. Notable exceptions include the riparian setback standards of Title 3 and some of the transportation requirements of Title 6.
3. Development Code revisions to implement transportation-related provisions of the Urban Growth Management Functional Plan and Regional Transportation Plan. Still in draft form after approximately three years of committee work, public hearings before the City's Planning Commission are expected to begin in spring 2000. I estimate that these Code changes will be adopted by the City Council in late 2000.
4. Development Code revisions to implement Title 3 requirements. Although some of the Title 3 requirements have already been addressed in the Code updates noted under #2, above, the City is dealing with most of Title 3, Statewide Planning Goal #5, and Endangered Species Act requirements in a single process. The City has contracted with Fishman Environmental Services and CDA Consulting to help prepare a Natural Resource Plan and implementing ordinances. The preparation of that plan has included a series of public meetings. The first public hearing before the Planning Commission is expected to occur in April 2000, with adoption by the City Council anticipated before July 2000. We are aware of the time extension for Title 3 compliance that has been approved, and we are doing all we can to meet that deadline.

If you have any questions about this process or the time-lines that are proposed, please contact me.

Sincerely,



Stephan Lashbrook, AICP
Planning Director

CC: Arlene Loble, City Manager
Eldon Johansen, Community Development Director
Planning Commission
Mayor and City Council

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING TIME) RESOLUTION NO. 00-2896
EXTENSIONS TO THE FUNCTIONAL PLAN)
COMPLIANCE DEADLINE FOR CLACKAMAS) Introduced by Executive Officer Mike Burton
COUNTY AND THE CITIES OF FAIRVIEW,)
GRESHAM, HAPPY VALLEY, HILLSBORO,)
LAKE OSWEGO, MILWAUKIE, OREGON)
CITY, PORTLAND, WEST LINN, AND)
WILSONVILLE)

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 Urban Growth Management Functional Plan requires that all jurisdictions in the region make plan and implementing ordinance changes needed to come into compliance with this functional plan by February 19, 1999; and

WHEREAS, the Urban Growth Management Functional Plan in Metro Code Section 3.07.820.C provides that Metro Council may grant extensions to timelines under this 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, the following eleven jurisdictions have requested time extensions to complete compliance work based on evidence showing "substantial progress or proof of good cause" for failing to meet the February 19, 1999 compliance deadline and have submitted detailed timelines showing when the work will be completed, now therefore,

BE IT RESOLVED:

1. That Clackamas County and the Cities of Fairview, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn, and Wilsonville shall receive Functional Plan compliance time extensions 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 _____ day of _____ 2000.

David Bragdon, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel

EXHIBIT A

Functional Plan Compliance Time Extensions For Clackamas County and the Cities of Fairview, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn, and Wilsonville

Metro Code numbers are used to cite Functional Plan requirements with the applicable Functional Plan title following in parentheses (). Resolution 00-2896 does not include time extension requests for compliance with the requirements of Title 3. The Table below identifies the Functional Plan Titles for reference.

Functional Plan Titles

Title 1	<i>Requirements for housing and employment accommodation</i>
Title 2	<i>Regional parking policy</i>
Title 3	<i>Water quality, flood management conservation</i>
Title 4	<i>Retail in employment and industrial areas</i>
Title 5	<i>Requirements for rural reserves and green corridors</i>
Title 6	<i>Regional accessibility</i>
Title 7	<i>Affordable housing</i>
Title 8	<i>Compliance procedures</i>

Clackamas County

June 2000

- Complete and adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

July 2000

- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).

City of Fairview

April 2000

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

City of Gresham

February 2000

- Calculate housing and employment capacity for the development code, if necessary, amend the Code to increase capacity as required by Metro Code 3.07.150 (Title 1).

March 2000

- Adopt Transportation System Plan language to implement Metro Code 3.07.620 (Title 6).

April 2000

- Determine the effect of items identified in Metro Code 3.07.150.C on the City's calculated capacities. (Title 1)

June 2000

- Adopt Transportation System Plan language to implement Metro Code 3.07.630 (Title 6).

September 2000

- Adopt a map of 2040 Growth Concept design types as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)

December 2000

- Evaluate local facility plans to determine ability to support calculated capacity for jobs and housing as required by Metro Code 3.07.150 (Title 1).

City of Happy Valley

April 2000:

- Amend the zoning ordinance to adopt minimum density standards as required by Metro Code 3.07.120.A (Title 1).
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Adopt language to implement the connectivity requirements of Metro Code Section 3.07.630 (Title 6).

City of Hillsboro

September 2000

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Lake Oswego

June 2000

- Adopt minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.
- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

City of Milwaukie

June 2000

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.
- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

Oregon City

April 2000:

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000:

- Establish minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow an accessory dwelling unit within any single-family dwelling as required by Metro Code 3.07.120.C (Title 1).
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment and housing target capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning ordinance to prohibit large-scale retail uses in industrial areas and to limit such uses in employment areas as required by Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).

City of Portland

April 2000

- Amend the zoning code to establish minimum densities for all residential zones as required by Metro Code 3.07.120.A (Title 1).
- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000

- Adopt a map with design type boundaries as required by Metro Code 3.07.120 (Title 1).

City of West Linn

March 2000

- Amend the Code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1)
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).

- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)
- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Adopt Code changes needed to amend parking minimums to meet the requirements of Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).
- Adopt language to implement the street design requirements of Metro Code Section 3.07.620 (Title 6).
- Adopt language to implement the requirements of Metro Code Section 3.07.630 (Title 6)

City of Wilsonville
September 2000

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).
- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Determine and report the calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150 (Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

STAFF REPORT

*CONSIDERATION OF RESOLUTION NO. 00-2896 GRANTING
ADDITIONAL TIME EXTENSIONS TO THE FUNCTIONAL PLAN
COMPLIANCE DEADLINE FOR CLACKAMAS COUNTY, AND
THE CITIES OF FAIRVIEW, GRESHAM, HAPPY VALLEY,
HILLSBORO, LAKE OSWEGO, MILWAUKIE, OREGON CITY,
PORTLAND, WEST LINN, AND WILSONVILLE*

Date: January 24, 2000

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

PROPOSED ACTION

Adoption of Resolution No. 00-2896 granting additional time extensions to meet the requirements of the Functional Plan for Clackamas County and the Cities of Fairview, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn and Wilsonville.

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."

The deadline for compliance with the requirements of the Functional Plan was February 1999. Many jurisdictions required more time to make the necessary changes to their codes and plans to come into compliance. Eleven jurisdictions have requested additional time extensions to implement a portion of the requirements of the Functional Plan. The letters requesting the time extensions are attached to this report. As there are a number of other jurisdictions that have missed their deadlines, it is anticipated that further requests for additional time extensions will be brought to Metro Council. A matrix showing the compliance status of each of the jurisdictions is attached.

Metro Code numbers are used to cite Functional Plan requirements. The applicable Functional Plan title follows each citation in parentheses (). Resolution 00-2896 does not include time extension requests for compliance with the requirements of Title 3. The Title 3 time extension requests will be reported on separately. The Table below identifies the Functional Plan Titles for reference.

Functional Plan Titles

- Title 1 *Requirements for housing and employment accommodation*
- Title 2 *Regional parking policy*
- Title 3 *Water quality, flood management conservation*
- Title 4 *Retail in employment and industrial areas*
- Title 5 *Requirements for rural reserves and green corridors*
- Title 6 *Regional accessibility*
- Title 7 *Affordable housing*
- Title 8 *Compliance procedures*

COMPLIANCE PROGRESS

Although these twelve jurisdictions have requested additional time to complete Functional Plan compliance, all have made significant progress towards meeting the Functional Plan goals. The County and the Cities have completed this work without additional staff. The only additional resources for compliance work have come from State grant programs such as the Transportation/Growth Management and the periodic review program.

For the most part, additional time is needed to complete the public hearing process of each jurisdiction. The time extensions for Title 6 are primarily to tie Functional Plan compliance with the jurisdictions' Transportation System Plan (TSP) planning. Many TSP work schedules were timed to coincide with the adoption of the Regional Transportation Plan. Grant funding schedules are also affecting the timing of the transportation policy work.

The following pages summarize the progress of each jurisdiction included in Resolution No. 00-2896 and provide timelines for remaining Functional Plan elements. Each jurisdiction listed below has 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).

Clackamas County

Clackamas County's original time extension was to December 1999. The County has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4, 5 and 8 and has made significant progress on Title 1. The Clackamas Regional Center Plan was adopted last year. It is the culmination of over 3 years of work by staff, agencies and citizens. The County also recently completed corridor planning for Sunnyside Road and McLoughlin Boulevard. The comprehensive plan and code have been amended to include minimum densities, accessory dwelling units, parking standards and retail restrictions. According to the following timeline, the County intends to complete the work needed by July 2000 to comply with the remaining provisions of Title 1 and Title 6.

June 2000

- Adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

July 2000

- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).

City of Fairview

Fairview's original time extension was to November 1999. The City has made appreciable progress towards meeting the requirements of the Functional Plan. It has adopted minimum densities and accessory dwelling units and has completed the employment and dwelling unit capacity calculation. Minimum and maximum parking standards have been adopted and the City prohibits large-scale retail uses in the Employment and Industrial Areas. The City of

Fairview has requested a time extension to complete the design type map and to comply with Title 6.

April 2000

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

City of Gresham

Gresham's original time extension was to September 1999. The City is continuing to work towards compliance with the requirements of the Functional Plan. Gresham's efforts to build its regional center, town center and station areas have been recognized nationally and are a model for suburban redevelopment. Gresham's minimum density code language, Civic Neighborhood Plan District and parking polices are all used as models in Metro's land-use code handbook. The City has made extensive zoning changes to implement its town center, regional center and other 2040 design types. Gresham also has adopted minimum density and accessory dwelling unit policies. While the city has several small tasks to complete, the only significant work remaining is the capacity calculation, Title 4 changes and Title 6 implementation. Adjustments to parking minimums and maximums to resolve minor difference between existing standards and Title 2 are under discussion. Gresham intends to complete the remaining compliance work on the following timeline:

February 2000

- Calculate housing and employment capacity. If below Functional Plan targets, amend the Code to increase capacity as required by Metro Code 3.07.150 (Title 1).

March 2000

- Adopt Transportation System Plan language to implement Metro Code 3.07.620 (Title 6).

April 2000

- Determine the effect of items identified in Metro Code 3.07.150.C on the City's calculated capacities (Title 1).

June 2000

- Adopt Transportation System Plan language to implement Metro Code 3.07.630 (Title 6).

September 2000

- Adopt a map of 2040 Growth Concept design types into the Gresham Development Code as required in Metro Code 3.07.130 (Title 1).
- Adopt Code language to implement Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)

December 2000

- Evaluate local facility plans to determine ability to support calculated capacity for jobs and housing as required by Metro Code 3.07.150 (Title 1).

City of Happy Valley

Happy Valley's original time extension was to December 1999. The City is in the process of preparing two alternative comprehensive plan and zoning code ordinance amendments. A city-wide vote to annex Urban Reserve Areas 14 and 15 will be held in March 2000. If the land is annexed, the City will accommodate its commercial uses in these areas. If the land is not annexed, the City will accommodate its commercial uses within the existing City limits. The additional time extension is needed to allow for the annexation vote.

April 2000:

- Amend the zoning ordinance to adopt minimum density standards as required by Metro Code 3.07.120.A (Title 1).

- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Finalize and report to Metro employment capacities for the City as a whole and for mixed-use areas within the City as required by Metro Code 3.07.150 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Adopt language to implement the connectivity requirements of Metro Code Section 3.07.630 (Title 6).

City of Hillsboro

Hillsboro's original time extension was to September 1999. The City has made substantial progress toward meeting Functional Plan requirements. The City has focused its efforts on mixed-use planning in its light rail station areas. The remaining work is being completed as part of the City's extensive development code update. The additional time extension is needed to complete the public review and adoption process for the proposed code and plan amendments to come into compliance with the Functional Plan.

September 2000

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Lake Oswego

Lake Oswego's original time extension was to November 1999. The City has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4 and 8 and has made significant progress on Title 1. Lake Oswego is currently working on mixed-use center planning for the downtown and Lake Grove areas. The City intends to complete the remaining work needed according to the following timeline:

June 2000

- Adopt minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.
- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

City of Milwaukie

Milwaukie's original time extension was to February 2000. The City undertook an extensive public involvement process to propose the amendments to its comprehensive plan and zoning code to meet the requirements of the Functional Plan. The City has completed its center planning and has implemented an overlay in the downtown to achieve desired densities. The City is requesting an additional time extension to June 2000 to complete the final phase of compliance. The City may need to request an exception for its employment capacity targets. The City intends to complete the remaining compliance work on the following timeline:

June 2000

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.
- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

Oregon City

Oregon City's original time extensions ranged from October 1999 to September 2000. While the City has met a number of Functional Plan requirements and has been establishing the framework for coming into full compliance with the plan, it has experienced significant staff turnover in the past year. Currently, the City is preparing a regional center plan, a transportation system plan and a Highway 213 corridor study. In September 1999, the City adopted the necessary development code and comprehensive amendments to come into compliance with the requirements of Title 3. Oregon City will complete its remaining Functional Plan compliance efforts on the following timeline:

April 2000:

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000:

- Establish minimum densities as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow an accessory dwelling unit within any single-family dwelling as required by Metro Code 3.07.120.C (Title 1).
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning ordinance to prohibit large-scale retail uses in industrial areas and to limit such uses in employment areas as required by Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).

City of Portland

Portland's original time extension was to December 1999. The City is working towards meeting all Functional Plan requirements. Complex capacity calculations are underway for both dwelling units and employment. An updated accessory dwelling unit code has been adopted. The City is using the compliance requirements as an opportunity to review and fine-tune many elements of the zoning code and comprehensive plan. While a number of the requirements have already been completed, several time extensions are necessary due to the complexity of the City's code and lengthy comment period at both the planning commission and Council levels. The City intends to complete the remaining work on the following timeline:

April 2000

- Amend the zoning code to establish minimum densities for all residential zones as required by Metro Code 3.07.120.A (Title 1).
- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 2000

- Adopt a map with design type boundaries as required by Metro Code 3.07.120 (Title 1).

City of West Linn

West Linn's original time extension was to December 1999. The City has requested an additional time extension to March 2000 to complete the public involvement and adoption process. The public hearing process began December 1, 1999 and is on schedule.

March 2000

- Amend the Code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1)
- Amend the comprehensive plan to include a map showing 2040 design type boundaries as required by Metro Code 3.07.130 (Title 1).
- Adopt code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5)
- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Adopt Code changes needed to amend parking minimums to meet the requirements of Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt a Comprehensive Plan map, Zoning Ordinance and Land Division Ordinance to protect identified green corridors as required by Metro Code 3.07.520 (Title 5).
- Adopt language to implement the street design requirements of Metro Code Section 3.07.620 (Title 6).
- Adopt language to implement the requirements of Metro Code Section 3.07.630 (Title 6)

City of Wilsonville

Wilsonville's original time extension was to September 1999 to meet the requirements of the functional plan that could be addressed without knowledge of where the proposed State prison would be sited. The remaining requirements could only be addressed upon completion of the prison siting process. At this time, the City requests a time extension to complete all of the Functional Plan requirements. Wilsonville has made substantial progress towards implementation through the ongoing rewrite of its comprehensive plan and development code.

September 2000

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).
- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).

- Determine and report the calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150(Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

The Functional Plan implementation time extension requests for Clackamas County and the Cities of Fairview, Gresham, Happy Valley, Hillsboro, Lake Oswego, Milwaukie, Oregon City, Portland, West Linn and Wilsonville 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.

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Functional Plan Compliance Status – January 20, 2000

(Does not include Title 3)

Functional Plan requirements are listed by Title at the end of the table

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Beaverton	<ul style="list-style-type: none"> • July 1999: Adopt boundaries for regional and town centers and station communities • January 2000: Titles 2, 4,6, and 8 • July 2000: Minimum densities, accessory dwelling unit policies, main street and corridor boundaries and public facilities plan update 	<ul style="list-style-type: none"> • Adopted minimum densities and accessory dwelling unit policies • Design type boundaries for station areas and town center have been adopted • Title 2 and 4 adopted • on schedule to complete work due January 2000 	<ul style="list-style-type: none"> • Employment targets – current estimates show about a 15% deficit overall and about a 25% deficit in mixed-use areas 	<ul style="list-style-type: none"> • Preliminary calculation is complete. • Housing slightly below targets, but units built between 1994 and 1996 are not included. Calculation will be revised. • Employment somewhat below targets (see exceptions column at left)
Clackamas County	<ul style="list-style-type: none"> • December 1999: Title 6, corridor and main street design type planning, final capacity calculation and facilities plan review 	<ul style="list-style-type: none"> • the County has requested a further time extension to June 2000 	<ul style="list-style-type: none"> • Employment targets – current estimates show about a 25% deficit for the County as a whole 	<ul style="list-style-type: none"> • Completed initial calculation – short on dwelling unit & job targets; ongoing planning for mixed use & corridor areas will increase capacities
Cornelius	<ul style="list-style-type: none"> • September 1999: Minimum densities, lot partitioning, accessory dwelling policies, design type boundaries, Titles 2, 4, 5, and 6. 	<ul style="list-style-type: none"> • Compliance work is in progress, but City has missed 9/99 deadline. • The City is preparing a new timeline 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis shows that the City will substantially comply with dwelling unit and job targets.
Durham	<ul style="list-style-type: none"> • September 1999: Minimum densities, lot partitioning, accessory dwelling policies, design type boundaries, Titles 2, 4 and 6 	<ul style="list-style-type: none"> • The City has completed all compliance work 	<ul style="list-style-type: none"> • requested an exception to commercial parking maximums and to minimum densities 	<ul style="list-style-type: none"> • Calculations show that the City substantially complies with targets
Fairview	<ul style="list-style-type: none"> • April 1999: Establish minimum densities, calculate employment capacity, accessory dwelling policies, Title 2 and Title 4 • October 1999: design type boundaries, public facilities analysis and Title 6 	<ul style="list-style-type: none"> • Work due in April 1999 complete, • have requested a further extension to April 2000 to complete boundary map and Title 6 (tied in with TSP adoption) 	<ul style="list-style-type: none"> • Had requested an exception for employment targets, no longer necessary 	<ul style="list-style-type: none"> • Preliminary housing calculation shows the City being a little short of its housing target • Employment calculation shows that the City will meet jobs target
Forest Grove	<ul style="list-style-type: none"> • September 1999: Analyze recent build densities, assess public facility capacities • October 1999: Finalize capacity analysis, design type boundaries • December 1999: Minimum densities, Titles 2, 4 and 6 	<ul style="list-style-type: none"> • City Council adopted plan and code amendments for compliance with the functional plan on December 13, 1999. 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation completed by Metro shows the City significantly short on dwelling units and near its job target.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Gladstone	<ul style="list-style-type: none"> December 1999: Minimum densities, accessory dwelling policies, design type boundaries, capacity analysis, Titles 2, 4 and 6 	<ul style="list-style-type: none"> City is in final hearings for Titles 1, 2 and 6 will need an additional extension to complete Title 4 and to complete public involvement for town center boundary 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> City expects to meet dwelling unit and job targets
Gresham	<ul style="list-style-type: none"> July 1999: Design type boundaries, determine built densities, develop a parking data reporting procedure, Title 5 & Title 8 reporting requirements. Aug. 1999: Title 4 and capacity calculation Sept. 1999: Titles 2 & 6 & facilities plan evaluation 	<ul style="list-style-type: none"> Compliance work is proceeding, but the City has missed the extension deadlines. The City has developed an updated work program and requested additional time extensions Capacity: April 2000; Titles 2 & 6: June 2000; Title 5: July 2000; Design Boundaries & Title 4: Sept. 2000 	<ul style="list-style-type: none"> May request an exception to prohibit partitioning lots smaller than 10,000 square feet 	<ul style="list-style-type: none"> Will complete by August 1999
Happy Valley	<ul style="list-style-type: none"> December 1999: Minimum densities, design type boundaries, employment capacity calculation, Titles 2 and 6 	<ul style="list-style-type: none"> City has requested a further time extension to April 2000 in order to hold a city-wide vote on annexation of commercial lands or commercial uses within the City boundaries 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Preliminary analysis is complete it shows that the City exceeds housing targets, meets the mixed use job targets, but falls short of jobs target.
Hillsboro	<ul style="list-style-type: none"> June 1999: Title 6 September 1999: calculate actual built residential densities December 1999: Minimum densities outside station areas, accessory dwelling units, and Title 4 & Title 6 	<ul style="list-style-type: none"> Compliance work is underway, though some work is past due. City anticipates beginning the hearings in early 2000 City has requested a further time extension to August 2000 to allow for public input 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Completed – City meets dwelling unit and job targets
Johnson City	<ul style="list-style-type: none"> Metro staff is providing technical support Metro has contracted with a consultant to draft the code work the City needs to comply. 	<ul style="list-style-type: none"> Timeline for compliance is being prepared 	<ul style="list-style-type: none"> the City will likely need an exception to the job and housing targets 	<ul style="list-style-type: none"> Completed by Metro staff. The City will not meet job or housing target. Targets are less than 200 each for dwelling units and jobs. Targets were based on redeveloping all land in the City.
King City	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> No extensions requested 	<ul style="list-style-type: none"> The City has requested an exception to the accessory dwelling unit requirement 	<ul style="list-style-type: none"> City exceeds job target and falls short of housing target by 182 units. Metro analysis shows no vacant land for residential uses.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Lake Oswego	<ul style="list-style-type: none"> • March 1999: Design type boundaries • April 1999: Complete Title 4 • June 1999: Title 6 street design • December 1999: Remaining Title 3 	<ul style="list-style-type: none"> • Adopted design type boundaries • Adopted Title 4 restrictions • City has requested a further time extension to June 2000 to establish minimum densities, and complete the Title 6 work 		<ul style="list-style-type: none"> • Completed – City meets job target (10,587) and falls 163 units (4%) short of dwelling unit target (4,049 of 4,212); both targets include County portion of City's urban agreement areas.
Maywood Park	December 1999: Design type boundaries and Title 2	<ul style="list-style-type: none"> • City Council has adopted plan and code amendments for compliance with the functional plan 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Completed. The City is short 15 dwelling units but meets jobs target.
Milwaukie	<ul style="list-style-type: none"> • December 1999: Title 6 cul-de-sac length maximums • February 2000: Boundaries for main street 	<ul style="list-style-type: none"> • have requested an additional extension to July 2000 to complete the compliance work 	<ul style="list-style-type: none"> • May request an exception for employment capacity targets • Regional Center has been changed re-designated as a Town Center 	<ul style="list-style-type: none"> • Preliminary analysis shows that the City is slightly short on housing and significantly short on employment. Main street planning and other efforts should increase the calculated capacities.
Multnomah County	<ul style="list-style-type: none"> • March 2000: Titles 1 through 5 	<ul style="list-style-type: none"> • Work with Portland should be complete by December. Work with Gresham is on hold and efforts with Troutdale and Fairview are beginning. 	<ul style="list-style-type: none"> • Will likely request an exception for Title 1 housing target 	<ul style="list-style-type: none"> • Preliminary analysis shows the County will achieve about 60% of its housing target • County can meet its job target
Oregon City	<ul style="list-style-type: none"> • October 1999: Title 6 • June 2000: Title 2 and Title 4 • July 2000: Minimum densities, accessory dwelling policies, design type boundaries, Title 5 • September 2000: Finalize capacity calculation 	<ul style="list-style-type: none"> • Compliance work is on schedule • May request an extension for Title 6 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis completed by Metro shows the City meets about 80% of its housing target and 75% of its job target. The City will refine these estimates
Portland	<ul style="list-style-type: none"> • June 1999: Title 4 • December 1999: Design type boundaries, minimum densities, Title 2 and Title 6 	<ul style="list-style-type: none"> • Title 4 adopted • have requested additional time extensions • Title 1, 2 & 6: April 2000; 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Calculation is complete showing that the City meets both housing and job targets.
Rivergrove	<ul style="list-style-type: none"> • December 1999: Minimum densities, design type boundaries, Title 2 	<ul style="list-style-type: none"> • have requested an additional time extension to June 2000 to come into compliance with the requirements of the functional plan 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation shows that the City exceeds housing target and falls short of job target (total job target is 41).

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Sherwood	<ul style="list-style-type: none"> • April 1999: Titles 2 and 6 • July 1999: Title 5 • September 1999: Title 4 • Sept. – November 1999: Title 1 	<ul style="list-style-type: none"> • Has not completed work for April, July and September deadlines. • have not developed a new timeline for compliance 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary analysis submitted with compliance report shows the City meeting housing and employment targets. Refinements may lower housing numbers.
Tigard	<ul style="list-style-type: none"> • December 1999: Title 6 • February 2000: Regional center plan, finalize capacity calculation 	<ul style="list-style-type: none"> • Compliance work is on schedule 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation shows the City can meet over 90% of its target. The regional center plan is expected to increase this number
Troutdale	<ul style="list-style-type: none"> • May 1999: Minimum densities • December 1999: Title 6 	<ul style="list-style-type: none"> • Minimum densities due in May not yet adopted • have requested an additional extension to June 2000 to complete accessory dwelling units, minimum densities and title 6 	<ul style="list-style-type: none"> • Accessory dwelling units 	<ul style="list-style-type: none"> • Completed – City exceeds job target (5,570) and falls 529 units (14%) short of dwelling unit target (3,260 of 3,789)
Tualatin	<ul style="list-style-type: none"> • May 1999: Finalize work on Titles 1, 2, 5 & 6, and calculate employment capacity for mixed-use areas 	<ul style="list-style-type: none"> • Extension work complete. 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The City meets overall and mixed-use job and housing targets
Washington County	<ul style="list-style-type: none"> • October 1999: Titles 1, 2, 6 and 8 • October 2000: Planning for Cedar Mills, Bethany and Raleigh Hills 	<ul style="list-style-type: none"> • have an additional extension to July 2000 for Titles 1,2 and 6 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The County expects to meet its targets.
West Linn	<ul style="list-style-type: none"> • December 1999: All compliance work 	<ul style="list-style-type: none"> • Draft Comprehensive Plan and development code changes are being reviewed by Planning Commission, City Council and public. • have requested an additional time extension to March 2000 to complete compliance work 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • The City has submitted capacity calculations showing that it can meet housing and job targets.
Wilsonville	<ul style="list-style-type: none"> • September 1999: Title 1, except capacity calculation and design type mapping, Title 2, 4, 5 and 8 • After prison siting: Capacity calculation, design type mapping and Title 6 	<ul style="list-style-type: none"> • Compliance work is in progress, some work is past due. • The City is undertaking a major code review, Functional Plan requirements are being addressed • the City has requested an additional extension to September 2000 to complete its compliance work 	<ul style="list-style-type: none"> • None requested 	<ul style="list-style-type: none"> • Preliminary calculation by Metro shows that the City will be a little short of its job target. The City's ability to meet its housing target will depend upon the outcome of the prison siting issue.

Jurisdiction	Extensions	Status of extension work	Potential exception requests	Status of capacity calculation
Wood Village	<ul style="list-style-type: none"> June 1999: Minimum densities, accessory dwelling policies, design type boundaries, Titles 2, 4, 6 and 8. 	<ul style="list-style-type: none"> City Council adopted plan and code amendments for compliance with the functional plan on July 14, 1999. 	<ul style="list-style-type: none"> None requested 	<ul style="list-style-type: none"> Completed, the City exceeds target capacities

Functional Plan Requirements by Title	
Title 1: Requirements for housing and employment accommodation	Title 5: Requirements for rural reserves and green corridors
Title 2: Regional parking policy	Title 6: Regional accessibility
Title 3: Water quality, flood management conservation	Title 7: Affordable housing
Title 4: Retail in employment and industrial areas	Title 8: Compliance procedures



MEMORANDUM

**Long Range Planning
Project & Policy Development Team
Community Development Department**

10/28/99

To: Mike Burton, Executive Officer and Metro Council
Elaine Wilkerson, Director, Growth Management Services
Marian Hull, Senior Regional Planner

From: Richard Ross, AICP, Project & Policy Development Manager
Ron Papsdorf, Lead Transportation Planner
Jonathan Harker, AICP, Long Range Planner III

RE: Update Report on Functional Plan Compliance

Thank you for your letter of October 20th to Mayor Becker requesting this update report.

As required by Section 3.07.820.A of the UGM Functional Plan, the City of Gresham submitted a Compliance Report to Metro in August 1998. And, as is provided by Section 3.07.820.C, the City of Gresham requested extension to the timelines under the UGM Functional Plan. Metro issued an "Evaluation of Gresham's Compliance Report" with a final report date of February 1999. The report reviewed compliance actions that Gresham had taken, compliance actions that still needed to be completed and deadline extensions for some of the outstanding compliance actions.

The deadline extension dates were July and September 1999. Unfortunately, Gresham has not completed all of the compliance requirements of the Functional Plan. Gresham has, however, continued to make substantial progress towards compliance. This update report will first review progress on compliance since the August 1998 report. It will use the same format as section 3 of Metro's Evaluation Final Report. Second, as required by 3.07.820.A.2, it will list those plans and reports being transmitted to Metro as part of this report. And, finally, it will request extension to the deadline for those actions that are still outstanding.

1. Progress on Gresham's compliance efforts by Functional Plan title

Metro Code 3.07.130 (Title 1, Section 2): Housing and employment capacity

This section requires jurisdictions to amend their comprehensive plans and implementing ordinances to set minimum densities for all zones allowing residential uses; to allow partitioning of lots two or more times the minimum lot size for that zone; and to allow accessory dwelling units in all single

family detached dwellings. We may still request an exception to the requirement to allow partitioning of lots two or more times the minimum lot size for that zone based on the results of the Capacity Analysis and our Infill Code project. Please see our August 1998 compliance report.

- ✓ The February 1999 report concluded *The City has completed all requirements of this Section.*

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

This section requires jurisdictions to amend their comprehensive plans to include the boundaries for each of the 2040 Growth Concept design types consistent with their general locations on the 2040 Growth Concept map.

- ✓ The February 1999 report noted *The City had completed: Gresham has created and implemented new land-use districts designed to achieve the design and densities of the Functional Plan design types. The new land use districts have been applied to about 70% of the land in the City.*
- ✓ The February 1999 report noted *The City has begun: Planning for its transit corridors to develop land-use policies and implementation tools for these areas. The work is scheduled for completion in January 1999.*

The ordinance implementing the Transit Corridor plan was approved by the City Council on December 29, 1998 and became effective on February 4, 1999. A November 3, 1998 notice of the Planning Commission and Council hearings along with a copy of the staff report with the proposed plan and map amendments was mailed to Metro (Marian Hull). Enclosed is the Notice of Adoption materials sent to DLCD.

The Transit Corridor study area included all of the 2040 Growth Concept Plan map corridors. The 2040 Corridors coincide with the City's designated transit streets. An exception to the study area was those corridors already subject to the regional center design type (Downtown Plan District and Civic Neighborhood Plan District); those already subject to the town center and station center design types (Central Rockwood plan) and the design corridors within the Central Rockwood plan area. The study area included parcels within or partially within 360 feet of both sides of the corridor. A Metro growth report describes corridors as having "360-foot deep coverage off streets with good transit service. The corridors have moderate density and mixed uses (combination of residential and commercial on the same site) are allowed."

In the RUGGOs the Corridors design type was described as:

Corridors are not as dense as centers, but also are located along good quality transit lines. They provide a place for densities that are somewhat higher than today and feature a high-quality pedestrian environment and convenient access to transit. Typical new developments would include row houses, duplexes, and one to three story office and retail buildings, and average about 25 persons per acre. While some corridors may be continuous, narrow bands of higher-intensity development along arterial roads, others may be more 'nodal', that is, a series of smaller centers at major intersections or other locations along the arterial that have high-quality pedestrian environments, good connections to adjacent neighborhoods and good transit service. So long as the average target densities and uses are allowed and encouraged along the corridor, many different development patterns--nodal or lineal--may meet the corridor objective.

The UGM Functional Plan summarizes the above description as “Along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities. Recommended average density is 25 persons per acre.” The Transit Corridor plan that was adopted by the Council achieves this design type by applying new mixed-use, transit-supportive land use districts to parcels along the Transit Corridors. The land use districts applied are those that were developed during the recent Central Rockwood Plan effort. Those land use districts are:

- **Transit Low Density Residential (TLDR).** Areas in close proximity to transit services and primarily for single-family detached and attached dwellings, manufactured homes and two-unit attached dwellings at a development density of 10-20 units per acre and manufactured dwelling parks at a development density of 7-14 units per acre.
- **Corridor Multi-Family (CMF).** This district is applied along segments of Transit Streets. It is primarily to provide opportunities for multi-family and single family attached housing at a development density of 12 to 24 units per acre. To help create a pleasant pedestrian environment, most new residential buildings will be oriented to public sidewalks, with parking lots behind or beside buildings.
- **Corridor Mixed-Use (CMU).** This district is applied to clusters of properties along Transit Streets. It is primarily to provide opportunities for multi-family and single family attached housing at a development density of 12 to 24 units per acre; small-scale commercial development; and mixed residential and commercial development. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing developments and neighborhoods. Design standards will help ensure that new buildings become attractive additions to existing and developing neighborhoods.
- **Moderate Commercial (MC).** This district is applied to smaller nodes of commercial activity clustered around key intersections. It is intended to function primarily as locally oriented centers serving smaller trades areas. New attached housing at a density of at least 12 units per acre is also permitted, when developed in conjunction with commercial uses. Design standards will ensure a strong pedestrian orientation for new development.
- **Community Commercial (CC).** This district is applied to larger nodes of primarily commercial development around the intersections of arterial (also transit) streets. It will accommodate a wide variety of commercial activities, including retail, offices and service businesses that serve the community and adjacent areas. New attached housing at a density of at least 12 units per acre is also permitted, when developed in conjunction with commercial uses. New buildings will be pedestrian oriented, with parking placed behind or beside buildings.

The adopted Transit Corridor plan also identified parcels within the 2040 Regional Center where neither the Downtown Plan or Civic Neighborhood Plan Districts designations had been applied. Those parcels, all within walking distance of a light-rail station, were designated as Station Centers.

- **Station Centers (SC).** This district takes in properties that are adjacent to, or within easy walking distance, of light rail stations. It is intended to accommodate uses that are directly supportive of light rail transit. Development types permitted include retail and service businesses, offices, mixed-use projects, higher-density housing and attached single family dwellings. Residential density is 24-60 units per acre. Commercial density is a minimum of 0.6 floor area ratio.

Two exceptions were made to re-designation of properties along Transit Corridors. First, existing and established single-family neighborhoods that have little or no potential for redevelopment remained as Low Density Residential. Second, properties with the 2040 industrial or employment district designation generally retained their existing industrial land use district designation.

With the adoption of the Transit Corridor plan new land use districts consistent with the 2040 map have been applied to about 82% of the land in the City.

- ✓ The report noted *that the city needs to complete its planning for industrial and employment areas, so that it can map these areas. The work is scheduled to be completed by April 1999.*

Work on this Title section has begun but has not been completed. The work on this project has also been combined with Title 4 compliance work. To date, the City has collected data on the industrial and employment areas, analyzed current land use data, reviewed the requirement of Title 4, developed a citizen involvement and public information program, developed project goals and identified development options and related issues. Enclosed is a copy of an interim report on Gresham's industrial and employment areas. This report will serve as the basis for completing this project and conforming with Title 4.

Title 1, Section 4: Methods to increase capacity

This section requires local jurisdictions to determine actual built densities for housing between 1990 and 1995. If built densities were below 80% for that period of time, jurisdictions are required to adopt at least two strategies to increase capacity (in addition to setting minimum densities).

- ✓ The report noted *Gresham plans to complete this work by July 1999.*

Work on this title has been completed. A report determining actual built densities for housing between 1990 and 1995 is enclosed. Figures indicate that the built densities compared to the allowed density is about 72.9% and thus below 80% of maximum zoned densities.

Section 3.07.140.B provides that if the actual built density for 1990-1995 is less than 80% of the maximum allowed density then the City shall demonstrate that it has considered and adopted at least two of the following methods to increase capacity:

1. Financial incentives for higher density housing;
2. Provisions permitting additional density beyond that generally allowed in the zoning district in exchange for amenities and features provided by the developer;
3. Removal or easing of approval standards or procedures;
4. Redevelopment and infill strategies; and
5. Authorization of housing types not previously allowed by the plan or regulations.

- ✓ The City has considered and adopted at least two of the above methods and therefore complies with Title 1, Section 4. Described below are three methods that have been implemented since January 1996.

1. **The City has adopted a Property Tax Exemption for new, Transit Supportive, Multiple-Unit Housing or Mixed Use Development (Article 10.50 of the City Code).** This program, authorized by State statutes, allows the Council to approve a 10-year property tax exemption for qualifying multi-family and mixed-used developments. The City first adopted this program in August 1995. At that time, only rental multi-family developments could be approved for the exemption under State statutes. Also, only the City portion of property tax could be exempted with a time period of five

years with a possible renewal for another five years. In July 1998 the program was updated and expanded as allowed by State statutes. Qualified projects include both rental and owner-occupied multi-family housing as well as mixed use (residential and commercial) developments. A 10-year exemption period is provided for and Multnomah County, other non-school jurisdictions as well as City property taxes are exempted. At that time the program only applied to properties in the City's regional center (Downtown and Civic Neighborhood Plan Districts). In January 1999 the program was extended to the Rockwood Town Center and to Station Centers. Projects in the City's highest density regional center, town center and station centers can be approved under this program. This addresses item # 1 *Financial incentives for higher density housing*. A copy of the City Code section authorizing the tax exemption is enclosed.

2. **Single family attached dwellings are now allowed in all of the districts that allow residential development. That was not true in 1990 through mid-1995, when they were not permitted at all.** In May 1995 the City adopted a definition for a new type of housing: *Single Family Attached Dwelling. A single family dwelling unit, located on its own lot, that shares one or more common walls with one or more single family attached dwelling units. It does not share common floors or ceilings with other single family attached dwelling units.* Or, in other words, row houses. Previously, Gresham had not allowed for row houses. This May 1995 adoption was part of the Downtown Plan District and single family attached dwellings were allowed only in the residential sub-districts of the Downtown Plan District. In August 1995 the Civic Neighborhood Plan District was adopted and single family attached dwellings were permitted in all of its sub-districts. In December 1996 the existing single family dwelling districts were replaced with a new Low Density Residential (LDR) District. The new LDR District added single family attached dwellings as a permitted use in all subdivisions. The LDR District is substantially the 2040 inner neighborhood district. In June 1997 the City modified the MDR-24 (a moderate density attached residential district) to allow single family attached dwellings. In June 1998 the City adopted the Central Rockwood Plan that established and applied to the Central Rockwood area a region 2040 town center district, a station center district and commercial, moderate density residential and mixed use transit corridor districts. Single family attached dwellings are allowed in all these districts (in the commercial districts they are allowed in conjunction with a commercial development). In January 1999, as part of Code Simplification Phase 1, single family attached dwellings were added as a permitted use in the City's other residential districts: MDR-12, HDR-60 and OFR. Finally, in February 1999 the transit corridor districts were applied to properties along the rest of the 2040 transit corridor districts. This addresses item #5 *Authorization of housing types not previously allowed by the plan or regulations*. A copy of the current Community Development Code definition for single family attached dwelling and the tables that show them as permitted uses in the City's residential districts are enclosed.
3. **The new LDR District significantly increases the opportunities for two-unit attached and single family attached dwellings.** In December 1996 a new Low Density Residential (LDR) District became effective. The LDR District is the primary residential district in the City's 2040 Inner Neighborhood design type area and replaced the previous LDR-5 and LDR-7 Districts. A key difference between the LDR-5 and LDR-7 and the new LDR is that it allows a mix of housing types in any partition or subdivision. Detached dwellings, single family attached dwellings (row houses) and two-unit attached dwellings (duplexes) are allowed in all partitions and subdivisions at any mix as long as an average (minimum to maximum) lot size is met. This is contrasted to the previous LDR-5 and LDR-7 Districts that allowed duplexes only within 275 feet of an arterial street and allowed row houses only as part of a Planned Unit Development (PUD). Gresham's PUD provisions are generally applied to developments in the Hillside Physical Constraint Overlay District (steep slopes). This addresses item #5 *Authorization of housing types not previously allowed by the plan or regulations*. A copy of the LDR District was included in the previous August 1998 Compliance Report and, therefore, is not enclosed in this report.

Title 1, Section 5: Housing and employment capacity calculation

This section requires Gresham to determine the housing and employment capacity of its existing comprehensive plan and implementing ordinance. If the existing capacities are below the Functional Plan targets as shown in Table 1 of the Functional Plan, Gresham is required to amend the plans and implementing ordinances to increase calculated capacity to meet these targets.

- ✓ The February 1999 report noted that *By August 1999, Gresham plans to:*
 - *Determine the calculated capacity of its Community Development Code for dwelling units and jobs;*
 - *Propose any amendments needed to the Development Code if calculated capacity is below Functional Plan targets; and*
 - *Determine the effect of the items identified in Title 1, Section 5.C of the Functional Plan on the City's ability to meet calculated capacities.*

Work on this Title section has been substantial, but has not been completed. A necessary first step in satisfying this Title section was to complete a comprehensive land use inventory, which was a six month project. Enclosed is the 1999 Land Use Inventory, Summary Report, completed in August 1999. This includes a land use map and land use summary for the entire City of Gresham and replaces a land use inventory last updated in 1993. For the first time the Land Use Inventory is in a GIS system that will allow quarterly updates and database analysis. This Land Use Inventory is a necessary step in identifying vacant and underdeveloped parcels for the capacity analysis. Work has begun to create the spreadsheets that will be used to carry out the actual capacity calculations.

Title 2: Regional parking policy

This title requires amending comprehensive plans and implementing ordinances to set minimum and maximum parking ratios for certain land uses, to allow blended parking ratios for mixed-use developments, and to create administrative or variance procedures for adjustments to parking ratios. It also requires jurisdictions to provide an inventory of new parking spaces to Metro on an annual basis.

- ✓ The February 1999 report noted *Gresham has met most of the requirements of Title 2 and goes beyond them in a number of places with its forward-looking parking policies. The City has completed:*
 - *Gresham allows blended parking ratios for mixed-use development;*
 - *Minimum parking ratios are at or below the ratios of Title 2, except:*
 - *Residential uses, 1-3 units: 2 spaces per unit*
 - *Residential uses, 4 or more units: 1.5 spaces per unit*
 - *Manufactured home: 2 spaces per unit*
 - *College: 3 spaces per 1000 square feet*
 - *Small warehouse: 0.5 spaces per 1,000 square feet*
 - *Maximum parking ratios incorporate the parking requirements of Title 2, except:*
 - *College: 3.8 spaces per 1,000 square feet*
 - *Small warehouse 0.7 spaces per 1,000 square feet*
- ✓ The report goes on to note *The City needs to:*
 - *Develop a procedure to provide parking data to Metro on an annual basis.*
 - *Evaluate and propose changes to parking minimums and maximums that exceed those allowed under Title 2.*

The City seeks a finding by Metro that its parking standards meet the requirements of Title 2. The following information justifies this request.

Residential Units

The Gresham parking requirements reflect the differences between urban and suburban land use districts. The following table shows the residential parking requirements for all zones allowing residential uses. By establishing maximum parking rates in the urban zones, the City will achieve the goals of Title 2. The City believes these standards meet the intent of Title 2 and does not plan further revisions.

District	Minimum	Maximum
Low Density Residential		
Detached S.F.	2	---
1-3 unit attached	2	---
Moderate Density Residential – 12		
1-3 unit attached	2	---
4+ unit attached	1.5	---
Manufactured home park	2	---
Moderate Density Residential – 24		
1-3 unit attached	2	---
4+ unit attached	1.5	---
Transit Low Density Residential		
Detached S.F.	2	---
1-3 unit attached	2	---
4+ unit attached	1.5	---
Manufactured home park	2	---
Rockwood Town Center	1	2
Station Center	1	2
Central Urban Core	1	1.5
Downtown Transit	1	1.5
Downtown Moderate Density Residential	1	1.5
Downtown General Commercial	1	1.5
Downtown Moderate Commercial	1	1.5
Downtown Low Density Residential	1	2
Transit Development District – Medium Density	1	1.5
Transit Development District – High Density	1	1.5
High Density Residential – Civic	1	1.5
Moderate Density Residential – Civic	1	1.5

College/University & High School

The City has established parking rates based upon square footage rather than students and staff. Square footage is the most reliable information available at the development review stage for these uses. The City believes its rates based on square footage exceed those of Metro based upon students and staff. An analysis of two existing facilities yielded the following comparison. The City plans no further revisions to these standards.

School	Sq. Feet	Students	Staff	Metro rate		City rate	
				Min	Max	Min	Max
Gresham HS	247,000	1,600	130	346	519	148	198
Mt. Hood CC	823,853	27,000	583	5516	8275	2472	3131

Warehouse

The City has established parking standards that reflect the difference between smaller and larger warehouse uses. The Metro Regional Parking Ratios specify minimum and maximum rates for warehouses 150,000 gsf or greater. The City's minimum and maximum rates for this use are the same as the Metro requirements. The City provides a rate for smaller warehouse facilities to respond to these development applications, but these are not covered by the Metro requirements. The City plans no further revisions to these standards.

Annual Reporting to Metro

The City is working on a system to track the development of new parking facilities (along with other data related to new development). The intent is that this data will be compiled once a year and reported to Metro. This effort is expected to be completed June 2000.

Title 3: Water quality and flood management

This Title was implemented at a later date than the rest of the Functional Plan. The City submitted a Report on Title 3 Compliance (pursuant to Title 8, Section 3.07.0820.G) with a report date on July 12, 1999. An extension date to October 2000 was requested.

Title 4: Restrictions on retail uses in employment and industrial areas

This title requires Gresham to amend its comprehensive plans and implementing ordinances to restrict the size of retail uses in areas designated as employment and industrial areas on the Metro 2040 Growth Concept map.

- ✓ The February 1999 report notes that *The City began work on Title 4 in November 1998 and will complete it by August 1999.*

Work on this Title has begun but has not been completed. As noted earlier in Title 1, Section 3 the work on this project has also been combined with industrial & employment design type compliance work. To date the City has collected data on the industrial and employment areas, analyzed current land use data, reviewed the requirement of Title 4, developed a citizen involvement and public information program, developed project goals and identified development options and related issues. Attached is a copy of a report on Gresham's industrial and employment areas. A section of the report (Current Zoning Provisions – pages 10 & 11) provides a brief analysis of how the current industrial/employment districts allow retail uses. Title 4 requires prohibiting retail uses larger than 60,000 square feet of gross leasable area per building or business in the 2040 Industrial areas. The City's Heavy (HI) and Light Industrial (LI) Districts generally coincide with the 2040 industrial areas. The HI and LI districts allow retail uses only in conjunction with other permitted uses and limit the floor area to 15% of the total floor area. This would technically allow a 60,000 square foot retail building but only in conjunction with a total project size of 400,000 square feet. The City's other industrial district, Business Park (BP), generally coincides with the 2040 employment design type. The employment design type would allow a 60,000 square foot retail building if it was already allowed in the employment area and if certain transportation findings can be made. The City's BP District restricts retail uses to 20% of the total floor area. This means that a

,000 square foot retail building could be allowed as part of a 300,000 square foot development. The city does have a site design land use permit process that would address transportation facility findings. Compliance with Title 4 will require some modification of the current industrial district.

Title 5: Neighbor cities and rural reserves

This title requires amendments that reflect the rural reserves and green corridors policies described in the 2040 Growth Concept.

- ✓ The report notes that *The City needs to amend its Community Development Code to reflect the rural reserves and green corridor policies described in the 2040 Growth Concept. Metro has sample language available.*

The City has not begun work on this Title.

Title 6, Section 2: Regional street design guidelines

This section requires amendments to consider the regional street design elements for the roadways designated as regional streets in the 1998 Regional Transportation Plan (RTP). The City is required to identify the regional streets located in Gresham 12 months after the adoption of the 1998 RTP.

The February 1999 report noted As a part of its Transportation System Plan work, the City will (1) review its functional classification system, (2) assess regional street design elements, and (3) make revisions to its Development Code and Public Works Standards for the facilities designated on the Regional Street design map. The work is scheduled for completion in September 1999.

Through a TGM grant, the City has reviewed its functional classification system and assessed regional street design elements. This work was completed in June 1999. A copy of this report, The City of Gresham's Transportation System Plan Implementation: 2040 Functional Street Classifications, dated June 1999 is enclosed. Draft code changes are being completed and will be moved through public hearings for consideration by the City Council by the end of March 2000.

Title 6, Section 3: Design standards for street connectivity

This section requires amendments to include provisions to ensure good street connections.

The February 1999 report noted The City is planning to implement the design option as part of its Transportation System Plan effort. The Development Code already meets many of the requirements of Title 6, Section 3. Work will be completed by September 1999.

The City is planning to implement the design option as part of its Transportation System Plan effort. Completion of the TSP has been delayed along with the Metro RTP.

As part of the TSP, the City will establish alternative mode split targets for each 2040 Growth Concept design type consistent with the RTP. While preliminary analysis work has moved forward and work continues on the TSP, the work has been delayed along with the Metro RTP. Assuming the RTP is completed in December 1999, the City plans to complete the TSP in June 2000.

Title 7: Affordable Housing

This title contains recommendations to improve the affordability of housing in the region. Work has begun to refine the region's affordable housing strategy.

The February 1999 report noted *The City has indicated that it will submit a work program when the requirements to this title are finalized.*

The City of Gresham is a very active participant in Metro's Affordable Housing Technical Advisory Committee (AHTAC). Councilor Lassen is the representative to AHTAC for East Multnomah County cities, and Councilor Thompson is the alternate. Gresham elected officials and staff continue to participate on all five subcommittees of AHTAC and have invested substantial staff time assisting with the work of the subcommittees.

Gresham will continue the work on affordable housing policy matters once the corresponding components of the Regional Framework Plan and related documents are complete, to ensure that local plans are in conformance with regional plans. At present Gresham is working with Portland and Multnomah County to complete a new five-year Consolidated Plan for Housing and Community Development, as required by the US Department of Housing and Urban Development.

Title 8: Functional Plan compliance procedures

This title requires: (1) amendments to comply with the provisions of the Functional Plan by February 19, 1999; (2) report progress towards compliance by August 19, 1998; and (3) specify a process for providing future proposed amendments to plans and codes to Metro for review for Functional Plan compliance prior to adoption.

- ✓ The February 1999 report noted *The City has submitted the required compliance report, and expects to be in compliance with the Functional Plan by October 1999.*
- ✓ *Gresham also needs to:*
 - *Evaluate local facility plans to determine the ability of the City's existing and planned facilities to support the calculated capacity for jobs and housing; and*
 - *Specify a process to notify Metro of future proposed amendments to its Community Development Code so that Metro may review these for Functional Plan compliance prior to adoption.*

As noted at the beginning of this report Gresham will not complete compliance with the Functional Plan by October 1999. The last section of this report will briefly discuss and make extension requests for the remaining compliance work.

Gresham has not yet begun work on evaluation of local facility plans.

Gresham has put into place an administrative procedure for notifying Metro of proposed amendments to the Community Development Plan. Enclosed is a copy of the procedure. In brief, the City will send Metro the same notice with attachments that is sent to DLCD 45 days prior to the Planning Commission hearing. Next, the City will send Metro the Planning Commission staff report with all exhibits at least seven days prior to the Planning Commission hearing. The last mailing is to ensure that Metro will receive a staff Functional Plan compliance analysis. And, finally, the City will send Metro the Notice of Adoption report sent to DLCD within five business days of the ordinance enactment.

2. Material Enclosed with the Report

- Notice of Adoption of Transit Corridor Amendments.
- Report of Industrial and Employment Areas.
- Report of 1990 through 1995 Residential Densities.
- City Code on Property Tax Exemption for New, Transit Supportive, Multiple-Unit Housing or Mixed Used Development.
- Current Community Development Code concerning single family attached dwellings.
- 1999 Land Use Inventory, Summary Report.

- Report on The City of Gresham's Transportation System Plan Implementation: 2040 Functional Street Classifications.
- Copy of administrative procedure to send Metro notice of Comprehensive Plan and Plan Map Amendments.
- 9-30-99 Long Range Planning Quarterly Work Program.

3. Extension Requests for Not Yet Completed Functional Plan Compliance Tasks

The report noted that *The City has indicated that it intends to complete all of its Functional Plan compliance efforts, including Title 3, by October 1999.*

The City will not complete all Functional Plan compliance requirements by October 1999. Section 3.07.820 of the Functional Plan provides that *The Metro Council may grant an extension to timelines under this functional plan if the city ... had demonstrated substantial progress or proof of good cause for failing to complete the requirements on time.*

This report shows that substantial progress has been made in the last year since the August 1998 Gresham report. Functional Plan compliance issues the City has worked on since the last report include:

- Completed the Transit Corridor Project.
- Completed a report analyzing and setting a work program for industrial and employment areas (for Title 1 and Title 4).
- Completed the requirements of Title 1, Section 4.
- Completed a land use inventory on a GIS system as necessary work for Title 1, Section 5.
- Made substantial progress on Title 3 (as detailed the separate report to Metro dated July 12, 1999).
- Completed a report analyzing 2040 Functional Street classifications.
- Put into place an administrative process to notify Metro of Comprehensive Plan and Plan Map amendments.

During the past year there has been a major reduction in long range planning staff available for Functional Plan compliance work. The lead Long-Range planner position was eliminated and the staff person left employment with the City last spring. This reduction was part of a citywide shift of general fund money to fund addition police and fire public safety personnel. This leaves three long-range planners to do the bulk of Functional Plan compliance in addition to local projects and Periodic Review. (The Transportation Planning section is responding to Titles 2 and 6.)

While staff has continued to work on Functional Plan compliance tasks during this past year, the Council has added Long-Range, Transportation and Housing projects to address local and other concerns associated with Region 2040. For example:

- Creating a Rockwood Action Plan to deal with land use, infrastructure, housing and social issues in the City's 2040 town center. This continues to be an on-going staff commitment.
- Updating design and compatibility standards for multi-family development.
- Creating a well field protection ordinance to protect Portland's Columbia Southshore water wells (A periodic review Goal 5 task).
- Following Metro's Goal 5 work on wildlife habitat protection by attending TAC meetings and reviewing and commenting on draft work.
- Involvement in pre-planning work for the Pleasant Valley Master Plan 2+ year program.
- Update Infill development code project
- Affordable Housing TAC staffing

- Housing Mix Analysis
- Housing maintenance code development
- Transit oriented tax exemption ordinance

The most recent City Council approved Long-Range Planning work program (dated 9-30-99 and approved by the Council on October 19, 1999) shows a substantial commitment of our limited resources to Functional Plan and Pleasant Valley work. The table on the third page of the report (enclosed) shows committed FTE's for the second and third quarters of this fiscal year. Task 01 is the Functional Plan Implementation task and shows the City's commitment to the 2040 Functional Plan. [As an explanation of the shown 3.77 FTE in the second quarter and the 4.77 FTE in the third quarter: 3.0 of the FTE are the aforementioned three long range planners. An 0.5 FTE is sometimes available from the Development Review planners on an "if available" basis. The 0.27 FTE is the Division Manager's FTE (tasks 10 & 11). The 1.0 FTE Pleasant Valley work shown in the third quarter is contingent entirely upon the timely allocation from the \$550,000 FHNA grant by Metro.]

The February 1999 report goes on to note *The following timeline prepared by the City describes the remaining tasks and shows dates that information will be provided to Metro for review and when Gresham City Council will adopt the code changes.*

Below is a revised timeline which reflects the latest Quarterly Work Program. Instead of a Review Date being shown, Metro will be sent notices as outlined under Title 8 above. This typically means that the DLCDC Notice will be sent to Metro about 2-1/2 to 3 months before the Council hearing and that the Planning Commission staff report will be sent 1 to 1-1/2 months before the Council hearing. The adopted by date would be the Council hearing. Typically an ordinance becomes effective about six weeks after the public hearing and adoption. In the cases where the task is not a code change but a procedure or a report then the adopted date would be the date a report is sent to Metro. The original date is shown as ~~stricken~~ with a requested extension date or the completion date shown.

Revised Timeline: October 1999

Remaining Functional Plan Compliance Work Tasks	Adopted By
<i>Adopt a map into the Community Development Code showing the 2040 Growth Concept design types. [Note: the only remaining design type to be completed is the industrial and employment design type.]</i>	July 1999 Sept. 2000
<i>Determine actual built residential densities for 1990-1995. If built density is below 80%, Gresham will need to adopt at least 2 of the strategies listed in Metro Code 3.07.140.B (Title 1).</i>	August 1999 Completed October 1999
<i>Calculate housing and employment capacity for the City's Community Development Code. If capacities are below Title 1 targets, Gresham will need to amend the Community Development Code to increase capacity (Metro Code 3.07.150-Title 1). [Adopted date is the date the capacity calculation report is expected to be completed and available for Metro review. If amendments are needed to the Community Development Code that would require a legislative process that would likely take about 6 months.]</i>	August 1999 Housing Capacity December 1999 Employment Capacity February 2000
<i>Determine the effect of the items identified in Metro Code 3.07.150.C (Title 1) on the city's calculated capacities.</i>	August 1999 April 2000
<i>Evaluate and, as needed, propose changes to the Community Development Code to address parking minimums and maximums that exceed those allowed as required by Metro Code 3.07.220 (Title 2). [Note: the adopted date is this report date that evaluates and concludes that no changes are required by this Title.]</i>	September 1999 Completed October 1999

Remaining Functional Plan Compliance Work Tasks	Adopted By
<i>Develop a procedure to provide parking data to Metro on an annual basis as required by Metro Code 3.07.220 (Title 2).</i>	July 1999 June 2000
<i>Develop code language to reflect Metro Code 3.07.420 (Title 4).</i>	August 1999 Sept. 2000
<i>Develop code language to reflect Metro Code 3.07.510 (Title 5).</i>	July 1999 July 2000
<i>Address the regional street design requirements of Metro Code 3.07.620 (Title 6) as part of the City's TSP update.</i>	September 1999 March 2000
<i>Address the outstanding issues needed to bring the TSP into compliance with the connectivity requirements of Metro Code 3.07.630 (Title 6).</i>	September 1999 June 2000
<i>Evaluate local facility plans to determine the ability of the City's existing and planned facilities to support the calculated capacity for jobs and housing (Metro Code 3.07.830 – Title 8).</i>	July 1999 December 2000
<i>Create a system to provide proposed Community Development Code amendments to Metro for review for Functional Plan compliance prior to adoption (Metro Code 3.07.830 – Title 8)</i>	July 1999 Completed October 1999

If you have any questions about Title 2 or Title 6 of this report please contact Ron Papsdorf at 503-618-2806 or by e-mail at papsdorf@ci.gresham.or.us. If you have any questions about the rest of the report, please contact Jonathan Harker at 618-2502 or harker@ci.gresham.or.us. Or we can be reached by mail at City of Gresham, Community Development Department, 1333 NW Eastman Parkway, Gresham OR 97030-3813.