

BEFORE THE COUNCIL OF THE
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF RECOMMENDING)	RESOLUTION NO. 84-447
APPROVAL OF THE CITY OF WEST)	
LINN'S REQUEST FOR ACKNOWLEDGMENT)	Introduced by the Regional
OF COMPLIANCE WITH THE LAND)	Development Committee
CONSERVATION AND DEVELOPMENT)	
COMMISSION GOALS)	

WHEREAS, Metro is the designated planning coordination body under ORS 268.385; and

WHEREAS, Under ORS 197.255 the Council is required to advise the Land Conservation and Development Commission (LCDC) and local jurisdictions preparing Comprehensive Plans whether or not such plans are in conformity with the Statewide Planning Goals; and

WHEREAS, The city of West Linn is now requesting that LCDC acknowledge its Comprehensive Plan as complying with the Statewide Planning Goals; and

WHEREAS, LCDC Goal 2 requires that local land use plans be consistent with regional plans; and

WHEREAS, The city of West Linn's Comprehensive Plan has been evaluated for compliance with LCDC Goals and regional plans adopted by CRAG or Metro prior to January 1984 in accordance with the criteria and procedures contained in the "Metro Plan Review Manual," as summarized in the Staff Report attached as Exhibit "A"; and

WHEREAS, Metro finds that the city of West Linn's Comprehensive Plan complies with LCDC Goals; now, therefore,

BE IT RESOLVED,

1. That the Metro Council recommends to LCDC that the city

of West Linn's Comprehensive Plan be granted acknowledgment.

2. That the Executive Officer forward copies of this Resolution and Staff Report attached hereto as Exhibit "A" to LCDC, city of West Linn and to appropriate agencies.

3. That, subsequent to adoption by the Council of any goals and objectives or functional plans after January 1984, the Council will again review West Linn's Plan for consistency with regional plans and notify the city of West Linn of any changes that may be needed at that time.

ADOPTED by the Council of the Metropolitan Service District
this 23rd day of February, 1984.



Presiding Officer

MB/srb
0648C/373
01/30/84

EXHIBIT "A"

CITY OF WEST LINN ACKNOWLEDGMENT REVIEW

Background

West Linn's Comprehensive Plan is comprised of the following documents:

Inventories - Background Reports
Comprehensive Plan - Policy Document
Community Development Code

West Linn's planning area includes certain urban unincorporated areas in Clackamas County. The City and County have entered into a Dual Interest Area Agreement which gives Clackamas County planning and zoning authority over the area between the Urban Growth Boundary (UGB) and the city corporate limits. The County must notify the City of land use actions proposed in the City's planning area.

Goal No. 1: Citizen Involvement

Between 1976 and 1983 the City held approximately 150 citizen meetings in preparation of its comprehensive plan. The comprehensive plan includes a set of policies to maintain citizen involvement and ongoing agency coordination.

Conclusion: There are no acknowledgment issues of major regional concern with Goal No. 1.

Goal No. 2: Land Use Planning

Goal No. 2 requires that the City's comprehensive plan be coordinated with the plans of Clackamas County and Metro. The City and the County have adopted a Dual Interest Area Agreement which sets forth the planning and coordination items between the two jurisdictions. The City's plan also includes Metro's required "reopening" language and other coordination items with Metro's functional plans.

Conclusion: There are no acknowledgment issues of a major regional concern with Goal No. 2.

Goal No. 3: Agricultural Lands

Not applicable.

Goal No. 4: Forest Lands

No acknowledgment issues of major regional concern.

Goal No. 5: Open Space, Scenic and Historic Areas and Natural Resources

Goal No. 5 requires that a certain process be followed as specified in OAR 660-16-00. That process involves the identification of significant resources and the consideration of economic, social, environmental and energy consequences where conflicting uses have been identified. The ultimate policy choices that must be made are to protect the resource site, allow conflicting uses, or limit conflicting uses. This process has been presented in the City's Inventory Document.

The City has identified nine types of resources that are applicable to the planning area. For each resource type, the City has gone through the process specified in the OARs. The comprehensive plan and development code include provisions for the protection of these resources.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 6: Air, Water and Land Resource Quality

The Department of Environmental Quality (DEQ) and Metro share responsibility for air quality planning in the region and have jointly prepared the State Implementation Plan (SIP) for the Portland area. The City's plan includes policies and strategies to coordinate with the state and Metro in efforts aimed at reducing air pollution.

Metro is the lead agency for "208" water quality planning in the region. The City's plan includes policies to comply with applicable water quality standards and to cooperate with Metro in the improvement of water quality.

The plan also includes findings, policies and strategies recognizing the regional nature of solid waste disposal, and Metro's authority to prepare and implement a solid waste management plan.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 7: Natural Hazards

The City's Inventory Document includes an identification of the physical limitations and natural hazards affecting development in the planning area. In turn, the plan contains policies and implementing strategies for areas containing physical limitations and natural hazards. The Community Development Code regulates development in these areas through the Flood Hazard, Hillside Protection and Erosion Control provisions.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 8: Recreation

The Inventory Document contains an analysis of existing and needed recreation facilities. At present, the City does not have a park land deficiency. The City estimates its year 2000 park land needs to be an additional 64 acres. The plan and Development Code include provisions to provide for recreation needs as development occurs.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 9: Economy

The City has analyzed their projected commercial and industrial employment needs to the year 2000, and estimated the acreage needed to meet the projected employment. It is estimated that there is a potential year 2000 shortage of industrial land inside the planning area, of approximately 40 acres. The City has indicated that industrial development outside of the present UGB along I-205 may be necessary in the future. The plan includes policies to further study the City's land use allocation, and coordinate with Metro on any changes to the UGB. Any future amendments to the UGB would have to be considered under Metro's procedures and criteria to amend the UGB.

Conclusion: There are no acknowledgment issues of major regional concern. Metro emphasizes the need to carefully consider future expansion of the UGB in keeping with the rules and procedures for amending the boundary.

Goal No. 10: Housing

Goal No. 10 requires a demonstration that sufficient buildable residential land has been designated under clear and objective approval standards to meet projected housing needs. Within the Metro area, the OARs stipulate that West Linn must provide for new construction to be at least 50 percent attached single family or multi-family, and a minimum overall density of eight dwelling units per net buildable acre.

The City has estimated its net buildable residential land area to be approximately 420 acres. The Plan provides for the construction of 3,376 new dwelling units by the year 2000. This results in a new construction density of 8.03 dwelling units per net buildable acre, and a housing split of 34 percent single family and 66 percent multi-family. In addition, the Development Code allows for manufactured/mobile homes as a conditional use in the R-5, Medium Density residential zone.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 11: Public Facilities and Services

The City has inventoried the existing public facilities and services, and analyzed the capability of those facilities to serve the planning area to the year 2000. With the completion of the Tri-County Service District facility, and the addition of some water storage facilities over time, the City will have sufficient major utilities for the planning period.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 12: Transportation

Metro staff had previously provided the City with comments on the transportation sections of the Draft Comprehensive Plan. The City has made the requested corrections to their plan documents.

Conclusion: There are no acknowledgment issues of major regional concern.

Goal No. 13: Energy Conservation

No acknowledgment issues of major regional concern.

Goal No. 14: Urbanization

The City's plan includes policies to coordinate with Metro and Clackamas County on any proposed amendments to the UGB.

Within the city limits there is a parcel of land that is outside the UGB, but planned and zoned for low density residential development. Urbanization of this property is restricted by the City's extraterritorial water extension policy, the 100-year floodplain, and the Tualatin River Bank Control provisions. This combination of factors precludes urbanization of this property, in part, until the UGB is amended.

Conclusion: There are no acknowledgment issues of major regional concern.

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STAFF REPORT

Agenda Item No. 6.3

Meeting Date February 23, 1984

CONSIDERATION OF RESOLUTION NO. 84-447
RECOMMENDING ACKNOWLEDGMENT OF THE CITY OF WEST
LINN'S REQUEST FOR ACKNOWLEDGMENT OF COMPLIANCE
WITH THE LAND CONSERVATION AND DEVELOPMENT
COMMISSION GOALS

Date: February 7, 1984

Presented by: Mark Brown

FACTUAL BACKGROUND AND ANALYSIS

Metro staff reviewed the Draft West Linn Comprehensive Plan in October 1983 and provided the City with comments. After making a number of changes, the City adopted its Plan on December 14, 1983, and subsequently submitted it to the Land Conservation and Development Commission (LCDC) requesting acknowledgment. Based on a final review of the plan documents with the Metro Plan Review Manual, staff finds that there are no acknowledgment issues of major regional concern and, therefore, recommends that the Metro Council support the acknowledgment of the Plan.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of this Resolution

COMMITTEE CONSIDERATION AND RECOMMENDATION

On February 6, 1984, the Regional Development Committee unanimously recommended approval of Resolution No. 84-447.

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02/07/84