

BEFORE THE REGIONAL DEVELOPMENT COMMITTEE OF THE  
METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF RECOMMENDING ) RESOLUTION NO. 84-487  
A CONTINUANCE OF THE CITY OF )  
TIGARD'S REQUEST FOR ACKNOWLEDGMENT ) Introduced by  
OF COMPLIANCE WITH LCDC GOALS ) Executive Officer

WHEREAS, The Metropolitan Service District (Metro) is the designated planning coordination body under ORS 260.385; and

WHEREAS, Under ORS 197.190 and ORS 197.255 the Metro Council is required to advise LCDC and local jurisdictions preparing Comprehensive Plans whether or not such plans are in conformity with the Statewide Planning Goals; and

WHEREAS, Resolution No. 84-460 delegates to the Regional Development Committee the authority to approve continuance reviews when LCDC deadlines preclude review by both the Regional Development Committee and the Metro Council; and

WHEREAS, The city of Tigard 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, In January 1984 the city of Tigard's Comprehensive Plan was evaluated for compliance with LCDC Goals and regional plans adopted by Metro; and

WHEREAS, On January 26, 1984, the Council adopted Resolution No. 84-441, recommending that Tigard's request for acknowledgment be continued until regional concerns affecting compliance with Goals 2 and 10 had been addressed; and

WHEREAS, The staff report (Exhibit "A") found that Goal 10 has been addressed and that the Goal 2 issue will be addressed when Washington County formally amends its plan and zoning in an already agreed upon manner; now, therefore,

BE IT RESOLVED,

1. That Metro's Regional Development Committee finds that there is no remaining issue of regional concern regarding Tigard's comprehensive plan's compliance with Goal 10 (Housing) and that there will be no remaining issue of regional concern regarding the plan's compliance with Goal 2 (Land Use Planning) once Washington County adopts consistent plan and zoning designations for Tigard's planning area at, which time Tigard's acknowledgment request should be granted.

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

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

ADOPTED by the Regional Development Committee of the Metropolitan Service District

this 6th day of August, 1984.

  
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Chairperson  
Regional Development Committee

EXHIBIT "A"

CITY OF TIGARD CONTINUANCE REVIEW

BACKGROUND

Metro completed its acknowledgment review of Tigard's plan last winter. On January 26, 1984, the Council adopted Resolution No. 84-441 recommending that Tigard's request for acknowledgment be continued until regional concerns affecting Goals 2 and 10 were addressed. The City's response to these concerns is discussed below.

GOAL 2: LAND USE PLANNING

**Requirement:** Goal 2 requires that the City and the County must agree on plan designations and implementing measures for unincorporated land in Tigard's planning area. Tigard cannot legally meet this requirement until Washington County has adopted the necessary plan and zone changes.

**Response:** The County has committed to adopt zoning consistent with the City's plan once LCDC has found plan designations adequate for compliance -- which has not yet occurred. Although no problems are anticipated in this respect, Tigard's plan cannot be acknowledged until this work is completed.

**Conclusion:** Washington County's adoption consistent plan designations and zoning for the unincorporated lands in Tigard's planning area will satisfactorily address Metro's Goal 2 concerns. Metro recommends that Tigard's plan be acknowledged when this work is completed.

GOAL 10: HOUSING

**Requirement:** In order to meet its density standard of 10 units per net acre (UNA), the City was relying on projected development at 40 UNA in certain mixed use zones. Metro found that this would be adequate if the City provided findings to justify these projections. LCDC, however, found that development in mixed use zones could not be "counted" toward meeting the density standard under any circumstances. Thus, LCDC directed the City to revise its residential as needed to meet its density standard.

**Response:** The City has revised its medium high density zone to allow 25 rather than 20 UNA. This change is adequate to provide an overall density of 10 UNA.

**Conclusion:** Tigard's provisions to allow an overall density of 10 UNA satisfies Metro's Goal 10 concerns.

STAFF REPORT

Agenda Item No. 6

Meeting Date August 6, 1984

REGIONAL DEVELOPMENT COMMITTEE RESOLUTION NO. 84-487  
ON THE CITY OF TIGARD'S REQUEST FOR  
ACKNOWLEDGMENT OF COMPLIANCE WITH LCDC GOALS

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Date: July 13, 1984

Presented by: Jill Hinckley

FACTUAL BACKGROUND AND ANALYSIS

The Metropolitan Service District (Metro) completed its acknowledgment review of Tigard's comprehensive plan in January 1984. On January 26, 1984, the Council adopted Resolution No. 84-441 recommending that Tigard's plan be continued until regional concerns affecting Goals 2 and 10 were addressed. Tigard resubmitted revised plan materials on June 28, 1984. The staff report reviewing these materials is attached as Exhibit "A."

Staff finds that the City has satisfactorily addressed Metro's Goal 10 concern. Resolution of the Goal 2 problem requires certain plan and zone changes by Washington County. The County has committed to adopt the changes needed once LCDC has no further problems with Tigard's plan. Metro's Goal 2 concern will be satisfied by this action and staff recommends that Tigard's plan be acknowledged once it is completed.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 84-487

COMMITTEE CONSIDERATION AND RECOMMENDATION

Committee action on this matter will not be reviewed by Council. Resolution No. 84-460, clarifying Metro's plan review process, authorizes the Regional Development Committee to approve continuance reviews.

JH/srb  
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