

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING TIME) RESOLUTION NO 98-2711
EXTENSIONS TO THE FUNCTIONAL PLAN)
COMPLIANCE REPORTING DEADLINE) Introduced by Executive Officer Mike
) Burton

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 submit a report to Metro, six months prior to the February 19, 1999, deadline for compliance with this functional plan that outlines the progress toward meeting functional plan requirements; and

WHEREAS, the Urban Growth Management Functional Plan at Title 8, Section 2C provides that the 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

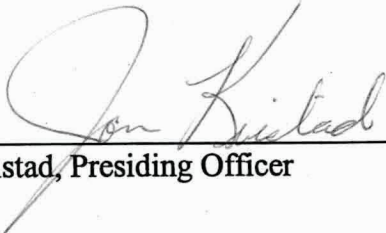
WHEREAS, eight jurisdictions have requested time extensions to submit compliance reports based on evidence showing "substantial progress or proof of good cause" for failing to meet the August 19, 1998 reporting deadline, now therefore,

BE IT RESOLVED:

1. That the City of Durham shall receive a timeline extension to December 15, 1998, to complete its compliance report.
2. That the City of Gladstone shall receive a timeline extension to February 19, 1999, to complete its compliance report.


3. That the City of Happy Valley shall receive a timeline extension to January 29, 1999, to complete its compliance report.
4. That the City of Johnson City shall receive a timeline extension to October 19, 1998, to complete its compliance report.
5. That the City of King City shall receive a timeline extension to February 19, 1999, to complete its compliance report.
6. That the City of Rivergrove shall receive a timeline extension to December 31, 1999, to complete its compliance report.
7. That the City of West Linn shall receive a timeline extension to July 15, 1999, to complete its compliance report.
8. That the City of Wilsonville shall receive a timeline extension to December 31, 1998, to complete its compliance report.
9. That any necessary time extensions for implementation shall be determined based on review of completed compliance reports.

ADOPTED by the Metro Council this 15th day of OCTOBER 1998.



Jon Kvistad, Presiding Officer

APPROVED AS TO FORM:



Daniel B. Cooper, General Counsel

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GROWTH MANAGEMENT COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 98-2711, FOR THE PURPOSE OF GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE REPORTING DEADLINE.

Date: October 15, 1998

Presented by: Councilor Morissette

Committee Action: At its October 6, 1998 meeting, the Growth Management Committee voted 3-0 to recommend Council adoption of Resolution No. 98-2711.

Voting in favor: Councilors Monroe, Morissette and Kvistad.

Council Issues/Discussion: Mary Weber, senior program supervisor, gave the staff presentation for the Growth Management Department. The Urban Growth Management Functional Plan requires that all jurisdictions in the region submit a report six months prior to the February 19, 1999 deadline for compliance with the functional plan (i.e. August 19, 1998). The report should outline progress toward meeting the functional plan requirements. The functional plan does allow the Metro Council to grant time extensions for submittal of the compliance reports, where there is evidence showing substantial progress or proof of good cause for failing to meet the August 19, 1998 deadline.

Eight jurisdictions have made this request and would be granted timeline extensions with this resolution. They are: Durham, Gladstone, Happy Valley, Johnson City, King City, Rivergrove, West Linn and Wilsonville.

Councilor asked for assurance that requests were forwarded to the council based on a complete review of submitted compliance plans. Staff agreed that they were only submitting requests based on complete applications.

The committee agreed to review criteria related to extension requests and compliance within the next few months.

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 98-2711 GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE REPORTING DEADLINE

Date: October 6, 1998

Presented by: Elaine Wilkerson
Prepared by: Marian Maxfield Hull

PROPOSED ACTION

Adoption of Resolution No. 98-2711 granting time line extensions to the Functional Plan compliance deadline for the cities of Durham, Gladstone, Happy Valley, Johnson City, King City, Rivergrove, West Linn and Wilsonville.

BACKGROUND AND ANALYSIS

Title 8, Section 2C 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."

Nine cities have requested time extensions to complete the progress report that was due to Metro August 19, 1998. Four cities, Durham, Johnson City, King City and Rivergrove, are among the region's smallest jurisdictions that together account for less than one-half of 1 percent of the total capacity target for the region.

Gladstone, another small jurisdiction, submitted an incomplete draft report. Growth Management Services staff is working with the Department of Land Conservation and Development to secure funding to help Gladstone complete this report. Wilsonville has completed significant work, but needs some resolution on prison siting before finishing its compliance work. West Linn is incorporating its compliance work into a major update of its Comprehensive Plan and Transportation System Plan. Happy Valley would like to finish its public involvement program before reporting to Metro.

The following is a brief summary of the status of the eight jurisdictions that appear to have met functional plan time extension requirements. The time line extension requests and supporting documents submitted by the cities are included as Attachment A of this report.

Durham - The City of Durham has requested an extension to December 15, 1998, to complete its compliance report. The City is using the Compliance Assistance Report prepared by Metro to develop a scope of work for its compliance efforts. City staff have identified the need to complete studies on several issues, including: design type boundaries, the ability of current zoning to meet Table 1 targets, provisions for accessory dwelling units, and the current circulation plan.

Gladstone - The City of Gladstone has submitted a preliminary compliance report addressing many of the requirements of the Functional Plan, including the need to establish minimum densities, Town Center boundaries, accessory dwelling units, minimum parking requirements and limit large box retail uses in specified areas. The City will still need to address remaining Functional Plan provisions in Titles 1, 2, 6 and 8. Growth Management staff are working closely with the City to clarify these requirements. The City is requesting a time extension to February 1999 to complete its compliance report.

Happy Valley - The City has completed its commercial zoning, design review, mixed-use and master planning ordinances. In addition, it has begun work on the Transportation System Plan, Urban Forestry Plan and Town Center Plan. Happy Valley would like to conclude its public involvement effort for the work completed to date prior to submitting a report to Metro. Staff recommend an extension to January 1999 to complete a report.

Johnson City - Johnson City is a small jurisdiction in Clackamas County with only a part-time City Recorder as paid staff. The City covers just over 40 acres and has about 600 residents. The majority of the City consists of one parcel that is developed as a mobile home community. The interim Mayor has been in contact with Metro and staff have been providing assistance. Johnson City has requested an additional 60 days to complete its compliance report.

King City - King City is a small city in Washington County with only two paid staff members. It contracts with a planning consultant for projects as needed. Growth Management staff have been working with the City Manager and the City's planning consultant to provide compliance assistance. King City has requested an extension to February 1999 to complete its report.

Rivergrove - Rivergrove is a small city in Clackamas County with about 300 residents and one half-time employee on staff. Growth Management staff have worked with the City to evaluate its plans and implementing ordinances for Functional Plan compliance. The City is beginning a major update of its plans and codes and will incorporate Functional Plan compliance into this effort. Due to limited resources, the City will use resident volunteers to rewrite its codes with Growth Management staff continuing to provide assistance. Rivergrove requests an extension to the Functional Plan reporting deadline to December 31, 1999.

West Linn - West Linn is currently updating its Comprehensive Plan and Transportation System Plan. It has requested an extension to the Functional Plan reporting deadline so that it may combine the compliance work with the update. City staff expect to have proposed code changes by March 1999. The City has committed to submit a progress report to Metro when it has completed its capacity analysis, by October 1998. Staff recommend an extension to July 1999 to complete a compliance report.

Wilsonville - The City's long-range planning staff time and consultant resources have gone to the prison siting issues during the past year. The City has, however, made progress toward preparation of a compliance report. The amendments to its development code are ready for public hearings. Wilsonville also has completed a first draft of the comprehensive plan amendments needed for Functional Plan compliance. The City is waiting to complete a draft Transportation System Plan pending a decision on the prison land use issue and is working on an inventory of Title 3 land. The City will submit a compliance report by December 1998.

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

The time extension requests for the compliance reports of the cities of Durham, Gladstone, Happy Valley, Johnson City, King City, Rivergrove, West Linn and Wilsonville are recommended for approval. Any necessary extensions of time for Functional Plan implementation would be determined based on the completed compliance reports.

MMH/srb
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Attachment A

Extension Requests Letters



City of Durham

PO Box 23483 Durham Oregon 97281

Gery Schirado - Mayor

17160 SW Upper Boones Ferry Road

(503) 639-6851

Fax (503) 598-8595

Roel C. Lundquist - City Administrator

August 18, 1998

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

Dear Mr. Burton:

The City of Durham is taking steps to achieve compliance with the requirements of the Urban Growth management Functional Plan. Assistance has been supplied by Metro planning staff with Jennifer Bradford being especially helpful. Many of the points made in the accompanying Summary for Establishing the Durham Compliance Plan are based on information that she compiled in an assistance report to the City.

Regional growth goals impact small cities like Durham, but there are problems with trying to force atypical communities like Durham into the broader conceptual mold. Although "flexibility" is built into the functional plan, Durham has historical and practical constraints that limit implementation of some of the goals; these include the following:

- a total land area of only 265 acres with about 20% of it in Greenspace/park area,
- no retail stores or "downtown" area,
- no Urban Growth Area for expansion,
- limited control over Upper Boones Ferry Road (the City's main thoroughfare that is also a state highway), and
- reliance on other agencies to provide contract services for utilities.

The City staff of two people has to respond to a wide range of needs such as preparing budgets, undergoing audits, overseeing local elections, etc. These time consuming tasks, among others, have necessarily placed the projected completion of Durham's Compliance Plan in a position where we need to ask for an extension of time. I do not see how we can get Durham's Compliance Plan ready before December 15, 1998 at the earliest. Please consider granting the time extension accordingly.

Your continued understanding of the needs of small cities is appreciated.

Sincerely,

Roel C. Lundquist
City Administrator

C: Gery Schirado, Mayor
Bob Plame, Planning Commission Chair
K.J. Won, Planning Advisor

RECEIVED
AUG 19 1998
EXECUTIVE OFFICER

AUG 19 1998

DRAFT

August 17, 1998

Jennifer Bradford, Growth Management Department
Metro
600 NE Grand Avenue
Portland, Oregon 97232

RE: Functional Plan Compliance

The purpose of this letter is to present staff's compliance report, which the Gladstone Planning Commission is scheduled to review at its meeting on August 18, 1998. My comments are based largely on our meeting last week and review of the compliance plan checklist.

Depending on the number of land use applications, I think the city can meet the February 1999 deadline for most required amendments. Recently the City Council adopted a zoning code text amendment that allows staff to initiate text amendments instead of initiation by only the City Council or Planning Commission; this should help speed the process.

Title 1 Housing and Employment Accommodation. The city will need to adopt a minimum density standard for residential developments, request an exception, or set a minimum density with no maximum. Metro requires jurisdictions identify boundaries for "Town Centers" and develop standards for transportation corridors. Metro also requires some provisions for "Granny flats" that allow for independent living quarters within existing single family homes.

Response. The city has previously demonstrated (copy enclosed) that Gladstone can meet Metro's expectations for new dwelling units without increasing existing densities even though virtually all subdividable land has been developed. A logical boundary for the Town Center may be the existing C-2 zoning district, which extends half a block on either side of Portland Avenue; as an alternative, the Planning Commission could decide to define the Town Center to include full blocks on either side of Portland Avenue, in recognition that C-2 uses are allowed as conditional uses within the full block. The current definition of "family" in the city's zoning code includes "living together as one housekeeping unit using one kitchen" and apparently does not include provisions for independent living quarters.

Title 2 Parking. The city will need to adopt Metro's parking standards, which include maximum numbers of parking that jurisdictions can require. For instance, Metro has determined the maximum number of parking spaces that can be required for single family dwellings is one space per unit, compared to two currently required; however, Metro's parking standards for multi-family dwellings ranges from 1.25 to 1.75 depending on the number of bedrooms, compared to the city's current 1.5 spaces per dwelling unit. There appear to be similar differences for commercial and industrial standards.

Title 3 Water Quality and Flood Management. Compliance with Title 3 requires a separate submission due December 18, 1999. Staff are currently assembling a detailed inventory of all identified wetlands in the city and hope to complete Goal 5 requirements for the state's Periodic Review prior to submission of Metro's Title 3.

Title 4 - Employment and Industrial. Metro has determined local jurisdictions must restrict or prohibit retail uses larger than 60,000 square feet in "industrial and employment areas," which apply primarily to properties zoned for Office Park and Light Industrial land uses.

Title 5 - Neighbor Cities. Not applicable.

Title 6 - Regional Accessibility. Metro advises "Jurisdictions have one year after adoption of the Regional Transportation Plan (scheduled for December 1998) to amend their comprehensive plans and implementing ordinances to be consistent" with Title 6. Almost no new streets can be developed in Gladstone. Title 6 requires the city allow for consideration and implementation of Metro's street design guidelines, connectivity standards, etc.

Title 7 - Affordable Housing. Currently, Title 7 is advisory only. The Gladstone Planning Commission is considering whether to adopt zoning code amendments that could result in development of alternate housing types, such as patio houses, common wall and row houses. (Attached is a city newsletter article about this topic.)

Title 8 - Compliance Procedures. The September, 1998 Planning Commission agenda is set, and I expect at the October meeting we can continue working on Metro compliance issues.

Thanks for your continued assistance with this project. I expect to keep you closely advised as we proceed.

CITY OF GLADSTONE

Jonathan Block,
Community Services Director

HON. RANDY NICOLAY
Mayor

BARBARA SMITH
VERNE SCHOLZ
JAMES OLSEN
MICHAEL SCHAUFLEER

City Administrator
WILLIAM BRANDON

City Recorder
CAROL K. PETERS

City of Happy Valley



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

August 17, 1998

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

Metro Growth Mgmt.

AUG 17 1998

RE: Compliance Report

Dear Mr. Burton:

The City of Happy Valley will require an additional sixty days to complete the Urban Growth Management Functional Plan Compliance Report. It now appears we may will be forced to hire an outside consultant to assist in the completion of the Compliance Plan.

As you are aware the City has limited funds and personnel. The Community Development Department recent loss of two employees coupled with our inability to arrange an accessible source of mapping services the project has significantly delayed the project. The City is still in the recruitment phase of replacing our Assistant Planner and hope to have that position filled within the next several weeks.

Considerable resources have been expended this year on our commercial zoning, design review, mixed use and master planning ordinances. Additional staff time and funding have been allocated for the completion of our TSP, Urban Forestry Plan and planning for our Town Center. Every effort will be made to complete this work by mid-October.

Sincerely,

Bill Brandon
City Administrator

CITY OF
JOHNSON CITY



RECEIVED

AUG 28 1998

EXECUTIVE OFFICER

(503) 655-9710 FAX 723-0317

8021 SE Posey St. • Johnson City, Oregon 97267

August 25, 1998

Mike Burton, Executive Officer
Metro
600 NE Grand Ave
Portland, OR 97232-2736

RE; COMPLIANCE REPORT

Dear Mr. Burton:

The City of Johnson City will require an additional sixty days to complete the Urban Growth Management Functional Plan Compliance Report. As you know, our city is extremely limited both in funding and staffing. We have a part time City Recorder, working 80 hours per month. That is the ONLY paid employee in Johnson City.

We have been communicating with Barbara Linssen, of your staff on Functional Plan issues, we will continue to be in contact.

Johnson City is a 42 acres mobile home park. There is NO vacant land and no room for development either in homes or business. Therefore, we have no housing nor employment targets that are feasible for this small city.

Sincerely,

Tim Schofield, Mayor Pro Tem

TS/nl



KING CITY

15300 S.W. 116th Avenue, King City, Oregon 97224-2693
Phone: (503) 639-4082 • FAX (503) 639-3771

RECEIVED
SEP 8 1998
EXECUTIVE OFFICER

September 2, 1998

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

RE: Compliance Report
Functional Plan

Dear Mr. Burton:

The city of King City will require additional time to complete the functional plan compliance work. The city is committed to meeting the new time deadline of February 1999. As you are aware, the city has limited funds and personnel. A planning consultant assists the city, but our planning budget is relatively small.

We recently began working with Marian Maxfield Hull of the Metro staff. She has been very helpful in identifying the issues which must be addressed. We will continue to work with her between now and February to complete the city's obligations under the functional plan.

Thank you for your consideration.

Sincerely,

Jane Turner
City Manager

cc: Marian Maxfield Hull
Keith Liden



CITY OF RIVERGROVE

P.O. BOX 1104 • LAKE OSWEGO, OREGON 97035

September 21, 1998

RECEIVED

SEP 23 1998

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

EXECUTIVE OFFICER

RE: Functional Plan Compliance Extension Request

Dear Mr. Burton:

The City of Rivergrove continues to struggle mightily with a variety of challenging issues, many of which deal very directly with the land use matters addressed in the Metro Functional Plan, particularly Title 3. Title 3 is of great importance to Rivergrove simply because more than half of the City's lots are riverfront and/or floodplain lots. Virtually all of the vacant and buildable parcels in Rivergrove are impacted by Title 3. As a result, Title 3 is for Rivergrove a very key component of the Functional Plan and one which we wish to incorporate into our implementation plans as quickly as possible.

I believe we are making good progress in implementing the Functional Plan and Title 3, although our implementation is behind schedule. We now have in place new, unappealed (and thus acknowledged) ordinances which address such issues as balanced cut and fill in the flood plain, density limitations within the flood plain, and accessory-dwelling-unit policies. Other efforts to update our comprehensive plan and land development ordinance have unfortunately been mired down in LUBA appeals. We are also now litigating the City's denial of a development permit application for high-density development within the flood plain (an application which was submitted before our new ordinances were in effect) both at LUBA and in the Clackamas County Circuit Court. Our limited resources are, for all practical purposes, fully committed in responding to these appeals (all of which have been initiated by one developer) and defending City decisions designed to protect our most environmentally sensitive areas.

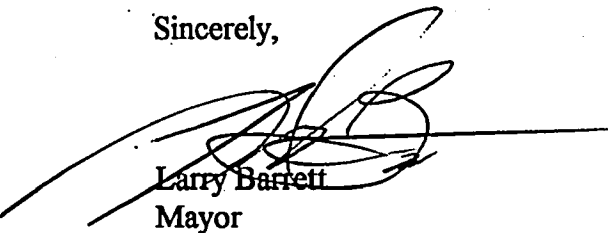
The City hereby requests an extension until December 18, 1999 for full implementation of the Functional Plan. That is the target date for Title 3 implementation, and our situation as discussed above argues strongly for addressing additional Title 3 issues along with and at the same time as we address other Functional Plan issues.

The City of Rivergrove is very grateful for the support and assistance it has already received from the Metro staff. We are sincerely interested in implementing as best we can and as quickly as we can the land use policies and provisions contained in the Functional Plan, to include Title 3. Due

to extremely limited resources and to the multiple land use decision appeals now facing the City, we simply can not meet the implementation schedule as originally established.

Thank you in advance for your kind consideration to this request. Should you have any questions concerning this matter, please contact me at the above address or the City Manager at 639-6919.

Sincerely,



Larry Barrett
Mayor

cc: Marian Maxfield Hull
Regional Planner, Metro

*West
Linn*

Planning and Development
August 19, 1998

RECEIVED
AUG 21 1998
EXECUTIVE OFFICER

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 of time in which to comply with the Growth Management Functional Plan. I understand that Metro requires an evaluation of current local plans and appropriate related materials by August 19, 1998, in preparation for full compliance with the Functional Plan by January 19, 1999. What follows is an explanation as to why the City of West Linn will be unable to meet these deadlines and the steps we are taking to address compliance with the Functional Plan in the future.

The City of West Linn is undergoing a simultaneous review and update of both the Comprehensive Plan and the Transportation System Plan (TSP). The City's current plan has not been updated since 1983, and needs to reflect the needs of the citizens of West Linn. Until the City defines the policies related to land use and growth issues, we will not be in a position to deal with code changes that may be requested by Metro to achieve compliance. Any successful planning process must first include a thorough and effective public participation process.

The City will be assisted by the firm of Cogan Owen Cogan who have started the process of coordinating the Comp Plan update. They will be assisted by DKS Associates, project managers for the TSP, who will be modeling different land use scenarios to assess traffic impacts and design a system that best addresses the problems and opportunities identified as part of the planning process. The consultants and staff have started an analysis of the buildable lands inventory and a Council appointed task group has started to meet.

We expect the public participation component of our plan updates to continue through spring of 1999. A draft Comprehensive Plan will be presented to the Planning Commission, and then City Council, in early summer. Please see the enclosed flow chart which graphically shows individual

The Honorable Mike Burton
Executive Officer
Metro
August 19, 1998
Page 2

components of our planning process and when they will occur. As a result of this planning initiative, the City will be addressing Functional Plan compliance. It is the City's intention to contest discrepancies through the exception process, or demonstrate compliance with the Functional Plan based on the policies generated as a part of our plan update.

If our schedule proves reasonable, I anticipate that we could produce an evaluation of the City's Comprehensive Plan and Functional Plan requirements in the summer of 1999. Subsequently, we can provide Metro with a report regarding the effectiveness of the City's implementing ordinances and public facility plans in realizing Functional Plan standards.

The City believes it is logical to undergo this long overdue Comprehensive Plan update before addressing specific Functional Plan performance standards. While the process is time consuming initially, we feel it is preferable to define City policy prior to addressing Functional Plan compliance, rather than achieve compliance through code amendments that may later prove to be inconsistent with our new plan.

I hope that you will agree that granting the City of West Linn some extra time to comply with the Functional Plan through a Comprehensive Plan update will ultimately result in a superior planning tool for both the City and for the region. Please call me if you have any questions about the City of West Linn's process or intentions regarding Urban Growth Management Functional Plan compliance.

Sincerely,



Dan Drentlaw, AICP
Planning Director

Enc.

c: City Councilors
Planning Commissioners
Scott Burgess, City Manager
Marian Hull, Metro



30000 SW Town Center Loop E
 Wilsonville, Oregon 97070
 (503) 682-1011
 (503) 682-1015 Fax
 (503) 682-0843 TDD

August 18, 1998

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

RECEIVED

AUG 19 1998

EXECUTIVE OFFICER

Mr. Burton:

I am writing to request a time extension for filing Wilsonville's program for compliance with Metro's Urban Growth Management Functional Plan. Over the last year, most of our long-range planning staff and consultant resources have gone to prison siting issues. Beyond the direct commitment of resources, we have also had to deal with the uncertainty of what part of our community will be used to accommodate this large state facility.

This is not to say that all of our efforts have come to a complete halt. We have prepared a draft of a thorough rewrite of our development code, including Functional Plan requirements. That draft code has been the subject of numerous work sessions by our Planning Commission and it would have been ready for public hearings, if the state Legislature had kept to the original commitment of conducting a special session on August 11, 1998. Unfortunately, the decision by the Legislature's leadership to delay scheduling a special session to deal with prison siting has left us in a situation where we may not be able to return to this subject until after the first of the year (1999).

We have also completed a first draft of revisions to our Comprehensive Plan, including Functional Plan requirements. That document is still several months away from being ready for public review, but it will mark the first significant revisions to the City's Comprehensive Plan in ten years.

Wilsonville has also embarked on a program of planning for the six Urban Reserves around our city. We have included all of the first tier Urban Reserve areas within both our Transportation Systems Plan and our Stormwater Master Plan. Drafts of both of those documents have been completed, but we are unable to complete them properly without knowing where the prison will be located.

We also have completed a draft inventory of local wetlands and riparian zones, which was used by Metro's staff in the preparation of Title 3 maps. We will be combining our Goal 5 compliance requirements with Title 3 requirements over the next year. Unfortunately, Wilsonville's Periodic Review process with the



Department of Land Conservation and Development has also been delayed because of the prison siting process.

As you can tell from the things noted above, we have been unable to complete a number of important planning projects because of the uncertainty about the prison site. We remain appreciative of the efforts of Metro's Council and staff to help move the prison siting issue forward. We also remain committed to do our part in regional planning. Unfortunately, some of our efforts cannot be completed until the state does its part and tells us where the new prison will be located.

If you have any questions or suggestions about the status of Wilsonville's planning programs, please do not hesitate to contact me.

Sincerely,



Stephan A. Lashbrook, AICP
Planning Director

CC: Mayor Lehan and City Council
Arlene Loble, City Manager
Eldon Johansen, Community Development Director
Jim Sitzman, DLCD
John Kitzhaber, Governor
Brady Adams, State Senate President