

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 97-706A
ORDINANCE NO. 95-625A TO AMEND)
THE 2040 GROWTH CONCEPT MAP) Introduced by Presiding Officer Kvistad
REGARDING THE WOOD VILLAGE)
TOWN CENTER)

WHEREAS, Metro's regional goals and objectives required by ORS 268.380, the Regional Urban Growth Goals and Objectives (RUGGO), were adopted December 14, 1995 in Ordinance No. 95-625A; and

WHEREAS, RUGGO was transmitted to the Land Conservation and Development Commission (LCDC) for acknowledgment of consistency with statewide land use planning goals; and

WHEREAS, LCDC acted on November 1, 1996 to authorize the RUGGO final acknowledgment Order dated December 9, 1996; and

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan in Ordinance No. 96-647C on November 21, 1996 which includes Council-approved changes in certain 2040 Growth Concept design type designations as part of 2040 Growth Concept implementation; and

WHEREAS, functional plans must remain consistent with RUGGO, including the 2040 Growth Concept Map; and

WHEREAS, the Urban Growth Management Functional Plan removed the Employment Area designation from the Multnomah Kennel Club property in the City of Wood Village in anticipation of a Wood Village Town Center designation adjacent to the Fairview Town Center; and

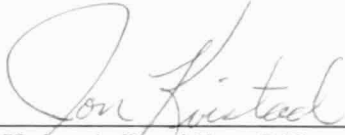
WHEREAS, RUGGO Goal 1 requires that amendments to RUGGO involve MPAC for public and local government review prior to final Metro Council action; and

WHEREAS, amendment of acknowledged RUGGO requires a 45 day notice to the Department of Land Conservation and Development under ORS 197.610 which has been sent; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

That the amendment to the 2040 Growth Concept Map is described generally as follows: The Multnomah Kennel Club property of approximately 100 acres that was designated as "employment area" is changed to the mixed use designation identified as the Fairview/Wood Village town center as shown on the amended 2040 Growth Concept Map attached and described as Exhibit "A."

ADOPTED by the Metro Council this 2nd day of October 1997.



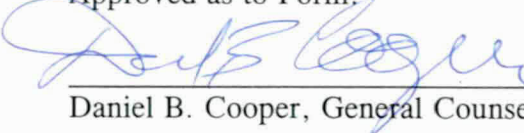
Jon Kvistad, Presiding Officer

ATTEST:



Recording Secretary

Approved as to Form:



Daniel B. Cooper, General Counsel

kaj
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10/7/97

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 97-706A
ORDINANCE NO. 95-625A TO AMEND)
THE 2040 GROWTH CONCEPT MAP) Introduced by Presiding Officer Kvistad
~~AND ORDINANCE NO. 96-647C TO~~)
~~AMEND THE TITLE 4 MAP~~)
REGARDING THE WOOD VILLAGE)
TOWN CENTER)

WHEREAS, Metro's regional goals and objectives required by ORS 268.380, the Regional Urban Growth Goals and Objectives (RUGGO), were adopted December 14, 1995 in Ordinance No. 95-625A; and

WHEREAS, RUGGO was transmitted to the Land Conservation and Development Commission (LCDC) for acknowledgment of consistency with statewide land use planning goals; and

WHEREAS, LCDC acted on November 1, 1996 to authorize the RUGGO final acknowledgment Order dated December 9, 1996; and

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan in Ordinance No. 96-647C on November 21, 1996 which includes Council-approved changes in certain 2040 Growth Concept design type designations as part of 2040 Growth Concept implementation; and

WHEREAS, functional plans must remain consistent with RUGGO, including the 2040 Growth Concept Map; and

WHEREAS, the Urban Growth Management Functional Plan removed the Employment Area designation from the Multnomah Kennel Club property in the City of Wood Village in

anticipation of a Wood Village Town Center designation adjacent to the Fairview Town Center;
and

WHEREAS, RUGGO Goal 1 requires that amendments to RUGGO involve MPAC for public and local government review prior to final Metro Council action; and

WHEREAS, amendment of acknowledged RUGGO requires a 45 day notice to the Department of Land Conservation and Development under ORS 197.610 which has been sent; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

That the amendment to the 2040 Growth Concept Map is described generally as follows:

The Multnomah Kennel Club property of approximately 100 acres that was designated as "employment area" is changed to the mixed use designation identified as the Fairview/Wood Village town center- as shown on the amended 2040 Growth Concept Map attached and described as Exhibit "A."

ADOPTED by the Metro Council this ____ day of _____ 1997.

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

kaj
I:\R-O\97-706.DOC
9/23/97

STAFF REPORT

CONSIDERATION OF ORDINANCE 97-706A, FOR THE PURPOSE OF AMENDING ORDINANCE NO. 95-625A TO AMEND THE 2040 GROWTH CONCEPT MAP REGARDING THE WOOD VILLAGE TOWN CENTER.

Date: September 23, 1997

Presented by: Counselor Kvistad

Background: On July 10, 1997 the Metro Council deferred action on this ordinance, and sent it back to the Growth Management Committee until Wood Village, Gresham, Fairview and the Multnomah Kennel Club completed mediation concerning the proposed redevelopment of the Multnomah Kennel Club property. As outlined in a memo from Metro Executive Mike Burton dated August 29, 1997, the parties successfully completed their mediation and signed a Memorandum of understanding.

At its September 16 meeting, the Growth Management Committee voted to send Ordinance 97-706 to Council for adoption by a 3-0 vote. Subsequent to that decision two housekeeping amendments are being recommended by council staff and legal staff, which can be found in the A version of the Ordinance.

First, no reference was made in the body of the ordinance itself to an exhibit A, the amended 2040 Growth Concept Map. This change is made in the "Ordains" section.

Second, the Title 4 map was amended a year ago October and should not be referred to in the title of the Ordinance.

If these amendments are agreed to, final action cannot be taken on the this ordinance for at least one week.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 97-706
ORDINANCE NO. 95-625A TO AMEND)
THE 2040 GROWTH CONCEPT MAP) Introduced by Presiding Officer Kvistad
AND ORDINANCE NO. 96-647C TO)
AMEND THE TITLE 4 MAP)
REGARDING THE WOOD VILLAGE)
TOWN CENTER)

WHEREAS, Metro's regional goals and objectives required by ORS 268.380, the Regional Urban Growth Goals and Objectives (RUGGO), were adopted December 14, 1995 in Ordinance No. 95-625A; and

WHEREAS, RUGGO was transmitted to the Land Conservation and Development Commission (LCDC) for acknowledgment of consistency with statewide land use planning goals; and

WHEREAS, LCDC acted on November 1, 1996 to authorize the RUGGO final acknowledgment Order dated December 9, 1996; and

WHEREAS, the Metro Council adopted the Urban Growth Management Functional Plan in Ordinance No. 96-647C on November 21, 1996 which includes Council-approved changes in certain 2040 Growth Concept design type designations as part of 2040 Growth Concept implementation; and

WHEREAS, functional plans must remain consistent with RUGGO, including the 2040 Growth Concept Map; and

WHEREAS, the Urban Growth Management Functional Plan removed the Employment Area designation from the Multnomah Kennel Club property in the City of Wood Village in

anticipation of a Wood Village Town Center designation adjacent to the Fairview Town Center;
and

WHEREAS, RUGGO Goal 1 requires that amendments to RUGGO involve MPAC for public and local government review prior to final Metro Council action; and

WHEREAS, amendment of acknowledged RUGGO requires a 45 day notice to the Department of Land Conservation and Development under ORS 197.610 which has been sent; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

That the amendment to the 2040 Growth Concept Map is described generally as follows:
The Multnomah Kennel Club property of approximately 100 acres that was designated as "employment area" is changed to the mixed use designation identified as the Fairview/Wood Village town center.

ADOPTED by the Metro Council this ____ day of _____ 1997.

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

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METRO

Date: June 18, 1997

To: Mike Burton, Executive Officer
Metro Council

From: *LS*
Larry Shaw, Office of General Counsel

Subject: 2040 Growth Concept Map Ordinance: Wood Village

Ordinance No. 97-690 collected a series of housekeeping amendments to the 2040 Growth Concept Map in acknowledged RUGGO. These changes are consistency amendments with Metro Council decisions on the Industrial and Employment Areas Map for Title 4 of the Urban Growth Management Functional Plan.

One of these changes has become involved in the Wood Village rezoning dispute with Gresham and Fairview. The rezoning of the Multnomah Kennel Club site was appealed to LUBA. Now Wood Village has voluntarily taken its rezoning decision back and the parties will be attempting to mediate the dispute by August 13.

At Fairview's request, Metro staff met with Fairview and Gresham representatives to discuss the Town Center designation and the housekeeping ordinance. Both cities expressed their strong opposition to changing the Fairview Town Center shown on the current acknowledged 2040 Growth Concept Map to add an adjacent Wood Village Town Center before mediation is attempted on the rezoning dispute.

Map Ordinance Amendments - No. 97-690A

The strong opposition to completing the new Wood Village Town Center designation at this time and Hillsboro's request to remove a "main street" designation have been addressed by replacing the section 2.b. Wood Village Town Center with the Hillsboro main street removal in the revised ordinance.

MPAC has approved both the original housekeeping ordinance and the Hillsboro request as routine consistency amendments. However, the Wood Village Town Center is no longer a routine consensus change. However, that 2040 Growth Concept Map change is still needed for consistency with the Title 4 map in the Functional Plan. Therefore, to allow further consideration by MPAC and the Metro Council, the Wood Village Town Center designation amendment has been separated into its own ordinance. This allows the MPAC-reviewed consensus Map changes to move forward to adoption.

cc: Dan Cooper
John Fregonese
Mary Weber
Brenda Bernardis



METRO

Date: August 29, 1997

To: Jon Kvistad, Metro Council Presiding Officer
Susan McLain, Council Growth Management Committee Chair ✓

From: Mike Burton, Executive Officer

Re: ***Ordinance No. 97-706, For the Purpose of Amending Ordinance No. 95-625A to Amend the Growth Concept Map and Ordinance No. 96-647C to Amend the Title 4 Map Regarding the Wood Village Town Center***

At its meeting of July 10, 1997, Metro Council agreed to defer its decision regarding Ordinance No. 97-706 until the mediation entered into by Wood Village, Gresham, Fairview and the Multnomah Kennel Club (MKC) concerning the proposed redevelopment of the MKC property was completed and brought before the Wood Village City Council on August 13, 1997.

Through the mediation process an agreement was reached by the four parties and a Memorandum of Understanding (MOU) was signed outlining the points of agreement. The MOU was the basis for new Comprehensive Plan and Zoning Code Amendments adopted on August 27, 1997.

The MOU included support for amending the 2040 Growth Concept Map designation for the Multnomah Kennel Club to "Town Center":

5. (a) The parties agree that the development allowed under paragraph 1 of this Memorandum of Understanding is consistent with the "Town Center" designation in Metro's Urban Growth Management Functional Plan and therefore
 - v. The parties will support amendment of the 2040 Growth Concept Map by the Metro Council to designate the joint Fairview/Wood Village Town Center, as proposed in Metro Ordinance No. 97-706.

With the successful conclusion of the mediation, there is no longer an objection to Ordinance No. 97-706 by Gresham and Fairview.

MB/BB/srb
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cc: Ruth McFarland, Metro Council District 1
City of Fairview
City of Gresham
City of Wood Village
Multnomah Kennel Club