



2020 Compliance Report

February 4, 2021

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*We are here to serve the public
with the highest level of
integrity.*

Excellence

*We aspire to achieve exceptional
results*

Teamwork

*We engage others in ways that foster
respect and trust.*

Respect

*We encourage and appreciate
diversity in people and ideas.*

Innovation

*We take pride in coming up with
innovative solutions.*

Sustainability

*We are leaders in demonstrating
resource use and protection.*

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We inspire, engage, teach and invite people to preserve and enhance the quality of life and the environment for current and future generations.

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Executive Summary

Metro's Urban Growth Management Functional Plan provides tools and guidance for local jurisdictions to implement regional policies and achieve the goals set out in the region's 2040 Growth Concept. The 2020 Compliance Report summarizes the status of compliance for each city and county in the region with the Metro Code requirements included in the Urban Growth Management Functional Plan and the Regional Transportation Functional Plan. Every city and county in the region is required if necessary to change their comprehensive plans or land use regulations to come into compliance with Metro Code requirements within two years of acknowledgement by the Oregon Land Conservation and Development Commission and to remain in compliance. The information in this report confirms the strong partnerships at work in this region to implement regional and local plans.

Metro Code Chapter 3.07 Urban Growth Management Functional Plan and Metro Code Chapter 3.08 Regional Transportation Functional Plan

Introduction

Metro Code 3.07.870 requires the Chief Operating Officer to submit the status of compliance by cities and counties with the requirements of Metro Code Chapter 3.07 (Urban Growth Management Functional Plan) annually to the Metro Council. In an effort to better integrate land use and transportation requirements this compliance report includes information on local government compliance with the Regional Transportation Functional Plan (Metro Code Chapter 3.08) in addition to compliance with the Urban Growth Management Functional Plan (Metro Code Chapter 3.07).

Overview

Per the Metro Code, the Chief Operating Officer (COO) may grant an extension request if a local government meets one of two criteria: 1) the city or county is making progress towards compliance; or 2) there is good cause for failure to meet the deadline for compliance. In 2020, there were no requests for extensions of existing compliance dates for the Urban Growth Management Functional Plan.

Appendix A summarizes the compliance status for all local governments with the requirements of the Urban Growth Management Functional Plan (UGMFP) as of December 31, 2020.

Appendix B shows the status of Title 11 new urban area planning for areas added to the Urban Growth Boundary (UGB) since 1998.

Appendix C summarizes the compliance status for all local jurisdictions for the Regional Transportation Functional Plan (RTFP) as of December 31, 2020.

Appendix D is the Annual Report on Amendments to the Title 4 Employment and Industrial Areas Map dated January 7, 2021.

Urban Growth Management Functional Plan Compliance Status

All jurisdictions are in compliance with the Urban Growth Management Functional Plan with the exception of a few jurisdictions related to planning for urban growth boundary expansion areas under Title 11 (see Appendix B).

Regional Transportation Functional Plan Compliance Status

All (non-exempt) jurisdictions are in compliance with the Regional Transportation Functional Plan, with the exception of the City of Hillsboro (see Appendix C). Hillsboro is scheduled to adopt its TSP update in early 2021, which will provide substantial compliance with the Regional Transportation Functional Plan.

APPENDIX A
Summary of Compliance Status as of December 31, 2020
Urban Growth Management Functional Plan

City/ County	Title 1 Housing Capacity	Title 3 Water Quality & Flood Management	Title 4 Industrial and other Employment Land	Title 6¹ Centers, Corridors, Station Communities & Main Streets	Title 7 Housing Choice	Title 11 Planning for New Urban Areas <small>(see Appendix B for detailed information)</small>	Title 13 Nature in Neighborhoods
Beaverton	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance
Cornelius	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
Durham	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Fairview	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Forest Grove	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
Gladstone	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Gresham	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
Happy Valley	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
Hillsboro	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance
Johnson City	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
King City	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance
Lake Oswego	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Maywood Park	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Milwaukie	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Oregon City	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance

¹ Title 6 is an incentive approach and only those local governments wanting a regional investment (currently defined as a new high-capacity transit line) will need to comply.

City/ County	Title 1 Housing Capacity	Title 3 Water Quality & Flood Management	Title 4 Industrial and other Employment Land	Title 6¹ Centers, Corridors, Station Communities & Main Streets	Title 7 Housing Choice	Title 11 Planning for New Urban Areas <small>(see Appendix B for detailed information)</small>	Title 13 Nature in Neighborhoods
Portland	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
Rivergrove	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Sherwood	In compliance	In compliance	In compliance	See footnote	In compliance	Area 61 extended to 12/31/21*	In compliance
Tigard	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance.	In compliance
Troutdale	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Tualatin	In compliance	In compliance	In compliance	See footnote	In compliance	In compliance	In compliance
West Linn	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Wilsonville	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance
Wood Village	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Clackamas County	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance
Multnomah County	In compliance	In compliance	In compliance	See footnote	In compliance	Not applicable	In compliance
Washington County	In compliance	In compliance	In compliance	See footnote	In compliance	Not in compliance	In compliance

*The City of Tualatin requested that the City of Sherwood take over Title 11 concept planning for Area 61 in 2012.

¹ Title 6 is an incentive approach and only those local governments wanting a regional investment (currently defined as a new high-capacity transit line) will need to comply.

**APPENDIX B
TITLE 11 NEW AREA PLANNING COMPLIANCE
(As of December 31, 2020)**

Project	Lead Government(s)	Compliance	Status
1998 UGB Expansion			
Rock Creek	Happy Valley	Yes	Planning completed; majority annexed & development on-going
Pleasant Valley	Gresham and Portland	Yes	Planning completed; a portion annexed & development on-going
1999 UGB Expansion			
Witch Hazel	Hillsboro	Yes	Planning completed; development on-going
2000 UGB Expansion			
Villebois Village	Wilsonville	Yes	Planning completed; development on-going
2002 UGB Expansion			
Springwater	Gresham	Yes	Planning completed; waiting annexation & development
Damascus/Boring	Happy Valley	Yes	Happy Valley portion: Planning completed; development on-going
	Happy Valley/ Clackamas County	No	The former City of Damascus land area: Happy Valley currently completing comprehensive planning for a portion of the area
	Gresham	Yes	Gresham portion: Kelley Creek Headwaters Plan completed
Park Place	Oregon City	Yes	Planning completed; waiting annexation & development
Beavercreek Road	Oregon City	Yes	Planning completed; waiting annexation & development
South End Road	Oregon City	Yes	Planning completed; waiting annexation & development
East Wilsonville (Frog Pond area)	Wilsonville	Yes	Planning completed; annexation & development on-going.
NW Tualatin (Cipole Rd & 99W)	Tualatin	Yes	Planning completed; waiting annexation & development
SW Tualatin	Tualatin	Yes	Planning completed; waiting annexation & development
Brookman Road	Sherwood	Yes	Plan completed. Refinement plan underway & a portion annexed
West Bull Mountain (River Terrace)	Tigard	Yes	See River Terrace (2011 expansion)
Study Area 59	Sherwood	Yes	Planning & annexation completed; school constructed
Study Area 61 (Cipole Rd	Sherwood	Extension to 12/31/2021	Extension agreement – planning to be completed by 12/31/2021
99W Area (near Tualatin-Sherwood Rd)	Sherwood	Yes	Planning completed; partially developed

Project	Lead Government(s)	Compliance	Status
North Cooper Mountain	Washington County	No	Preliminary planning completed by City of Beaverton. Community plan pending Washington County work program
Study Area 64 (14 acres north of Scholls Ferry Rd)	Beaverton	Yes	Area developed
Study Area 69 & 71	Hillsboro	Yes	Planning completed as part of South Hillsboro; a portion annexed & developed
Study Area 77	Cornelius	Yes	Planning & annexation completed; small portion developed
Forest Grove Swap	Forest Grove	Yes	Area developed
Shute Road	Hillsboro	Yes	Planning & annexation completed; a portion developed
North Bethany	Washington County	Yes	Planning completed; development on-going
Bonny Slope West (Area 93)	Washington County	Yes	Planning completed; development on-going
2004/2005 UGB Expansion			
Damascus area	Clackamas County	See under 2002 above	Included under Damascus 2002 expansion
Tonquin	Sherwood	Yes	Planning completed; portion annexed to city, waiting development
Basalt Creek/West RR Area	Tualatin and Wilsonville	Yes	Planning completed; waiting annexation & development
N. Holladay	Cornelius	Yes	Planning completed; waiting annexation & development
Evergreen	Hillsboro	Yes	Planning completed; a portion annexed & development occurring
Helvetia	Hillsboro	Yes	Planning completed; small portion annexed & waiting development
2011 UGB Expansion			
North Hillsboro	Hillsboro	Yes	Planning completed; small portion annexed & waiting development
South Hillsboro	Hillsboro	Yes	Planning completed; annexation & development on-going
South Cooper Mountain	Beaverton	Yes	Planning & annexation completed; development on-going
Roy Rogers West (River Terrace)	Tigard	Yes	Planning completed; annexation & development on-going

Project	Lead Government(s)	Compliance	Status
2014 UGB Expansion (HB 4078)			
Cornelius North	Cornelius	Yes	Planning completed; small portion annexed & waiting development
Cornelius South	Cornelius	Yes	Planning completed; mostly annexed to city & a portion being developed
Forest Grove (Purdin Road)	Forest Grove	Yes	Planning completed; waiting annexation to city & development
Forest Grove (Elm Street)	Forest Grove	Yes	Planning completed & annexed to city; waiting development
Hillsboro (Jackson East)	Hillsboro	No	Planning work completed, waiting City Council adoption
2018 UGB Expansion			
Cooper Mountain	Beaverton	No	Added to the UGB in December 2018; comprehensive planning underway
Witch Hazel Village South	Hillsboro	No	Added to the UGB in December 2018; comprehensive planning to start in 2021
Beef Bend South	King City	No	Added to the UGB in December 2018; comprehensive planning underway
Advance Road	Wilsonville	No	Added to the UGB in December 2018; comprehensive planning to start in 2021

APPENDIX C

Summary of Compliance Status as of December 31, 2020 Regional Transportation Functional Plan

Jurisdiction	Title 1 Transportation System Design	Title 2 Development and Update of Transportation System Plans	Title 3 Transportation Project Development	Title 4 Regional Parking Management	Title 5 Amendment of Comprehensive Plans
Beaverton	In compliance	In compliance	In compliance	In compliance	In compliance
Cornelius	In compliance	In compliance	In compliance	In compliance	In compliance
Durham	Exempt	Exempt	Exempt	Exempt	Exempt
Fairview	In compliance	In compliance	In compliance	In compliance	In compliance
Forest Grove	In compliance	In compliance	In compliance	In compliance	In compliance
Gladstone	In compliance	In compliance	In compliance	In compliance	In compliance
Gresham	In compliance	In compliance	In compliance	In compliance	In compliance
Happy Valley	In compliance	In compliance	In compliance	In compliance	In compliance
Hillsboro	12/31/17*	12/31/17*	12/31/17*	12/31/17*	12/31/17*
Johnson City	Exempt	Exempt	Exempt	Exempt	Exempt
King City	Exempt	Exempt	Exempt	Exempt	Exempt
Lake Oswego	In compliance	In compliance	In compliance	In compliance	In compliance
Maywood Park	Exempt	Exempt	Exempt	Exempt	Exempt
Milwaukie	In compliance	In compliance	In compliance	In compliance	In compliance
Oregon City	In compliance	In compliance	In compliance	In compliance	In compliance
Portland	In compliance	In compliance	In compliance	In compliance	In compliance
Rivergrove	Exempt	Exempt	Exempt	Exempt	Exempt
Sherwood	In compliance	In compliance	In compliance	In compliance	In compliance
Tigard	In compliance	In compliance	In compliance	In compliance	In compliance
Troutdale	In compliance	In compliance	In compliance	Exception	In compliance
Tualatin	In compliance	In compliance	In compliance	In compliance	In compliance
West Linn	In compliance	In compliance	In compliance	In compliance	In compliance
Wilsonville	In compliance	In compliance	In compliance	In compliance	In compliance
Wood Village	In compliance	In compliance	In compliance	In compliance	In compliance
Clackamas County	In compliance	In compliance	In compliance	In compliance	In compliance
Multnomah County	In compliance	In compliance	In compliance	In compliance	In compliance
Washington County	In compliance	In compliance	In compliance	In compliance	In compliance

Date shown in table is the deadline for compliance with the Regional Transportation Functional Plan (RTFP). Note – a city or county that has not yet amended its plan to comply with the RTFP must, following one year after RTFP acknowledgement, apply the RTFP directly to land use decisions.

**Expected completion by early 2021.*



Memo

Date: January 7, 2021
To: Metro Council and the Metro Policy Advisory Committee
From: Marissa Madrigal, Chief Operating Officer
Subject: Annual report on amendments to the Title 4 Employment and Industrial Areas Map

Background

Title 4 (Industrial and Other Employment Areas) of the Urban Growth Management Functional Plan seeks to improve the region's economy by protecting a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas, Industrial Areas, and Employment Areas. Those areas are depicted on the Employment and Industrial Areas Map.

Title 4 sets forth several avenues for amending the map, either through a Metro Council ordinance or through an executive order, depending on the circumstances. Title 4 requires that, by January 31 of each year, Metro's Chief Operating Officer submit a written report to the Council and MPAC on the cumulative effects on employment land in the region of amendments to the Employment and Industrial Areas Map during the preceding year. This memo constitutes the report for 2020.

Title 4 map amendments in 2020

There were no amendments made to the Title 4 Map in 2020 either by the Council or through executive order.

Councilors may be aware of some city or county rezonings from industrial to other uses that occurred during 2020. None of those rezonings were found to be in conflict with Title 4, so amendments to the Title 4 Map were not necessary or requested by cities or counties.

Chief Operating Officer recommendations

I do not, at this time, recommend changes to Title 4 policies. A refresh of the 2040 Growth Concept may eventually lead to policy and regulatory updates for Metro Council consideration. However, per Council's direction, that work is on hold. Recent economic development planning work has focused instead on recovery rather than long-term planning.