

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING TIME ) RESOLUTION NO 99-2755  
EXTENSIONS TO THE FUNCTIONAL PLAN )  
COMPLIANCE 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 make plan and implementing ordinance changes needed to come into compliance with this functional plan by February 19, 1999; and

WHEREAS, the Urban Growth Management Functional Plan in Metro Code Section 3.07.820.C provides that 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

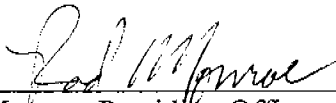
WHEREAS, the following eleven jurisdictions have requested time extensions to complete compliance work based on evidence showing “substantial progress or proof of good cause” for failing to meet the February 19, 1999 compliance deadline and have submitted detailed timelines showing when the work will be completed, now therefore

BE IT RESOLVED:


1. That Clackamas County and the Cities of Fairview, Gresham, Lake Oswego, Milwaukie, Portland, Sherwood, Tigard, Troutdale, Tualatin and Wood Village shall receive Functional Plan compliance time extensions as shown in Exhibit A; and

2. That any further requests for time extensions or requests for functional plan exceptions made by the above-named jurisdictions shall be determined as delineated in Metro Code 3.07.820, Sections B and C.

ADOPTED by the Metro Council this 25<sup>th</sup> day of February 1999.

  
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Rod Mohroe, Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Daniel B. Cooper, General Counsel

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02/12/99

## **EXHIBIT A**

### **Functional Plan time extensions for Clackamas County and the cities of Fairview, Gresham, Lake Oswego, Milwaukie, Portland, Sherwood, Tigard, Troutdale, Tualatin and Wood Village**

Metro Code numbers are used to cite Functional Plan requirements. The applicable Functional Plan title follows each citation in parentheses (). A brief description of Functional Plan requirements appears below for reference. All extensions are to the last day of the month listed in the schedules below.

#### **Functional Plan Requirements by Title**

- Title 1 *Requirements for housing and employment accommodation*
- Title 2 *Regional parking policy*
- Title 3 *Water quality, flood management conservation*
- Title 4 *Retail in employment and industrial areas*
- Title 5 *Requirements for rural reserves and green corridors*
- Title 6 *Regional accessibility*
- Title 7 *Affordable housing*
- Title 8 *Compliance procedures*

#### **Clackamas County Extensions**

##### **December 1999**

- Complete and adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

#### **City of Fairview Extensions**

##### **April 1999**

- Establish minimum densities and permit accessory dwelling units in zones allowing single family dwelling units as required in Metro Code 3.07.120 (Title 1). (Already done for Fairview Village)
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning code to prohibit large-scale retail uses in industrial areas as required by Metro Code 3.07.420 (Title 4).

### **November 1999**

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Complete public facilities capacity analysis to assure that planned public facilities can be provided to accommodate the calculated capacity within the plan period as required in Metro Code 3.07.150 A.5 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

### **City of Gresham Extensions**

#### **July 1999**

- Adopt a map of 2040 Growth Concept design types into the Gresham Development Code as required in Metro Code 3.07.130 (Title 1).
- Determine actual built residential densities for 1990-1995. If below 80%, adopt at least two of the strategies described in Metro Code 3.07.140.B (Title 1).
- Develop a procedure to provide parking data to Metro annually as required by Metro Code 3.07.220 (Title 2).
- Adopt Code language to reflect Metro Code 3.07.510 (Title 5) requirements.
- Create a system to provide proposed Code amendments to Metro for review for Functional Plan compliance as required by Metro Code 3.07.830 (Title 8).

#### **August 1999**

- Calculate housing and employment capacity for the development code. If below Functional Plan targets, amend the Code to increase capacity as required by Metro Code 3.07.150 (Title 1).
- Adopt Code language to implement Metro Code 3.07.420 (Title 4).

#### **September 1999**

- Evaluate local facility plans to determine ability to support calculated capacity for jobs and housing as required by Metro Code 3.07.150 (Title 1).
- Complete adjustments to parking minimums and maximums to resolve minor difference between existing standards and Metro Code 3.07.220 (Title 2) allowances.
- Adopt Transportation System Plan language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

### **City of Lake Oswego Extensions**

#### **March 1999**

- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).

#### **April 1999**

- Restrict the size of retail uses in its MC zone within the Employment Area design type, pursuant to Metro Code 3.07.420 (Title 4).

#### **June 1999**

- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.

#### **November 1999**

- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

## **City of Milwaukie Extensions**

### **December 1999**

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.

### **February 2000**

- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

## **City of Portland**

### **June 1999**

- Amend minimum density standards and adopt a map with design type boundaries as required by Metro Code 3.07.120.
- Amend industrial and employment zoning to be fully consistent with Metro Code 3.07.410. Drafts of these amendments have already been reviewed at the planning commission.
- Adopt amendments related to street design guidelines and street connectivity standards as required by Metro Code 3.07.620 and 3.07.630.

### **December 1999**

- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210.

## **City of Sherwood Extensions**

### **May 1999**

- Adopt plan and code changes needed to implement parking minimums and maximums and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6) respectively.

### **July 1999**

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Develop code language to reflect Metro Code 3.01.510 (Title 5) requirements.

### **August 1999**

- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1).
- Review residential zones to determine opportunities to increase housing capacity to meet Functional Plan targets as required by Metro Code 3.07.150.D (Title 1).

### **September 1999**

- Establish minimum residential densities as required by Metro Code 3.07.120.A (Title 1).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Consider methods to increase housing and jobs in the town center, employment areas and along corridors as needed to meet targets as required in Metro Code 3.07.150.D (Title 1).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).

### **October 1999**

- Amend comprehensive plan to include a map showing the boundaries of 2040 design types as required by Metro Code 3.07.130 (Title 1).

### **November 1999**

- Review public facilities plans to assure that public facilities can support calculated capacities as required by Metro Code 3.07.150 (Title 1).

### **City of Tigard Extensions**

#### **December 1999**

- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

#### **February 2000**

- Adopt a map of 2040 Growth Concept design types into the Tigard Development Code as required in Metro Code 3.07.130 (Title 1).
- Finalize capacity analysis as required in Metro Code 3.07.150 (Title 1).

### **City of Troutdale Extensions**

#### **May 1999**

- Amend development code to implement minimum density standard of 80% pursuant to Metro Code 3.07.120A (Title 1).
- Adopt plan/code changes to implement Metro Code 3.07.340 (Title 3).

#### **December 1999**

- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).

### **City of Tualatin Extensions**

#### **May 1999**

- Adopt minimum densities for all zones allowing residential uses and required in Metro Code 3.07.120.A (Title 1)
- Adopt code changes to allow accessory dwelling units in all single family detached dwellings as required in Metro Code 3.07.120.C (Title 1)
- Adopt a map of 2040 Growth Concept design types into the development code as required in Metro Code 3.07.130 (Title 1).
- Confirm that Tualatin's built density calculation for 1990-1995 required in Metro Code 3.07.140.A (Title 1) is consistent with Metro methodology.
- Complete a job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).

- Provide Metro with its methodology for determining that public facilities will support calculated capacities as required by Metro Code 3.07.150 (Title 1).
- Develop a procedure to provide parking data to Metro on an annual basis as required by Metro Code 3.07.220 (Title 2).
- Adjust parking minimums and maximums as needed to meet Metro Code 3.07.220 (Title 2) allowances.
- Adopt Code language to implement retail restrictions in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt Code language to reflect Metro Code 3.07.510 (Title 5) requirements.
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

### **City of Wood Village Extensions**

#### **June 1999**

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums outside of the town center and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6) respectively.
- Create a system to provide proposed comprehensive plan and zoning code amendments to Metro for review for Functional Plan Compliance prior to adoption as required by Metro Code 3.07.830 (Title 8).

## **STAFF REPORT**

### *CONSIDERATION OF RESOLUTION NO. 99-2755 GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE DEADLINE*

**Date: January 27, 1999**

**Presented by: Elaine Wilkerson  
Prepared by: Marian Maxfield Hull**

## **PROPOSED ACTION**

Adoption of Resolution No. 99-2755 granting timeline extensions to the Functional Plan compliance deadline for Clackamas County and the cities of Fairview, Gresham, Lake Oswego, Milwaukie, Portland, Sherwood, Tigard, Troutdale, Tualatin and Wood Village.

## **BACKGROUND AND ANALYSIS**

Metro Code 3.07.820.C (Title 8 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."

Twenty-five jurisdictions have requested time extensions to implement some of the requirements of Functional Plan due on February 19, 1999. The first eleven requests are included in Resolution No. 99-2755. The remaining jurisdictions' requests will be presented for Metro Council consideration in March or April 1999.

Metro Code numbers are used to cite Functional Plan requirements. The applicable Functional Plan title follows each citation in parentheses (). A brief description of Functional Plan requirements appears below for reference.

### **Functional Plan Requirements by Title**

Title 1	<i>Requirements for housing and employment accommodation</i>
Title 2	<i>Regional parking policy</i>
Title 3	<i>Water quality, flood management conservation</i>
Title 4	<i>Retail in employment and industrial areas</i>
Title 5	<i>Requirements for rural reserves and green corridors</i>
Title 6	<i>Regional accessibility</i>
Title 7	<i>Affordable housing</i>
Title 8	<i>Compliance procedures</i>

### **Compliance Progress**

Though most jurisdictions have requested some time extensions to complete Functional Plan compliance, all have made significant progress towards meeting Functional Plan goals. Most cities and counties have completed this work without additional staff. The only additional resources for compliance work have come from State grant programs such as the Transportation/Growth Management and the periodic review program.

The most common time extension requests have been for work related to Title 6, planning for mixed-use areas and capacity calculation. The most common reasons for the requests are to



provide time to include compliance work in broader planning and public involvement efforts and to meet schedules dictated by grant funding sources. This is particularly true for planning efforts in mixed-use centers. Most jurisdictions with outstanding compliance work have requested time extensions for the capacity calculation. The capacity calculation is the final step in the Functional Plan compliance process for most jurisdictions because zoning and plan changes, planning for mixed-use areas and even new parking requirements affect calculated capacity.

Work on Title 6 has been delayed, in part, due to the postponed adoption of the Regional Transportation Plan. Many jurisdictions plan to meet Title 6 requirements through their Transportation System Plans (TSP). Many TSP work schedules are timed to coincide with the adoption of the Regional Transportation Plan. Grant funding schedules are also affecting the timing of transportation work.

Some cities are completing compliance work through periodic review. For these jurisdictions, compliance work is being completed according to the State approved periodic review schedules and grants that run through most of 1999.

The following pages summarize the progress of each jurisdiction included in Resolution No. 99-2755 and provide implementation timelines for remaining Functional Plan elements. Each jurisdiction listed below has met the Metro Code criteria for "substantial progress or proof of good cause for failing to complete" Functional Plan compliance (Metro Code 3.07.820.C).

### **Clackamas County**

Clackamas County has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4, 5 and 8 and has made significant progress on Title 1. The Clackamas Regional Center Plan was recently adopted. It is the culmination of over 3 years work by staff, agencies and citizens. The County is currently working on corridor planning for Sunnyside Road and McLoughlin Boulevard. The comprehensive plan and code has been amended to implement minimum densities, accessory dwelling units, parking standards and retail restrictions. According to the following timeline, the County intends to complete the work needed by December 1999 to comply with the remaining provisions of Title 1, Title 3 and Title 6.

#### **December 1999**

- Complete and adopt the McLoughlin and Sunnyside corridor plans.
- Complete and adopt plans for the remaining designated corridors and main streets.
- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Submit final dwelling unit and job capacity calculations resulting from final plan and code changes as required in Metro Code 3.07.150 (Title 1).
- Complete review of Public Facilities Plan as required by Metro Code 3.07.150 (Title 1).
- Complete an urban TSP and adopt changes to comply with Metro Code 3.07.620 and 3.07.630 (Title 6).

### **City of Fairview**

The City of Fairview has made appreciable progress towards meeting the requirements of the Functional Plan. The City has been involved in the development of Fairview Village and constructed pedestrian improvements along Halsey Street. Fairview's exemplary policies for riparian buffers that were in place prior to Metro's adoption of such regulations. The City's open space acquisition program and participation in the planning for the Fairview-Wood Village Town Center are other examples of its efforts to meet the goals of the Functional Plan.

The City of Fairview will implement nearly all of the Functional Plan's requirements by April 1999, with some work remaining on Titles 1 and 6 that will be completed by November 1999. The City has removed 328.93 acres of vacant land zoned for employment uses from its buildable lands inventory because the land is environmentally constrained and is protected by land-use code. As a result, the City may need to request an exception to the Table 1 employment capacity targets. Metro Council Resolution No. 97-2562B allows a City to request an exception to the targets due to the removal of environmentally constrained land from the buildable inventory. Fairview intends to complete the remaining compliance work on the following timeline:

**April 1999**

- Establish minimum densities and permit accessory dwelling units in zones allowing single family dwelling units as required in Metro Code 3.07.120 (Title 1). (Already done for Fairview Village)
- Amend parking standards and develop reporting requirements to comply with Metro Code 3.07.220 (Title 2).
- Amend the zoning code to prohibit large-scale retail uses in industrial areas as required by Metro Code 3.07.420 (Title 4).

**November 1999**

- Adopt a map of 2040 Growth Concept design types into the Fairview Development Code as required in Metro Code 3.07.130 (Title 1).
- Complete public facilities capacity analysis to assure that planned public facilities can be provided to accommodate the calculated capacity within the plan period as required in Metro Code 3.07.150 A.5 (Title 1).
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

**City of Gresham**

The City of Gresham has made good progress toward meeting the requirements of the Functional Plan. Gresham's efforts to build its regional center, town center and station areas have been recognized nationally and are a model for suburban redevelopment. Gresham's minimum density code language, Civic Neighborhood Plan District and parking polices are all used as models in Metro's land-use code handbook. The City has made extensive zoning changes to implement its town center, regional center and other 2040 design types. Gresham also has adopted minimum density and accessory dwelling unit policies, and has nearly completed implementation of Title 2. The City expects to complete Functional Plan implementation, including Title 3, by October 1999. While the city has several small tasks to complete, the only significant work remaining is the capacity calculation, Title 4 changes and Title 6 implementation. Gresham intends to complete the remaining compliance work on the following timeline:

**July 1999**

- Adopt a map of 2040 Growth Concept design types into the Gresham Development Code as required in Metro Code 3.07.130 (Title 1).
- Determine actual built residential densities for 1990-1995. If below 80%, adopt at least 2 of the strategies described in Metro Code 3.07.140.B (Title 1).
- Develop a procedure to provide parking data to Metro annually as required by Metro Code 3.07.220 (Title 2).
- Adopt Code language to reflect Metro Code 3.07.510 (Title 5) requirements.
- Create a system to provide proposed Code amendments to Metro for review for Functional Plan compliance as required by Metro Code 3.07.830 (Title 8).

**August 1999**

- Calculate housing and employment capacity for the development code. If below Functional Plan targets, amend the Code to increase capacity as required by Metro Code 3.07.150 (Title 1).
- Adopt Code language to implement Metro Code 3.07.420 (Title 4).

**September 1999**

- Evaluate local facility plans to determine ability to support calculated capacity for jobs and housing as required by Metro Code 3.07.150 (Title 1).
- Complete adjustments to parking minimums and maximums to resolve minor difference between existing standards and Metro Code 3.07.220 (Title 2) allowances.
- Adopt Transportation System Plan language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

**City of Lake Oswego**

Lake Oswego has made significant progress towards compliance with the Functional Plan. It has completed work on Titles 2, 4, and 8 and has made significant progress on Title 1. The City complies with most of Title 3 through its sensitive lands ordinance. Lake Oswego is currently working on mixed-use center planning for the downtown and Lake Grove areas. The City has not adopted minimum residential densities and has no plans to do so. If Lake Oswego decides not to adopt minimum density standards, it will need to request an exception to this Functional Plan requirement. The City intends to complete the remaining work needed according to the following timeline:

**March 1999**

- Adopt the 2040 Growth Concept design type boundaries into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).

**April 1999**

- Restrict the size of retail uses in its MC zone within the Employment Area design type, pursuant to Metro Code 3.07.420 (Title 4).

**June 1999**

- Comply with Metro Code 3.07.630 (Title 6) regarding street connectivity.

**November 1999**

- Establish alternative mode split targets and identify actions to implement the targets, pursuant to Metro Code 3.07.640 (Title 6).

**City of Milwaukie**

Milwaukie undertook an extensive public involvement process to propose the amendments to its comprehensive plan and zoning code to meet the requirements of the Functional Plan. A second process, equally extensive, to refine the proposed amendments for adoption by city council on February 18, 1999 is currently underway. The City will meet the majority of Functional Plan requirements on schedule. In addition, the City has completed its regional center planning and has implemented an overlay in the downtown to achieve desired densities.

The final phase of compliance will not be complete until February 2000. The City may need to request an exception for its employment capacity targets. The City intends to complete the remaining compliance work on the following timeline:

**December 1999**

- Adopt code language to implement Metro Code 3.07.630.A.2.b (Title 6) limiting cul-de-sacs to 200 feet or less and limiting the number of units permitted on a closed end street.

## **February 2000**

- Complete the housing and job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Adopt a map of 2040 Growth Concept design types into the Milwaukie Development Code as required in Metro Code 3.07.130 (Title 1).

## **City of Portland**

The City of Portland has taken great strides towards meeting all Functional Plan requirements. Complex capacity calculations are underway for both dwelling units and employment. An updated accessory dwelling unit code was adopted last spring. The City is using the compliance requirements as an opportunity to review and fine-tune many elements of the zoning code and comprehensive plan. While a number of the requirements have already been completed, several time extensions are necessary due to the complexity of the City's code and lengthy comment periods at both the planning commission and city council levels. The City intends to complete the remaining work on the following timeline:

### **June 1999**

- Amend minimum density standards and adopt a map with design type boundaries as required by Metro Code 3.07.120 (Title 1).
- Amend industrial and employment zoning to be fully consistent with Metro Code 3.07.410 (Title 4). Drafts of these amendments have already been reviewed at the planning commission.
- Adopt amendments related to street design guidelines and street connectivity standards as required by Metro Code 3.07.620 and 3.07.630 (Title 6).

### **December 1999**

- Amend the parking code to resolve minor differences in existing parking standards and those required by Metro Code 3.07.210 (Title 2).

## **Sherwood**

The City of Sherwood expects to meet its employment targets, but not housing targets, with existing zoning. The City plans to explore methods to increase housing capacity. Sherwood has not yet made the changes needed to comply with the Functional Plan. The limited planning staff in this small, fast-growing city have been overwhelmed with day-to-day planning activities and have been unable to address regional requirements. The City has developed a strategy and a detailed timeline for completing Functional Plan implementation by the end of 1999.

### **May 1999**

- Adopt plan and code changes needed to implement parking minimums and maximums and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6) respectively.

### **July 1999**

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Develop code language to reflect Metro Code 3.01.510 (Title 5) requirements.

### **August 1999**

- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all of the residential districts as required by Metro Code 3.01.120.C (Title 1).

- Review residential zones to determine opportunities to increase housing capacity to meet Functional Plan targets as required by Metro Code 3.07.150.D (Title 1).

**September 1999**

- Establish minimum residential densities as required by Metro Code 3.07.120.A (Title 1).
- Finalize capacity analysis as required by Metro Code 3.07.150 (Title 1).
- Consider methods to increase housing and jobs in the town center, employment areas and along corridors as needed to meet targets as required in Metro Code 3.07.150.D (Title 1).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).

**October 1999**

- Amend comprehensive plan to include a map showing the boundaries of 2040 design types as required by Metro Code 3.07.130 (Title 1).

**November 1999**

- Review public facilities plans to assure that public facilities can support calculated capacities as required by Metro Code 3.07.150 (Title 1).

**City of Tigard**

Tigard has adopted a revised development code that incorporates all of the requirements of the Functional Plan with the exception of Title 6. The only other work remaining is a planning effort for its regional center. The City adopted mixed-use employment zoning and design standards for the Tigard Triangle that include standards to encourage compact, pedestrian- and transit-friendly mixed-use development. Tigard intends to complete the remaining compliance work on the following timeline:

**December 1999**

- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

**February 2000**

- Adopt a map of 2040 Growth Concept design types into the Tigard Development Code as required in Metro Code 3.07.130 (Title 1).
- Finalize capacity analysis as required in Metro Code 3.07.150 (Title 1).

**City of Troutdale**

The City of Troutdale has made significant progress toward implementation of the Functional Plan. The Troutdale Town Center Plan and implementing ordinances have been adopted, establishing a mixed-use, pedestrian-friendly area that will serve the City's residents and strengthen the town's historic character. The City has adopted ordinances to implement most of Title 1, Title 2 and portions of Title 6. The City calculates that it can accommodate 86% of the dwelling unit target. Metro staff has determined that this substantially complies with the Functional Plan target capacity. The City has chosen to not allow accessory dwelling units in single family detached units and will need to ask Metro Council for an exception to the Functional Plan accessory dwelling unit provision requirements in Metro Code 3.07.120.C. Troutdale intends to complete the remaining work needed for Titles 1, 3 and 6 as follows:

**May 1999**

- Amend development code to implement minimum density standard of 80% pursuant to Metro Code 3.07.120A (Title 1).
- Adopt plan/code changes to implement Metro Code 3.07.340 (Title 3).

**December 1999**

- Amend development code to comply with Metro Code 3.07.620 and .630. (Title 6).

### **City of Tualatin**

Tualatin anticipates meeting its housing and employment targets. While the City has adopted only a few of the changes needed to meet Functional Plan requirements, City staff has worked closely with the City's policy advisory committee and City Council to build support for the changes needed. Most of the new code language has been reviewed by policy-makers already and only awaits final adoption. The only areas that will have significant work remaining after the February implementation deadline are Titles 3 and 6. Tualatin intends to complete its remaining compliance work on the following timeline:

#### **May 1999**

- Adopt minimum densities for all zones allowing residential uses and required in Metro Code 3.07.120.A (Title 1)
- Adopt code changes to allow accessory dwelling units in all single family detached dwellings as required in Metro Code 3.07.120.C (Title 1)
- Adopt a map of 2040 Growth Concept design types into the development code as required in Metro Code 3.07.130 (Title 1).
- Confirm that Tualatin's built density calculation for 1990-1995 required in Metro Code 3.07.140.A (Title 1) is consistent with Metro methodology.
- Complete a job capacity calculation for mixed-use areas as required by Metro Code 3.07.150 (Title 1).
- Provide Metro with its methodology for determining that public facilities will support calculated capacities as required by Metro Code 3.07.150 (Title 1).
- Develop a procedure to provide parking data to Metro on an annual basis as required by Metro Code 3.07.220 (Title 2).
- Adjust parking minimums and maximums as needed to meet Metro Code 3.07.220 (Title 2) allowances.
- Adopt Code language to implement retail restrictions in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt Code language to reflect Metro Code 3.07.510 (Title 5) requirements.
- Adopt Code language to implement Metro Code 3.07.620 and 3.07.630 (Title 6).

### **Wood Village**

Wood Village has adopted its town center zoning. Planning for the town center is now in the design review stage. The City will exceed its housing and employment capacity targets in both the mixed-use areas and the City as a whole. The City of Wood Village has requested a time extension to June 1999 for implementation of the Functional Plan. The City is currently in periodic review. A significant portion of the periodic review work program is intended to bring the City into compliance with the Functional Plan. This work is scheduled to be completed in June 1999 and would include compliance with the requirements of Title 3. The City expects to fully comply with the Functional Plan. Wood Village intends to complete the remaining compliance work on the following timeline:

#### **June 1999**

- Amend the zoning code to adopt minimum density standards of 80% of the maximum number of dwelling units per net acre permitted in the zoning designation as required by Metro Code 3.07.120.A (Title 1).
- Amend the zoning code to allow at least one accessory dwelling unit within any detached single family unit in all zones allowing residential uses as required by Metro Code 3.01.120.C (Title 1).
- Amend the comprehensive plan to include a map identifying the boundaries of the 2040 Growth Concept design types as required by Metro Code 3.07.130 (Title 1).

- Adopt plan and code changes needed to implement parking minimums and maximums outside of the town center and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).
- Adopt code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6) respectively.
- Create a system to provide proposed comprehensive plan and zoning code amendments to Metro for review for Functional Plan Compliance prior to adoption as required by Metro Code 3.07.830 (Title 8).

**BUDGET IMPACT**

Adoption of this resolution has no budget impact.

**EXECUTIVE OFFICER'S RECOMMENDATION**

The Functional Plan implementation time extension requests for Clackamas County, Fairview, Gresham, Lake Oswego, Milwaukie, Portland, Sherwood, Tigard, Troutdale, Tualatin and Wood Village are recommended for approval. Any further requests for time extensions or requests for Functional Plan exceptions made by these jurisdictions would be determined as delineated in Metro Code 3.07.820, Sections B and C.

JANUARYtemp extensions – 2/12/99