

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF GRANTING TIME) RESOLUTION NO. 99-2771
EXTENSIONS TO THE FUNCTIONAL PLAN)
COMPLIANCE DEADLINE – APRIL 1999) 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 10 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 the Cities of Beaverton, Cornelius, Durham, Gladstone, Hillsboro, Maywood Park, Rivergrove, West Linn and Wilsonville and Washington County shall receive Functional Plan compliance time extensions as shown in Exhibit A.


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 29th day of April 1999.



Rod Monroe, Presiding Officer

APPROVED AS TO FORM:



Daniel B. Cooper, General Counsel

MMH/srb

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EXHIBIT A

Functional Plan time extensions for the Cities of Beaverton, Cornelius, Durham, Gladstone, Hillsboro, Maywood Park, Rivergrove, West Linn, Wilsonville and Washington County

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*

City of Beaverton Extensions

July 1999

- Adopt at least two methods to increase capacity as required by Metro Code 3.07.140B (Title 1).
- Establish the boundaries for the regional center, town center and station communities as required by Metro Code 3.07.130 (Title 1).

January 2000

- Adjust the minimum and maximum parking standards for the areas of the City outside designated station communities as required by Metro Code 3.07.220 (Title 2).
- Develop a provision for blended parking ratios for mixed-use areas and a system to provide Metro with an inventory of new non-residential parking spaces on an annual basis as required by 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).

July 2000

- 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).

- Update the public facilities element of the comprehensive plan to ensure that facilities can support expected development as required by Metro Code 3.07.150.A.5 (Title 1).

October 2000

Beaverton and Washington County have signed an intergovernmental agreement to transfer the supervision of land-use planning for unincorporated portions of the Cedar Hills/Cedar Mill, Bethany, Sunset West and Raleigh Hills areas to the City of Beaverton. For these areas the City will:

- Determine the employment and housing capacities.
- Finalize design type boundaries including the Cedar Mill and Raleigh Hills town centers; the Garden Home/Olsen and Allen/Scholls main streets and corridors.
- Adopt Title 3 requirements.

City of Cornelius Extensions

September 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 lot partitioning as required by Metro Code 3.07.120.B (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).
- Complete a housing and employment capacity estimate per Metro Code 3.07.150.A (Title 1).
- 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 code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the separation of communities as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Durham Extensions

September 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 lot partitioning as required by Metro Code 3.07.120.B (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 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 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).

City of Gladstone Extensions

December 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).
- Finalize the capacity analysis for housing and employment as required by Metro Code 3.07.150 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- 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).

City of Hillsboro Extensions

June 1999

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

September 1999

- Calculate and report to Metro actual recent built residential densities to determine whether additional strategies to increase capacity are needed as required in Metro Code 3.07.140.B (Title 1).

December 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).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (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 as required in Metro Code 3.07.220 (Title 2).
- 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 code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).

City of Maywood Park Extensions

December 1999

- 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 and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).

City of Rivergrove Extensions

December 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 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 and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).

Washington County Extensions

October 1999

- Adopt minimum densities for its R-5 and R-6 zones as required by Metro Code 3.07.120.A (Title 1).
- Adopt minimum and maximum parking standards for areas outside of designated station communities as required by Metro Code 3.07.220 (Title 2).
- Adopt a variance process for parking standards, provide for blended parking ratios for mixed-use developments and create a system to provide Metro with an inventory of new parking spaces on an annual basis as required by 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).

October 2000

Beaverton and Washington County have signed an intergovernmental agreement (IGA) to transfer the supervision of land-use planning for unincorporated portions of the Cedar Hills/Cedar Mill, Bethany, Sunset West and Raleigh Hills areas to the City of Beaverton. When the City has met its responsibilities as outlined in the IGA, the County will:

- Finalize the capacity analysis for housing and employment as required by Metro Code 3.07.150 (Title 1).
- Finalize and adopt a map of the boundaries of the design types as required by Metro Code 3.07.130 (Title 1).

City of West Linn Extension

Metro Council granted a Functional Plan reporting time extension to the City of West Linn to July 1999 in Resolution No. 98-2711. West Linn also needs a time extension to implement the Functional Plan requirements. The City expects to complete all compliance work by December 1999 and will provide Metro with a specific implementation timeline in its July 1999 report to Metro.

City of Wilsonville Extensions

September 1999

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).
- Determine and report to Metro actual built densities between 1990 -1995 as required by Metro Code 3.07.140 (Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).

After resolution of the State prison siting

- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Determine and report to Metro calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150(Title 1).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

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GROWTH MAGEMENT COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 99-2771, FOR THE PURPOSE OF GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE DEADLINE- APRIL 1999.

Date: April 26, 1999

Presented by: Councilor McLain

Committee Action: At its April 20, 1999 meeting, the Growth Management Committee voted 3-0 to recommend Council adoption of Resolution No. 99-2771. Voting in favor: Councilors Bragdon, Park and McLain.

Council Issues/Discussion: Metro code provides that the Metro Council may grant time extensions to Urban Growth Management 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; the original deadline being February 19, 1999. In February of this year, the Metro council approved extensions for 11 jurisdictions. Resolution 99-2271 grants extensions for 10 more jurisdictions. Some jurisdictions have differential deadline extensions relating to separate titles in the functional plan. The jurisdictions and the latest deadline stated in each request are:

Beaverton	October 2000
Cornelius	September 1999
Durham	September 1999
Gladstone	December 1999
Hillsboro	December 1999
Maywood Park	December 1999
Rivergrove	December 1999
Washington County	October 2000
West Linn	December 1999
Wilsonville	September 1999 & upon resolution of prison siting.

The staff report notes that while most jurisdictions have requested some time extensions to complete Functional Plan compliance, all have made significant progress towards meeting Functional Plan goals. It goes on to say that most requests are for work related to Title 6 (Regional Accessibility), planning for mixed use areas and capacity calculation.

The committee noted that it is approving time extension requests, not exception requests. Before it take up requests for exceptions (if any), it will hold a committee work session to clarify criteria for exceptions. The chair also stated that she hopes that further timeline extensions will not be necessary. Staff replied that they are working closely with jurisdictions to make these requests as accurate and realistic as possible.

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 99-2771 GRANTING TIME EXTENSIONS TO THE FUNCTIONAL PLAN COMPLIANCE DEADLINE – APRIL 1999

Date: March 30, 1999

**Presented by: Mary Weber
Prepared by: Marian Maxfield Hull**

PROPOSED ACTION

Adoption of Resolution No. 99-2771 granting timeline extensions to the Functional Plan compliance deadline for the cities of Beaverton, Cornelius, Durham, Gladstone, Hillsboro, Maywood Park, Rivergrove, West Linn, Wilsonville and Washington County.

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 that were due to be completed on February 19, 1999. Metro Council approved the first 11 requests in Resolution No. 99-2755 on February 25, 1999. Resolution No. 99-2771 contains 10 more extension requests. The four remaining will be presented to Metro Council for its decision after the requesting jurisdictions have submitted timelines for completing remaining Functional Plan compliance work.

Johnson City and King City did not request time extensions. Johnson City has requested an exception to all Functional Plan requirements due to its unique situation. King City has adopted all needed Functional Plan requirements except those for accessory dwelling units (ADUs). King City plans to request an exception to the ADU requirement. The exception requests will be addressed in a separate Metro Council action.

This resolution includes a Functional Plan implementation time extension for the City of West Linn. The City has a Functional Plan reporting time extension to July 1999, so Metro has not yet received an implementation timeline from West Linn. The City also needs an implementation time extension or it will be out of compliance with the Functional Plan.

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 *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*

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 significant outside resources for compliance work have come from State grant programs such as the Transportation/Growth Management grants 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 done 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. 99-2771 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).

City of Beaverton

The City of Beaverton has made good progress toward meeting the requirements of the Functional Plan. The City has adopted multiple use regulations for station areas. The regional center multiple use zoning district is before the City Council and the Murray Scholls Town Center plan is before the Planning Commission. Beaverton has requested an exception to its employment targets, for the City as a whole and for mixed-use areas. This request will be processed in a separate Metro Council action. The City's timeline to complete remaining work is as follows:

By July 1999:

- Adopt at least two methods to increase capacity as required by Metro Code 3.07.140B (Title 1).
- Establish the boundaries for the regional center, town center and station community as required by Metro Code 3.07.130 (Title 1).

By January 2000:

- Adjust the minimum and maximum parking standards for the areas of the City outside designated station communities as required by Metro Code 3.07.220 (Title 2).
- Develop a provision for blended parking ratios for mixed-use areas and a system to provide Metro with an inventory of new non-residential parking spaces on an annual basis as required by 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).

By July 2000:

- 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).
- Update the public facilities element of the comprehensive plan to ensure that facilities can support expected development as required by Metro Code 3.07.150.A.5 (Title 1).

By October 2000:

Beaverton and Washington County have signed an intergovernmental agreement to transfer the supervision of land-use planning for unincorporated portions of the Cedar Hills/Cedar Mill, Bethany, Sunset West and Raleigh Hills areas to the City of Beaverton. For these areas the City will:

- Determine the employment and housing capacities.
- Finalize design type boundaries including the Cedar Mill and Raleigh Hills town centers; the Garden Home/Olsen and Allen/Scholls main streets and corridors.

- Adopt Title 3 requirements.

City of Cornelius

The City of Cornelius is completing its Functional Plan compliance work as a part of a DLCD funded periodic review work program. Earlier planning work related to the main street district has given the City a leg up on public involvement and visioning for the downtown, however, code amendments still need to be completed on the following timeline:

By September 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 lot partitioning as required by Metro Code 3.07.120.B (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).
- Complete a housing and employment capacity estimate per Metro Code 3.07.150.A (Title 1).
- 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 code changes to restrict retail uses in employment and industrial areas as required in Metro Code 3.07.420 (Title 4).
- Adopt code language to reflect the separation of communities as described in Metro Code 3.07.510 (Title 5).
- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

City of Durham

The City of Durham is small, with only two employees and limited resources. City staff has worked closely with Metro to work towards meeting Functional Plan requirements. Metro staff participated in a joint City Council/Planning Commission workshop in February 1999 that identified key issues Durham still needs to address. Durham expects to complete its remaining work on the following timeline:

By September 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 lot partitioning as required by Metro Code 3.07.120.B (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 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 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).

City of Gladstone

The City of Gladstone is small and has limited resources for completing Functional Plan compliance work. Metro staff has worked with the Department of Land Conservation and Development (DLCD) to secure technical assistance resources for the City. Gladstone is using the DLCD resources to complete most of its Functional Plan compliance work. Gladstone expects to complete work on the following timeline:

By December 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).
- Finalize the capacity analysis for housing and employment as required by Metro Code 3.07.150 (Title 1).
- Adopt plan and code changes needed to implement parking minimums and maximums as required in Metro Code 3.07.220 (Title 2).
- 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).

City of Hillsboro

The City of Hillsboro has made substantial progress toward meeting Functional Plan requirements. The City has focused its efforts to date on mixed-use planning in its light rail station areas. The remaining work will be completed as part of the City's extensive development code update, as outlined in its periodic review work program. The City is

seeking a Transportation/Growth Management grant to help complete many of the actions listed in the following timeline.

By June 1999:

- Adopt language to implement the street design and connectivity requirements of Metro Code Sections 3.07.620 and 3.07.630 (Title 6).

By September 1999:

- Calculate and report to Metro actual recent built residential densities to determine whether additional strategies to increase capacity are needed as required in Metro Code 3.07.140.B (Title 1).

By December 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).
- Review public facility plans to determine ability to meet target capacities as required by Metro Code 3.07.150.A.5 (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 as required in Metro Code 3.07.220 (Title 2).
- 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 code language to reflect the green corridor policies as described in Metro Code 3.07.510 (Title 5).

City of Maywood Park

The City of Maywood Park is in the midst of working on its periodic review program and an economic feasibility study to construct a sewer system throughout the City per State order. With no staff and a volunteer Council, the City has a limited capacity to deal with all of the issues currently before it. City plans and codes need only a few changes to meet Functional Plan requirements. The City has already amended its accessory dwelling unit code to meet the requirements of Metro Code 3.01.120.C (Title 1). The City will complete remaining compliance work on the following timeline:

By December 1999:

- 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 and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).

Maywood Park will also add supportive language to the code regarding other Functional Plan titles.

City of Rivergrove

The City of Rivergrove is very small, with a total population of about 300 residents. The City has one half-time employee and very limited resources. Rivergrove is heavily affected by Title 3 and has already made some code changes to meet Title 3 requirements. The City has also adopted some provisions of Title 1, including accessory dwelling unit and lot partitioning requirements. Titles 4, 5 and 6 do not apply to Rivergrove due to its small size. A committee made up of city councilors, planning commissioners and interested citizens is drafting the remaining code changes needed to meet Functional Plan requirements on the following timeline:

By December 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 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 and develop a procedure to provide parking data to Metro annually as required in Metro Code 3.07.220 (Title 2).

Washington County

Washington County has made good progress toward meeting the requirements of the Functional Plan. The County has adopted minimum densities for all but two residential zones, completed the station community planning process and met the requirements of Title 4. The County expects to meet remaining Functional Plan requirements on the following timeline:

By October 1999:

- Adopt minimum densities for its R-5 and R-6 zones as required by Metro Code 3.07.120.A (Title 1).
- Adopt minimum and maximum parking standards for areas outside of designated station communities as required by Metro Code 3.07.220 (Title 2).
- Adopt a variance process for parking standards, provide for blended parking ratios for mixed-use developments and create a system to provide Metro with an inventory of new parking spaces on an annual basis as required by 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).

By October 2000:

Beaverton and Washington County have signed an intergovernmental agreement (IGA) to transfer the supervision of land-use planning for unincorporated portions of the Cedar Hills/Cedar Mill, Bethany, Sunset West and Raleigh Hills areas to the City of Beaverton. When the City has met its responsibilities as outlined in the IGA, the County will:

- Finalize the capacity analysis for housing and employment as required by Metro Code 3.07.150 (Title 1).

- Finalize and adopt a map of the boundaries of the design types as required by Metro Code 3.07.130 (Title 1).

City of West Linn

Metro Council granted a Functional Plan reporting time extension to the City of West Linn to July 1999 in Resolution No. 98-2711. West Linn also needs a time extension to implement the Functional Plan requirements. The City expects to complete all compliance work by December 1999 and will provide Metro with a specific implementation timeline in its July 1999 report to Metro.

City of Wilsonville

Metro Council granted a Functional Plan reporting time extension to the City of Wilsonville to December 31, 1998 due to the uncertainties caused by the State prison siting. Wilsonville met the reporting requirement and has provided Metro with a schedule for achieving Functional Plan compliance. The schedule includes dates the City expects to complete work unrelated to the prison siting and identifies work that cannot be completed until after the prison siting decision is made.

By September 1999:

- Adopt comprehensive plan policies supporting regional planning requirements, including mixed-use, dwelling unit and job targets, minimum residential densities and accessory dwelling units as required by Metro Code 3.07.120 (Title 1).
- Adopt minimum residential standards as required by Metro Code 3.07.120.A.1 (Title 1).
- Allow accessory dwelling units in single family detached dwelling units as required by Metro Code 3.07.120.C (Title 1).
- Determine and report to Metro actual built densities between 1990 -1995 as required by Metro Code 3.07.140 (Title 1).
- Complete review of public facility plans to assure the calculated capacity can be accommodated, pursuant to Metro Code 3.07.150.A.5 (Title 1).
- Adopt parking standards, pursuant to Metro Code 3.07.220 (Title 2).
- Amend the code to prohibit large-scale retail uses within the industrial area design type, pursuant to Metro Code 3.07.420.A (Title 4).

After resolution of the State prison siting to:

- Adopt a map of 2040 Growth Concept design types into the comprehensive plan as required by Metro Code 3.07.130 (Title 1).
- Determine and report the calculated capacity of dwelling units and jobs as required by Metro Code 3.07.150 (Title 1).
- Amend the comprehensive plan and implementing ordinances to comply with Metro Code 3.07.630A or B (Title 6).

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

The Functional Plan implementation time extension requests for the cities of Beaverton, Cornelius, Durham, Gladstone Hillsboro, Maywood Park, Rivergrove, West Linn, Wilsonville and Washington County 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.

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