



# Oregon

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July 7, 2016

TO: Land Conservation and Development Commission

FROM: Jim Rue, Director  
Grant Young, Eastern Oregon Regional Representative  
Rob Hallyburton, Community Services Division Manager

SUBJECT: **Agenda Item 3, July 21-22, 2016, LCDC Meeting**

## **REGIONAL PERIODIC REVIEW STATUS BRIEFING**

### **I. AGENDA ITEM SUMMARY**

The Land Conversation and Development Commission (commission or LCDC) will receive a briefing by Department of Land Conservation and Development (DLCD or the department) and staff from the cities of Hermiston and Pendleton regarding progress and experiences in completing periodic review work programs. The briefing is intended to provide the commission with information regarding the benefits of keeping comprehensive plans updated and the challenges small cities face in completing the process.

This item is an information briefing and discussion opportunity. No commission action is requested.

For further information, please contact Grant Young, Eastern Oregon Regional Representative, at 541-325-6924 or [grant.s.young@state.or.us](mailto:grant.s.young@state.or.us).

### **II. BACKGROUND**

#### **A. Work Programs**

“Periodic review” is a statutorily mandated process for certain cities to update their comprehensive land use plans. The statute requires the commission to schedule cities with a population over 10,000 to begin periodic review no later than 10 years after completing the previous periodic review. Hermiston and Pendleton are each over 10,000 in population and were sent notification that they were to commence periodic review in November 2007 and May 2008, respectively. Pendleton had requested that the commission schedule it for periodic review one year earlier than originally planned, and the commission granted the request.

After receiving notification of periodic review initiation, cities are allowed six months to evaluate their comprehensive plans and develop a periodic review work program for making needed updates. The department director is permitted to approve one extension of this deadline for up to 90 days. The department received Hermiston's work program in February 2009 and Pendleton's in March 2009.

The periodic review statute encourages cities and the department to include no more work than can be accomplished in three years. While this isn't an absolute deadline, the three-year limit was heeded for these two cities and others going through the process at the time, at least initially. Summaries of Hermiston's and Pendleton's current, approved work programs are attached.

A statute also places special emphasis on periodic review address certain issues.

It is the policy of the State of Oregon to require the periodic review of comprehensive plans and land use regulations in order to respond to changes in local, regional and state conditions to ensure that the plans and regulations remain in compliance with the statewide planning goals adopted pursuant to ORS 197.230, and to *ensure that the plans and regulations make adequate provision for economic development, needed housing, transportation, public facilities and services and urbanization.* ORS 197.628(1). Italics added.

Consequently the work programs for both Hermiston and Pendleton include tasks to update the economic development (Goal 9), housing (Goal 10), public facilities and services (Goal 11), and transportation (Goal 12) elements of the plans. Neither city anticipated an urban growth boundary amendment, so urbanization tasks were not included. Both work program also include tasks relating to natural resources (Goal 5), and Pendleton's has a natural hazards (Goal 7) task, because identification of constrained lands is needed in order to adequately address buildable lands for employment and housing.

## **B. Work Task Completion**

Just after the cities' work programs were approved by the department, the economy and state and local budgets declined swiftly, and the department's grant budget specifically was threatened. This created a slowdown in periodic review task work.

Hermiston began submitting completed tasks in 2012. Parts of Task 1 (public involvement program) and complete Task 2 (economic development) and Task 3 (housing) were finished that year and approved. Task 5 (transportation system plan) was completed and approved in 2015. The remainder of Task 1 (general plan and code clean-up) along with Task 4 (public facilities plan) and Task 6 (natural resources) are outstanding. Task 1 has been held up because the city wished to complete all periodic review tasks and possible consequent code and plan amendments prior to codification. The technical work for the public facilities plan portion of Task 4 has been completed, but the final task submittal has been delayed by ongoing negotiations regarding urban service agreements. The natural resource work, a local wetlands inventory for Task 6, has been submitted to the Department of State Lands (DSL) and remanded for corrections and

amendments several times. The city and contractor are working cooperatively with DSL; however, due to the nature of the work there is no firm estimate of when Task 6 will be finished.

Hermiston wishes to complete these outstanding tasks as soon as possible and has been consistently working to do so. Staff expects to see submittal of a public facilities plan in fulfillment of Task 4 by the end of this year. It is not certain whether further funding will be necessary as Task 4 will not require additional grant dollars, but the wetland task may. All tasks could be finished by the end of the 2017-2019 cycle.

Pendleton also began submitting completed tasks in 2012. A portion of Task 2 (historic resources), all of Task 3 (steep slope hazards), and a portion of Task 4 (economic development) were submitted that year and approved. The city submitted the remainder of Task 4 and a complete Task 5 (housing) in 2015 and the department approved them as well. Outstanding tasks include Task 1 (general plan and code clean-up), part of Task 2 (natural resources), Task 6 (public facilities plan), and Task 7 (transportation system plan).

Pendleton wishes to complete all tasks prior to general plan and code clean up. The missing portion of Task 2 is a local wetlands inventory, which has been submitted to DSL and returned to the city for corrections and amendments. The technical work for Task 6, public facilities master plans, has been completed, but formatting comprehensive plan text and findings is not complete. The update for the transportation system plan for Task 7 has been completed and is in the adoption process. The city has undergone staff turnover in the last year that has delayed completion of these tasks. The planning department is keeping up with current planning workloads but does not currently feel confident in tackling the incomplete periodic review tasks. Additional funding will be necessary to finish Task 2, and possibly Task 6. Considering this, city staff estimates that the outstanding tasks could be finished by the end of the 2017-2019 cycle.

### **III. SUMMARY AND CONCLUSIONS**

Although Periodic Review in Pendleton and Hermiston has been slow, it has progressed steadily. Hermiston can complete all but Task 1 relatively quickly if consultant work and state agency review progress as expected. Pendleton faces more work but improved capacity will enable that work to be done. The department is hopeful that the end of the 2017-2019 cycle will see the two cities out of periodic review.

### **IV. ATTACHMENTS**

- A. City of Hermiston periodic review work program (pp. 4–7)
- B. City of Pendleton periodic review work program (pp. 8–13)

*Attachment A*

# City of Hermiston

## PERIODIC REVIEW WORK PROGRAM SUMMARY

Approved on April 15, 2010

Updated on 09/13/2012

Revised on 03/12/2015

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Date Work Program Approved by DLCD: April 15, 2010 Order 001784  
**Work Program Revision 1 Approved by DLCD: April 4, 2013 Order 001835**

Final Work Program Completion Date: April 15, 2013 Order 001784  
**Final Work Program Revised Completion Date: April 15, 2014 Order 001835**

### Work Program Task Completion Summarized:

T#, approved, date, order 0017xx, description

- T1.1, Acknowledged, 09/13/2012, Under 120-Day Rule, Goal1
- T2.1, Acknowledged, 09/13/2012, Under 120-Day Rule, Downtown Commercial Overlay Zone
- T2.2a, Acknowledged, 09/13/2012, Under 120-Day Rule, EOA and Economic Policies
- T2.2b, Approved, 09/13/2012, Order 001820, Rezone Comp Plan and Zone Map
- T2.2c, Acknowledged, 09/13/2012, Under 120-Day Rule, Incorporated Downtown Plan
- T2.3, Acknowledged, 09/13/2012, Under 120-Day Rule, Incorporated Downtown Plan
- T3, Acknowledged, 09/13/2012, Under 120-Day Rule, Housing Needs
- T5, Approved, 03/12/2015, Order 001866 Transportation Review and Update

**Major Work Tasks Subject to Public Notice and DLCD Review  
 (See OAR 660-25-130 - submission of completed work tasks)**

Task#	Work Program Reference	Task Summaries and Product Descriptions	Submittal Date(s)
1	<b>NECESSARY COMPREHENSIVE PLAN UPDATES</b>	<p><b>Review and Update the Goal 1 and 2 elements of the Comprehensive Plan</b> and applicable sections of implementing code as described, but not limited to the following subtasks.</p> <p><b>1. Goal 1 –Updates as follows:</b></p> <ul style="list-style-type: none"> <li>a. <b>Amend Plan and Code</b> to correct, clarify and change methods of public notice that are consistent with the requirements of ORS 197.763.</li> <li>b. <b>Add new implementing actions</b> that go beyond the statutory requirements, including use of radio and the official city’s website for posting notices of public hearings, meeting agendas, and meeting minutes.</li> </ul> <p><b>2. Goal 2 -Updates as follows:</b></p> <ul style="list-style-type: none"> <li>a. <b>Amend the Plan and Code</b> to eliminate outdated plan language to be consistent with the State Periodic Review Rule (OAR 660-025-0000).</li> <li>b. <b>Update factual information and references</b> to adopted planning document.</li> </ul> <p><b>Products: (1)</b> Adopted amendments to the Comprehensive Plan and implementing code consistent with subtasks 1 and 2 above. <b>(2) Adopted signed ordinance and above findings Item 1.1 and 1.2 per OAR 660-025-130.</b></p>	<p>6/30/2010</p> <p><b>Task 1.1a-b Acknowledged 120-Day Rule 09/13/2012</b></p>
2	<b>ECONOMIC DEVELOPMENT</b>	<p><b>Review and update the Goal 9 Element of the Comprehensive Plan</b> and applicable sections of implementing code as described and not limited to the following subtasks:</p> <p><b>1. Develop a comprehensive Downtown Revitalization Plan</b> incorporating the City’s 2008 Stiven Planning project. The downtown plan shall include but not be limited to architectural standards, streetscapes, residential uses, parking and financing measures.</p> <p><b>2. Update the City’s Economic Opportunity Analysis, Economic development policies,</b></p> <ul style="list-style-type: none"> <li>a. <b>Implementation programs</b>, and Land Needs Analysis,</li> <li>b. <b>Land use designations</b> for commercial and industrial lands;</li> <li>c. <b>Incorporate the Downtown Plan</b> in an analysis of patterns of existing commercial development and locations of existing commercial zones to support the downtown core area when selecting locations for additional commercial lands.</li> </ul> <p><b>3. All work above</b> will be consistent with OAR 660-009-0000, and will include a 20-year planning period.</p> <p><b>Products:</b></p> <p><b>(1)</b> Adopted Downtown Revitalization Plan. <b>(2)</b> Updated Economic Opportunity Analysis. <b>(3)</b> Amendments to comprehensive plan and implementing codes. <b>(4) Adopted signed ordinance and above findings Item 1.1 and 1.2 per OAR 660-025-130.</b></p>	<p><b>T2.1 Acknowledged 120 Day Rule 09/13/2012</b></p> <p><b>T2.2a. Acknowledged 120 Day Rule 09/13/2012</b></p> <p><b>T2.2b. Acknowledged Order 001820 09/13/2012</b></p> <p><b>T2.2c Acknowledged 120 Day Rule 09/13/2012</b></p> <p><b>T2.3 Approved Order 001820 09/13/2012</b></p>

Task#	Work Program Reference	<i>APPROVED</i> Task Summaries and Product Descriptions	Submittal Date(s)
3	<b>HOUSING NEEDS</b>	<p><b>Review and Update the Goal 10 Element</b> of the Comprehensive Plan and applicable sections of implementing code as described but not limited to the following subtasks: .</p> <ol style="list-style-type: none"> <li>1. <b>Update Buildable Lands Inventory and Needs Analysis</b> of 2004;           <ol style="list-style-type: none"> <li>a. <b>Develop</b> a revised population forecast for a 20 year planning horizon;</li> <li>b. <b>Review</b> existing land use implementing code for compliance with federal and state statutes;</li> <li>c. <b>Provide</b> for new housing types (e.g., group homes, senior independent living, condominiums and zero lot-line housing);</li> <li>d. <b>Create</b> a more pedestrian and community friendly streetscape by revising development standards; Encourage investment and redevelopment in existing neighborhoods by addressing, at a minimum, building heights and flag lots.</li> </ol> </li> </ol> <p><b>Products:</b>  <b>(1)</b> Updated Needs Analysis and Buildable Lands Inventory.  <b>(2)</b> Updated population forecast. Adopted amendments to the Comprehensive Plan and Implementing Code.  <b>(3) Adopted signed ordinance and above findings Item 1.1 and 1.2 Per OAR 660-025-130.</b></p> <p style="text-align: right;"><i>APPROVED</i></p>	<b>T3 Approved Order 001820 09/13/2012</b>
4	<b>PUBLIC FACILITY PLAN AND URBAN SERVICES</b>	<p><b>Update the Goal 11 Element (Public Facilities Plan) in accordance with Statewide Land Use Planning Goal 11 and OAR 660-011</b> as described but not limited to the following subtasks:</p> <ol style="list-style-type: none"> <li>1. <b>Revise cooperative and urban service agreements</b> consistent with ORS 195 as appropriate.</li> <li>2. <b>Review and consider necessary updates</b> to reflect new development since adoption of the PFP;           <ol style="list-style-type: none"> <li>a. <b>Incorporate</b> emergency response and vulnerability assessment pursuant to Federal and State Statutes;</li> <li>b. <b>Incorporate</b> any UGB modifications or zoning district designation changes pursuant to Tasks 2 and 3.</li> </ol> </li> </ol> <p><b>Products:</b>  <b>(1)</b> Updated Public Facility Plan; <b>(2)</b> Amendments to Comprehensive Plan and implementing Code.  <b>(3) Adopted signed ordinance and above findings Item 1.1 and 1.2 per OAR 660-025-130.</b></p>	01/31/2013
5	<b>TRANSPORTATION</b>	<p><b>Review and Update the Goal 12 Element of the Comprehensive Plan and applicable sections of implementing code</b> as described but not limited to the following subtasks:</p> <ol style="list-style-type: none"> <li>1. <b>Review and update the 2004 Transportation System Plan;</b></li> <li>2. <b>Incorporate</b> finished work from Tasks 3 and 4 as appropriate;</li> <li>3. <b>Incorporate</b> the 2004 UGB expansion;</li> <li>4. <b>Update</b> as necessary to be consistent with the Airport Planning Rule (OAR 660-013-0000)</li> </ol>	<b>T5 Approved Order 001866 03/12/2015</b>

5 (cont.)		<p><b>Products:</b>                  (1) Updated Transportation System Plan.                  (2) Amendments to Comprehensive Plan and Implementing Code. <b>(3) Adopted signed ordinance and above findings Item 1.1 and 1.2 per OAR 660-025-130.</b></p> <p style="text-align: right;"><i>APPROVED</i></p>	
6	<p style="text-align: center;"><b>GOAL 5                  NATURAL                  RESOURCES</b></p>	<p><b>Review of three natural resources – Wetlands, Riparian Corridors and Wildlife Habitat consistent with the requirements of Goal 5</b> as described but not limited to the following subtasks:</p> <p><i>1. Subtask A – Mapping Natural Resources.</i></p> <ul style="list-style-type: none"> <li>a. <b>Utilizing non-field, available data and resources;</b></li> <li>b. <b>Develop preliminary maps</b> and data to show extent and location of possible wetland, riparian corridor and wildlife habitat resources.</li> <li>c. <b>Analyze possible impacts</b> to development and develop requirements consistent with Goal 5;</li> <li>d. <b>Adopt as a supplement of the comprehensive plan.</b>                      Subtask A shall be accomplished during the first portion of 2011.</li> </ul> <p><b>Products:</b>                  (1) Draft map set containing maps showing inventories of wetlands, riparian corridors and wildlife habitat.                  (2) Reports analyzing the impact to those resources from development, what the total impact of the resources areas are to the Buildable Land Supply; (3) Detailed set of conclusions indicating what additional work is necessary to comply fully with Goal 5.</p> <p><i>2. Subtask B: Finalization of the Goal 5 Element:</i></p> <ul style="list-style-type: none"> <li>a. <b>Building on Subtask A,</b> <ul style="list-style-type: none"> <li>i. <b>Finalize</b> the studies, inventories, and Comprehensive Plan and Code amendments necessary to meet Goal 5 requirements for Wetlands, Riparian Corridors, Wildlife Habitat and Historic Resources;</li> <li>ii. <b>Adopt amendments</b> to plan and implementing code consistent with the work under subtasks A and B.</li> <li>iii. <b>Subtask B</b> shall be accomplished by the end of January 2013; or, by the end of the three year Periodic Review process, whichever is earlier.</li> </ul> </li> </ul> <p><b>Products:</b>                  (1) Adopted amendments to the Comprehensive Plan and land use regulations implementing comprehensive plan policies and findings;                  (2) Final adopted natural resource inventories. (3) Adopted signed ordinance &amp; above findings Item 6.1 - 6.2 per OAR 660-025-130.</p>	<p style="text-align: center;">05/31/2011</p> <p style="text-align: center;">01/31/2013</p>

**Attachment B**

# City of Pendleton

## PERIODIC REVIEW WORK PROGRAM SUMMARY

Approved as of 04/15/2010

Revision Approved 04/01/2013

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Date Work Program Approved by DLCD: April 15, 2010 Order 001785  
Date Work Program Revised Approved By DLCD: April 15, 2014 Order 001832

Final Work Program Completion Date: April 15, 2013 Order 001785  
Final Work Program Revised Completion Date: April 15, 2014 Order 001832

### Work Program Task Completion Summarized:

T#, approved, date, order 0017xx, description

T2A, 02/21/2013, 120-Day Rule	Acknowledged, Goal 5-Assess Historic Resources
T3, 02/21/2013, 120-Day Rule Hazards	Acknowledged, Goal 7 Element with regards to Slope
T4A, 02/21/2013, 120-Day Rule	Acknowledged. Downtown Revitalization Plan
<b>T4B, 09/09/2015, Order 001871</b>	<b>Approved, Goal 9 Element Revision</b>
<b>T5, 09/09/2015, Order 001871</b>	<b>Approved, Goal 10 Housing Needs</b>

**Major Work Tasks Subject to Public Notice and DLCD Review  
 (See OAR 660-25-130 - submission of completed work tasks)**

Task #	Work Program	Task Summary and Products	Submittal Date
1	<b>Goal 1 and 2 Comp Plan Updates</b>	<p><b>Review and Update the Goal 1 and 2 Elements of the Comprehensive Plan</b> and applicable sections of implementing code.</p> <p>Review and update for statewide goal consistency; ensure process and other procedures comply with statutory requirements; implement the city’s desire to ensure maximum efficiency and minimum cost for development permits.</p> <p><b>Product:</b> (1) Adopted amendments to the Comprehensive Plan and implementing code. (2) Adopted signed ordinance and above findings Item 1 per OAR 660-025-0130.</p>	9/30/2010
2	<b>Goal 5 Natural Resources</b>	<p><b>Review of three natural resources – Wetlands, Riparian Corridors and Wildlife Habitat consistent with the requirements of Goal 5</b> as described but not limited to the following subtasks:</p> <ol style="list-style-type: none"> <li>1. <b>Subtask A – Assess Historic Resources</b> <ol style="list-style-type: none"> <li>a. Develop a comprehensive scope of work for consultant.</li> <li>b. Mapping: Using non-field available data and resources develop preliminary maps and data to show extent and location of possible wetland, riparian corridor and wildlife habitat resources.</li> <li>c. Analyze possible impacts to development and develop requirements to achieve the Goal; adopt as supporting document to the comprehensive plan.</li> <li>d. Begin Historic Resources Inventory process by providing the required notice; and determine if a historic resources commission or committee should be formed for this task consistent with OAR 660-023-0200 (4).</li> <li>e. Develop a local historic context statement, creating a draft historic preservation plan and preservation ordinance consistent with OAR 660-023-0200 (3).</li> </ol> </li> </ol> <p><b>Products:</b>            (1) Adopt supporting document containing maps, draft inventory of wetlands, riparian corridors and wildlife habitat. (2) An analysis of impact to those resources from development, and to community’s buildable land supply from those resources. (3) A report indicating what additional work needs to be done to achieve the Goal. (4) Issue Public Notice for Historic Resources Inventory, formation of historic commission (if so determined). (5) Draft Historic Context Statement. (6) Draft Historic Preservation Plan and Preservation Ordinance. (7) Adopted signed ordinance and above findings Item 1 a-e per OAR 660-025-0130.</p> <p style="text-align: center;"><b>DEEMED ACKNOWLEDGED</b></p> <p><i>(Task 2 continued on next page)</i></p>	<p><b>Subtask A            Deemed            Acknowledged            2/21/2013</b></p>

Task #	Work Program	Task Summary and Products	Submittal Date
2	<b>Goal 5 Natural Resources (continued)</b>	<p><b>2. Subtask B: Finalization of the Goal 5 Element</b></p> <ul style="list-style-type: none"> <li>a. Building on Subtask A,                             <ul style="list-style-type: none"> <li>i. Finalize the studies, inventories, and Comprehensive Plan and Code amendments necessary to achieve Goal 5 requirements for Wetlands, Riparian Corridors, Wildlife Habitat and Historic (resources);</li> <li>ii. Adopt amendments to plan and implementing code consistent with the work under subtasks A and B;</li> <li>iii. Conduct Inventory of Historical Resources;</li> <li>iv. Determine significance of resources;</li> <li>v. Adopt amendments to comprehensive plan and implementing regulations to achieve the Goal for Historic Resources, consistent with OAR 660-023-00200.</li> </ul> </li> </ul> <p><b>Products:</b>                      (1) Adopted amendments to the Comprehensive Plan and land use regulations implementing comprehensive plan policies and findings. (2) Final adopted natural resource inventories. (3) Adopted signed ordinance and above findings Item 2a per OAR 660-025-0130.</p>	1/31/2013
3	<b>Goal 7 Slope Hazards</b>	<p><b>Review and Update the Goal 7 Element with regard to Slope Hazards</b> and amend the comprehensive plan and land use regulations as necessary, and as described but not limited to the following subtasks:</p> <ul style="list-style-type: none"> <li>1. Assess flash flood hazard potential in side drainages that are known to be, or may be, problems during:                             <ul style="list-style-type: none"> <li>a. Severe thunderstorm events</li> <li>b. Warm winter storms on frozen soils</li> <li>c. Heavy snowpack</li> <li>d. Other conditions.</li> </ul> </li> <li>2. Draft a map of potential hazard areas.</li> <li>3. Conduct studies and inventories necessary to assess slope hazards.</li> <li>4. Determine city position on acceptable level of development on slopes and determine threshold limits on development.</li> <li>5. Prepare Geologic (slope) hazard study and inventories.</li> <li>6. Prepare plan amendments, code amendments and findings for adoption consistent with above work.</li> <li>7. Adopt all findings, studies and inventories, documents, maps, amendments to comprehensive plan and implementing code.</li> </ul> <p><b>Products:</b>                      (1) Adopt new Flash Flood Hazard Study and inventories, Adopt new (2) Geologic (slope) hazard study and inventories. (3) Adopt amendments to the Comprehensive Plan and land use regulations implementing comprehensive plan policies and findings. (4) Adopted signed ordinance and above findings Item 3.1-3.7 per OAR 660-025-0130.</p> <p style="text-align: center;"><b>DEEMED ACKNOWLEDGED</b></p>	<b>Task 3 Deemed Acknowledged 2/21/2013</b>

Task #	Work Program	Task Summary and Products	Submittal Date
4	<b>Goal 9 Economic Development</b>	<p><b>Review and Update the Goal 9 Element of the Comprehensive Plan</b> and applicable sections of implementing code, consistent with the requirements of OAR Chapter 660, Division 9 (OAR 660-009-0000) for a twenty (20) year planning period as described but not limited to the following subtasks:</p> <ol style="list-style-type: none"> <li>1. Subtask A – Downtown Revitalization Plan               <ol style="list-style-type: none"> <li>a. Develop a comprehensive Downtown Revitalization Plan.</li> <li>b. Incorporating any previous downtown planning efforts and, the City’s existing Urban Renewal Plan.</li> <li>c. This project will include, but not be limited to, a core area/downtown opportunities and constraints analysis, infill and redevelopment feasibility study and public design workshop.</li> </ol> </li> <li>2. Subtask B– Goal 9 Element revision               <ol style="list-style-type: none"> <li>a. Revise the Goal 9 element by updating the City’s economic opportunity analysis, economic development policies and implementation programs, land needs analysis and updated land use designations for commercial lands.</li> <li>b. Incorporate the Downtown Plan in an analysis of patterns of existing commercial development and locations of existing commercial zones to support the downtown core area when selecting locations for additional commercial lands.</li> <li>c. All work will be coordinated with Umatilla County as specified by rule.</li> <li>d. Develop an economic strategy with appropriate Plan and code amendments to implement the strategy, including any justified Urban Growth Area amendments and the establishment of Urban Reserves.</li> </ol> </li> </ol> <p><b>Products:</b>            (1) Adopt Downtown Revitalization Plan. (2) Updated Economic Opportunity Analysis (an input the revised Transportation System Plan – see Task 7). (3) Adopt amendments to the Comprehensive Plan and land use regulations implementing comprehensive plan policies and findings; (4) Adopted signed ordinance and above findings Item 1a-c and 2a-d per OAR 660-025-0130.</p> <p style="text-align: right;"><b>APPROVED</b></p>	<p style="text-align: right;"><del>5/31/2011</del></p> <p style="text-align: right;"><b>Subtask 4.A Deemed Acknowledged 2/21/2013</b></p> <p style="text-align: right;"><b>Task 4.B Approved Order 001871 9/9/2015</b></p>

Task #	Work Program Reference	Task Summary and Products	Submittal Date
5	<b>Goal 10 Housing Needs</b>	<p><b>Review and Update the Goal 10 and Goal 14 elements of the Comprehensive Plan</b> and applicable sections of implementing code as described below, but not limited to the following subtasks:</p> <ol style="list-style-type: none"> <li>1. Coordinate with Umatilla County to update the county’s population forecast:           <ol style="list-style-type: none"> <li>a. Identify the correct projected growth rate for the City of Pendleton for a twenty (20) year planning period.</li> <li>b. Alternatively, update the City’s most recently adopted Population Forecast using one of the safe harbors in OAR 660-024-0030.</li> </ol> </li> <li>2. Review and update the city’s 2000 Needs Analysis and Buildable Lands Inventory:           <ol style="list-style-type: none"> <li>a. Map or chart all buildable residential land within the existing UGB by zone and density; compare parcels or areas according to:               <ol style="list-style-type: none"> <li>i. Availability of public facilities and services, including transportation.</li> <li>ii. Costs to provide public facilities and services.</li> <li>iii. Any other factors that indicate the likelihood of development within the 50-year planning period.</li> <li>iv. Identify parcels or groups of parcels to be considered for removal from the UGB due to very low likelihood of development within the planning period, or due to constraints identified in Task #2.</li> </ol> </li> <li>b. Map a UGB study area and conduct a boundary location analysis consistent with OAR 660-024-0060 and ORS 197.298. Identify parcels inside and outside the existing UGB that meet the city’s housing needs as identified in the needs analysis.</li> <li>c. Identify by statutory priority those parcels that are suitable for the same residential development by type and density as current zoning provides for parcels identified for potential removal from the UGB.</li> <li>d. Comparing the results of 2b and 2c, identify parcels that may be added to the UGB and planned for the same uses and at the same housing density as potential parcels to be removed from the UGB;               <ol style="list-style-type: none"> <li>i. If necessary, identify new lands sufficient to fulfill the city’s 20-year housing needs and sufficient to meet the city’s housing needs outside the twenty (20) year planning period in order to establish Urban Reserves, all consistent with the priorities in ORS 197.298.</li> </ol> </li> <li>e. Consistent with 2d above do the following:               <ol style="list-style-type: none"> <li>i. Prepare findings for city and county hearings to amend the city’s UGB, in the manner of an exchange of substantially equivalent land in compliance with OAR 660-024-0070.</li> <li>ii. Fulfill the 20-year need; and, establish Urban Reserves to fulfill the 50-year need.</li> </ol> </li> </ol> </li> </ol> <p><i>(Task5 continued on next page)</i></p>	<p style="text-align: center;"><b>Task 5          Approved          Order 001871          9/9/2015</b></p>

Task #	Work Program	Task Summary and Products	Submittal Date
5	<b>Goal 10 Housing Needs (continued)</b>	<p>f. Review and amend, as necessary, the city’s comprehensive plan and zoning code to include the following:</p> <ul style="list-style-type: none"> <li>i. Maps</li> <li>ii. Implement new and amended plan policies developed as a result of work under A through E above.</li> </ul> <p><b>Products:</b>            (1) Updated Needs Analysis and Buildable Lands Inventory.            (2) Updated population forecast; adopted amendments to the Comprehensive Plan and Implementing Code, and establishment of Urban Reserves. (3) Adopted signed ordinance and above findings Item 1 and 2 per OAR 660-025-0130.</p> <p style="text-align: right;"><i><b>APPROVED</b></i></p>	
6	<b>Goal 11 Public Facility Plan and Urban Services</b>	<p><b>Update the Goal 11 Element (Public Facilities Plan)</b> in a comprehensive review in accordance with Statewide Land Use Planning Goal 11 and OAR 660-011 as described but not limited to the following subtasks:</p> <ul style="list-style-type: none"> <li>1. Incorporate emergency response and vulnerability assessment policies to comply with Federal and State requirements.</li> <li>2. Incorporate any UGB expansion areas pursuant to Tasks 4 and 5.</li> <li>3. Adopt findings, policies, and PFP.</li> </ul> <p><b>Products:</b>            (1) Updated Public Facility Plan. (2) Amendments to Comprehensive Plan and implementing code. (3) Adopted signed ordinance and above findings Item 1, 2, and 3 per OAR 660-025-0130.</p>	5/31/2012
7	<b>Goal 12 Transportation</b>	<p><b>Review and Update the Goal 12 Element of the Comprehensive Plan</b> and applicable sections of implementing code as described but not limited to the following subtasks:</p> <ul style="list-style-type: none"> <li>1. Review and update the 2004 Transportation System Plan;</li> <li>2. Incorporate any previous UGB expansions and any current expansion pursuant to Tasks 4 and 5;</li> <li>3. Achieve consistency with the Airport Planning Rule.</li> <li>4. Adopt findings, policies implementing amendments, TSP, and Airport Rule.</li> </ul> <p><b>Products:</b>            (1) Updated Transportation System Plan. (2) Amendments to Comprehensive Plan and implementing code. (3) Adopted signed ordinance and above findings Item 1-4 per OAR 660-025-130.</p>	5/31/2012
8	<b>Codify</b>	<p><b>Final Project:</b> Codification of the Comprehensive Plan and Implementing Code.</p> <p><b>Product:</b> Adopted codified plan and code.</p>	1/31/2013