



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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January 7, 2010

TO: Land Conservation and Development Commission (LCDC)

FROM: Jennifer Donnelly, Metro Regional Representative

SUBJECT: **Agenda Item 9, January 20-22, 2010, LCDC Meeting**

## **Damascus Update – Compliance Schedule**

### **I. History**

The City of Damascus was established November 2, 2004 by a vote of the people. The city is responsible under state law for development and adoption of a comprehensive land use plan and implementing land use regulations that comply with the statewide planning goals and Metro's functional plans. ORS 197.757 and OAR 660-014-0010(4) require Damascus to have its comprehensive plan and implementing land use regulations acknowledged by LCDC as complying with the state planning goals no later than four years after the date of incorporation. The four year deadline expired November 2008. In November 2008 a one year extension was granted by the director of DLCD.

The proposed compliance schedule is intended to lay out a defined path for acknowledgement of the city's comprehensive plan and implementing land use regulations. If the city fails to comply with this schedule, it may be necessary to have state land use goals apply directly to all land use decisions in the city, or to take other action to assure the city develops in a way that complies with state law.

The city is very close to having a complete comprehensive plan map, supporting documents and implementing ordinances. On December 21, 2009 the city adopted, by resolution (see attachment C), Goal 9, Goal 10 and Goal 11. The city intends to adopt by resolution a draft Comprehensive Plan map in February 2010. At this time the city has a draft version of all the required Goals and a draft development code. The city is making progress, but is now beyond the time allowed by LCDC rule.

**II. Compliance Schedule**

<b>Goal</b>	<b>State Requirement</b>	<b>Product - Action</b>	<b>Deadline for Adoption and Acknowledgement</b>
Goal 1: Citizen involvement	OAR 660-015-000(1)	Adopt a citizen involvement program and throughout each goal; open houses, notices to public and public hearings.	On going
Goal 2: Land Use Planning	OAR 660-015-000(2)	Acknowledgement and adoption of comprehensive plan, map and implementing ordinances.	Nov 2010
Goal 5: Natural Resources	OAR 660-015-000(5), OAR 660-023	Ready for a resolution	Nov 2010
Goal 6: Air, Water and Land Resources Quality	OAR 660-015-0000(6)	Ready for a resolution	Nov 2010
Goal 7: Natural Disasters and Hazards	OAR 660-015-0000(7)	Ready for a resolution	Nov 2010
Goal 8: Recreational Needs	OAR 660-015-0000(8), OAR 660-034	City resolution 21 Dec 2009	Nov 2010
Goal 9: Economic Development	OAR 660-0015-000(9), 0015, 0020 and 0020	City resolution No. 09-241 adopted 21 Dec 2009	Nov 2010
Goal 10: Housing	OAR 660-007-0015 thru 0035 and ORS 197.295-314	City resolution No. 09-242 adopted 21 Dec 2009	Nov 2010
Goal 11: Public Facilities	OAR 660-015-000(11), 0020, 0025 and 0030	City resolution no. 09-243 adopted 21 Dec 2009	Nov 2010
Goal 12: Transportation	OAR 660-012, create a TSP; 660-012- 0045(5)(c), 0015(3), 0020(2)(c)	On hold until Feb 2010 – estimated completion November 2010	Nov 2010
Goal 13: Energy Conservation	OAR 660-15-0000(13)	Still in progress – estimated completion	Nov 2010

		November 2010	
Goal 14: Urbanization	OAR 660-15-0000(14)	Still in progress – estimated completion November 2010	Nov 2010
	Comp plan Map	City Resolution expected Feb 2010	Nov 2010
	Implementing ordinances	City has draft	Nov 2010

This is a reasonable time line for the city to follow and it is consistent with the city's adoption timeframe.

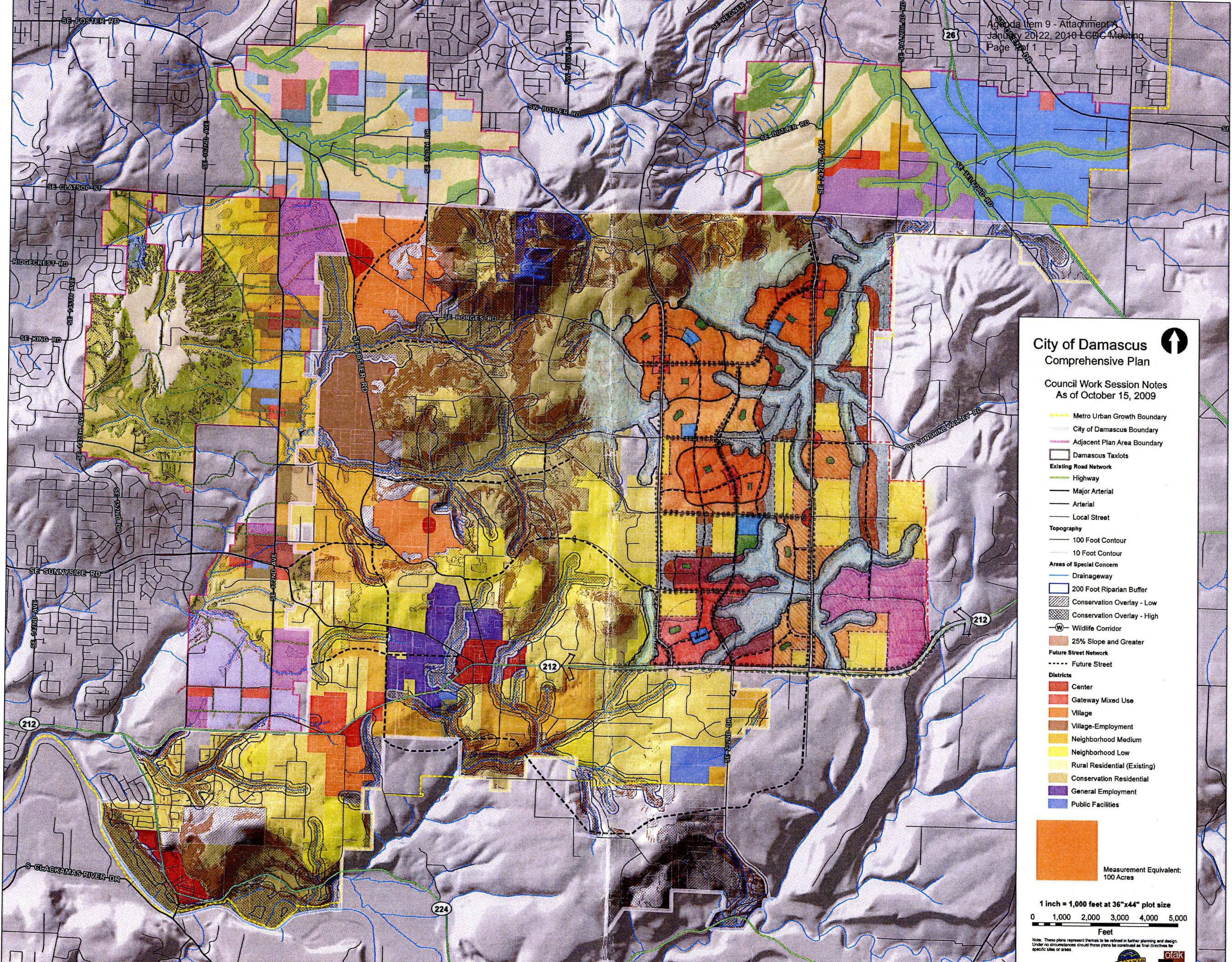
**III. Recommended Action by the Commission**

Based on 660-14-0010(4) the department recommends that the commission adopt the above compliance schedule. 660-14-0010(4) states: A newly incorporated city must adopt a comprehensive plan and implementing ordinances for all land in its planning area. Cities incorporated after January 1, 1982, shall have their comprehensive plan and land use regulations acknowledged no later than four years after the date of incorporation or as extended in accordance with a compliance schedule adopted by the commission. Comprehensive plans prepared and adopted by newly incorporated cities shall be reviewed through the plan acknowledgment review process set forth in ORS 197.251 and OAR chapter 660, division 3.

If the city is not able to adopt a comprehensive plan map, supporting documents and implementing ordinances by the proposed deadline, November 2010, staff recommends that the commission adopt the City of Damascus draft plans as an interim plan until the city completes their formal planning process. The City will give the commission an update on their progress at the commission at the July 2010 meeting in Portland.

**IV. ATTACHMENTS**

- A. City of Damascus Draft Comprehensive Plan Map
- B. City of Damascus Overall Planning Schedule
- C. Resolutions for Goal 9, 10 and 11
- D. Memorandum of Understanding; The Damascus Comprehensive Plan signed and dated December 26, 2006



**City of Damascus**  
 Comprehensive Plan

Council Work Session Notes  
 As of October 15, 2009

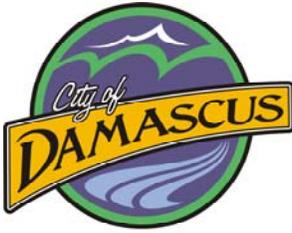
- Metro Urban Growth Boundary
- City of Damascus Boundary
- Adjacent Plan Area Boundary
- Damascus Taxlots
- Existing Road Network
- Highway
- Major Arterial
- Arterial
- Local Street
- Topography**
- 100 Foot Contour
- 10 Foot Contour
- Areas of Special Concern**
- Drainageway
- 200 Foot Riparian Buffer
- Conservation Overlay - Low
- Conservation Overlay - High
- Wildlife Corridor
- 25% Slope and Greater
- Future Street Network**
- Future Street
- Districts**
- Center
- Gateway Mixed Use
- Village
- Village-Employment
- Neighborhood Medium
- Neighborhood Low
- Rural Residential (Existing)
- Conservation Residential
- General Employment
- Public Facilities

Measurement Equivalent:  
 100 Acres

1 inch = 1,000 feet at 36"x44" plot size

0 1,000 2,000 3,000 4,000 5,000  
 Feet

Note: These plans represent themes to be refined in further planning and design. Under no circumstances should these plans be construed as final directives for specific sites or areas.



# City of Damascus

19920 SE Highway 212  
Damascus, OR 97089

[www.ci.damascus.or.us](http://www.ci.damascus.or.us)

Phone: 503-658-8545  
Fax: 503-658-5786

## **City of Damascus Comprehensive Plan Timeline**

March 2010	Adoption of draft Village Concept Comprehensive Plan map
March 2010	Appoint members of Planning Commission
September 2010	Planning Commission Public Hearings: Refined Comprehensive Plan map and Goals and Policies document, implementing ordinances
November 2010	City Council Public Hearings and adoption: Comprehensive Plan map and Goals and Policies document
December 2010	Adoption of Implementing regulations: Zoning Map, Development code, Transportation System Plan.

**CITY OF DAMASCUS  
RESOLUTION NO. 09-241**

**RESOLUTION APPROVING THE ECONOMIC OPPORTUNITIES ANALYSIS AND  
DRAFT FINDINGS FOR OREGON STATEWIDE PLANNING GOAL 9**

**WHEREAS**, the CITY is in the process of developing its Comprehensive Plan under the requirements of the Oregon Statewide Planning requirements, and

**WHEREAS**, in order to demonstrate the progress made toward compliance with State requirements, the CITY desires to submit completed draft technical work to the Department of Land Conservation and Development for review prior to the final adoption of the Comprehensive Plan, and

**WHEREAS**, the CITY completed the Economic Opportunities Analysis, dated February 2008, consistent with the requirements of Statewide Planning Goal 9 and the Goal 9 Administrative Rule, Oregon Revised Statutes 660-009, and

**WHEREAS**, the CITY prepared draft findings of fact to address requirements in ORS 660-009, and

**WHEREAS**, the CITY acknowledges that the Comprehensive Plan is not complete and the draft Goal 9 findings will need to be refined prior to final adoption of the CITY's Comprehensive Plan, and

**NOW, THEREFORE**, the City Council of the City of Damascus resolves as follows:

1. The City of Damascus hereby approves the Economic Opportunities Analysis and draft Goal 9 findings, attached as Exhibit "A" and incorporated herein, and
2. The City authorizes submission of the Economic Opportunities Analysis and draft findings and acknowledges that the draft findings will need to be revised and a final report prepared prior to final adoption by the City.

**INTRODUCED AND ADOPTED** on December 21, 2009.

\_\_\_\_\_  
Jim Wright, Mayor

**ATTEST:**

\_\_\_\_\_  
Millicent Morrison, Clerk

**CITY OF DAMASCUS  
RESOLUTION NO. 09-242**

**RESOLUTION APPROVING THE DAMASCUS RESIDENTIAL LAND AND HOUSING  
NEEDS ANALYSIS AND DRAFT FINDINGS FOR OREGON STATEWIDE PLANNING  
GOAL 10**

**WHEREAS**, the CITY is in the process of developing its Comprehensive Plan under the requirements of the Oregon Statewide Planning requirements, and

**WHEREAS**, in order to demonstrate the progress made toward compliance with State requirements, the CITY desires to submit completed draft technical work to the Department of Land Conservation and Development for review prior to the final adoption of the Comprehensive Plan, and

**WHEREAS**, the CITY completed the Damascus Residential Land and Housing Needs Analysis, dated February 2008, consistent with the requirements of Statewide Planning Goal 10 and the Goal 10 Administrative Rule, Oregon Revised Statutes 660-010, and

**WHEREAS**, the CITY prepared draft findings of fact to address requirements in ORS 660-010, and

**WHEREAS**, the CITY acknowledges that the Comprehensive Plan is not complete and the draft Goal 10 findings will need to be refined prior to final adoption of the CITY's Comprehensive Plan, and

**NOW, THEREFORE**, the City Council of the City of Damascus resolves as follows:

1. The City of Damascus hereby approves the Damascus Residential Land and Housing Needs Analysis and draft Goal 10 findings, attached as Exhibit "A" and incorporated herein, and
2. The City authorizes submission of the Damascus Residential Land and Housing Needs Analysis and draft findings and acknowledges that the draft findings will need to be revised and a final report prepared prior to final adoption by the City.

**INTRODUCED AND ADOPTED** on December 21, 2009.

\_\_\_\_\_  
Jim Wright, Mayor

**ATTEST:**

\_\_\_\_\_  
Millicent Morrison, Clerk

**CITY OF DAMASCUS  
RESOLUTION NO. 09-243**

**RESOLUTION APPROVING THE DAMASCUS PUBLIC FACILITIES PLAN AND  
DRAFT FINDINGS FOR OREGON STATEWIDE PLANNING GOAL 11**

**WHEREAS**, the CITY is in the process of developing its Comprehensive Plan under the requirements of the Oregon Statewide Planning requirements, and

**WHEREAS**, in order to demonstrate the progress made toward compliance with State requirements, the CITY desires to submit completed draft technical work to the Department of Land Conservation and Development for review prior to the final adoption of the Comprehensive Plan, and

**WHEREAS**, the CITY completed the Damascus Public Facilities Plan, dated October 2009, consistent with the requirements of Statewide Planning Goal 11 and the Goal 11 Administrative Rule, Oregon Revised Statutes 660-011, and

**WHEREAS**, the CITY prepared draft findings of fact to address requirements in ORS 660-011, and

**WHEREAS**, the CITY acknowledges that the Comprehensive Plan is not complete and the draft Goal 11 findings will need to be refined prior to final adoption of the CITY's Comprehensive Plan, and

**NOW, THEREFORE**, the City Council of the City of Damascus resolves as follows:

1. The City of Damascus hereby approves the Damascus Public Facilities Plan and draft Goal 11 findings, attached as Exhibit "A" and incorporated herein, and
2. The City authorizes submission of the Damascus Public Facilities Plan and draft findings and acknowledges that the draft findings will need to be revised and a final report prepared prior to final adoption by the City.

**INTRODUCED AND ADOPTED** on December 21, 2009.

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Jim Wright, Mayor

**ATTEST:**

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Millicent Morrison, Clerk

## MEMORANDUM OF UNDERSTANDING THE DAMASCUS COMPREHENSIVE PLAN

THIS MEMORANDUM OF UNDERSTANDING (MOU) is entered into by the City of Damascus ("Damascus"), a municipal corporation located at 19920 SE Highway 212, Damascus, OR 97089; the Oregon Department of Land Conservation and Development ("DLCD"), a state agency located at 635 Capitol Street NE, Suite 150, Salem, OR 97301-2540; and Metro, a metropolitan service district located at 600 N.E. Grand Avenue, Portland, OR 97232-2736.

### Recitals:

WHEREAS, Metro included the Damascus area in the regional urban growth boundary (UGB) by Ordinance No. 02-969B on December 5, 2002; and

WHEREAS, the Land Conservation and Development Commission (LCDC) acknowledged inclusion of the Damascus area in the UGB by Ordinance No. 02-969B by Order 03-WKTASK-001524 on July 7, 2003; and

WHEREAS, the new City of Damascus was created by vote of the people on November 2, 2004; and

WHEREAS, by virtue of its incorporation as a city within the regional UGB, Damascus is responsible under statewide planning laws for development and adoption of a comprehensive plan and implementing land use regulations that comply with the statewide planning goals and Metro's functional plans; and

WHEREAS, state planning laws require Damascus to submit a comprehensive plan and implementing land use regulations to the LCDC for review and determination whether the plan and regulations comply with the statewide planning goals; and

WHEREAS, ORS 197.757 requires Damascus to have its comprehensive plan and implementing land use regulations acknowledged by LCDC no later than four years after the date of incorporation of the City of Damascus; and

WHEREAS, Metro's Urban Growth Management Functional Plan requires Damascus to notify Metro 45 days prior to the city's first hearing on its proposed comprehensive plan and implementing land use regulations, and provides for review by Metro of the plan and regulations for compliance with Metro's functional plans; and

WHEREAS, DLCD and Metro have provided technical and financial assistance to Damascus in the past to assist the city's effort to develop its comprehensive plan and share the city's interest in successful and timely completion of that effort, with the ultimate goal of a viable and livable city, and wish to provide assistance in the future; and

WHEREAS, the parties see great benefits to each in continued cooperation and mutual assistance during the processes required for development and adoption of a comprehensive plan and implementing land use regulations for Damascus and its review by the LCDC; and

WHEREAS, the parties to this MOU have authority under ORS 190.110(1) to enter into cooperative agreements with each other for technical and financial assistance and the sharing of resources; now, therefore,

Damascus, DLCD and Metro agree as follows:

**Agreements:**

1. DLCD and Metro have reviewed and commented on a work plan (Attachment 1) and regulatory framework matrix (Attachment 2) for the development and adoption of the Damascus comprehensive plan and implementing land use regulations. The work plan and regulatory framework matrix, both attached, are part of this MOU. Although the matrix identifies relevant state and regional planning requirements, the ultimate measure of compliance with state and regional requirements are the state planning statutes, the statewide planning goals and implementing rules, and Metro's functional plans.
2. Damascus will place a priority on the citizen involvement element of its work plan to develop an efficient and coordinated process for involvement of citizens during development of its comprehensive plan and implementing land use regulations.
3. Damascus will report its progress on carrying out the work plan and development of its comprehensive plan and land use regulations to the LCDC and the Metro Council. The parties will schedule these reports to coincide generally with the availability of draft plan and land use regulation documents. LCDC and the Metro Council will respond to the reports with any concerns they may have about the draft comprehensive plan or regulations, but will not make any final decisions on compliance with the statewide planning goals or Metro functional plans at the time of the reports.
4. DLCD and Metro will identify sources of financial and technical assistance each can provide to Damascus to help the city complete the tasks in the work plan, consistent with available staff resources and processes.
5. DLCD will continue to work with Damascus to develop appropriate steps in a cooperative "acknowledgement" review process that conforms to state planning laws and is most conducive to a successful outcome.
6. Damascus will provide written notice to DLCD at the same time it provides notice to Metro 45 days prior to the first public hearing on its proposed comprehensive plan and implementing land use regulations.
7. The following persons will serve as the contact representatives of the parties to this MOU:

Damascus:

Dan Bartlett  
Interim City Manager  
City of Damascus  
19920 SE Highway 212  
Damascus, OR 97089  
503.658.8545

DLCD:

Stacy Humphrey  
Regional Representative  
DLCD  
800 NE Oregon Street, Suite 1145  
Portland, OR 97232  
971.673.0963

Metro:

Ray Valone, AICP  
Metro Long Range Planning  
Metro  
600 NE Grand Avenue  
Portland, OR 97232-2736  
503.797.1808

IN WITNESS THEREOF, the parties have executed this MOU on the 26 day of December 2006.

CITY OF DAMASCUS

DLCD

By:



By:



Name: Dan Bartlett

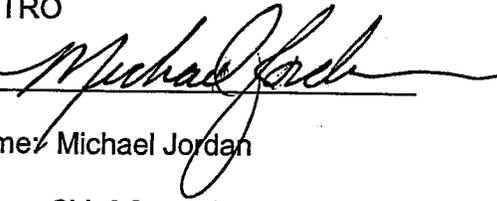
Name: Lane Shetterly

Title: Interim City Manager

Title: Director

METRO

By:



Name: Michael Jordan

Title: Chief Operating Officer

Attachments: (1) Work Plan  
(2) Regulatory Framework Matrix

## DLCD/Metro/Damascus MOU - Attachment 1

# City of Damascus Comprehensive Plan Work Plan

### "Guidance for a New City "

The city is completing its strategic plan and the vision "Guidance for a New City" document. These documents represent the city's statement about how it intends to direct the comprehensive planning process and help to form the foundation for the comprehensive plan goals and policies

The Council's mission statement developed as part of their strategic planning process states that the city will:

*Provide wise and effective stewardship of the citizens' trust and resources in creating an extraordinary city. Our city will:*

- *Provide a complete community where people can live, work, play, shop and learn*
- *Be founded on principles of economic, social and environmental sustainability*
- *Grow in a planned, efficient, balanced and logical manner*
- *Be vibrant in its economic, cultural and civic life*
- *Have an innovative and flexible local government*
- *Engage and encourage citizens to participation, action and leadership*

As part of the vision process the community identified several priorities to be considered during the comprehensive planning process:

- Protect and preserve existing neighborhoods
- Connect communities with streams, buttes and nature
- Respect private property rights
- Embrace all types of land use at a location and scale appropriate to Damascus
- Develop at a pace that fits Damascus' capabilities

In addition to the community priorities are core values. The core values represent key components that the citizens believed should be the foundation for guiding the new city. The principles which will guide the comprehensive plan are:

- Well Designed Communities and Core Areas  
*The urban rural component of the City shall be developed and integrated in a sustainable and environmentally-responsible manner. The core area shall have adequate, attractive, reasonably sized parking areas as well as main streets that are pedestrian friendly.*
- Effective Transportation System  
*A plan shall be developed to ensure an efficient, attractive, financially feasible and technically appropriate hierarchy of motorized and non-motorized transportation solutions.*
- Employment and Economy

*The city shall create a diverse range of employment opportunities that build on existing employment in the area.*

- **Governance**  
*The city and related service providers, with a sense of integrity, ownership, and accountability, shall see that appropriate infrastructure is provided prior to the occurrence of significant growth.*
- **Rural Character**  
*Rural character means that open landscape is integrated with and more visually dominant than urban development.*
- **Sense of Community**  
*The city shall accommodate opportunities for neighbors to gather and participate and provide for public space that will encourage both organized and casual interaction.*
- **Environmental Responsibility and Protect Special Places**  
*The city shall distinguish itself by its concern for natural areas. Linking corridors that interconnect green spaces shall embody this value.*

The city's comprehensive plan will reflect the community's values and priorities and will meet state and regional goals and regulations. The work plan has been designed to:

- reflect the Council's stewardship, complete community and innovation goals
- respect the community's priorities
- utilize the core values and the "smart growth" building blocks as a foundation for the planning
- include the community in a meaningful way in the design process for the city
- better understand the opportunities and constraints to urbanization
- provide for the best available data for analyses
- create a meaningful and readable comprehensive plan policy document
- assist the Council in their legacy decisions for infrastructure by providing information on land use options and market actions

The work plan tasks outlined below are expressed as phases but they will be executed concurrently dependent on the quality of the available data, timing of grant funding, the Council's decision process and the community's enthusiasm.

### **Overview of the Work Plan**

The work plan is divided into six phases:

- Phase 1 Vision and Guidance for Our New City
- Phase 2 Community Atlas – Research
- Phase 3 Comprehensive Plan Goals and Policies
- Phase 4 Subarea Planning
- Phase 5 Development Regulations/Development Process
- Phase 6 Implementing Plans

Phase 1, the Vision and 'Guidance for Our New City' (planning principles) builds on the core values developed in the community in 2003, 2004 and validated during the 2006 vision process. The planning principles will be followed by draft comprehensive plan goals and policies. The draft comprehensive plan will be the Council's direction for planning in the neighborhood/subareas. The subarea planning and policy planning is an

iterative process. The city will learn about how well its goals are implemented during the neighborhood planning and can then make refinements to the comprehensive plan goals and policies. The comprehensive goals and policies will articulate both the city's aspirations and the regional and state obligations.

Simultaneous to finalizing the 'Guidance for a New City' document and developing the comprehensive plan goals, city staff is conducting background research and updating existing data bases. This activity is phase 2, the Community Atlas, of the planning process. This work will:

- assist the Council with its infrastructure decisions
- provide data required to comply with state and regional regulations
- provide information about the timing of development which will be used in drafting the development code
- establish benchmarks for performance measures and future planning

The work plan is designed to address land uses by subareas or neighborhoods which will offer accessible opportunities for the community to participate and acknowledge the unique circumstances among the different geographic areas that make up Damascus. The goal of the subarea planning is to determine land uses, infrastructure timing, and development regulations for each area. Areas such as Carver, because of its unique location and development potential, may yield significant detail enough that a district plan can be adopted. For all parts of the city, land use designations will be determined. The development regulations and zoning classifications may be shared across most areas of the City, but areas where the timing of infrastructure is beyond 15 years, may require special attention to accommodate existing uses, protect future development capacity while allowing some development to occur. The timing of the subarea plans will be dependent on funding.

Development regulations and some elements of the implementing plans, such as the public facilities plan and transportation system plan will be drafted during the subarea plans but will be finalized later in the planning process.

- ★ The city expects to complete the work plan within the required timeframe established in ORS 197.757.

### **Description of Work Plan Phases**

#### **Phase 1 Vision and Guidance for a New City**

Development of the 'Guidance for a New City' document was concluded at the end of 2006. This vision phase is a community building project which yielded general guidance from the community about how to develop the city and how best to include the residents in the planning and decision process. The information will inform the Council in its deliberations on comprehensive plan goals and policies and be a reference document throughout the planning process.

#### **Phase 2 Community Atlas**

Phase 2 involves developing and completing a large number of inventories, studies, factual information, and reports in order to assess development needs, constraints and opportunities. Atlas components include:

- historic and scenic resources

- current and forecast population and jobs
- existing land use patterns
- buildable land inventory
- natural resources and hazards inventory
- jobs opportunities and constraints analysis and study
- housing study
- parks inventory
- sustainability toolbox
- research on concurrency

City staff, along with its consultants for state Goal 5 and 7, has started to update the inventories and compile background information. The Atlas research will address state and regional requirements which include:

- Goal 1 citizen involvement
- Goal 8 recreational needs inventory
- Goal 10 and Title 1 housing requirements
- Goal 9 economic analysis and examination of Metro Title 4 lands
- Goal 5 & 7 resources inventory
- Goal 11 infrastructure options analysis
- Metro Exhibit M

### **Phase 3 Comprehensive Plan Goals and Policies**

The comprehensive plan document will articulate the city's goals and policies. The proposed format for this policy document is as follows:

- Purpose and Vision (residents' desires and vision statement, guiding principles, citizen involvement)
- Built Environment (three sections)
- Infrastructure (three sections)
- Natural Environment (three sections)

Based on the information gathered from the community, the "Guidance for our New City" document and the strategic planning goals, the city staff will prepare draft comprehensive plan goals and policies for consideration by the appointed Community Coordination Committee and the Council. The Council will be asked to concur or adopt by resolution the draft goals. The draft comprehensive plan goals and policies will articulate the policy directions for the subarea plans. Refinements to the goals and policies will occur after the subarea planning is complete. State and Metro planning requirements will be addressed in the goals and policies.

### **Phase 4 Subarea Planning**

Once the City adopts a set of draft goals and policies, specific planning for Damascus subareas will begin. Subarea plans will contain details and policies that more precisely reflect the land base within the subarea. The proposed general planning subareas are: Highway 212 east and west, Sunshine Valley, Carver town center, buttes area, and the West End/Foster Road planning area. The subarea plans may not form a complete mosaic of all portions of incorporated Damascus; this will be determined as the study area boundaries are drawn for the subareas.

Each of these plans will yield land use designations, transportation connections and resource designations and will also include development regulations tailored to the

desired land use pattern within the subarea. Development regulations, such as subdivision regulations, resource protection, and residential zoning classifications may be shared across most areas of the city, but areas where the timing of infrastructure is beyond 15 years, may require special attention to accommodate existing uses, protect future development capacity while allowing some development to occur.

The Council as an interim step in the planning process may be asked to adopt some of the subarea plans when completed. An example of an early adopted subarea plan might be a Carver town center plan.

#### **Phase 5 Development Regulations/Development Process**

Damascus will continue to process development requests under Clackamas County zoning and development regulations. Creation of a city development code (zoning requirements, setbacks, design standards, etc.) and accompanying administrative procedures are necessary to implement the city's policies and plans. City staff will prepare the development regulations with possible assistance from consultants. Development of the regulations and the development process will happen concurrently with the drafting of the subarea plans and will address state and regional regulations.

#### **Phase 6 Implementation Plans**

Implementation plans will include specific documents that implement the comprehensive plan and the subarea plans and provide the blueprints for infrastructure development over time. Necessary implementation plans include:

- Urban Renewal Plans
- Transportation Systems Plan
- Public Facilities Plan
- Capital Improvement Plan
- Urban Services Agreements
- Parks Plan or Service Agreement

Depending on City resources, portions of many of these plans, especially background data and information, can be completed and pulled from Phase 2 (Community Atlas) materials.

The Urban Renewal Plans will need to be detailed and coordinated with the other implementation plans.

The Public Facilities Plan will cover future needs for water, sewer, utility lines, stormwater management and parks, based on population forecasts and desired residential, commercial and industrial densities. The Capital Improvement Plan will delineate priorities and funding sources for future infrastructure.

The Transportation Systems Plan will include future roads, bike and pedestrian needs and will require significant planning analysis and work to complete beyond the sketch information provided in the subarea plans.

The Parks Plan or urban services agreement will address state Goal 8 requirements.

**DLCD/Metro/Damascus MOU - Attachment 2**

This Regulatory Framework Matrix (matrix) outlines key planning requirements the City of Damascus will need to address when developing the comprehensive planning and development code. Every effort was taken to ensure that this matrix comprehensively lists State and regional requirements, however, it is not a substitute for the statewide planning goals, rules and statutes and the regional functional plan. The matrix is a guideline for the city.

<b>ID #</b>	<b>State Requirement</b>	<b>Metro Requirement</b>	<b>City Work Plan Phase</b>
<b>Citizen Involvement</b>			
1	Goal 1, Citizen Involvement, OAR 660-015-000(1): Prepare, adopt and publicize a program for citizen involvement		2
<b>Housing</b>			
2	Goal 10 – inventory of buildable lands for residential use. (see also ORS 197.296)	Title 1-3.07.120A Determine housing and jobs capacity	2
3	Goal 10 – designate sufficient buildable land for residential needs (see OAR 660-007, ORS 197.295-197.314)	-	3, 4, 5
4	Goal 10, OAR 660-007-0015 – ensure clear and objective standards for needed housing	-	5
5	Goal 10, OAR 660-007-0018 specific plan designations	-	3, 4, 5
6	Goal 10, OAR 660-007-0030, provide the opportunity for at least 50% of new housing units to be attached or multifamily	-	3, 4, 5
7	Goal 10, OAR 660-007-0035, minimum residential density allocation	Title 11 – 3.07.1120(B), provide for average residential densities of at least 10 dwelling units per net developable residential acre	5
8	-	Title 11 – 3.07.1120(C)(D) provide for a diversity of housing stock, address affordable housing goal and provide for sufficient commercial and	3, 4, 5
9	-	Title 1 – 3.07.120(D) provide at least the jobs/housing capacity shown on Table 3.07-1	2, 4
10	-	Title 1 – 3.07.130 map design types Ordinance 02-969B general conditions	3, 4, 5

ID #	State Requirement	Metro Requirement	City Work Plan Phase
11	-	Title 1 – 3.07.140A adopt minimum densities for residential zones	5
12	-	Title 1 – 3.07.140B no prohibition on division of lots twice the minimum density	5
13	-	Title 1 – 3.07.140C allow accessory dwelling units	5
14	-	Title 1 – 3.07.40A reporting on new residential development	5
15	(similar to needed housing requirements)	Title 7 – 3.07.720 adopt affordable housing production goal	
16	(similar to needed housing requirements)	Title 7 – 3.07.730 include comprehensive plan and ordinances to address: * strategies to ensure a diverse range of housing types * strategies to maintain existing supply of affordable housing * include measures to increase opportunities for households of all incomes to live within jurisdiction	3, 4, 5
17	-	Title 7 3.07.740 progress report	
<b>Transportation and Parking</b>			
18	Goal 12, OAR 660-012, create a transportation system plan (TSP)		4, 6
19	Goal 12, OAR 660-012-0045(5)(c) adopt parking plan that achieves a 10% reduction in number of spaces	Title 2 – 3.07.220A(1)&(2) adopt regional minimum and maximum parking standards	5
20	-	Title 2 3.07.220A establish variance process for parking standards	5
21	-	Title 2 – 3.07.220B adopt blended parking ratios in mixed use areas	5
22	-	Title 2 3.07.220D monitor the number of new parking spaces	5
23	-	Title 11 3.07.1120(F) conceptual transportation plan Ordinance 02-969B (h) general conditions provide for bike and pedestrian access to schools	-
24	Goal 12, OAR 660-012-0015(3) (5) consistency with other TSPs	RTP section 6.4.1 Local plans must be consistent with the RTP Functional Plan	6
25	Goal 12, OAR 660-012-0020(2)(c) public transportation plan	Ordinance 02-969B, exhibit M conditions, TriMet Boundary	6
26	-	Ordinance 02-969B, exhibit M conditions A(5) right of way for Sunrise	

ID #	State Requirement	Metro Requirement	City Work Plan Phase
<b>Economy/Jobs</b>			
27	Goal 9, OAR 660-0015-000(9) * analysis of economic patterns, potentialities, strengths & deficiencies * provide for adequate supply of sites of suitable sizes, types, locations and services levels for a variety of industrial and commercial uses consistent with plan policies * limit non-compatible uses	-	2, 4, 5
28	Goal 9, OAR 660-009-0015 Prepare an Economic Opportunities and constraints analysis	-	2
29	Goal 9, OAR 660-009-0020 * adopt community economic development objectives * commitment to provide competitive short term supply of land * commitment to provide adequate sites and facilities	-	3, 4, 5
30	Goal 9, OAR 660-009-0025 (1) - (4)	-	4, 5, 6
31	-	Title 4 Industrial Land Policy section 3.07.420 Create specific plan designation and zoning district boundaries of RSIA Ordinance 02-969B (f) general conditions, Apply Title 4 RSIA restrictions	2, 4, 5
32	-	Title 4, section 3.07.430, limit new building for retail commercial use in Metro designated industrial areas	5
33	-	Title 4 section 3.07.440, limit new commercial retail in Metro designated Employment Areas	5
34	-	Title 11 Section 3.07.1120(E) provide for sufficient commercial and industrial development to meet the needs of the area	5
<b>Infrastructure</b>			
35	Goal 11, OAR 660-015-0000(11), adopt a public facility plan(s) that meets requirements of OAR 660-011	-	2, 3, 4, 5, 6

ID #	State Requirement	Metro Requirement	City Work Plan Phase
36	Goal 11, OAR 660-011-0020, 0025, 0030, inventory and determination of future facility project. Identify: service area; facility capacity; project descriptions	-	6
37	-	Title 11 section 3.07.1120 (H) conceptual public facilities plan	
<b>Environment</b>			
38	Goal 5, OAR 660-015-0000(5), OAR 660-023, develop programs to protect natural resources	Title 13 for riparian corridor and wildlife habitat only	2, 3, 4, 5
39	Goal 13, OAR 660-015-0000(13) Energy Conservation	-	3
40	Goal 6, OAR 660-015-0000(6), air land and water quality	Title 3, 3.07.330A adopt model code or equivalent protection of Title 3 resources. Ordinance 02-969B (g) general conditions, Comply with Title 3	2, 5
41	Goal 7, OAR 660-015-0000(7), Adopt plan policies regarding natural hazards such as floods, landslides, earthquakes and other applicable hazards	Title 3 (flood plain management)	2, 3, 4, 5
42	-	Title 11, section 3.07.1120 (G) natural resource protection plan	
<b>Recreation</b>			
43	Goal 8, OAR 660-015-0000(8), OAR 660-034		2, 3, 4, 6
<b>Centers</b>			
44	-	Title 6, 307.620(1) * analyze physical and regulatory barrier * establish accelerated review process * identify and adopt incentives to development * identify neighborhood centers	3
45	-	Title 6, 3.07.640 policy encouraging siting of government offices in centers	5
46	-	Title 6, 3.07.650 report annually on centers progress	
47	-	Ordinance 02-969B, Exhibit M A(3) urban services for town center	3, 4, 5, 6

ID #	State Requirement	Metro Requirement	City Work Plan Phase
<b>Rural Issues</b>			
48	Goal 3, 4, OAR 660-015-000(3), (4)	-	
49	-	Ordinance 02-969B (e) general conditions. Provide for setbacks/buffers for slow moving farm equipment	5
<b>General/Miscellaneous</b>			
50	Goal 2, OAR 660-015-0000(2)	Coordination requirements	
51	Goal 14		
52	M 56 notice	-	
53	-	Ordinance 02-969B (d) general conditions. Recommend long range boundaries	3, 4
54	-	Ordinance 02-969B Exhibit M conditions A(1) concept planning	
55	-	Ordinance 02-969B Exhibit M conditions A(4) separation between centers	
56	-	Ordinance 02-969B Exhibit M conditions A(6) and (7)	
57	-	Title 1, 3.07.160D demonstrate expected development likely to be achieved during the 20-year planning period	
58	-	Title 11, 3.07.1110 interim protection; Ordinance 02-969B (c)	
59	-	Title 11, 3.07.1120(I) conceptual school plan	
60	-	Title 11, 3.07.1120(J) Urban growth diagram of concept plan	
61	-	Title 11, 3.07.1130 notice, 60 days prior to adoption	