



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



February 26, 2009

TO: Land Conservation and Development Commission

FROM: Richard Whitman, Director  
Darren Nichols, Community Services Division Manager  
Steven Oulman, AICP, Mid-Willamette Valley Regional Representative

SUBJECT: **Agenda Item 2(b), March 11-13, 2009, LCDC Meeting**

## **CITY OF SILVERTON REQUEST TO INITIATE PERIODIC REVIEW**

### **I. RECOMMENDATION**

At the request of the City of Silverton and subject to the commission's discussion of Agenda Item 2(a), the Director recommends that the commission approve a voluntary request from the City of Silverton to begin Periodic Review.

### **II. AGENDA ITEM SUMMARY**

Pursuant to ORS 197.629 the commission has adopted a 2007-2011 schedule for twenty cities to begin periodic review (Attachment A). This schedule reflects the statutory direction that cities larger than 10,000 population outside a metropolitan area or cities larger than 2,500 population within a metropolitan area must undertake periodic review. Other local governments may also voluntarily request that the commission initiate periodic review.

The City of Silverton has an estimated population of 9,540 and is not presently required to undertake a periodic review of its comprehensive plan. Trends and forecasts suggest, however, that Silverton will grow to a population of more than 10,000 within the next few years.

On February 10, 2009 the department received a request from the City of Silverton (Attachment B) asking the commission to initiate periodic review for the city immediately. In that request, Silverton Community Development Director Steve Kay notes that nearly all aspects of the city's

current comprehensive plan are outdated. Mr. Kay also notes that the city recognizes a particular need to revise elements related to housing and economic development.

During 2007-2009 the commission initiated periodic review for ten cities , including the City of Junction City which is currently undertaking a voluntary Customized Periodic Review<sup>1</sup>. The commission also scheduled six additional cities to begin periodic review in the spring of 2009. Another six cities already scheduled for periodic review are anticipated to begin periodic review during the remainder of the 2009-2011 biennium. In addition to cities now beginning periodic review, a number of additional cities and counties are also working to complete previous periodic review work programs.

Adding Silverton to the list of cities currently schedule to begin periodic review is not likely to significantly affect the department's ability to provide technical assistance to support those local governments in periodic review. Under the current budget climate, however, it is uncertain whether the department will be able to adequately assist cities and counties with grant funding for periodic review tasks and other general technical assistance grant projects.

### **III. COMMISSION OPTIONS**

The commission may:

1. Find that the city's request is not appropriate at this time and maintain the approved periodic review schedule; or
2. Revise the commission's approved schedule to initiate Periodic Review for Silverton starting immediately; or
3. Revise the commission's approved schedule to initiate Periodic Review for Silverton starting at a date in the future.

### **IV. DEPARTMENT RECOMMENDATION AND DRAFT MOTION**

The department recommends that the commission support the Director's recommendation to revise the commission's previously adopted Periodic Review schedule for the 2007-2009 biennium to initiate Periodic Review for the City of Silverton immediately (option 2 above). However, if based on the discussion of budget implications, the commission concludes that adding jurisdictions to the periodic review schedule will adversely affect periodic review work programs underway or soon-to-be-underway, the commission should not approve Silverton's request (option 1 above) and instead direct department staff to assist the city in other ways to meet local needs.

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<sup>1</sup> ORS 197.639(2) The Economic Revitalization Team may work with a city to create a voluntary comprehensive plan review that focuses on the unique vision of the city, instead of conducting a standard periodic review, if the team identifies a city that the team determines can benefit from a customized voluntary comprehensive plan review.

***Proposed Motion:*** I move that the commission revise its previously adopted Periodic Review schedule for the 2007-2009 biennium and authorize the department to issue an order to initiate Periodic Review for the City of Silverton starting immediately.

***Alternative Motion (1):*** I move that the commission find that the City of Silverton's request to initiate Periodic Review is not appropriate at this time and move instead that the commission issue an order to initiate Periodic Review for the City of Silverton in MONTH, YEAR; or

***Alternative Motion (2):*** I move that the commission deny the City of Silverton request to initiate Periodic Review at this time and that the department administer Periodic Review according to the commission's previously approved schedule.

Attachments: A. Periodic Review Schedule  
B. February 6, 2009 letter from the City of Silverton

**PERIODIC REVIEW SCHEDULE**  
**Last Modified by LCDC 10/18/2007**

Notice to begin Periodic Review:

October 1, 2007

Forest Grove  
Keizer  
Portland  
Hermiston  
The Dalles

April 1, 2008

Lake Oswego  
Pendleton  
Tigard  
Troutdale

April 1, 2009

Happy Valley  
Milwaukie  
Newberg  
Roseburg  
Sherwood  
Tualatin

2009-11 biennium

Baker City  
Gladstone  
Newport  
Redmond  
West Linn  
Wood Village



## Community Development

306 S Water Street • Silverton OR 97381  
www.silverton.or.us

February 6, 2009

Land Conservation and Development Commission  
Oregon Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

Re: Initiation of Periodic Review

Dear Commissioners:

Based on the need to update several sections of our Comprehensive Plan, the City of Silverton is requesting that LCDC approve our application to initiate Periodic Review. Silverton's Comprehensive Plan was originally adopted in 1979 and over the last 30 years, four amendments have been added on to the original document. The last partial update to the Comprehensive Plan was completed in 2002. Since this update, the City has experienced a significant growth in population. Over the last seven years, Silverton's population has increased by 24.22%, from 7,680 to 9,540 residents.

While all of the sections of the 2002 Comprehensive Plan contain some outdated information, there are several elements which must be revised for the document to effectively serve as a long-range planning guide for the City. For example, the Housing Element section must be updated since it dates back to 2000, when the City's population was 7,470. Since the City is currently limited to 4-5 acres of available land supply for the development of multi-family units, a new housing needs analysis will need to be completed and included in the Plan. The Housing Element should also be updated to reflect current development trends, identify available buildable land supplies, and determine land supply needs for all types of housing as required by Statewide Planning Goals 10 and 14.

The Economy Element of the Plan was written in 1979 and does not reflect current economic conditions in the City. The commercial and industrial land needs in the Urbanization Element were last updated in 2002 and now reflect outdated future land needs. An Economic Opportunity analysis that was completed in 2006 indicated the need for an Urban Growth Boundary amendment to provide additional industrial land, however a preferred location for the expansion has not been identified. Therefore, the Comprehensive Plan will need to be updated to provide policy direction on a number of issues regarding economic development.

**503-874-2207 • FAX 503-873-3210 • TTY 800-735-2900**

Director 503-874-2212 • Code Enforcement 503-874-2214 • Building Official 503-874-2215

*The City of Silverton is an equal opportunity employer & service provider.*

Another area of concern regarding the Comprehensive Plan is the Citizen Involvement Element. This section is original to the 1979 Comprehensive Plan and does not include the City's current citizen involvement procedures. Since there has been interest by community members in strengthening the citizen involvement process, policies regarding a proposed neighborhood association program could be included when revising this section. The City is planning to begin the process of updating the Comprehensive Plan with a community visioning exercise. Information gathered from the visioning process would not only assist in identifying the community values and concerns, but would be used for developing a work program with DLCD for the Plan update.

Attached with this letter is an adopted resolution from the Silverton City Council which supports the initiation of Periodic Review. When the resolution was discussed at the February 2, 2009 City Council meeting, Steve Oulman from DLCD presented information and answered questions regarding the Periodic Review process. Based on the presented information, the City is aware of both the benefits and obligations of Periodic Review and is voluntarily initiating this process. We appreciate your consideration to approve our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Kay", written over a horizontal line.

Steve Kay, AICP  
Community Development Director  
City of Silverton

**CITY OF SILVERTON  
RESOLUTION NO. 09-07**

**A RESOLUTION AUTHORIZING AN UPDATE TO THE COMPREHENSIVE PLAN**

**WHEREAS**, The City of Silverton recognizes that the Comprehensive Plan is a long-range policy guide and it is required to be based on Statewide Planning Goals; and

**WHEREAS**, The Silverton City Council desires to update the Comprehensive Plan based on the community's vision and current master plan documents regarding infrastructure needs, environmental protection, recreational needs, social values, housing needs, and economic development; and

**THEREFORE, BE IT RESOLVED**, that the Silverton City Council supports the application for a Periodic Review and/or Technical Assistance Grant from the Oregon Department of Land Conservation and Development for the Comprehensive Plan update.

Adopted by the City Council of the City of Silverton, Oregon this 2<sup>nd</sup> day of February, 2009.

  
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Mayor

ATTEST:

  
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City Manager/City Recorder