



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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January 28, 2011

Craig E. Dirksen, Mayor
City of Tigard
13125 SW Hall Blvd.
Tigard, OR 97223

Re: Approval of the City's request to amend Periodic Review Work Program (Approval Order 001783, dated April 15, 2010); Revised Approval Order 001799

Dear Mayor Dirksen:

I am pleased to inform you that the Department of Land Conservation and Development (DLCD) approves Tigard's request (dated December 22, 2010) to modify the city's periodic review work program under the provisions of OAR 660-025-0170(1)(c) as follows:

- 1) A change to the submittal date for Periodic Review Work Task #1 from 12/31/10 to 12/31/11 to allow the City to complete its coordination with Metro and its partners to update the household and employment forecast for the region.

The revised approved Periodic Review Work Program Summary dated January 28, 2011 is attached (wording to delete is shown by ~~strikeout~~ and wording to add is underlined).

We enjoy working with your Community Development Department staff and appreciate the efforts of both city officials and staff on this project. If you have any questions or need further assistance please contact DLCD regional representative Anne Debbaut at 971.673.0965 or anne.debbaut@state.or.us.

Respectfully,

Richard Whitman
Director

Encl: Approved Revised Periodic Review Work Program Summary, dated January 28, 2011

cc: Ron Bunch, City of Tigard, Community Development Director (*email*)
Darren Wyss, Senior Planner and Project Manager (*email*)
Brent Curtis, Planning Manager, Washington County (*email*)
Robin McArthur, Planning & Development Director, Metro (*email*)
Anne Debbaut, DLCD, Metro Regional Representative (*email*)
Periodic Review Assistance Team, DLCD (*email*)
DLCD file

City of Tigard

PERIODIC REVIEW WORK PROGRAM SUMMARY Revised Approval as of January 28, 2011

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Email: anne.debbaut@state.or.us

Tigard Community Development Director: Ron Bunch Phone: 503-639-4171
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Tigard Project Manager Darren Wyss Phone: 503-718-2442
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Washington County Planning Manager: Brent Curtis Phone: 503-846-3519
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Email: brent_curtis@co.washington.or.us

Date Work Program Approved by DLCD: April 15, 2010 Order 001783
Date Work Program Revised Approval by DLCD: **January 28, 2011** **Order 001799**

Final Work Program Completion Date: April 15, 2010 Order 001783
Final Work Program Revised Completion Date: December 31, 2012 **Order 001799**

Work Program Task Completion Summarized:

T2, Approved, 11/17/2010, Order 001796, Development Code Update

**Major Work Tasks Subject to Public Notice and DLCD Review
(See OAR 660-25-0130 - submission of completed work task)**

#	Work Program Reference	Task Summaries and Product Descriptions	Submittal Date(s)
1	<u>POPULATION AND HOUSING REVIEW (GOAL 10)</u>	<p>Prepare a Population projection and Housing review using Statewide Planning Goal 10, ORS 197.295-197.314 and OAR 660-08-0000 as reference in performing the following subtasks:</p> <ol style="list-style-type: none"> 1. Participate in the Metro “Making the Greatest Place” process to update population and employment projections 2. Review household income data and housing policies of comprehensive plan for consistency 3. Compare new housing costs and household incomes 4. Review residential development/design standards and development processes/standards for reflection of community vision 5. Evaluate ordinances for compliance with Fair Housing Act and state manufactured home statute 6. Evaluate duplex lot size allowed in single family zoning to ensure consistency with comprehensive plan designations 7. Review housing needs of low income and special needs population and develop strategies to meet needs <p>Products: Staff report and findings for the above code/plan updates, and adopted signed ordinance and findings by City Council per OAR 660-025-0130.</p>	<p>12/31/2010 <u>12/31/2011</u></p>
2	COMMUNITY DEVELOPMENT CODE UPDATE	<p>Work with consultant to develop Downtown Development standards for increased densities and intensities; design guidelines and new zones for the Commercial Business District.</p> <p>Products: (1) Staff report, findings and Final Downtown Development Standards and (2) Adopted Signed Ordinance by City Council per OAR 660-025-0130.</p> <p align="right"><u>APPROVED</u></p>	<p>08/31/2010 Rec'd products 09-08-2010 Review by Debbaut team Approved 11/17/2010 Order 001796</p>

#	Work Program Reference	Task Summaries and Product Descriptions	Submittal Date(s)
3	ECONOMIC DEVELOPMENT	<p>Prepare a Economic Opportunity Analysis using the following subtasks:</p> <ol style="list-style-type: none"> 1. Conduct an Economic Opportunities Analysis (EOA) including a commercial and industrial lands inventory and needs analysis (examination of adequate supply of commercial and industrial land according to ORS 197.707-ORS 197.719 and OAR 660-009-0000.) 2. Address industrial and commercial land use needs projections; determine the amount necessary to meet commercial and industrial needs; revise commercial and industrial buildable lands inventory. <p>Products: (1) Final Economic Opportunity Analysis meeting the requirements of OAR 660-09-0015. (2) Updated Hearing Ready Comprehensive Plan Goal 9 Element including the new EOA Report. (3) Adopted Signed Ordinance, Findings by City Council per OAR 660-025-0130.</p>	05/31/2011
4	PUBLIC FACILITY PLAN AND URBAN SERVICES	<p>Prepare a new Public Facilities Plan conduct the following subtasks:</p> <ol style="list-style-type: none"> 1. Develop a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and OAR 660-011-0010-45. Revise cooperative and urban service agreements consistent with ORS 195 as appropriate. Address and inventory sanitary sewer, water, storm drainage, and park facilities; identify programmed and planned facilities, assess conditions, develop evaluation alternative policy/implementation measures. 2. Incorporate <u>Technical Analysis of Clackamas River Water Right Extension into Tigard Comprehensive Plan (Statewide Land Use Planning</u>. Identify relevant technical analysis from Lake Oswego/Tigard water extension right granted by Oregon Water Resources Dept. (to be coordinated with Lake Oswego and WRD staff) <p>Products: (1) A Final Public Facilities Plan and Plan text amendments. (2) Adopted Signed Ordinance, Findings by City Council per OAR 660-025-0130.</p>	06/29/2012

#	Work Program Reference	Task Summaries and Product Descriptions	Submittal Date(s)
5	TRANSPORTATION SYSTEM PLAN	<p>Update the Transportation System Plan (TSP) as necessary to comply with the Transportation Planning Rule (OAR 660- 12) and with the Regional Transportation Plan (RTP) in the following subtasks:</p> <ol style="list-style-type: none"> 1. Incorporate non-single occupant vehicle (SOV) mode share targets; considering and adopting additional actions as necessary to achieve these targets. 2. Advisory recommendation: include greenhouse gas (GHG) emissions reduction and vehicle miles traveled (VMT) as evaluation criteria for selection of preferred development scenario. <p>Products: (1) Maps showing identified transportation facilities) (2) Updated TSP with new or revised Goal 12 comprehensive plan policies. (3) Adopted Signed Ordinance, Findings by City Council per OAR 660-025-0130.</p>	12/31/2010
6	POPULATION FORECAST AND COORDINATION WITH METRO ELEMENT	<p>Population and Coordination with Metro Element as described in the following subtasks:</p> <ol style="list-style-type: none"> 1. Final task, and in conjunction with the finalization of the Economic and Housing elements, the city will coordinate with Metro to the extent necessary to obtain an allocation of both projected new jobs and dwelling units that are expected to be accommodated within the city limits. 2. Once available, twenty-year forecasts for both employment and residential uses shall be “point” forecasts, that is, an absolute number as contrasted with a range forecast. <p>Products: Revise Comprehensive Plan elements accordingly to account for the point forecast, as necessary.</p>	12/31/2012

Additional Comments:

Enclosed is the work program submitted by the City of Tigard. Please refer to the submittal for additional work task detail. The work program summary and the City’s approved work program are jointly utilized to describe work task expectations.

The dates above are established for the City to submit completed work tasks to DLCD. Interested persons or agencies are advised to contact Darren Wyss, the City’s Senior Planner if you are uncertain as to how you will be notified and involved at the local level. The city will provide you with notice of public hearings of those work tasks affecting your agency.

However, agencies and other interested persons are advised to monitor subtasks related to that work task, particularly the adoption of needed amendments to the City’s comprehensive plan and land use regulations. LCDC rules require that an objecting party participate at the local level orally or in writing during the local review process.

Federal and State Agencies, Special Districts, Affected Local Governments and Interest Groups Participating in Review:

Agency/ Interest Groups	Address	Tasks
ERT Coordinator – Governor’s Office		1-6
Dept. of Fish and Wildlife (ODFW)	Patty Snow	4
Economic Development Dept. (EDD)	Paul Grove	2-3
Dept. of Transportation (ODOT)	Dick Reynolds	5
Dept. of Transportation (ODOT Region 1)	Lainie Smith	5
Dept. of Water Resources (WRD)	Bill Fujii	4
Dept. of Environmental Quality (DEQ)	Greg Aldrich	4
Housing and Community Services (HCS)	Rick Crager	1
Department of Human Services (DHS)	Tom Pattee	4
Metro	Christina Deffebach	1-6

Please contact Larry French at (503) 373-0050, extension 283 if you have questions or need additional forms.