

ORDINANCE NO. XXXX

AN ORDINANCE RELATING TO [INSERT ORDINANCE DESCRIPTION HERE - SHOULD BE CAPITALIZED, CALIBRI 12, BOLD]

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are ~~bold lined through~~ and additions are **bold underlined**.

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides:

Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, , the above referenced grant of power has been broadly interpreted to allow local governments to decide upon the scope of their powers in their charter so that specific statutory authorization is not required for a city to exercise its powers, LaGrande/Astoria v. PERB, 281 Or 137, 142 (1978), aff'd on reh'g 284 Or 173 (1978);

WHEREAS, xxx; and

WHEREAS, xxx.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION X. New Section. West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

35.050 DURATION OF TEMPORARY USES

Temporary uses may be allowed for up to **one year 60 days**, with one additional renewal for no greater duration than the original approval, except as follows:

- A. Construction trailers and associated parking and staging areas beyond the site approved for the associated development may be allowed for the duration of active construction projects.
- B. Drop boxes, structures serving a similar function, and trailers authorized under CDC [35.030](#)(A) will be allowed indefinitely, but they will be revoked if they are unused or abandoned for a period of 60 days or if material is not contained by the drop box or trailer and allowed to accumulate outside of the drop box, structure, or trailer.

Upon revocation of the approval, the applicant shall be responsible for removing the drop box, structure, or trailer unless it is abandoned; in that case, removal shall be the responsibility of the property owner.

~~C. Temporary uses approved by the City Council pursuant to CDC [99.060\(C\)\(1\)\(d\)](#) shall be for up to one year with one possible renewal of up to one year, for a maximum of two years.~~

SECTION X. New Section. West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

60.070 APPROVAL STANDARDS AND CONDITIONS

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in CDC [36.030](#), or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide:
 - a. Adequate area for the needs of the proposed use; and
 - b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.
2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.
3. The granting of the proposal will provide for a facility that **provides is consistent with the an** overall **benefit to needs of** the community.
4. Adequate public facilities will be available to provide service to the property at the time of occupancy.
5. The applicable requirements of the zone are met, except as modified by this chapter.
6. The supplementary requirements set forth in Chapters 52 to 55 CDC, if applicable, are met.
7. The use will comply with the applicable policies of the Comprehensive Plan.

...

SECTION X. New Section. West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

98.035 CITIZEN ENGAGEMENT IN LEGISLATIVE CHANGES

- A. Purpose. The purpose of ~~the a legislative~~ working group is to provide a forum ~~for dialog~~ between to discuss different points of view on a proposed land use legislative change.
- B. Creation of working group. New and modified land use legislative changes to ~~the CDC~~ this code will be developed by a representative working group of citizens, and assisted by ~~the~~ planning staff.
- a. The working group will contain interested stakeholders, ~~and include~~ a member of the Planning Commission, and a staff representative.
 - b. The working group will be recommended by the Committee for Citizen Involvement (CCI) and approved by the City Council.
 - c. The working group ~~should~~ shall comply with WLMC 2.060 regarding the selection of officers and the other generally applicable citizen advisory group provisions. ~~elect a chair and vice chair at its first meeting.~~
- B. Conduct of working group meetings.
1. Staff will prepare a suggested draft of the proposed changes. This draft will provide a starting point for discussion and education.
 2. Committee members will use the draft as a starting point for education and discussion, but then reconcile the implications of the draft with ~~their~~ the Council's vision.
 3. After each meeting staff will incorporate approved changes and prepare an updated working draft.
 4. All meetings will be public meetings with an opportunity for anyone in attendance to ~~be heard~~ provide public comment. Written minutes will be published.
 5. In the event ~~that~~ a consensus cannot be reached on an issues, the group will prepare alternatives. Each alternative and its rationale will be presented to the Planning Commission.
 6. Prior to submission to the Planning Commission, proposed code changes will be submitted to legal counsel for review. The review should be limited to the identification of areas where the proposed ~~code~~ language conflicts with other parts

of ~~the CDC~~[this code](#), state law or federal law. As an alternative, legal counsel may attend and advise during the creation of the ~~code~~[draft](#).

C. Presentation to the Planning Commission When the working group reaches consensus that the code changes are ready, the proposed code changes will be presented to Planning Commission pursuant to Section 98.040(A)(2). If the working group fails to reach a consensus on the code changes, all proposals will be presented to the Planning Commission.

SECTION X. New Section. West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

99.060 APPROVAL AUTHORITY

This section explains the authority of the Planning Director, Planning Commission, City Council, and Historic Review Board as it relates to quasi-judicial and legislative action.

A. Planning Director authority. The Planning Director shall have the authority to:

1. Approve, deny, or approve with conditions the following applications:
 - a. A temporary use or structure application for a period of up to one year (Chapter [35](#) CDC), not including uses allowed through another land use approval process.
 - b. A home occupation application (Chapter [37](#) CDC).
 - c. Access restrictions (Chapter [48](#) CDC).
 - d. A minor partition (Chapter [85](#) CDC).
 - e. A final subdivision plat (Chapter [89](#) CDC).
 - f. A final partition plat (Chapter [89](#) CDC).
 - g. A lot line adjustment (Chapter [85](#) CDC).
 - h. Enlargement or alteration of a non-conforming single-family structure containing a conforming use (Chapter [66](#) CDC).
 - i. Decide applications for a determination of unlisted parking requirements (Chapter [46](#) CDC).
 - j. A minor alteration to a historic landmark or a structure in the Historic District (Chapter [25](#) CDC).
 - k. Parks Design Review, Class I (Chapter [56](#) CDC).

- l. Design Review, Class I (Chapter [55](#) CDC).
 - m. A sign application (Chapter [52](#) CDC).
 - n. Sidewalk use permit (Chapter [53](#) CDC).
 - o. Flood management area permit (Chapter [27](#) CDC).
 - p. *Repealed by Ord. 1622.*
 - q. Tualatin River protection permit (Chapter [28](#) CDC).
 - r. Water resource area permit (Chapter [32](#) CDC).
 - s. Class I variance (Chapter [75](#) CDC).
 - t. Willamette River Greenway permit (Chapter [28](#) CDC).
 - u. Extensions of approval when the Planning Director acted as the initial decision-making authority.
 - v. Class I historic design review (Chapter [25](#) CDC).
 - w. A demolition permit for a non-contributing or not in period primary structure or an accessory structure (Chapter [25](#) CDC).
2. Approve a use permitted under prescribed conditions provided all of the conditions are satisfied.
 3. Make initial interpretations of the provisions of the code.
 4. Make the initial determination regarding the status of the following:
 - a. Non-conforming structure (Chapter [66](#) CDC).
 - b. Non-conforming structure involving a non-conforming use (Chapter [65](#) CDC).
 - c. Non-conforming use of land (Chapter [67](#) CDC).

B. Planning Commission authority. The Planning Commission shall have the authority to:

1. Make a recommendation to approve, deny, or approve with conditions to the Council:
 - a. A quasi-judicial Comprehensive Plan Map amendment (Chapter [105](#) CDC).

b. A quasi-judicial zone change application pursuant to Chapter [105](#) CDC, excluding applications requesting the designation or removal of a designation for a historic resource.

2. Approve, deny, or approve with conditions the following applications:

a. A temporary use or structure application (Chapter [35](#) CDC) **for a period of one year, not** including uses allowed through another land use approval process.

b. A conditional use (Chapter [60](#) CDC).

c. Enlargement of a non-conforming use or alteration for a structure containing a non-conforming use (Chapter [66](#) CDC).

d. Enlargement or alteration of a non-single-family residential non-conforming use (Chapter [66](#) CDC).

e. Class II variance or special waiver (Chapter [75](#) CDC).

f. Subdivision (Chapter [85](#) CDC).

g. Planned unit development (Chapter [24](#) CDC).

h. Design review, Class II (Chapter [55](#) CDC).

i. Parks design review, Class II (Chapter [56](#) CDC).

j. Any matter not specifically assigned to another approval authority.

k. Extensions of approval when the Planning Commission acted as the initial decision-making authority.

3. Revoke or modify an approval as provided by CDC [99.330](#) for any application approved by the Planning Commission or Planning Director.

4. Make an unlisted use determination.

5. An appeal of the Planning Director's interpretation of the code pursuant to CDC [01.060](#).

C. City Council authority. The Council shall have the authority to:

1. Approve, deny, or approve with conditions applications for the following development applications:

a. A quasi-judicial Comprehensive Plan Map amendment (Chapter [105](#) CDC).

- b. A quasi-judicial zone change application pursuant to Chapter [105](#) CDC.
- c. Boundary change proposals (Chapter [81](#) CDC).

~~d. Temporary use or structure application (Chapter [35](#) CDC), including uses allowed through another land use approval process.~~

- 2. Consider an appeal or review of a decision made by the Planning Director under the provisions of CDC [99.240](#)(A) and [99.080](#)(B).
- 3. Consider an appeal or review of a decision made by the Planning Commission or Historic Review Board whether on the Council's own motion, or otherwise as provided by CDC [99.240](#).
- 4. Decide an appeal of the Director's interpretation of zoning boundaries as provided by CDC [05.040](#).
- 5. Revoke or modify an approval as provided by CDC [99.330](#) for any application approved by the City Council, including an application approved by the City Council on appeal from another City decision-making authority.

D. Historic Review Board authority. The Historic Review Board shall review an application for compliance with Chapters 25 and 58 CDC, as applicable. The Historic Review Board shall have the authority to:

- 1. Approve, deny, or approve with conditions an application regarding the following:
 - a. Class II historic design review;
 - b. A demolition permit for a historic landmark or primary contributing structure within a historic district;
 - c. Relocation of a historic resource;
 - d. Revocation or modification of an approval as provided by CDC [99.330](#) for any application approved by the Historic Review Board; and
 - e. An extension of an approval when the Historic Review Board acted as the initial decision-making authority.
- 2. Make recommendations to the approval authority specified in this section regarding the following:
 - a. Designation of a historic resource;
 - b. Removal of historic resource designation;

- c. Class I or Class II design review on a property within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;
- d. New construction within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;
- e. A partition or subdivision of property containing a historic resource;
- f. Conditional use of property containing a historic resource.

E. Expedited land divisions. Expedited land divisions shall be processed by the Planning Commission without a public hearing pursuant to Oregon Revised Statutes (ORS) [197.360](#) through [197.380](#). Pursuant to ORS [197.360](#)(3), the following City permits may be processed concurrently with an expedited land division application:

1. Pursuant to ORS [197.360](#)(3), the following City permits may be processed concurrently with an expedited land division application:
 - a. Planned unit development.
 - b. Willamette River Greenway.
 - c. Flood management area.
 - d. Tualatin River.
 - e. Water resource area.
 - f. Design review.
2. The Planning Commission shall make their decision based solely upon the record and staff recommendation.
3. Appeals of the Planning Commission decision on an expedited land division shall be review pursuant to Chapter [197](#) ORS.

SECTION X. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION X. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the

existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION X. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections [X-Y]) need not be codified and the City Recorder or his/her designee is authorized to correct any cross-references and any typographical errors.

SECTION X. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the ____ day of _____, 2016, and duly PASSED and ADOPTED this ____ day of _____, 2016.

RUSSELL B. AXELROD, MAYOR

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

DRAFT

ORDINANCE NO. XXXX

AN ORDINANCE RELATING TO [INSERT ORDINANCE DESCRIPTION HERE - SHOULD BE CAPITALIZED, CALIBRI 12, BOLD]

Annotated to show ~~deletions~~ and additions to the code sections being modified. Deletions are ~~bold lined through~~ and additions are bold underlined.

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides:

Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, , the above referenced grant of power has been broadly interpreted to allow local governments to decide upon the scope of their powers in their charter so that specific statutory authorization is not required for a city to exercise its powers, LaGrande/Astoria v. PERB, 281 Or 137, 142 (1978), aff'd on reh'g 284 Or 173 (1978);

WHEREAS, xxx; and

WHEREAS, xxx.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION X. Amendment(s). West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

2.020 Relationship to City Council.

(1) Council Authority. The City Council is the elected legislative and policy-making body of the City. Unless governed by a specific State mandate, citizen advisory groups are appointed pursuant to the Council's authority and shall have only those powers and functions expressly delegated by the Council. With the exception of certain delegated quasi-judicial actions, most advisory commissions and boards do not make final decisions but instead make recommendations, act in an advisory capacity to the Council, and help the Council implement the Council goals. The City Council is the final decision maker on all city policies and the use of City resources.

(2) Council as Final Decision Maker. No citizen advisory group shall have the authority to expend City funds, or to obligate the City for payment of any sum of money, except as expressly delegated or authorized by prior approval of the City Council. Proposals by boards and commissions for endorsement or sponsorship of events, activities or programs must receive approval by City Council as provided by resolution.

(3) Council members may attend meetings of any citizen advisory group. **Council members may not chair a citizen advisory group.** A councilor may not speak on behalf of the City Council at a citizen advisory group meeting unless authorized to do so by the Council. Council members may not vote at any meeting of any citizen advisory group.

(4) Council Liaison. Each year the Mayor may appoint a liaison from the Council to each citizen advisory group. The purpose of the Council liaison is to provide a direct line of communication between the citizen advisory group and the City Council. The Council liaison and the chair of the affected citizen advisory group shall have joint obligation to keep the Council and the citizen advisory group informed of relevant City or citizen advisory group information. The Council liaison to each citizen advisory group shall change annually.

(5) Additional Duties and Projects. In addition to the duties and responsibilities established for citizen advisory groups in Section 2.025, the City Council may from time to time assign other duties or projects as the Council deems appropriate.

(6) A member of any citizen advisory group may testify before the Council only as an individual citizen, not on behalf of the citizen advisory group, unless the member has been designated as a spokesman for the citizen advisory group on the applicable issue or topic.

SECTION X. Amendment(s). West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

2.045 Meetings; Rules of Procedure; Attendance.

(1) Meetings. Citizen advisory groups shall meet as needed to accomplish the duties assigned to the group, the Council goals and other business needs of the City.

(2) Rules of Procedure. A citizen advisory group shall conduct its meetings in accordance with the Council Rules, West Linn Municipal Code, City Charter, and State law.

(3) Recommendations. All recommendations to the Council shall be in writing. The staff liaison shall prepare a memorandum to the Council, **signed by the citizen advisory group chair,** stating the citizen advisory group's recommendation.

(4) Final Decisions. All final decisions by the Historic Review Board and Planning Commission shall be in writing, signed by the chair.

(5) Attendance. A member should provide at least 48 hours' notice to both the chair of the citizen advisory group and the staff liaison regarding any planned absence from a scheduled meeting of the citizen advisory board. In the event an unexpected emergency will cause a member to be absent from the meeting, the member must, if possible, notify the chair or the staff liaison within a reasonable time in advance of the meeting to prevent an unexcused absence. Unexcused absences are grounds for removal pursuant to Section 2.070.

SECTION X. Amendment(s). West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

2.060 Officers.

(1) Each citizen advisory group shall elect a chair and a vice chair from its membership as soon as practicable each calendar year. **Council members may not chair a citizen advisory group.** Nothing in this subsection shall prevent appointment of co-chairs that share responsibilities of the chair, as the citizen advisory group deems appropriate. No member shall serve more than two consecutive terms as either chair or co-chair.

(2) The chair shall:

(a) Preside at all meetings.

(b) Be responsible for maintaining communication with the Council liaison and City staff assigned to the committee.

(c) Ensure that minutes are produced for each meeting if staff is not in attendance.

(3) The vice chair shall exercise the duties of the chair in the chair's absence.

SECTION X. Amendment(s). West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

2.065 Staff Liaison.

The City Manager shall provide staff assistance to citizen advisory groups when appropriate, feasible, and within budgetary limitations. The City Manager shall determine which department or staff person shall serve as liaison to each citizen advisory group. The staff liaison provides professional guidance, continuity, insight into City policy, and **coordinates with the chair to set** ~~sets~~ the agenda, which is **approved reviewed** by the chair. Staff shall sit with the citizen advisory group and participate in all citizen advisory group discussion, but staff shall not vote on matters. Staff will ensure that minutes are produced for each meeting that staff attends. The staff liaison supports the group as a whole and shall not do work at the request of individual members.

SECTION X. Amendment(s). West Linn Municipal Code Section(s) XX.XXX [Name of section] through XX.XXX [Name of section] is/are amended to read as follows:

2.075 Citizen Advisory Groups.

Establishment. The following citizen advisory groups are established in accordance with the provisions of Sections 2.005 to 2.099:

(1) Citizens' Budget Committee;

(2) Economic Development Committee;

(3) Historic Review Board;

ORD #

- (4) Library Board;
- (5) Parks and Recreation Board;
- (6) Planning Commission;
- (7) Sustainability Advisory Board;
- (8) Transportation Advisory Board;
- (9) Utility Advisory Board; ~~and~~
- (10) Public Safety Advisory Board; ~~and~~.
- (11) **Arts Commission.**

SECTION X. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION X. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION X. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections [X-Y]) need not be codified and the City Recorder or his/her designee is authorized to correct any cross-references and any typographical errors.

SECTION X. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the ____ day of _____, 2016, and duly PASSED and ADOPTED this ____ day of _____, 2016.

RUSSELL B. AXELROD, MAYOR

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

INTRODUCTION

USING THE COMPREHENSIVE PLAN

~~This document is designed to respond to the desires, needs, and aspirations of the citizens of West Linn.~~

Comprehensive city planning addresses a wide range of topics and issues related to the growth and development of a community. This plan includes background and analytic sections that support recommendations for, among other things, sustainable economic activity, housing, recreation and open space, transportation, land use livability, and preventing degradation of quality of life in and for West Linn. The Plan is comprehensive in scope and its goals and policies are intended to be supportive of one another. West Linn's Comprehensive Plan provides guidelines and standards for decision makers, including City employees and officials, citizens, developers, community groups, and other local, state, regional, and federal agencies. This document pertains to the City of West Linn as the City limits exist in ~~2003~~ 2016 and the contiguous Urban Growth Boundary as it ~~existed in October 2002.~~ exists in 2016.

~~The City of West Linn is dedicated to a policy of 100% cost recovery for growth attributable impacts in all categories of Systems Development Charges (SDCs) allowable by Oregon law. There is a charter requirement that all annexations require voter approval.~~

The Comprehensive Plan is designed to respond to the desires, needs, and aspirations of the citizens of West Linn. It provides the vision and basis for other plans, ordinances, and other implementing documents that set forth more detailed direction regarding ~~specific activities and requirements~~ to guide how the City will be planned for, what considerations will be given to future land use plans and decisions, and how to achieve the quality of life objectives that West Linn residents value and expect. All City plans and implementing ordinances must be consistent with the Plan.

Guiding Values

The following chapters in the Plan reflect these guiding values as articulated by the citizens of the city of West Linn: (Note: whether they do or not requires a complete review of the Comp Plan)

- Maintain and protect West Linn's quality of life and livability.
- Support of West Linn's neighborhood associations to promote citizen involvement in civic life and empowerment in the land use planning process.
- Maintain and strengthen trust and credibility in city government.
- Preserve and protect West Linn's water resources.

- Maintain a budgetary process that is fiscally prudent and provides quality and cost-effective City services to the citizens of West Linn. Utilize West Linn small businesses when possible to perform contracted city services.
- Promote land use policies, both locally and regionally, that are based on the concepts of sustainability, carrying capacity, and environmental quality.
- Foster mixed use development that integrates small business and residential dwellings in appropriate corridor areas to encourage economic development and revitalize neighborhood/community connections.
- Support development of remaining commercial lands through a master planning process that balances neighborhood/community desires with economic development appropriate for the geographic location and its attributes. Encourage partnering with Oregon City for development of the Arch Bridge/I-205 corridor region.
- Oppose urbanization of the Stafford Triangle and pursue policies to retain that area as a rural buffer between West Linn and neighboring communities.
- Assert through both planning and policy that compatibility with existing development should be a primary goal in West Linn's land use process.

Local Control

In 1997, West Linn citizens overwhelmingly approved a measure advising the City to exercise local control over growth-management and to seek changes in the Metro 2040 Functional Plan. In some situations, Comprehensive Plan policies and associated implementation programs may not be consistent with the Metro Functional Plan. In these situations, exemptions to Metro policies will be pursued through the Metro process for exemptions. The Land Conservation and Development Commission initially acknowledged the Comprehensive Plan for compliance with the State Planning Goals in 1984. The Plan is periodically reviewed by the City in coordination with the Department of Land Conservation and Development and updated to ensure that it continues to comply with these goals. The Comprehensive Plan has been drafted to reflect the needs of the residents of West Linn and reviewed in terms of the vision of the Metro 2040 Growth Concept and its goals as set forth in the Functional Plan. It also has been reviewed to ensure consistency with other relevant plans from other jurisdictional agencies.

Development Responsibility

The City of West Linn is dedicated to a policy of 100% cost recovery for growth attributable impacts in all categories of Systems Development Charges (SDCs) allowable by Oregon law. There is a charter requirement that all annexations require voter approval. (Note: Not new, just re-located. The green needs more discussion.)

The Plan is organized around the Statewide Planning Goals and each chapter corresponds to a specific Statewide Goal. Some goals have been found to not be applicable to the City of West Linn and are not included in this plan. Specifically, the following goals are not included: Goal 3 (Agricultural Resources), since there are currently no commercial farming operations within City limits; Goal 4 (Forestry Resources), since there are currently no commercial forestry operations within city limits;

Goals 16, 17, 18, and 19, since there are no estuarine resources; coastal shorelands, beaches and dunes or ocean resources within city limits.