

## INTRODUCTION

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### USING THE COMPREHENSIVE PLAN

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~~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.