



Metro | *People places. Open spaces.*

June 3, 2009

Pete Walter, AICP
Associate Planner
City of Oregon City
221 Molalla Avenue, Suite 200
Oregon City, Oregon 97045

Dear Pete:

In our continuing effort to work with Oregon City on compliance with Title 13 of the Metro Urban Growth Management Functional Plan, Metro staff has reviewed the materials you submitted dated May 29, 2009 that responds to our questions on your mapping and protection levels. As you know, Title 13 compliance consists of three major elements: Code protections for established Habitat Conservation Areas (HCAs); mapping of HCAs for the purposes of delineating areas of protection; and the implementation of or removal of barriers to Habitat Friendly Development Practices (HFDP).

Based on our review, we have found that the City's proposed approach to expand and implement existing adopted zoning overlays and the corresponding regulatory framework is sufficient to provide Oregon City with substantial compliance with Title 13.

Specifically:

1. Title 13 requires the removal of barriers to Habitat Friendly Development Practices (HFDP). Your submittal clarifies where and how the City meets the intent of removing barriers to, or will, implement HFDPs.
2. Your proposed code changes incorporating Title 13 language provide clear standards for the process of determining land use decisions in protected areas.
3. Based on review of your recently submitted map changes and corrections, staff concurs that the areas you have mapped as Natural Resource Overlay District (NROD) substantially cover the identified regional HCAs. Upon adoption of your proposed amendments, please send Metro your NROD map changes in a compatible electronic format for inclusion in the regional database of HCAs.

Please submit this letter into the record for the City Council hearing on June 3, 2009. If you have any questions regarding this letter please do not hesitate to contact me at 503-797-1833. On behalf of Metro, thank you for the time and effort spent in helping the region meet its goals of critical habitat protection.

Sincerely,

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

Brian Harper
Assistant Regional Planner

cc: Councilor Carlotta Collette, District 2
Chris Deffebach, Land Use Planning
Tim O'Brien, Land Use Planning