

**AN ORDINANCE ACKNOWLEDGING CITY OF MAYWOOD PARK CONSISTENCY WITH VARIOUS ELEMENTS OF METRO'S URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN**

**Purpose:**

In order to demonstrate consistency with Metro's Urban Growth Management Functional Plan (Functional Plan) land use requirements by December 1999, the City of Maywood Park needs to establish consistency with the following Functional Plan compliance items.

**Description:**

Section 2 of the Functional Plan's Title 1 requires that cities and counties apply minimum density standards that will result in development at 80 percent or more of the maximum number of dwelling units per acre permitted by zoning. As Maywood Park is entirely built out and surrounded by the City of Portland (precluding Maywood Park from annexing undeveloped land), Maywood Park has achieved more than 80 percent of the density permitted by City zoning and is therefore in compliance. Furthermore the City of Maywood Park acknowledges that the portion of NE Prescott Street which borders the City of Maywood Park and adjacent neighborhoods are designated a Transit Corridor and Inner Neighborhood, respectively.

In compliance with Title 3 (Water Quality or Floodplain Management Areas), all homeowners, companies or individuals hired by homeowners, or companies or agencies supplying services to the City of Maywood Park shall institute erosion prevention and sediment control practices consistent with the permitting agency's procedures during and after soil disturbing activities to prevent discharge of sediments to surface waters or floodplains.

Consistent with Title 6, the City of Maywood Park acknowledges the desirability of connecting streets and pedestrian/bike connections. Maywood Park presently has many street system features that Title 6 encourages, including landscaped islands on NE Maywood Place, stop signs at all intersections, accommodations of bicycle travel on a State-maintained bicycle path, no lengthy cul-de-sacs, speed bumps to discourage excessive traffic speed, and frequent street connections. The City of Maywood Park currently meets the standards outlined in Title 6 and has no potential for further extension of its street systems.

Consistent with Title 7, the City of Maywood Park supports affordable housing options for the City's residents. Because of the absence of developable land within the City of Maywood Park, provisions of the City's accessory dwelling unit ordinance hold the best potential for the City to increase the availability of affordable housing.

**BE IT ORDAINED:** That the City of Maywood Park establishes the above polices and supports the above elements of the Functional Plan Titles by virtue of this enactment.

**BE IT FURTHER ORDAINED:** That in establishing the above polices and supporting the elements of the Functional Plan Titles, said ordinance is to apply only to regulations designed to promote the public health and welfare and to secure provision for reasonable access.

The City Council hereby declares an emergency, declaring that this ordinance is immediately necessary to secure the continued general public health and general welfare of the citizens of Maywood Park, and that this ordinance is immediately necessary to conserve, stabilize, and protect the property within the incorporated area of the City of Maywood Park. This ordinance shall take effect and be in force immediately

PASSED AND APPROVED BY THE CITY COUNCIL ON THE 6 DAY OF Dec, 1999.

  
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Mark Hardie, Mayor

ATTEST:

  
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Holly Gillette, City Recorder