

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF PROVIDING)	RESOLUTION NO. 18-4914
DIRECTION TO METRO STAFF REGARDING)	
THE 2018 URBAN GROWTH REPORT AND)	Introduced by Chief Operating Officer Martha
EXPANSION OF THE URBAN GROWTH)	Bennett in concurrence with Council
BOUNDARY)	President Tom Hughes

WHEREAS, in 2007 the Oregon Legislative Assembly enacted Senate Bill 1011, authorizing Metro and the three counties in the Metro region to designate urban and rural reserves; and

WHEREAS, in 2010 the Metro Council adopted amendments to Title 11 of the Urban Growth Management Functional Plan requiring cities to prepare concept plans for urban reserve areas prior to those areas being added to the Urban Growth Boundary (UGB); and

WHEREAS, in 2010 the Metro Council adopted amendments to the Regional Framework Plan identifying six desired outcomes and characteristics of a successful region, in order to guide Metro in decision making; and

WHEREAS, in 2017 Metro, Multnomah County and Clackamas County re-adopted urban and rural reserves in those two counties following the remand from the Oregon Court of Appeals in 2014; and

WHEREAS, urban and rural reserves in Washington County were acknowledged in 2015 by the Oregon Legislative Assembly via House Bill 4078; and

WHEREAS, on March 16, 2018 the Land Conservation and Development Commission adopted a final order acknowledging the urban and rural reserves in Multnomah County and Clackamas County as being in compliance with state law; and

WHEREAS, the Metro Council made its most recent determination of the UGB’s growth capacity in 2015 by adopting Ordinance No. 15-1361; and

WHEREAS, as part of Ordinance No. 15-1361 the Metro Council ordained that Metro would work with its regional partners to explore possible improvements to the region’s residential growth management process; and

WHEREAS, in May of 2016 Metro convened an Urban Growth Readiness Task Force consisting of public and private sector representatives to develop recommendations for such improvements; and

WHEREAS, on February 2, 2017 the Metro Council adopted Resolution No. 17-4764, which accepted the following three key concepts adopted by the Task Force for improving the growth management process: (1) clarify expectations for cities proposing modest residential UGB expansions into concept-planned urban reserves; (2) seek greater flexibility for addressing regional housing needs, in part through changes to state law allowing for mid-cycle UGB expansions up to 1000 acres; and (3) seek greater flexibility when choosing among concept-planned urban reserves for UGB expansions; and

WHEREAS, the Task Force also recommended that Metro adopt changes in its decision-making processes to implement the three key concepts in taking an outcomes-based approach to growth management focused on specific UGB expansion proposals made by cities; and

WHEREAS, on December 14, 2017 the Metro Council adopted Ordinance No. 17-1408, which adopted amendments to Title 14 of the Urban Growth Management Functional Plan (UGMFP) in order to implement the recommendations of the Task Force to create a more flexible approach for future UGB expansions in the Metro region focused on the merits of city proposals; and

WHEREAS, in early 2017 the Metro Council approved a work program for making a growth management decision in 2018, including a directive that the 2018 decision should be conducted with an emphasis on an outcomes-based approach and a focus on the merits of city proposals for UGB expansions; and

WHEREAS, consistent with that directive Metro staff created a new process for cities to submit proposals for UGB expansions for the proposed expansion areas and a narrative regarding what steps the city is taking toward the goals and objectives described in section 3.07.1425(d) of the UGMFP; and

WHEREAS, the cities of Wilsonville, Hillsboro, Beaverton and King City submitted complete proposals to Metro for UGB expansions by the May 31, 2018 deadline; and

WHEREAS, the four city proposals were reviewed and discussed by the Metro Council, the Metro Policy Advisory Committee, the Metro Technical Advisory Committee, and a City Readiness Advisory Group appointed by the Metro President; and

WHEREAS, on July 3, 2018 Metro planning staff released the draft 2018 Urban Growth Report (UGR), which includes a peer reviewed analysis concluding that the Metro Council has the latitude to determine whether there is a regional need to expand the UGB for housing; and

WHEREAS, on September 4, 2018 the Metro Chief Operating Officer issued her COO Recommendation, analyzing the four city proposals and recommending that all four proposed UGB expansions should be approved by the Metro Council, with specific conditions and recommendations; and

WHEREAS, on September 12, 2018 the Metro Policy Advisory Committee unanimously endorsed the COO Recommendation; and

WHEREAS, in order to finalize the 2018 UGR and prepare for adoption of a Metro Council ordinance expanding the UGB by the end of 2018, Metro planning staff requires guidance from the Metro Council regarding whether some or all of the city proposals should be added to the UGB;

NOW THEREFORE BE IT RESOLVED that:

1. The Metro Council directs Metro staff to prepare a final 2018 UGR that includes the UGB expansion areas as proposed by *[insert city or cities here]*, and
2. The Metro Council directs Metro staff to include appropriate conditions of approval consistent with the conditions and recommendations stated in the COO Recommendation, including conditions that will ensure an appropriate mix and adequate supply of housing types in the expansion areas, specifically addressing the need for “missing middle” housing integrated throughout the expansion areas to provide more flexibility for a variety of housing options; and

3. The Metro Council expressly concurs with the COO Recommendation that Metro staff should return to the Metro Council in 2019 with two proposed work programs that: (a) consider future regional employment trends, and (b) revisit the 2040 Growth Concept.

ADOPTED by the Metro Council this _____ day of September 2018.

Tom Hughes, Council President

Approved as to Form:

Nathan A. S. Sykes
Acting Metro Attorney