

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING)	RESOLUTION NO. 98-2640B
TIMELINES FOR MEETING METRO'S)	
OBLIGATION TO EXPAND THE URBAN)	Introduced by Councilors
GROWTH BOUNDARY)	Morissette and McLain
)	

WHEREAS, Periodic Review of Metro's acknowledged regional Urban Growth Boundary (UGB) was completed in December 1992 and the date for the next Periodic Review of the boundary has not been established; and

WHEREAS, Metro Code 3.01 "Urban Growth Boundary Amendment Procedures" were acknowledged for compliance with statewide planning goals in that 1992 Periodic Review; and

WHEREAS, ORS 197.296(3) and (1997) HB 2493 require Metro to complete: (a) an inventory of the supply of buildable lands within the urban growth boundary, (b) a calculation of actual density and average housing mix during the past five years, and (c) an analysis of 20-year housing need by type and range by January 1, 1998; and

WHEREAS, preliminary 1997 Urban Growth Report tables, policy variables estimating trends, and the estimated number of needed housing units were adopted in Resolution No. 97-2550A; and

WHEREAS, the Metro Council has held public hearings providing the opportunity to comment on the comparison of the buildable lands inventory and the population and employment forecast, the analysis of whether there is any significant surplus in any land use categories to address the unmet forecasted need, and the Housing Needs Analysis; and

WHEREAS, the acknowledged Metro Code Chapter 3.01 process for 5-year review of the regional urban growth boundary (UGB) shall continue as locations are reviewed for the scheduled consideration of a first legislative UGB amendment in 1998;

WHEREAS, on December 18, 1997, the Metro Council adopted Resolution 97-2559B for the purpose of adopting the 1997 Buildable Lands and Capacity Analysis and the Regional Forecast of Population, Households and Employment, Actual Density Analysis and 1997 Housing Needs Analysis, in which the Council determined that there was a Urban Growth Boundary capacity deficit of 32,370 dwelling units; and

WHEREAS, ORS 197.299 requires that Metro accommodate one-half of the deficit building land supply within one year of completing the analysis; and

WHEREAS, the Metro Council desires to establish timelines for meeting Metro's obligation to expand the Urban Growth Boundary;

WHEREAS, expanding the Urban Growth Boundary inside Metro's jurisdictional boundary will be accomplished by adoption of an appropriate ordinance. For areas outside Metro's jurisdictional boundary, the Council will adopt a resolution of intent subject to annexation of the territory to Metro; now therefore,

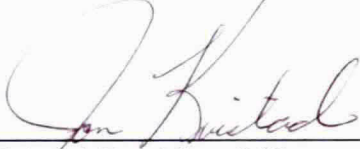
BE IT RESOLVED:

1. That prior to August 13, 1998, the Metro Council, in order to satisfy one-half of the need to expand the buildable land supply as required by ORS 197.299, will review existing procedures and determine whether amendments to the Metro Code are appropriate, and will establish a schedule for considering Urban Growth Boundary Amendments; and

BE IT FURTHER RESOLVED:


2. That prior to September 22, 1998, the productivity analysis of existing Urban Reserves will be presented to and reviewed by the Council Growth Management Committee;
3. That by September 29, 1998, proposals shall be introduced providing for a legislative expansion of the Urban Growth Boundary to meet one-half of the need for the buildable land supply as required by ORS 197.299; and
4. The Council shall tentatively schedule public hearings and vote on the proposals, as they may be amended, no later than November 5, 1998.

ADOPTED by the Metro Council this 11th day of JUNE 1998.



Jon Kvistad, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel

COMMITTEE REPORT

CONSIDERATION OF RESOLUTION 98-2640B, FOR THE PURPOSE OF ESTABLISHING TIMELINES FOR MEETING METRO'S OBLIGATION TO EXPAND THE URBAN GROWTH BOUNDARY

Date: June 3, 1998

Presented by: Councilor Morissette

Committee Action:

At its June 2, 1998 meeting, the Growth Management Committee voted 2-1 to move Resolution No. 98-2640B to the full Council for adoption. Councilors Morissette and Naito voted aye; Councilor McCaig voted no.

Committee Issues/Discussion:

Prior to the Committee, Resolution 98-2640 was amended. The amendments substitute the earlier language for the following:

1. Add Councilor McLain as a sponsor;
2. Provide that by August 13, 1998, the Council will review existing procedures and determine whether amendments to the Metro Code are necessary to accomplish the state requirement that one-half of the buildable land supply need is accommodated within the Urban Growth Boundary (UGB) by Jan. 1, 1999;
3. Provide that by August 13, 1998 the Council will establish a schedule for moving the UGB to meet half of the need by Jan. 1, 1999;
4. Provide that prior to September 22, 1998, the productivity analysis of the Urban Reserves will be reviewed by the Growth management Committee;
5. Provide that by September 29, 1998, proposals shall be introduced providing for a legislative expansion of the UGB to meet one-half of the need; and
6. Provide that the Council shall tentatively schedule public hearings and vote on the proposals by November 5, 1998.

Councilor Naito stated that she was more comfortable with adding "tentatively" to the final requirement so that the Council could remain flexible as to the date of the actual vote.

Councilor Morissette stated that his intent in bringing this resolution forward was to ensure that our obligation to move the UGB by the end of the year as required by the state was met. Councilor Morissette thought that it was important to review the requirements for bringing the necessary land into the UGB as soon as possible, so that if adjustments were needed, such as adjusting the requirement for concept planning, those adjustments could be made and Metro could meet its obligations under state law.

STAFF REPORT

CONSIDERATION OF RESOLUTION 98-2640, FOR THE PURPOSE OF ESTABLISHING TIMELINES FOR MEETING METRO'S OBLIGATION TO EXPAND THE URBAN GROWTH BOUNDARY

Date: May 20, 1998

Introduced by: Councilor Morissette

Proposed Action:

Councilor Morissette requests that the Committee adopt this resolution, which designates certain deadlines associated with the required expansion of the urban growth boundary. Specifically, all preliminary steps necessary to determine where to expand the urban growth boundary to accommodate half of the 20-year housing need, including concept planning, would have to be completed by August 1, 1998; the ordinance to expand the boundary to accommodate half the need would have to be introduced by September 15, 1998; and public hearings and a vote on the ordinance would have to be done by October 15, 1998.

Background and Analysis:

State law requires that sufficient land to accommodate one-half of the 20-year housing need be brought within the urban growth boundary by January 1, 1999. To meet this requirement, Metro must bring in enough land to accommodate 16,185 units. The urban growth management functional plan requires that any urban reserves brought into the urban growth boundary have a concept plan which, among other things, states generally the housing, commercial, transportation and public facilities systems that will be used in the area. These concept plans are required by the functional plan in an effort to ensure that new lands brought into the urban growth boundary are consistent with the 2040 design types and have adequate transportation and public facilities.

The Executive Officer has let a contract for a productivity analysis of the first tier urban reserves. This analysis will determine the actual capacity of each first tier urban reserve for housing, commercial and industrial sites, infrastructure and facilities. This report will inform the decision of the Council regarding exactly which urban reserves should be brought in to meet the 16,000-unit need. This report will be completed in August.

Current urban reserve concept planning is progressing slower than expected. At this time, there are no completed urban reserve concept plans. The time and cost to complete an urban reserve concept plan depends on the size and characteristics of the urban reserve, the degree to which public hearings are held and the level of staff time devoted to the planning.

This resolution requires all concept planning and other preliminary steps required for inclusion in the urban growth boundary to be completed by August 1, 1998.

Budget Impact:

The FY 97-98 growth management budget has no money for concept planning grants, though growth management staff is available for technical assistance. The proposed FY 98-99 budget, which takes effect July 1, has \$200,000 that could be used for concept planning grants.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING)	RESOLUTION NO. 98-2640A
TIMELINES FOR MEETING METRO'S)	
OBLIGATION TO EXPAND THE URBAN)	Introduced by Councilors
GROWTH BOUNDARY)	Morissette and McLain
)	

WHEREAS, Periodic Review of Metro's acknowledged regional Urban Growth Boundary (UGB) was completed in December 1992 and the date for the next Periodic Review of the boundary has not been established; and

WHEREAS, Metro Code 3.01 "Urban Growth Boundary Amendment Procedures" were acknowledged for compliance with statewide planning goals in that 1992 Periodic Review; and

WHEREAS, ORS 197.296(3) and (1997) HB 2493 require Metro to complete: (a) an inventory of the supply of buildable lands within the urban growth boundary, (b) a calculation of actual density and average housing mix during the past five years, and (c) an analysis of 20-year housing need by type and range by January 1, 1998; and

WHEREAS, preliminary 1997 Urban Growth Report tables, policy variables estimating trends, and the estimated number of needed housing units were adopted in Resolution No. 97-2550A; and

WHEREAS, the Metro Council has held public hearings providing the opportunity to comment on the comparison of the buildable lands inventory and the population and employment forecast, the analysis of whether there is any significant surplus in any land use categories to address the unmet forecasted need, and the Housing Needs Analysis; and

WHEREAS, the acknowledged Metro Code Chapter 3.01 process for 5-year review of the regional urban growth boundary (UGB) shall continue as locations are reviewed for the scheduled consideration of a first legislative UGB amendment in 1998;

WHEREAS, on December 18, 1997, the Metro Council adopted Resolution 97-2559B for the purpose of adopting the 1997 Buildable Lands and Capacity Analysis and the Regional Forecast of Population, Households and Employment, Actual Density Analysis and 1997 Housing Needs Analysis, in which the Council determined that there was a Urban Growth Boundary capacity deficit of 32,370 dwelling units; and

WHEREAS, ORS 197.299 requires that Metro accommodate one-half of the deficit building land supply within one year of completing the analysis; and

WHEREAS, the Metro Council desires to establish timelines for meeting Metro's obligation to expand the Urban Growth Boundary;

WHEREAS, expanding the Urban Growth Boundary inside Metro's jurisdictional boundary will be accomplished by adoption of an appropriate ordinance. For areas outside Metro's jurisdictional boundary, the Council will adopt a resolution of intent subject to annexation of the territory to Metro; now therefore,

BE IT RESOLVED:

1. That prior to August 13, 1998, the Metro Council, in order to satisfy one-half of the need to expand the buildable land supply as required by ORS 197.299, will review existing procedures and determine whether amendments to the Metro Code are appropriate, and will establish a schedule for considering Urban Growth Boundary Amendments; and

BE IT FURTHER RESOLVED:

2. That prior to September 22, 1998, the productivity analysis of existing Urban Reserves will be presented to and reviewed by the Council Growth Management Committee;

3. That by September 29, 1998, proposals shall be introduced providing for a legislative expansion of the Urban Growth Boundary to meet one-half of the need for the buildable land supply as required by ORS 197.299; and

4. The Council shall tentatively schedule public hearings and vote on the proposals, as they may be amended, no later than November 5, 1998.

ADOPTED by the Metro Council this _____ day of _____ 1998.

Jon Kvistad, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ESTABLISHING)	RESOLUTION NO. 98-2640
TIMELINES FOR MEETING METRO'S)	
OBLIGATION TO EXPAND THE URBAN)	Introduced by Councilor
GROWTH BOUNDARY)	Morissette
)	

WHEREAS, Periodic Review of Metro's acknowledged regional Urban Growth Boundary (UGB) was completed in December 1992 and the date for the next Periodic Review of the boundary has not been established; and

WHEREAS, Metro Code 3.01 "Urban Growth Boundary Amendment Procedures" were acknowledged for compliance with statewide planning goals in that 1992 Periodic Review; and

WHEREAS, ORS 197.296(3) and (1997) HB 2493 require Metro to complete (a) an inventory of the supply of buildable lands within the urban growth boundary, (b) a calculation of actual density and average housing mix during the past five years, and (c) an analysis of 20-year housing need by type and range by January 1, 1998; and

WHEREAS, preliminary 1997 Urban Growth Report tables, policy variables estimating trends and the estimated number of needed housing units were adopted in Resolution No. 97-2550A; and

WHEREAS, the Metro Council has held public hearings providing the opportunity to comment on the comparison of the buildable lands inventory and the population and employment forecast, the analysis of whether there is any significant surplus in any land use categories to address the unmet forecasted need, and the Housing Needs Analysis; and

WHEREAS, the acknowledged Metro Code Chapter 3.01 process for 5-year review of the regional urban growth boundary (UGB) shall continue as locations are reviewed for the scheduled consideration of a first legislative UGB amendment in 1998;

WHEREAS, on December 18, 1997, the Metro Council adopted Resolution 97-2559B for the purpose of adopting the 1997 Buildable Lands and Capacity Analysis and the Regional Forecast of Population, Households and Employment, Actual Density Analysis and 1997 Housing Needs Analysis, in which the Council determined that there was a Urban Growth Boundary capacity deficit of 32,370 dwelling units; and

WHEREAS, ORS 197.299 requires that Metro accommodate one-half of the deficit building land supply within one year of completing the analysis; and

WHEREAS, the Metro Council desires to establish timelines for meeting Metro's obligation to expand the Urban Growth Boundary; now therefore,

BE IT RESOLVED:

1. That prior to August 1, 1998, the Metro Council desires to complete all technical work necessary to determine where to expand the Urban Growth Boundary in order to satisfy one-half of the need to expand the buildable land supply as required by as required by ORS 197.299, including completion of any concept plans required by Metro ordinance; and

BE IT FURTHER RESOLVED:

2. That by September 15, 1998, an ordinance shall be introduced providing for a legislative expansion of the Urban Growth Boundary to meet one-half of the need for the buildable land supply as required by ORS 197.299.

3. The Council shall schedule public hearings and vote on the ordinance, as it may be amended, no later than October 15, 1998.

ADOPTED by the Metro Council this _____ day of _____ 1998.

Jon Kvistad, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel