

A G E N D A

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736
TEL 503 797 1542 | FAX 503 797 1793



METRO

Agenda

MEETING: METRO COUNCIL PUBLIC HEARING
DATE: November 10, 1998
DAY: Tuesday
TIME: 5:30 PM
PLACE: Washington County Chamber, Hillsboro

CALL TO ORDER AND ROLL CALL

1. INTRODUCTIONS

2. **PUBLIC HEARING on possible movement of the Urban Growth Boundary with emphasis on Urban Reserve Sites 47, 51-55, 62, 63 and 65. Testimony will also be accepted on any other urban reserve sites.**

2.1 **Ordinance No. 98-779A**, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in Urban Reserve Areas 43 and 47 of Washington County.

2.2 **Ordinance No. 98-788A**, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in Urban Reserve Area 55 of Washington County.

2.3 **Ordinance No. 98-786A**, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Sunnyside Area of Clackamas County.

2.4 **Ordinance No. 98-781A**, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Pleasant Valley Area of Clackamas County.

2.5 **Ordinance No. 98-782**, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Stafford Area of Clackamas County.

2.6 **Resolution No. 98-2726A**, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 62, 63 and 65 in Washington County.

2.7 **Resolution No. 98-2728A**, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 53, 54 and 55 to the Hillsboro Regional Center Area.

2.8 **Resolution No. 98-2729A**, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 39, 41, and 42 in the Vicinity of Wilsonville.

3. COUNCILOR COMMUNICATIONS

ADJOURN

PUBLIC HEARINGS: Public Hearings are held on all Ordinances second read and on Resolutions upon request of the public. Agenda items may not be considered in the exact order. For questions about the agenda, call Clerk of the Council, Chris Billington, 797-1542. For assistance per the American Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office).

Agenda Item Number 2.1

Ordinance No. 98-779A, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in Urban Reserve Areas 43 and 47 of Washington County.

Public Hearing

**Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING	)	ORDINANCE NO 98-779A
METRO URBAN GROWTH BOUNDARY)	
AND THE 2040 GROWTH CONCEPT	)	Introduced by <u>Councilors Kvistad, Monroe,</u>
MAP IN ORDINANCE 95-625A IN	)	<u>McLain, Morissette, Washington, McFarland</u>
<u>URBAN RESERVE AREAS 43, 47</u>	)	<u>and the Growth Management Committee</u>
AREAS OF WASHINGTON COUNTY)	

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these urban reserve areas 43 and 47; and

WHEREAS, urban reserve study areas were shown on the 2040 Growth Concept map adopted as part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A and the map was amended by Ordinance No. 96-655E to show urban reserve areas; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this ordinance for lands inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

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WHEREAS, notice of Proposed Amendment for these urban reserve areas 43 and 47, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, Metro Code 3.01.012(c)(3) requires designation of regional design types consistent with the 2040 Growth Concept for the land added to the UGB; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; now therefore,

THE METRO COUNCIL HEREBY ORDAINS AS FOLLOWS:

1. Regional design types consistent with the Metro 2040 Growth Concept for the land added to the Metro Urban Growth Boundary by this ordinance as shown on attached Exhibit A are hereby adopted.

2. The Metro Urban Growth Boundary is hereby amended to add urban reserve areas 43 and 47 inside Metro's jurisdictional boundary as shown on the map in Exhibit B, attached, and incorporated by reference herein.

3. The 2040 Growth Concept map adopted as part of Ordinance No. 95-625A is hereby amended to show the Metro Urban Growth Boundary amendment in Exhibit B as within the UGB, instead of urban reserves.

4. This amendment of the Metro Urban Growth Boundary is based on Findings of Fact and Conclusions in Exhibit C, attached hereto and incorporated by reference herein.

5. In support of Findings and Conclusions adopted in Section 2 of this Ordinance, the Council hereby designates as the record herein those documents submitted and before the Council for consideration on these lands during the period between the October 6 Growth Management hearing, the December 3, 1998 final hearing and final adoption of this ordinance.

6. The following conditions of approval are needed to assure compliance of the developed use with statewide planning goals and Metro's acknowledged regional goals and objectives:

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A.

B. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.

7. Consistent with ORS 268.390(3) and ORS 195.025(1), Washington County and the cities of Tualatin, Wilsonville and King City shall include the area added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit A in applicable text and map provisions of their comprehensive plans.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

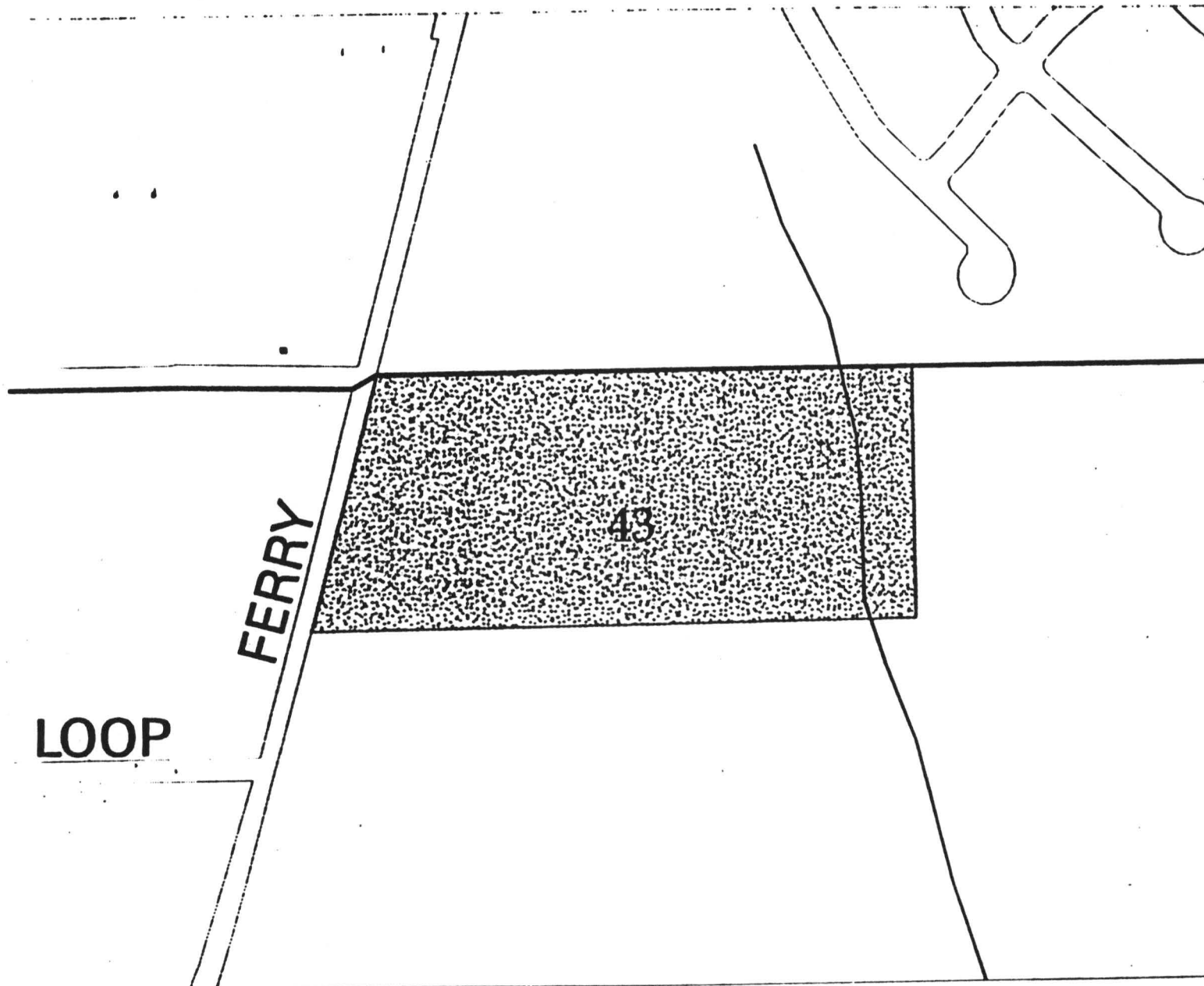
Recording Secretary

Daniel B. Cooper, General Counsel

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(11/4/98)

EXHIBITS IN PROGRESS, AVAILABLE PRIOR
TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



R L I C


Regional Land Information System

Urban Reserves Tax Lot Boundaries


Metro Council Approved
3-6-97

- Designated Urban Reserves
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #43

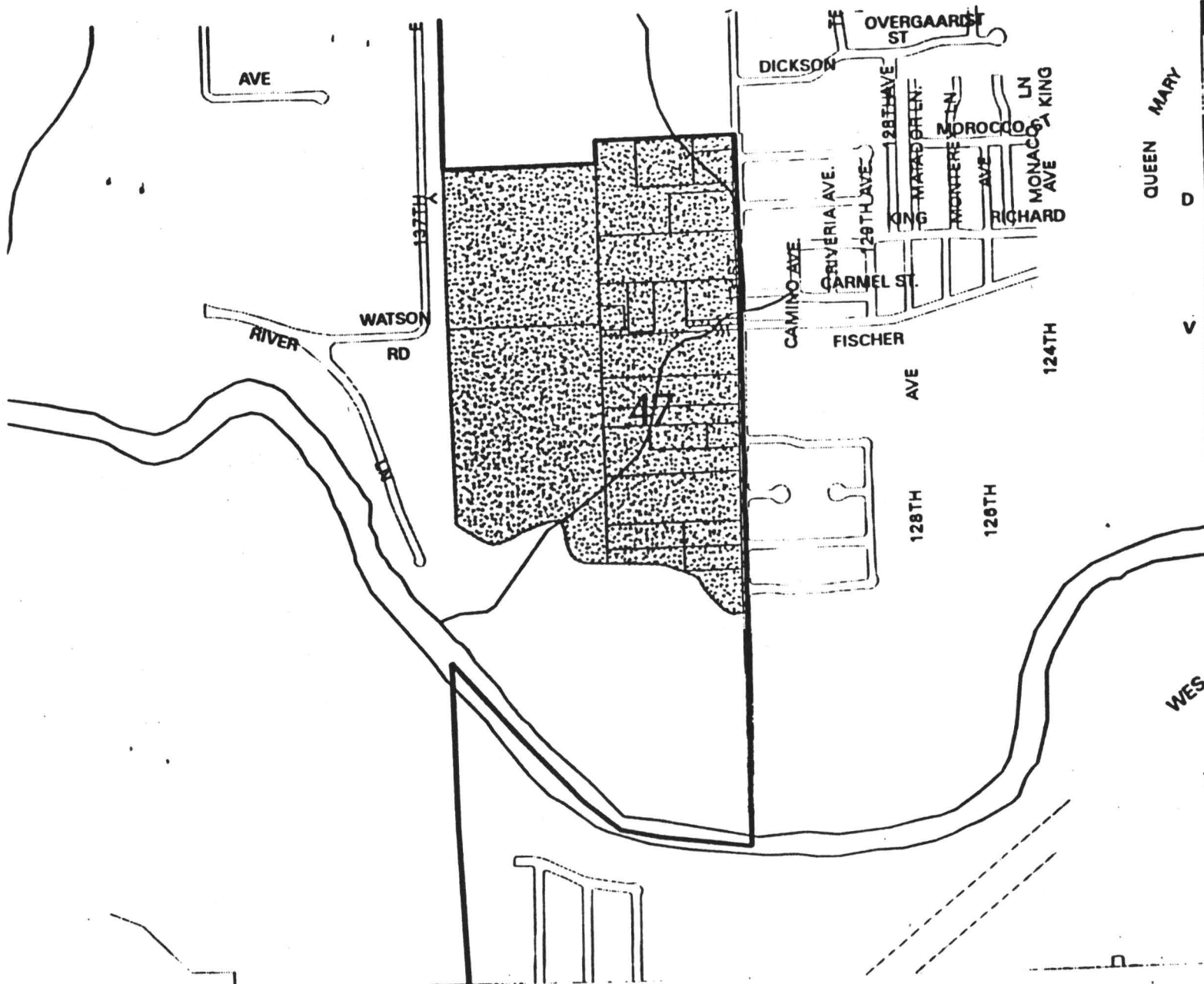


660 NE Grand Ave
Portland, OR 97232-3796
(503) 747-1912



METRO

1428/ptm/arc and, plot date: October 27, 1997



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QUEEN MARY
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V
WES

**Urban Reserves
Tax Lot Boundaries**

Metro Council Approved
3-6-97

Designated Urban Reserves
 First Tier Urban Reserves
 Adopted Urban Reserve Boundaries
 Urban Growth Boundary

MAP #47

650 NE Coast Ave
Portland, OR 97232-3796
(503) 747-1743

METRO

Agenda Item Number 2.2

Ordinance No. 98-788A, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in Urban Reserve Area 55 of Washington County.

Public Hearing

**Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING	)	ORDINANCE NO 98-788A
THE METRO URBAN GROWTH)	
BOUNDARY AND THE 2040 GROWTH	)	Introduced by Councilors McLain, Morissette,
CONCEPT MAP IN ORDINANCE 95-	)	McFarland and Washington
625A IN <u>URBAN RESERVE AREAS 55</u>)	
OF WASHINGTON COUNTY)	

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these portion of urban reserve areas 43, 47 and 55 inside Metro jurisdiction; and

WHEREAS, urban reserve study areas were shown on the 2040 Growth Concept map adopted as part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A and the map was amended by Ordinance No. 96-655E to show urban reserve areas; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this ordinance for lands inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for ~~these~~ urban reserve areas ~~43, 47~~ and 55, consistent with Metro Code and ORS 197.610(1), was received by the Oregon

Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, Metro Code 3.01.012(c)(3) requires designation of regional design types consistent with the 2040 Growth Concept for the land added to the UGB; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; now therefore,

THE METRO COUNCIL HEREBY ORDAINS AS FOLLOWS:

1. Regional design types consistent with the Metro 2040 Growth Concept for the land added to the Metro Urban Growth Boundary by this ordinance as shown on attached Exhibit A are hereby adopted.
2. The Metro Urban Growth Boundary is hereby amended to add ~~urban reserve areas 43, 47 and the exception land portion of~~ urban reserve area 55 inside Metro's jurisdictional boundary as shown on the map in Exhibit B, attached, and incorporated by reference herein.
3. The 2040 Growth Concept map adopted as part of Ordinance No. 95-625A is hereby amended to show the Metro Urban Growth Boundary amendment in Exhibit B as within the UGB, instead of urban reserves.

4. This amendment of the Metro Urban Growth Boundary is based on Findings of Fact and Conclusions in Exhibit C, attached hereto and incorporated by reference herein.

5. In support of Findings and Conclusions adopted in Section 2 of this Ordinance, the Council hereby designates as the record herein those documents submitted and before the Council for consideration on these lands during the period between the October 6 Growth Management hearing, the December 3, 1998 final hearing and final adoption of this ordinance.

6. The following conditions of approval are needed to assure compliance of the developed use with statewide planning goals and Metro's acknowledged regional goals and objectives:

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A.

B. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.

7. Consistent with ORS 268.390(3) and ORS 195.025(1), Washington County and the cities of ~~King City, Tualatin and Hillsboro~~ shall include the area added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.

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

Jon Kvistad, Presiding Officer

ATTEST:

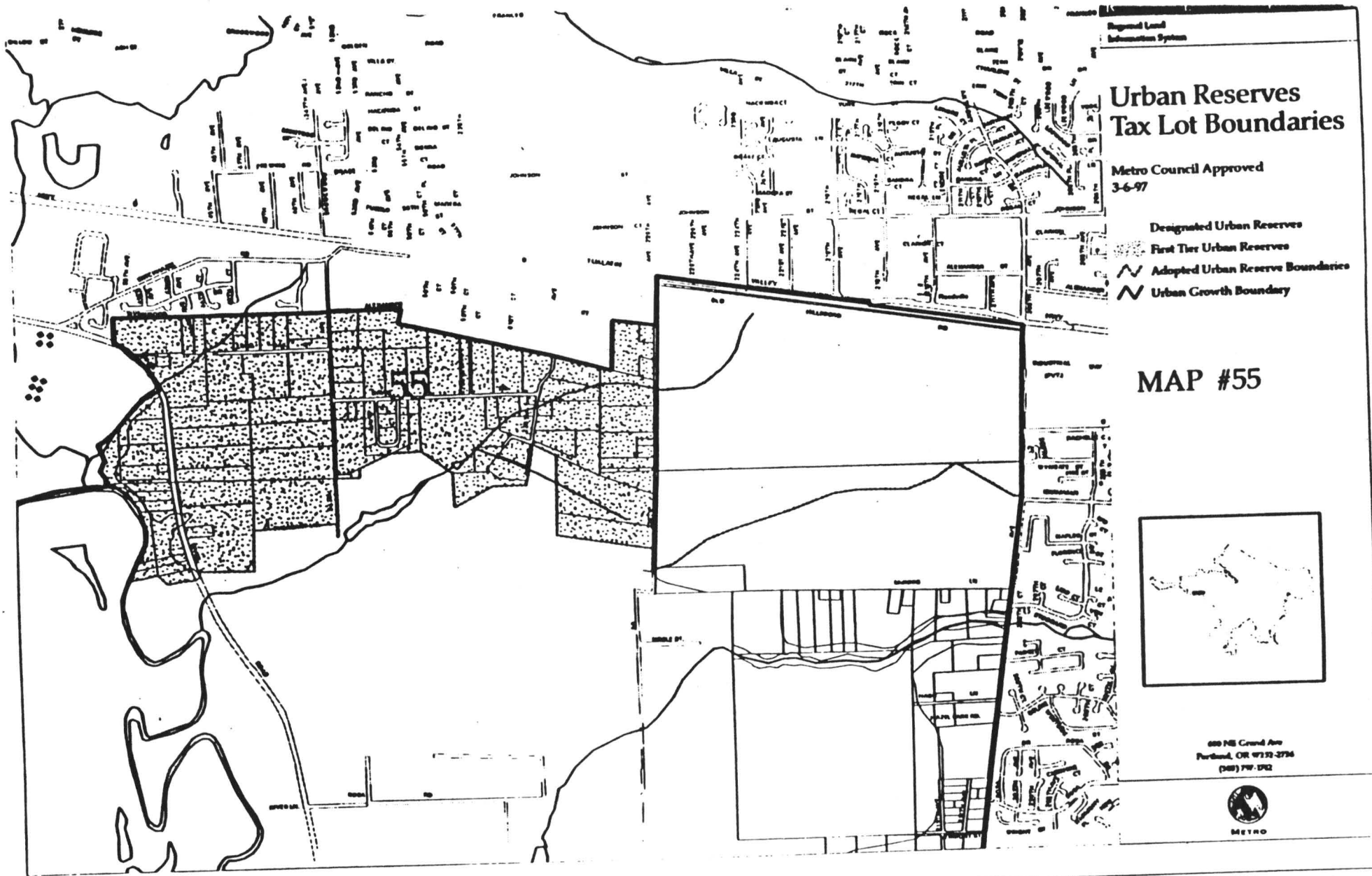
Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

EXHIBITS IN PROGRESS, AVAILABLE PRIOR
TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



Agenda Item Number 2.3

Ordinance No. 98-786A, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Sunnyside Area of Clackamas County.

Public Hearing

Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 98-786A
METRO URBAN GROWTH BOUNDARY)
AND THE 2040 GROWTH CONCEPT) Introduced by Councilors McLain, Morissette,
MAP IN ORDINANCE 95-625A) McFarland, ~~and~~ Washington, Kvistad, Monroe
IN THE SUNNYSIDE AREA OF) and the Growth Management Committee
CLACKAMAS COUNTY)

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these urban reserve areas 14 and 15 and approximately 54 acres of exception land adjacent to area 15; and

WHEREAS, urban reserve study areas were shown on the 2040 Growth Concept map adopted as part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A and the map was amended by Ordinance No. 96-655E to show urban reserve areas; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary (UGB); and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this ordinance for lands inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for these urban reserve areas 14 and 15, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, Metro Code 3.01.012(c)(3) requires designation of regional design types consistent with the 2040 Growth Concept for the land added to the UGB; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; now therefore,

THE METRO COUNCIL HEREBY ORDAINS AS FOLLOWS:

1. Regional design types consistent with the Metro 2040 Growth Concept for the land added to the Metro Urban Growth Boundary by this ordinance as shown on attached Exhibit A are hereby adopted.

2. The Metro Urban Growth Boundary is hereby amended to add urban reserve areas 14 and 15 and approximately 54 acres adjacent to area 15 as shown on the map in Exhibit B, attached, and incorporated by reference herein.

3. The 2040 Growth Concept map adopted as part of Ordinance No. 95-625A is hereby amended to show the Metro Urban Growth Boundary amendment in Exhibit B as within the UGB, instead of urban reserves.

4. This amendment of the Metro Urban Growth Boundary is based on Findings of Fact and Conclusions in Exhibit C, attached hereto and incorporated by reference herein.

5. In support of Findings and Conclusions adopted in Section 2 of this Ordinance, the Council hereby designates as the record herein those documents submitted and before the Council for consideration on these lands during the period between the October 6 Growth Management hearing, the December 3, 1998 final hearing and final adoption of this ordinance.

6. The following conditions of approval are needed to assure compliance of the developed use with statewide planning goals and Metro's acknowledged regional goals and objectives:

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A.

B. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.

7. Consistent with ORS 268.390(3) and ORS 195.025(1), Clackamas County and the city of Happy Valley shall include the area added to the Urban Growth Boundary by this

Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

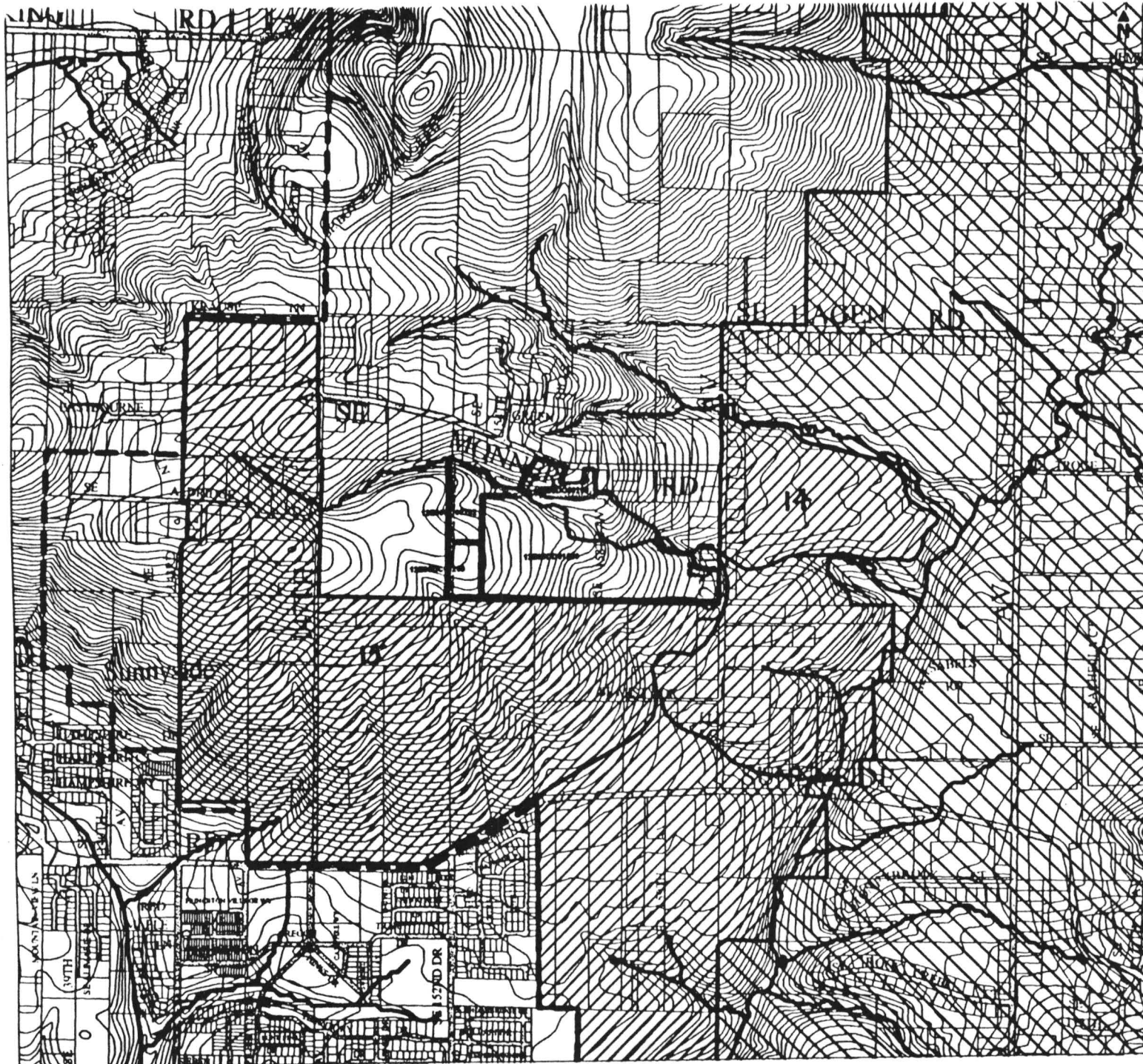
Recording Secretary

Daniel B. Cooper, General Counsel

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(11/4/98)

EXHIBITS IN PROGRESS, AVAILABLE PRIOR TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



REGIONAL LAND INFORMATION SYSTEM

Site Map

LEGEND

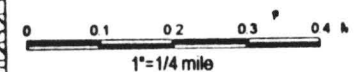
- First Tier Reserves
- Other Reserves
- Urban Growth Boundary
- Subject Properties

This information on this map was derived from digital databases on file. Data was taken to the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the accuracy of the information shown for a particular purpose, accompanying this product. However, the accuracy of map errors will be appreciated.

SOURCES:

TAX LOT MAP
 Office of Recorder, Multnomah County, Oregon City and Tigard
 Source: City, 1998
 Map accuracy: control point positional accuracy to plus or minus five feet or better
 Data collection scale: 1"=100'
Multnomah County East of 42nd Ave.
 Source: Multnomah County Assessor, 1998
 Map accuracy: based on section control points. Line work entered using coordinate geometry.
 Remainder of region.
 Source: Portland General Electric and Metro, 1998
 Map accuracy: control point positional accuracy to plus or minus ten feet
 Data collection scale: 1"=100', 1"=200' or 1"=400'

TOPOGRAPHIC DATA
 United States Geological Survey. Registers to USGS 7.5 min. quad sheets.



800 NE Grand Avenue Portland, OR 97232-2736
 503 787-1742 FAX 503 787-1808
 dr@metro.dot.or.us www.metro-regen.org

Plot date: November 2, 1998; d:\proj\k1

9 paper

Agenda Item Number 2.4

Ordinance No. 98-781A, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Pleasant Valley Area of Clackamas County.

Public Hearing

Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING) ORDINANCE NO 98-781A
THE METRO URBAN GROWTH)
BOUNDARY AND THE 2040 GROWTH) Introduced by Councilors Kvistad, Monroe,
CONCEPT MAP IN ORDINANCE 95-) McLain, Morissette, McFarland, Washington,
625A IN THE PLEASANT VALLEY) and the Growth Management Committee
AREA OF CLACKAMAS COUNTY)

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these urban reserve areas 4 and 5; and

WHEREAS, urban reserve study areas were shown on the 2040 Growth Concept map adopted as part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A and the map was amended by Ordinance No. 96-655E to show urban reserve areas; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this ordinance for lands inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for these urban reserve areas 4 and 5, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of

Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, Metro Code 3.01.012(c)(3) requires designation of regional design types consistent with the 2040 Growth Concept for the land added to the UGB; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; now therefore,

THE METRO COUNCIL HEREBY ORDAINS AS FOLLOWS:

1. Regional design types consistent with the Metro 2040 Growth Concept for the land added to the Metro Urban Growth Boundary by this ordinance as shown on attached Exhibit A are hereby adopted.
2. The Metro Urban Growth Boundary is hereby amended to add urban reserve areas 4 and 5 as shown on the map in Exhibit B, attached, and incorporated by reference herein.
3. The 2040 Growth Concept map adopted as part of Ordinance No. 95-625A is hereby amended to show the Metro Urban Growth Boundary amendment in Exhibit B as within the UGB, instead of urban reserves.

4. This amendment of the Metro Urban Growth Boundary is based on Findings of Fact and Conclusions in Exhibit C, attached hereto and incorporated by reference herein.

5. In support of Findings and Conclusions adopted in Section 2 of this Ordinance, the Council hereby designates as the record herein those documents submitted and before the Council for consideration on these lands during the period between the October 6 Growth Management hearing, the December 3, 1998 final hearing and final adoption of this ordinance.

6. The following conditions of approval are needed to assure compliance of the developed use with statewide planning goals and Metro's acknowledged regional goals and objectives:

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A. This includes provision for the town center indicated on the acknowledged 2040 Growth Concept map with some land planned and zoned for employment, including commercial services for the town center.

B. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.

7. Consistent with ORS 268.390(3) and ORS 195.025(1), Clackamas County and Multnomah County and the cities of Happy Valley, Portland and Gresham shall include the area

added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

Recording Secretary

Daniel B. Cooper, General Counsel

EXHIBITS IN PROGRESS, AVAILABLE PRIOR TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.

Regional Land
Information System

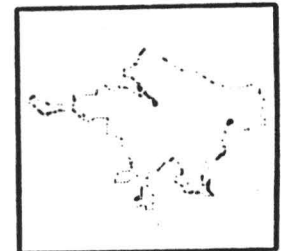
Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

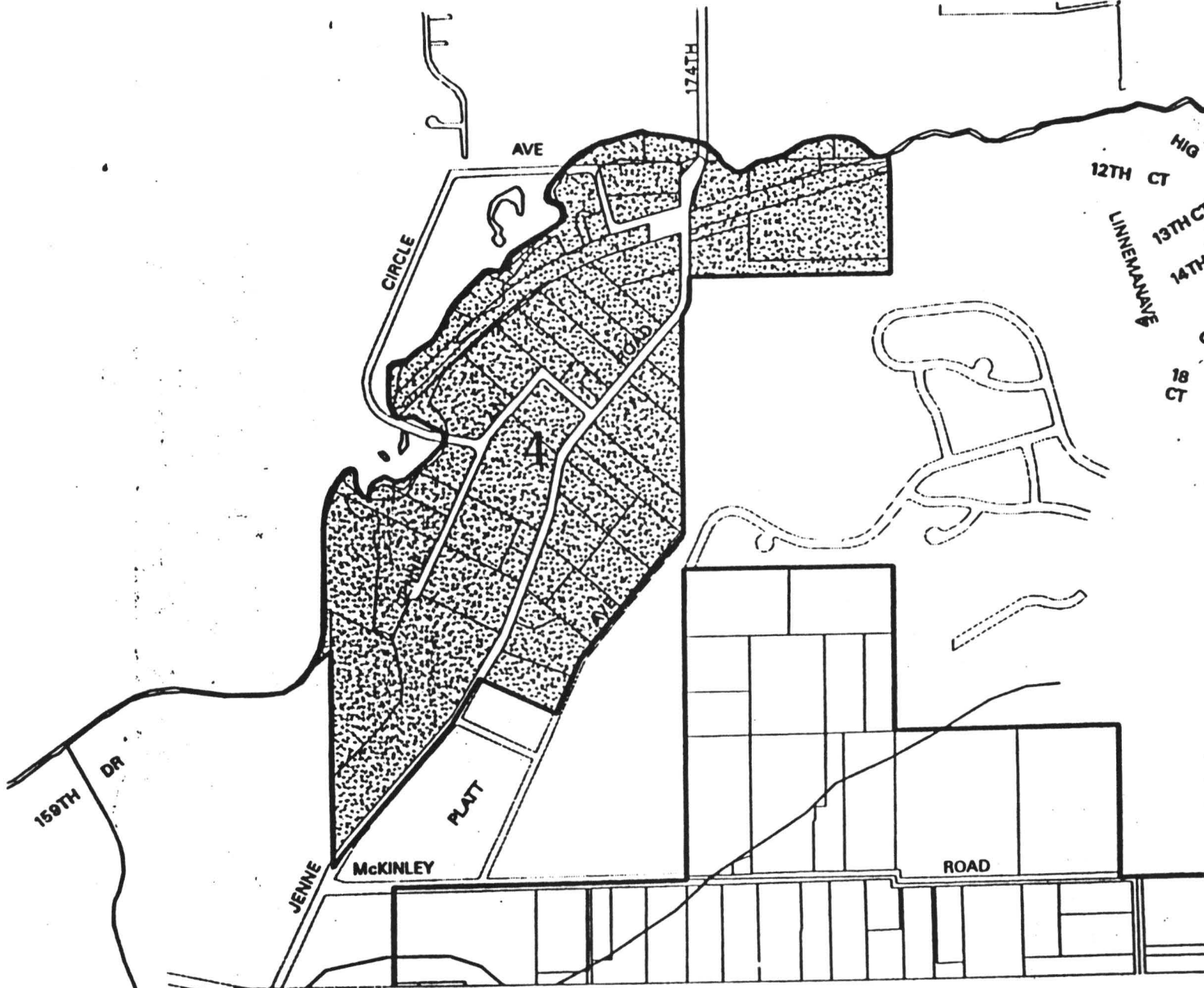
Designated Urban Reserves

-  First Tier Urban Reserves
-  Adopted Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #4



600 NE Grand Ave
Portland, OR 97232-3726
(503) 771-3121



Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

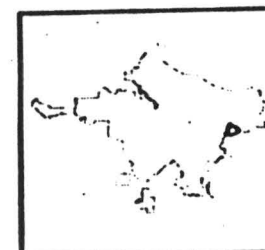
Designated Urban Reserves

First Tier Urban Reserves

Adopted Urban Reserve Boundaries

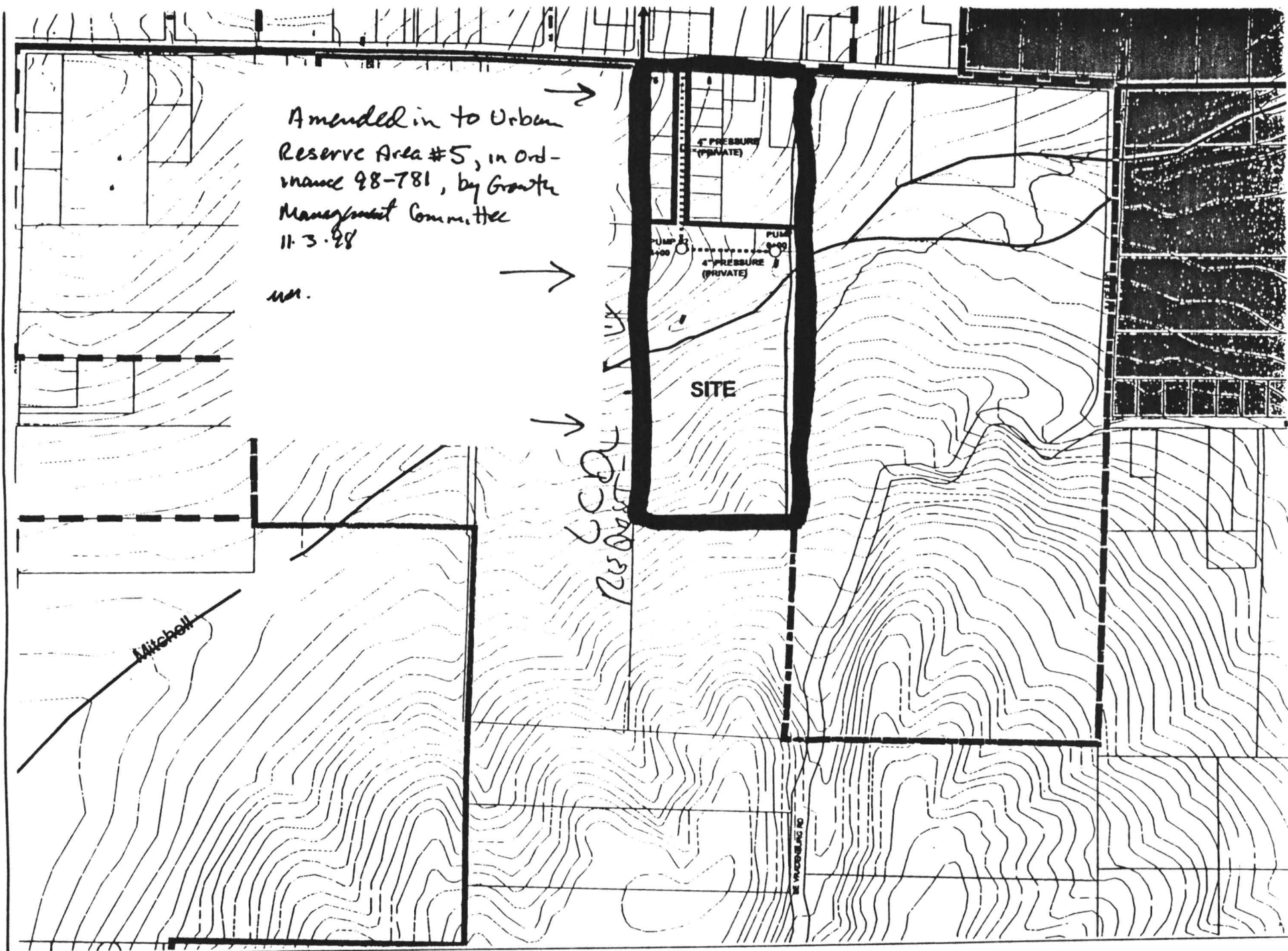
Urban Growth Boundary

MAP #5



600 NE Canal Ave
Portland, OR 97232-3756
(503) 747-3912





Agenda Item Number 2.5

Ordinance No. 98-782, For the Purpose of Amending Metro Urban Growth Boundary and the 2040 Growth Concept Map in Ordinance 95-625A in the Stafford Area of Clackamas County.

Public Hearing

**Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING	)	ORDINANCE NO 98-782
METRO URBAN GROWTH BOUNDARY)	
AND THE 2040 GROWTH CONCEPT	)	Introduced by Growth Management
MAP IN ORDINANCE 95-625A IN THE	)	Committee
STAFFORD AREA OF CLACKAMAS)	
COUNTY)	

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these Urban Reserve Areas 31, 32, 33 and 34; and

WHEREAS, urban reserve study areas were shown on the 2040 Growth Concept map adopted as part of the Regional Urban Growth Goals and Objectives in Ordinance No. 95-625A and the map was amended by Ordinance No. 96-655E to show urban reserve areas; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this ordinance for lands inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for these urban reserve areas 31, 32, 33 and 34, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of

Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, Metro Code 3.01.012(c)(3) requires designation of regional design types consistent with the 2040 Growth Concept for the land added to the UGB; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; now therefore,

THE METRO COUNCIL HEREBY ORDAINS AS FOLLOWS:

1. Regional design types consistent with the Metro 2040 Growth Concept for the land added to the Metro Urban Growth Boundary by this ordinance as shown on attached Exhibit A are hereby adopted.
2. The Metro Urban Growth Boundary is hereby amended to add urban reserve areas 31, 32, 33 and 34 as shown on the map in Exhibit B, attached, and incorporated by reference herein.
3. The 2040 Growth Concept map adopted as part of Ordinance No. 95-625A is hereby amended to show the Metro Urban Growth Boundary amendment in Exhibit B as within the UGB, instead of urban reserves.

4. This amendment of the Metro Urban Growth Boundary is based on Findings of Fact and Conclusions in Exhibit C, attached hereto and incorporated by reference herein.

5. In support of Findings and Conclusions adopted in Section 2 of this Ordinance, the Council hereby designates as the record herein those documents submitted and before the Council for consideration on these lands during the period between the October 6 Growth Management hearing, the December 3, 1998 final hearing and final adoption of this ordinance.

6. The following conditions of approval are needed to assure compliance of the developed use with statewide planning goals and Metro's acknowledged regional goals and objectives:

A. The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types shown on Exhibit A.

B. Prior to conversion of the new urbanizable land in this ordinance to urban land available for development, an urban reserve plan shall be completed for the lands added to the Urban Growth Boundary by this ordinance consistent with Metro Code 3.01.012, as amended by Ordinance No. 98-772B, including Title 11 of the Urban Growth Management Functional Plan.

7. Consistent with ORS 268.390(3) and ORS 195.025(1), Clackamas County and the cities of Tualatin and Lake Oswego shall include the area added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

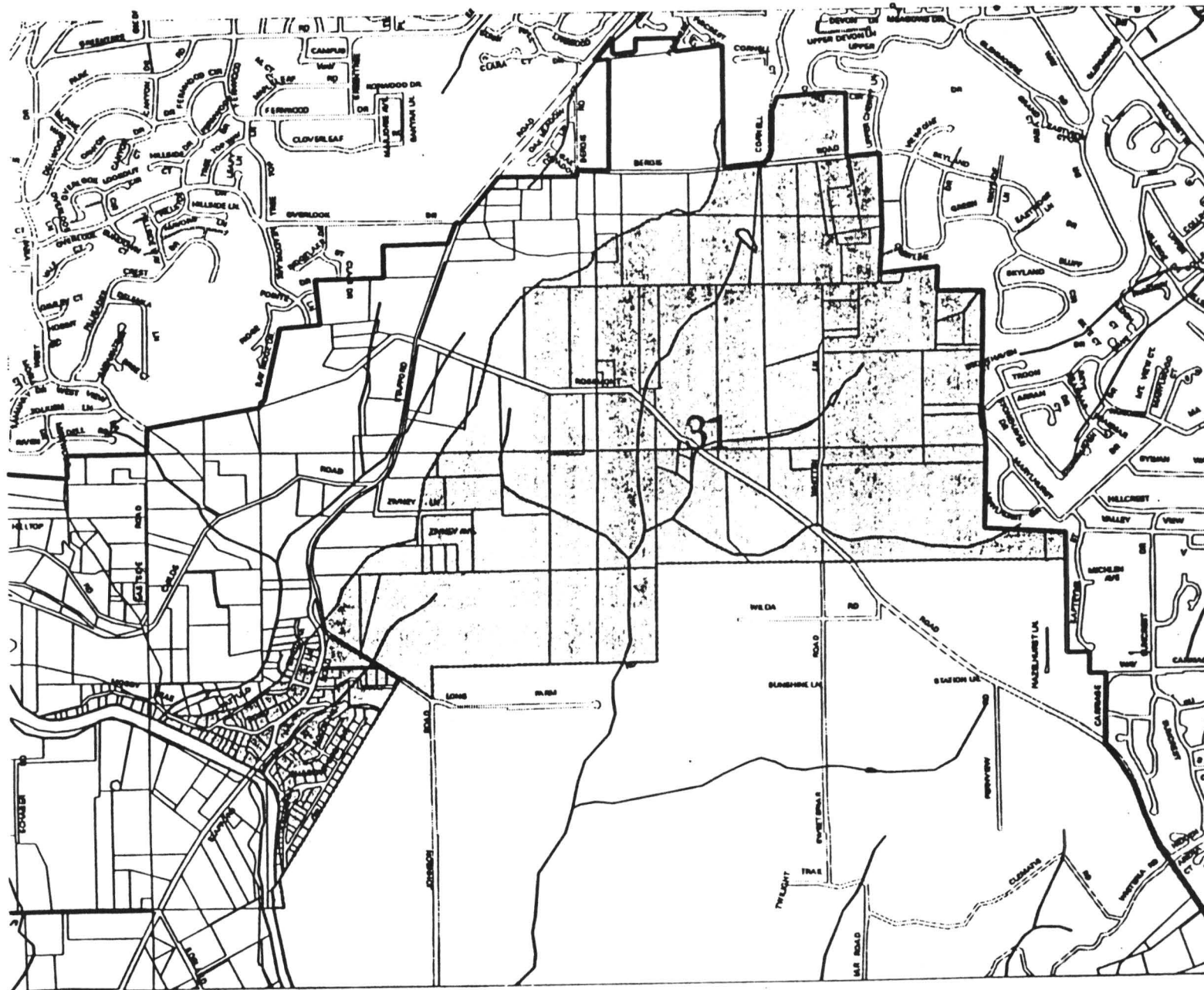
Recording Secretary

Daniel B. Cooper, General Counsel

i:\r-o\98stafrd.doc
(11/4/98)

EXHIBITS IN PROGRESS, AVAILABLE PRIOR TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



Regional Land Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

- Designated Urban Reserves
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #31

600 NE Grand Ave
Portland, OR 97232-2754
(503) 797-1302

05-018/p1manetm.com, plot date: October 27, 1997



Regional Land Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved 3-6-97

Designated Urban Reserves

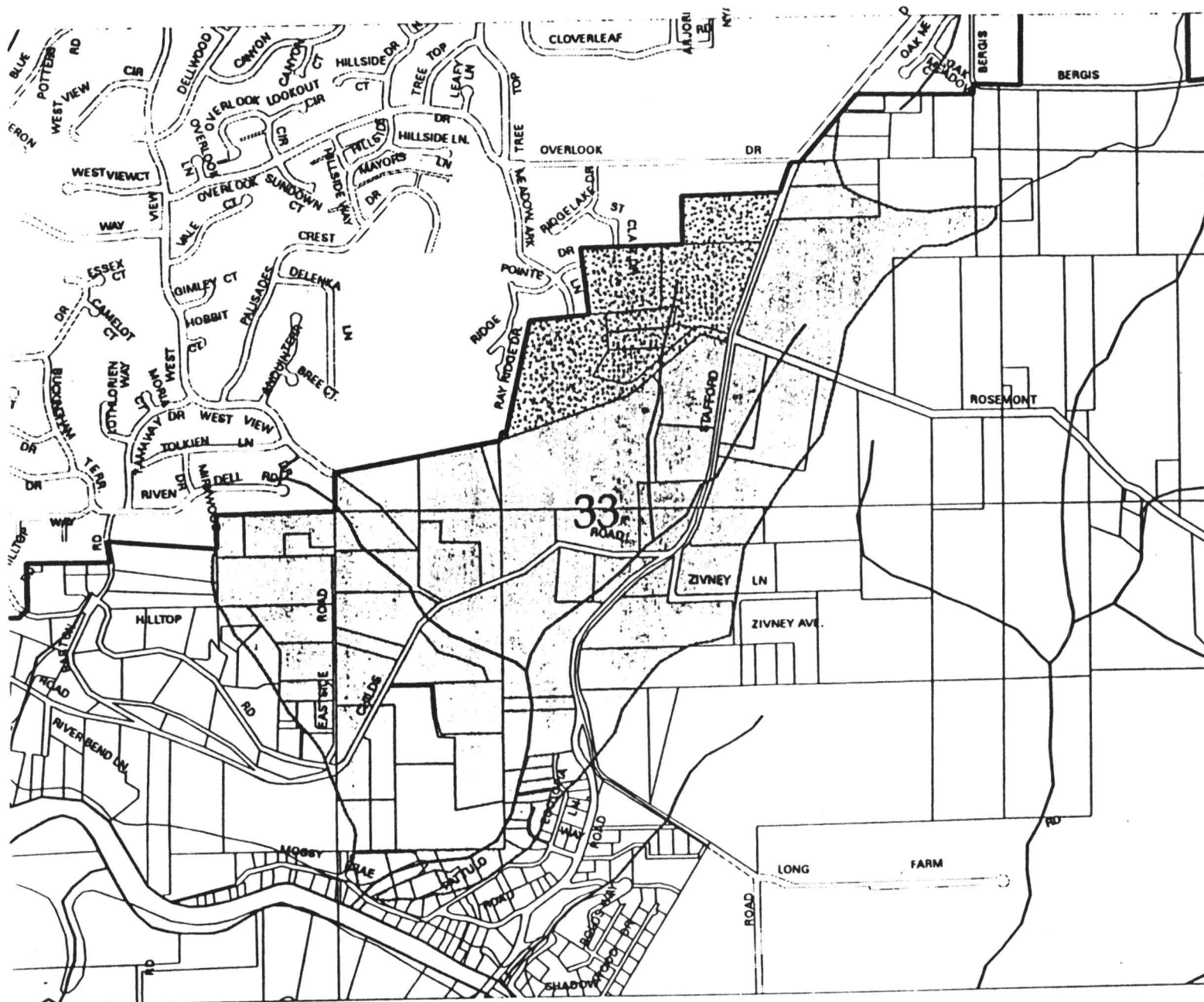
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #32

600 NE Grand Ave
Portland, OR 97232-3756
(503) 797-1742

METRO

10418/ylhmanetn.xml, plot date: October 27, 1997



R L I S

Regional Land Information System

Urban Reserves Tax Lot Boundaries

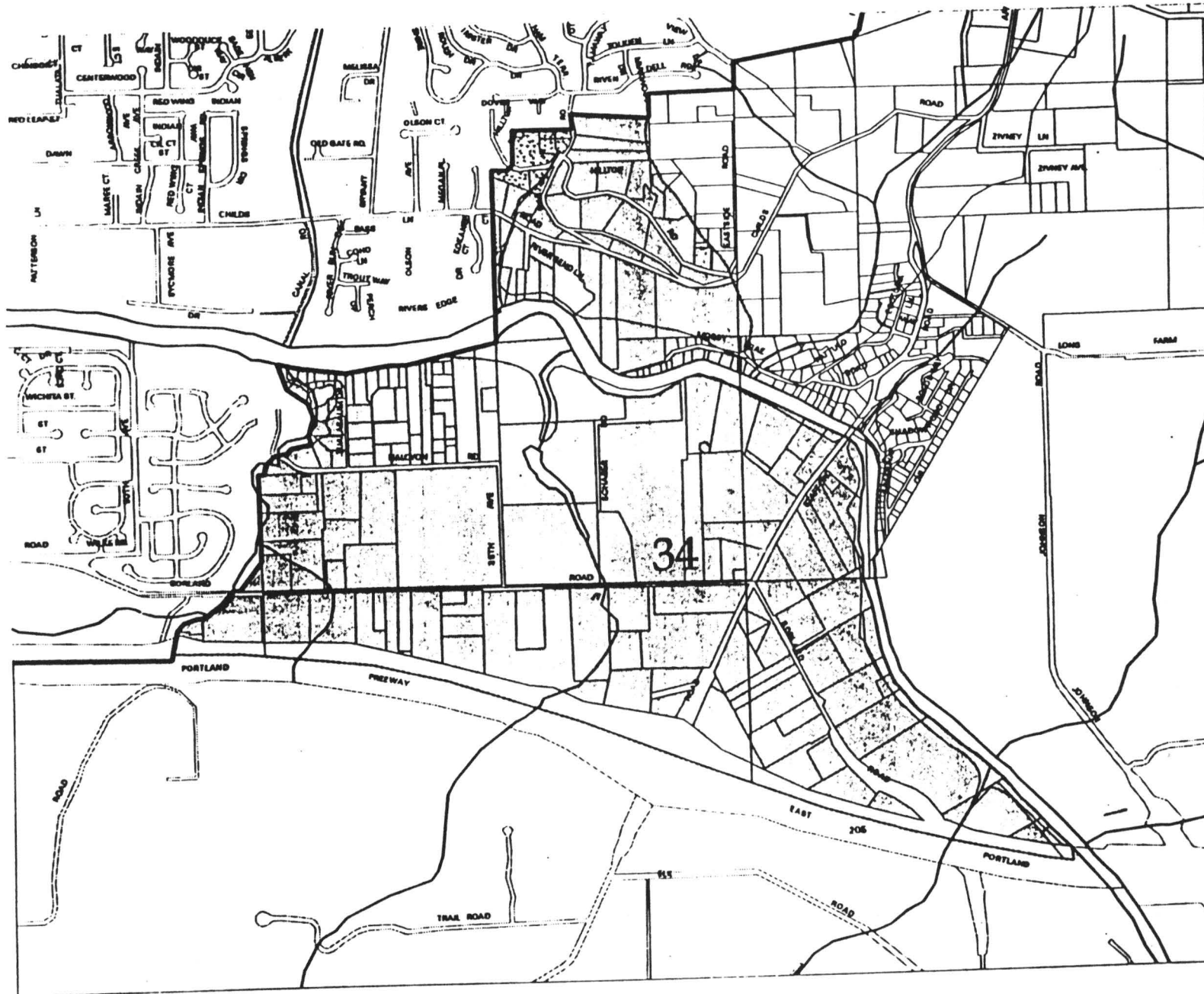
Metro Council Approved
3-6-97

- Designated Urban Reserves
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #33

609 NE Grand Ave
Portland, OR 97132-3736
(503) 746-1242

75418/platmap.mxd, plat date: October 27, 1997



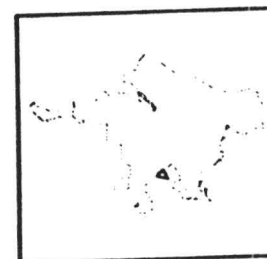
Regional Land
Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

- Designated Urban Reserves
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #34



600 NE Grand Ave
Portland, OR 97232-3796
(503) 746-1242



16-018/planumail.mxd, plot date: October 27, 1997

Agenda Item Number 2.6

Resolution No. 98-2726A, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 62, 63, and 65 in Washington County.

Public Hearing

**Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXPRESSING) RESOLUTION NO 98-2726A
COUNCIL INTENT TO AMEND THE)
URBAN GROWTH BOUNDARY TO) Introduced by Growth Management
ADD URBAN RESERVE AREAS ~~39~~, 62,) Committee
63 AND 65 IN WASHINGTON COUNTY)

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these Urban Reserve Areas ~~39~~, 62, 63 and 65; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this resolution for lands outside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for these Urban Reserve Areas ~~39~~, 62, 63 and 65, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; and

WHEREAS, Metro Code Section 3.01.065(f)(1) provides that action to approve a petition including land outside Metro shall be by resolution expressing intent to amend the Urban Growth Boundary if and when the affected property is annexed to Metro; now, therefore,

BE IT RESOLVED:

1. That the Metro Council, based on the process indicated in Exhibit B, attached herein, hereby expresses its intent to adopt an ordinance amending the Urban Growth Boundary to add land in Urban Reserve Areas ~~39~~, 62, 63 and 65, outside the Metro jurisdictional boundary as shown on Exhibit A, within 30 calendar days of receiving notification that the property outside the jurisdictional boundary has been annexed to Metro, provided such notification is received within six (6) months of the date on which the resolution is adopted.

2. That the Metro Council approves and endorses the request by the owners of the land and electors residing on the land that the subject property be annexed to Metro.

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

Jon Kvistad, Presiding Officer

ATTEST:

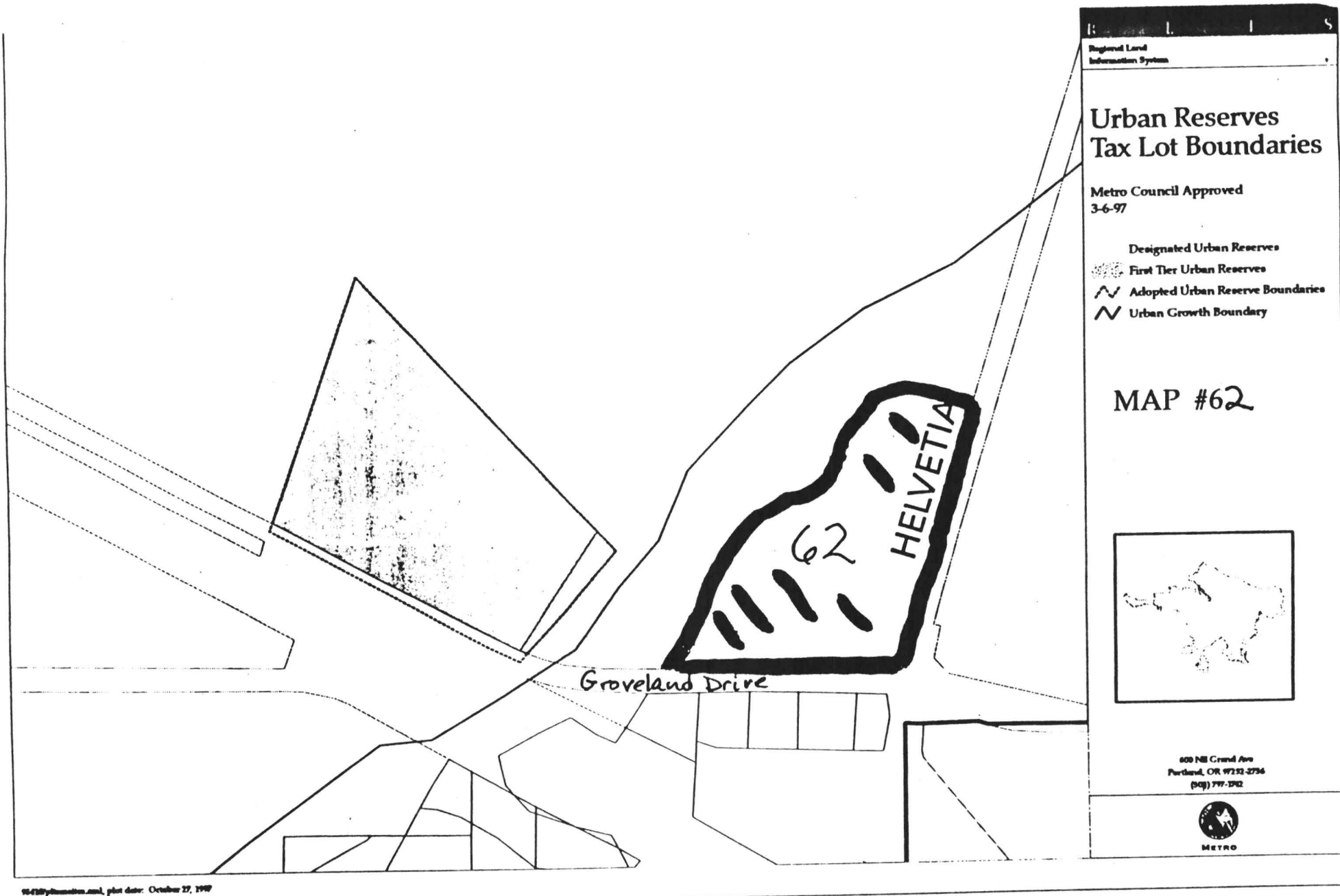
Approved as to Form:

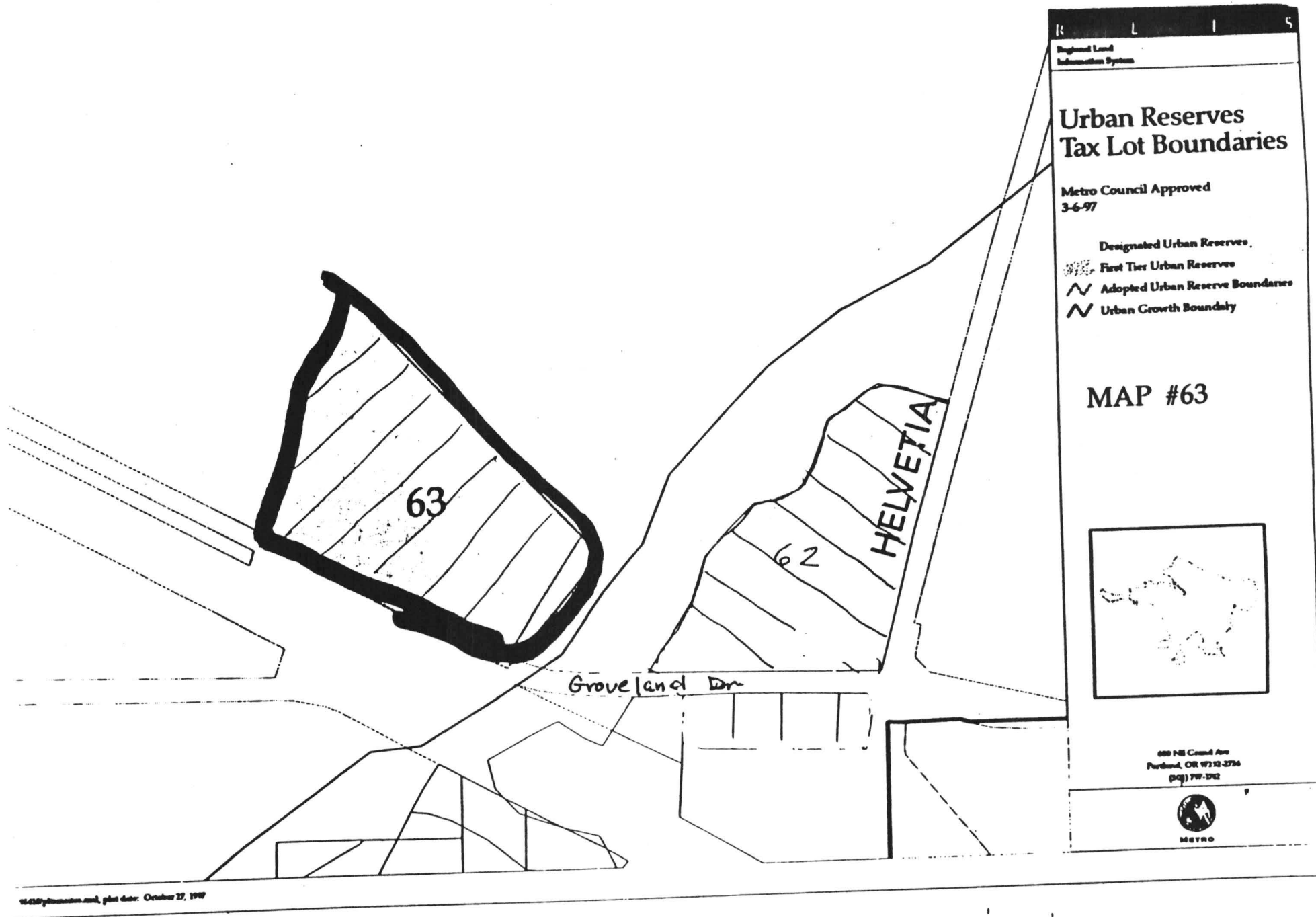
Recording Secretary

Daniel B. Cooper, General Counsel

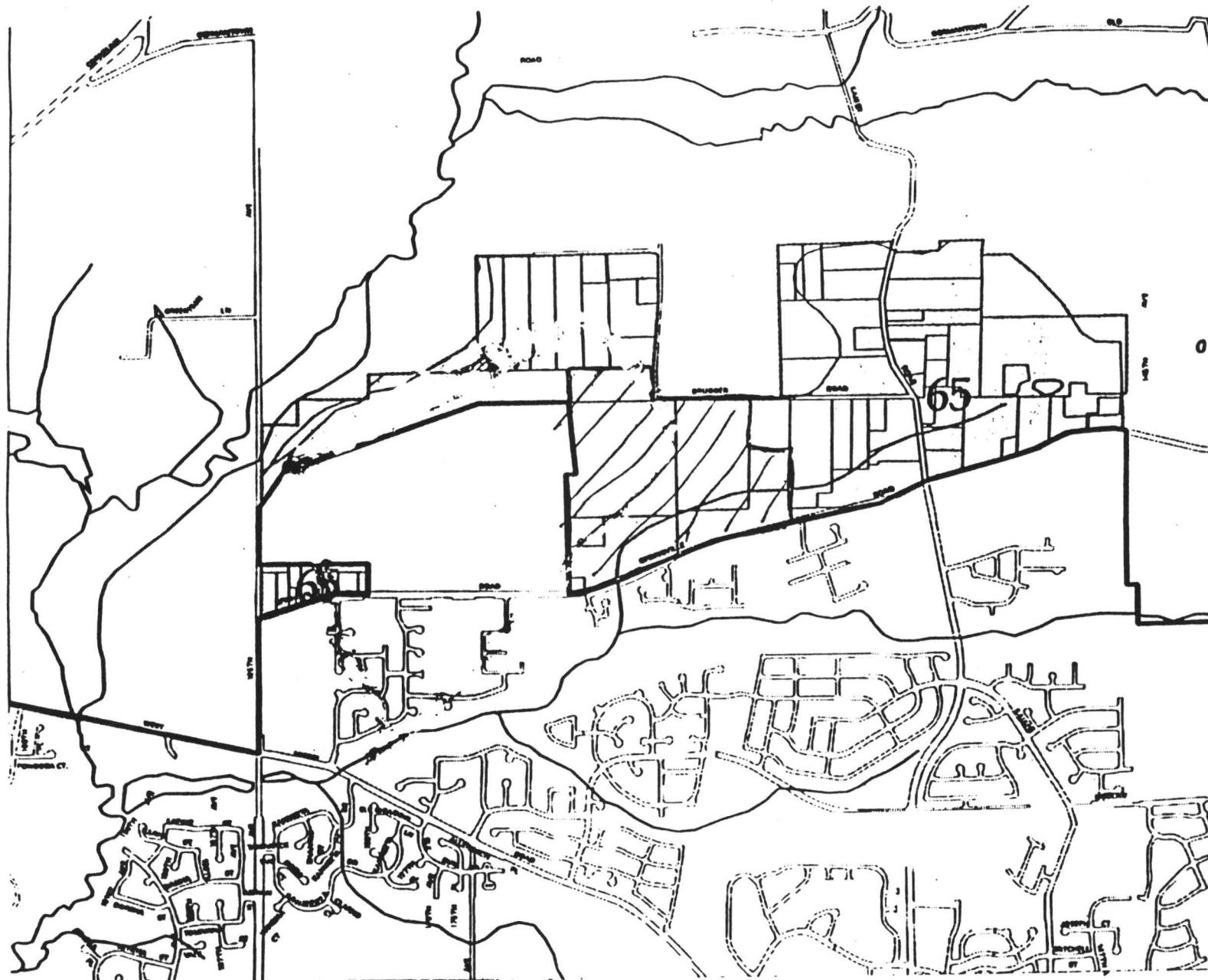
EXHIBITS IN PROGRESS, AVAILABLE PRIOR
TO DECEMBER 3, 1998*

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.





05-010/planmation.mxd, plot date: October 27, 1997



R L I S
Regional Land Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

Designated Urban Reserves

- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #65

600 NE Grand Ave
Portland, OR 97232-2796
(503) 777-1242

05-0107planning.mxd, plot date: October 27, 1997

Resolution No. 98-2728A, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 53, 54, and 55 to the Hillsboro Regional Center Area.

Public Hearing

Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXPRESSING) RESOLUTION NO 98-2728A
COUNCIL INTENT TO AMEND THE)
URBAN GROWTH BOUNDARY TO) Introduced by ~~Councillors McLain, Morissette~~
ADD URBAN RESERVE AREAS 53, 54,) ~~and McFarland~~ Growth Management
AND 55, 62 AND 63 TO THE) Committee
HILLSBORO REGIONAL CENTER)
AREA)

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including Urban Reserve Areas 53, 54, and the portion of 55 outside Metro's jurisdictional boundary, 62 and 63; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this resolution for lands outside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for Urban Reserve Areas 53, 54, and a portion of 55, 62 and 63 consistent with Metro Code and ORS 197.610(1), was received by the

Oregon Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for this area was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that the urban reserve area added to the Urban Growth Boundary is used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; and

WHEREAS, Metro Code Section 3.01.065(f)(1) provides that action to approve a petition including land outside Metro shall be by resolution expressing intent to amend the Urban Growth Boundary if and when the affected property is annexed to Metro; now, therefore,

BE IT RESOLVED:

1. That the Metro Council, based on the ~~process~~findings indicated in Exhibit B, attached herein, hereby expresses its intent to adopt an ordinance amending the Urban Growth Boundary to add land in Urban Reserve Areas 53, 54, and the portion of 55, 62 and 63 outside the Metro jurisdictional boundary as shown on Exhibit A, within 30 calendar days of receiving notification that the property outside the jurisdictional boundary has been annexed to Metro, provided such notification is received within six (6) months of the date on which the resolution is adopted.

/////

2. That the Metro Council approves and endorses the request by the owners of the land and electors residing on the land that the subject property be annexed to Metro.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

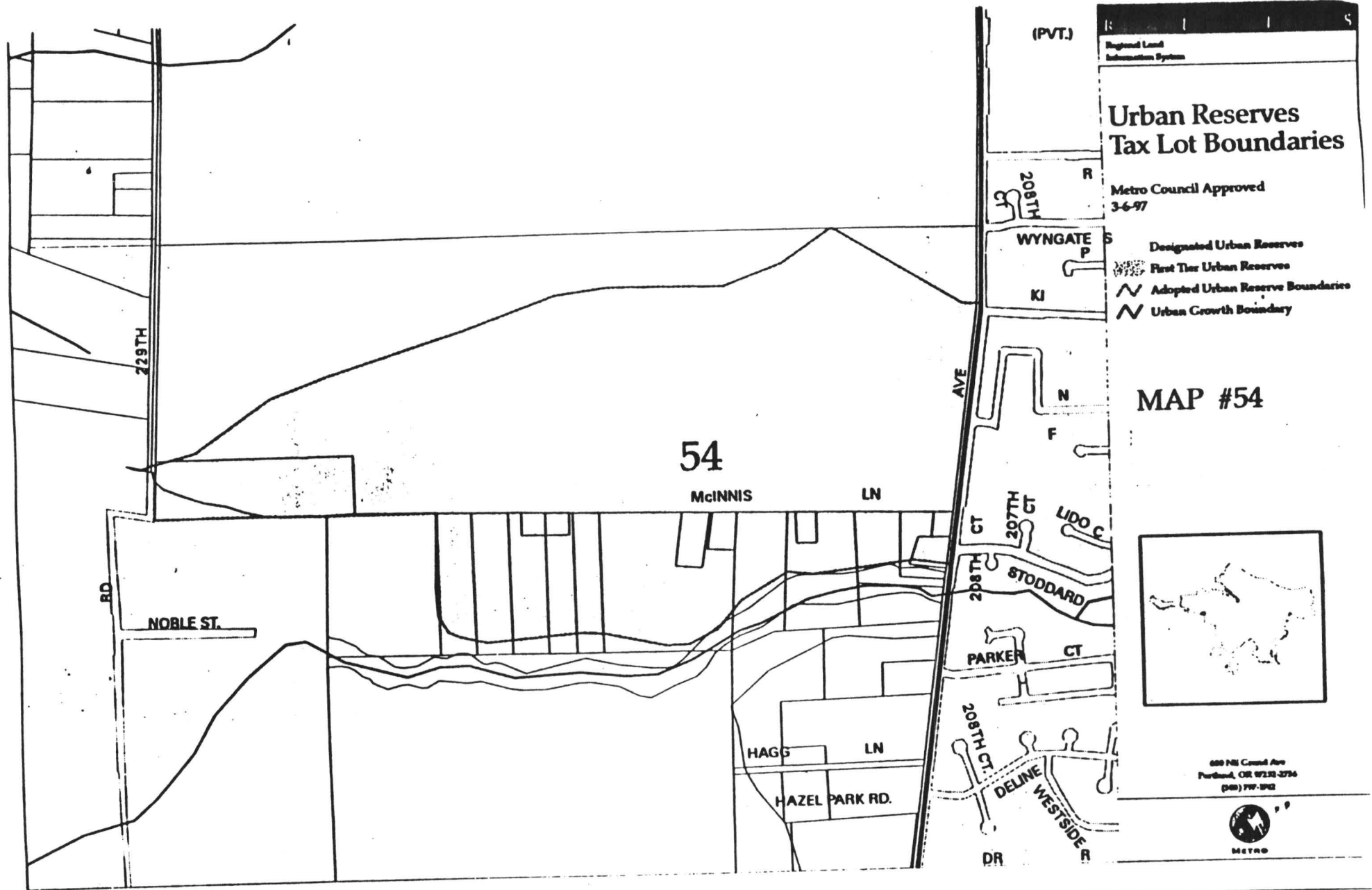
Recording Secretary

Daniel B. Cooper, General Counsel

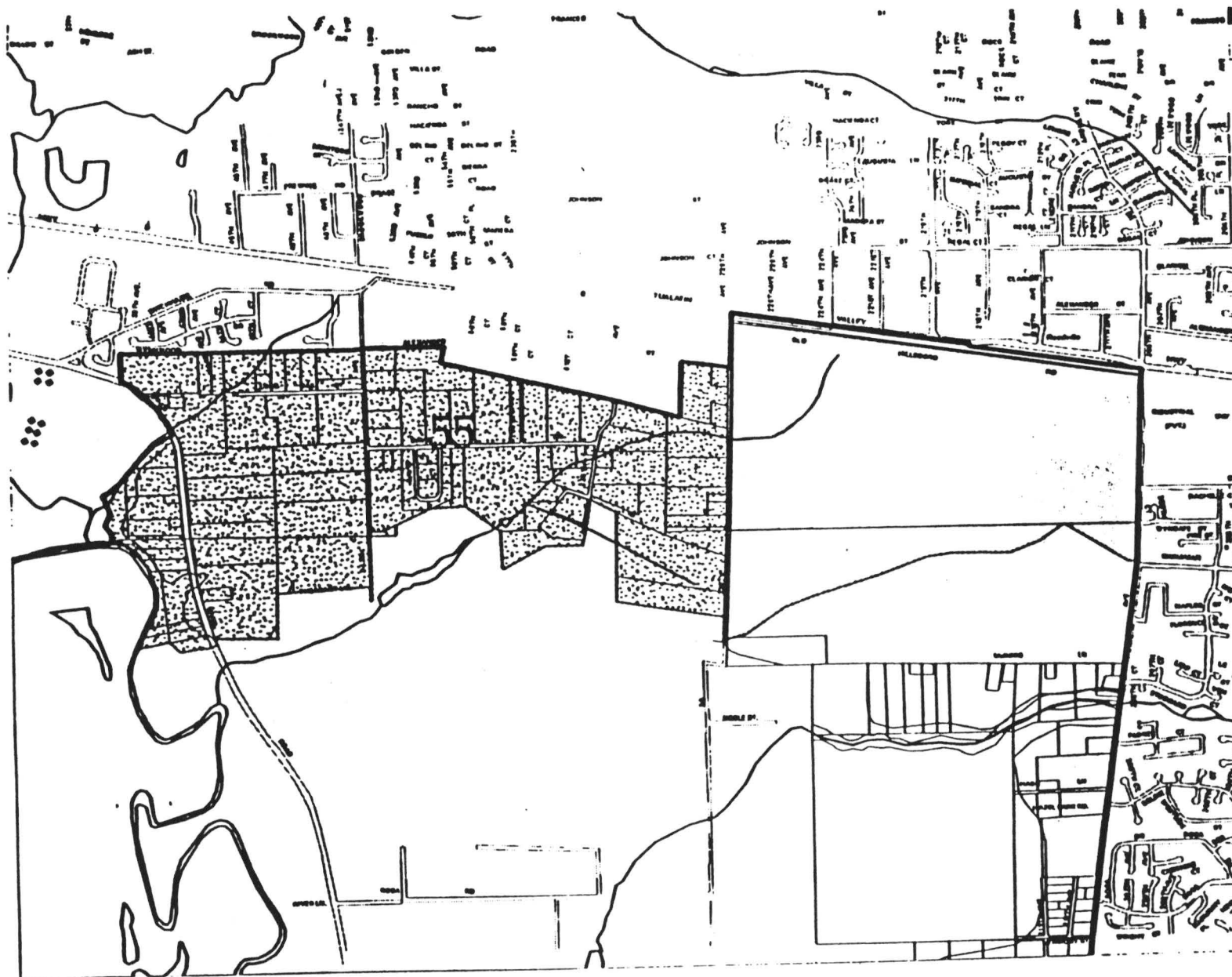
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(11/4/98)

EXHIBITS IN PROGRESS, AVAILABLE PRIOR TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



10-000planmation.mxd, plot date: October 27, 1997



Regional Land
Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

Designated Urban Reserves

-  First Tier Urban Reserves
-  Adopted Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #55



680 NE Grand Ave
Portland, OR 97232-3756
(503) 797-1502



METRO

10-0000planning.mxd, plot date: October 27, 1997

Agenda Item Number 2.8

Resolution No. 98-2729A, For the Purpose of Expressing Council Intent to Amend the Urban Growth Boundary to Add Urban Reserve Areas 39, 41, and 42 in the Vicinity of Wilsonville.

Public Hearing

**Metro Council Meeting
Tuesday, November 10, 1998
Washington County Chamber**

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXPRESSING	)	RESOLUTION NO 98-2729A
COUNCIL INTENT TO AMEND THE)	
URBAN GROWTH BOUNDARY TO	)	Introduced by Councilors McLain, Morissette,
ADD URBAN RESERVE AREAS 39, 41,	)	McFarland, and Washington, <u>Monroe, and the</u>
AND 42 IN THE VICINITY OF	)	<u>Growth Management Committee</u>
WILSONVILLE)	

WHEREAS, The Metro Council designated urban reserve areas in Ordinance No. 96-655E, including these Urban Reserve Areas 39 plus seven acres to the west of 39, 41 and 42; and

WHEREAS, ORS 197.298(1)(a) requires that land designated as urban reserve land by Metro shall be the first priority land for inclusion in the Metro Urban Growth Boundary; and

WHEREAS, the Metro Council has initiated a series of legislative amendments to the Urban Growth Boundary, including this resolution for lands outside and inside the Metro jurisdictional boundary; and

WHEREAS, notice of hearings was published and mailed in compliance with Metro Code 3.01.050(b), (c) and (d); and

WHEREAS, a series of hearings was held before the Council Growth Management Committee on October 6, 13, 20 and 27, and before the full Metro Council on November 10, 12, 16, 17, 19 and December 3, 1998; and

WHEREAS, notice of Proposed Amendment for these Urban Reserve Areas 39, 41 and 42, consistent with Metro Code and ORS 197.610(1), was received by the Oregon Department of Land Conservation and Development at least 45 days prior to the December 3, 1998 final hearing; and

WHEREAS, the staff report for these areas was available at least seven days prior to the December 3, 1998 final hearing; and

WHEREAS, the Metro Council considered all the evidence in the record, including public testimony in October, November, and December, 1998 hearings to decide proposed amendments to the Urban Growth Boundary; and

WHEREAS, conditions of approval are necessary to assure that these urban reserve areas added to the Urban Growth Boundary are used to meet the need for housing consistent with the acknowledged 2040 Growth Concept; and

WHEREAS, Metro Code Section 3.01.065(f)(1) provides that action to approve a petition including land outside Metro shall be by resolution expressing intent to amend the Urban Growth Boundary if and when the affected property is annexed to Metro; now, therefore,

BE IT RESOLVED:

1. That the Metro Council, based on the process indicated in Exhibit B, attached herein, hereby expresses its intent to adopt an ordinance amending the Urban Growth Boundary to add land in Urban Reserve Areas 39 plus seven acres to the west of 39, 41 and 42, outside and inside the Metro jurisdictional boundary as shown on Exhibit A, within 30 calendar days of receiving notification that the property outside the jurisdictional boundary has been annexed to Metro, provided such notification is received within six (6) months of the date on which the resolution is adopted.

/////

/////

/////

2. That the Metro Council approves and endorses the request by the owners of the land and electors residing on the land that the subject property be annexed to Metro.

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

Jon Kvistad, Presiding Officer

ATTEST:

Approved as to Form:

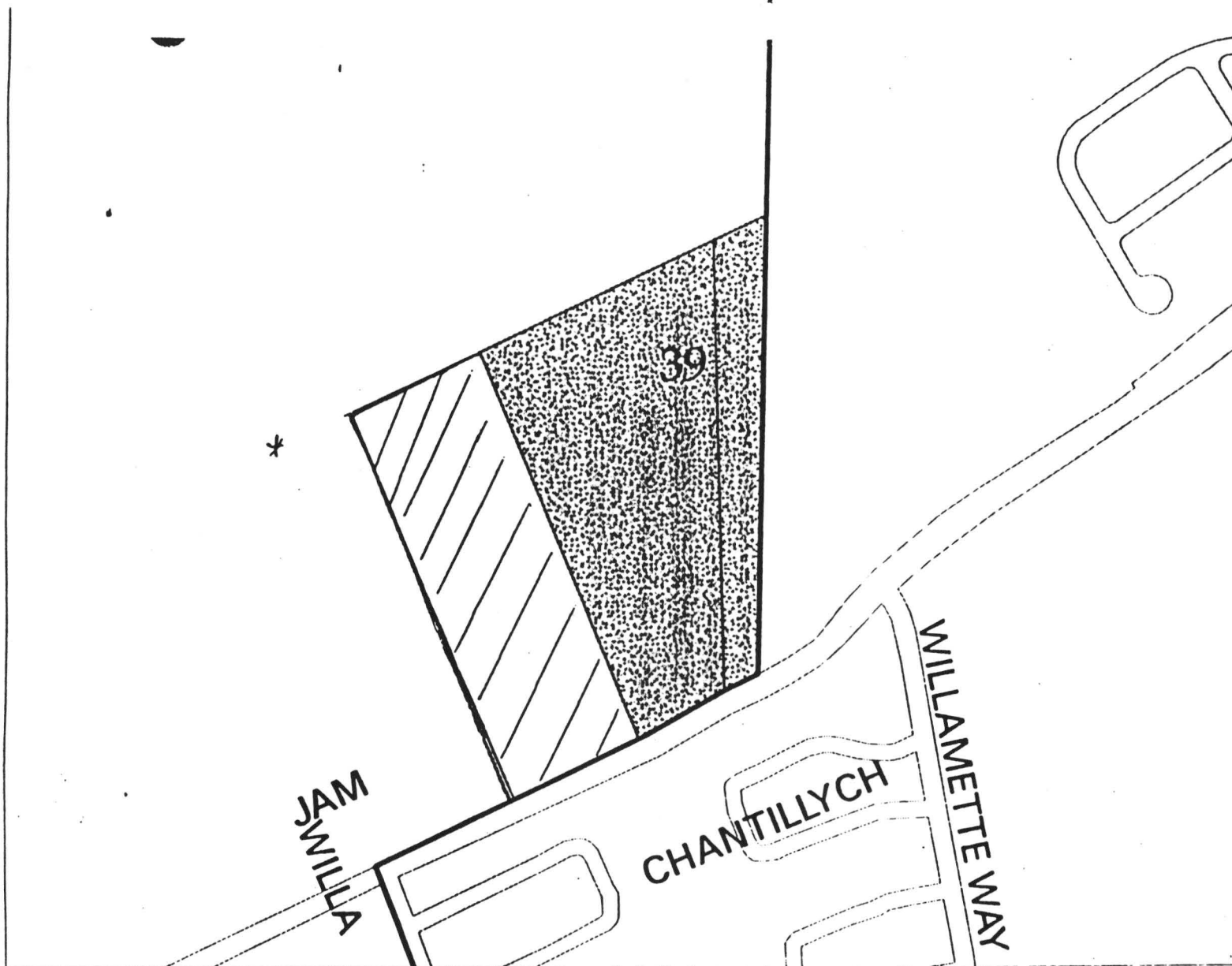
Recording Secretary

Daniel B. Cooper, General Counsel

i:\r-o\r98ursa3.doc
(11/4/98)

EXHIBITS IN PROGRESS, AVAILABLE PRIOR TO DECEMBER 3, 1998

Please Note: Maps included in agenda packet are from the Urban Reserves decision made on March 6, 1997, and are for discussion purposes only. Exact boundaries may change.



Regional Land
Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

-  Designated Urban Reserves
-  First Tier Urban Reserves
-  Adopted Urban Reserve Boundaries
-  Urban Growth Boundary

MAP #39

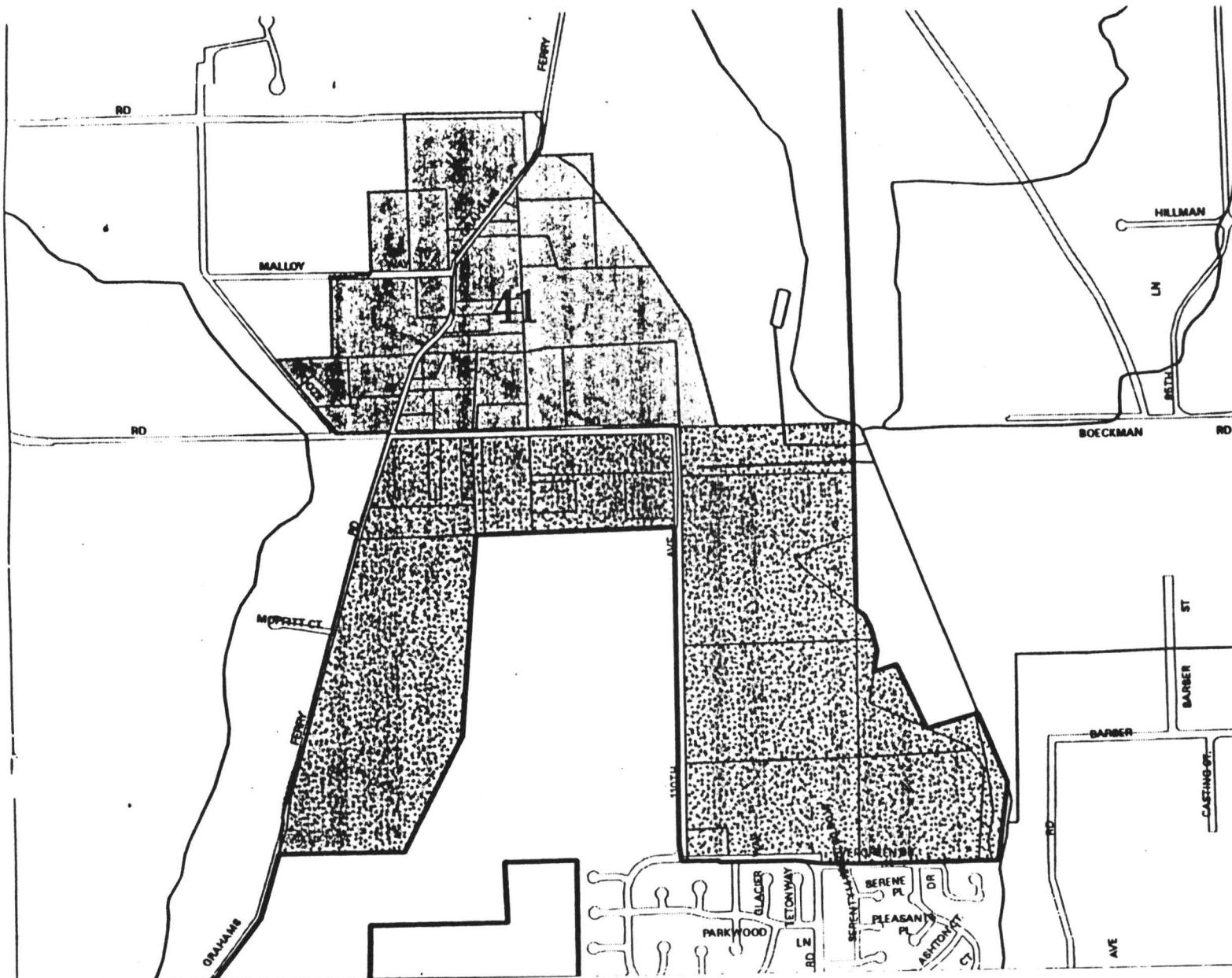


600 NE Grand Ave
Portland, OR 97232-3796
(503) 797-1212



16-0187/planmation.mxd, plot date: October 27, 1997

* General estimate based on information received.



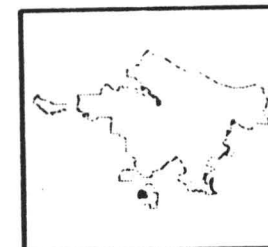
Regional Land
Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved
3-6-97

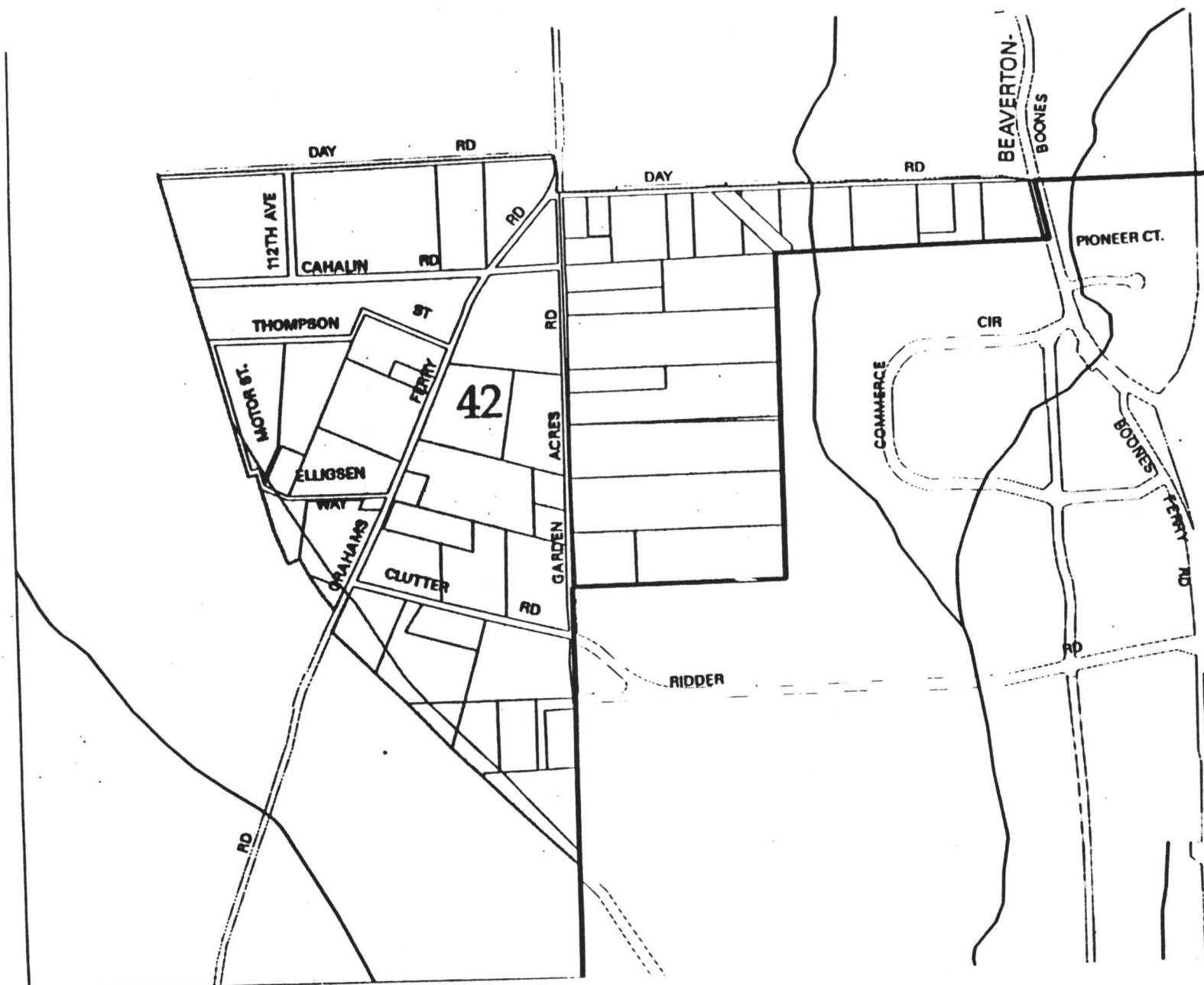
- Designated Urban Reserves
- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #41



600 NE Grand Ave
Portland, OR 97232-3796
(503) 746-1242





Regional Land Information System

Urban Reserves Tax Lot Boundaries

Metro Council Approved 3-6-97

Designated Urban Reserves

- First Tier Urban Reserves
- Adopted Urban Reserve Boundaries
- Urban Growth Boundary

MAP #42

600 NE Grand Ave
Portland, OR 97232-3756
(503) 597-1500

METRO

05-0107/urbanreserves.mxd, plot date: October 27, 1997