

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE) RESOLUTION NO. 01-3127B
STUDY OF TIERS OF LANDS SELECTED)
ACCORDING TO ORS 197.298 AND GOALS) Introduced by Executive Officer Mike Burton
2 AND 14 TO COMPLETE AN ALTERNATIVE)
ANALYSIS IN ANTICIPATION OF POSSIBLE)
URBAN GROWTH BOUNDARY)
AMENDMENTS)

WHEREAS, the Metro Council has entered into Periodic Review with the Department of Land Conservation and Development (DLCD) to analyze the capacity of the Urban Growth Boundary (UGB); and

WHEREAS, the Periodic Review work program requires completion of an Alternatives Analysis to consider lands for UGB expansion purposes; and

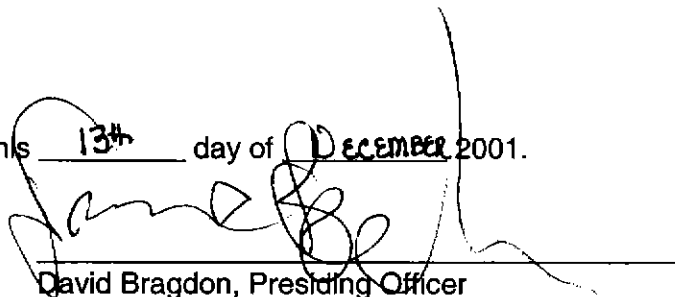
WHEREAS, the Alternatives Analysis has been broken down into tiers of land that correspond to the priority of lands identified in Oregon Revised Statutes; and

WHEREAS, the analysis is being completed for study purposes only at this time and does not constitute an intent to expand the UGB in any or all of these areas and if the regional need or an identified sub-regional need is demonstrated that exceeds this land supply, analysis of additional study areas will be required, now therefore,

BE IT RESOLVED:

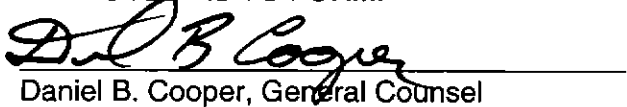
1. That the Metro Council intends to consider possible expansion of the UGB in accordance with the priority of lands reflected in Exhibit A.
2. The Metro Council directs staff to immediately begin work to study the areas identified as Tier 1 as shown on Exhibit B, (exception lands and completely surrounded EFU lands), Tier 2 as shown on Exhibit C (marginal lands), Tier 3 as shown on Exhibit D (EFU lands that may be necessary to serve exception lands), Tier 4 as shown on Exhibit E (predominantly class III and IV soils) and the portion of Tier 1A (exception land not contiguous to the UGB) adjacent to Tier 4 lands (see Exhibit E). Small modifications to the study areas may occur as data is collected on these sites.
3. The Metro Council directs staff to not begin work to study areas identified as Tier 5 as shown on Exhibit F (predominately class I and II soils or irrigated class III and IV soils) or Tier 6 as shown on Exhibit G (predominately class I and II irrigated soils) without further Council authorization.
4. The Metro Council directs staff to use the criteria shown in Exhibit H to evaluate whether additional EFU lands should be studied under Tier 3 due to the possibility of requiring provision of services to exception lands. The Council will apply the criteria in Exhibit H and approve all requests received by property owners or jurisdictions to determine if additional lands need to be included for study up through April 1, 2002.

ADOPTED by the Metro Council this 13th day of December 2001.



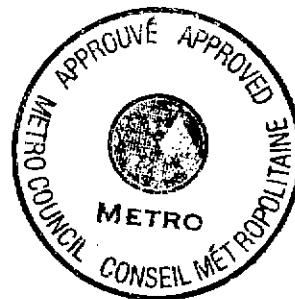
David Bragdon, Presiding Officer

APPROVED AS TO FORM:



Daniel B. Cooper, General Counsel

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BE IT RESOLVED:

1. That the Metro Council intends to consider possible expansion of the UGB in accordance with the priority of lands reflected in Exhibit A.
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3. The Metro Council directs staff to not begin work to study areas identified as Tier 5 as shown on Exhibit F (predominately class I and II soils or irrigated class III and IV soils) or Tier 6 as shown on Exhibit G (predominately class I and II irrigated soils) without further Council authorization.
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ADOPTED by the Metro Council this _____ day of _____ 2001.

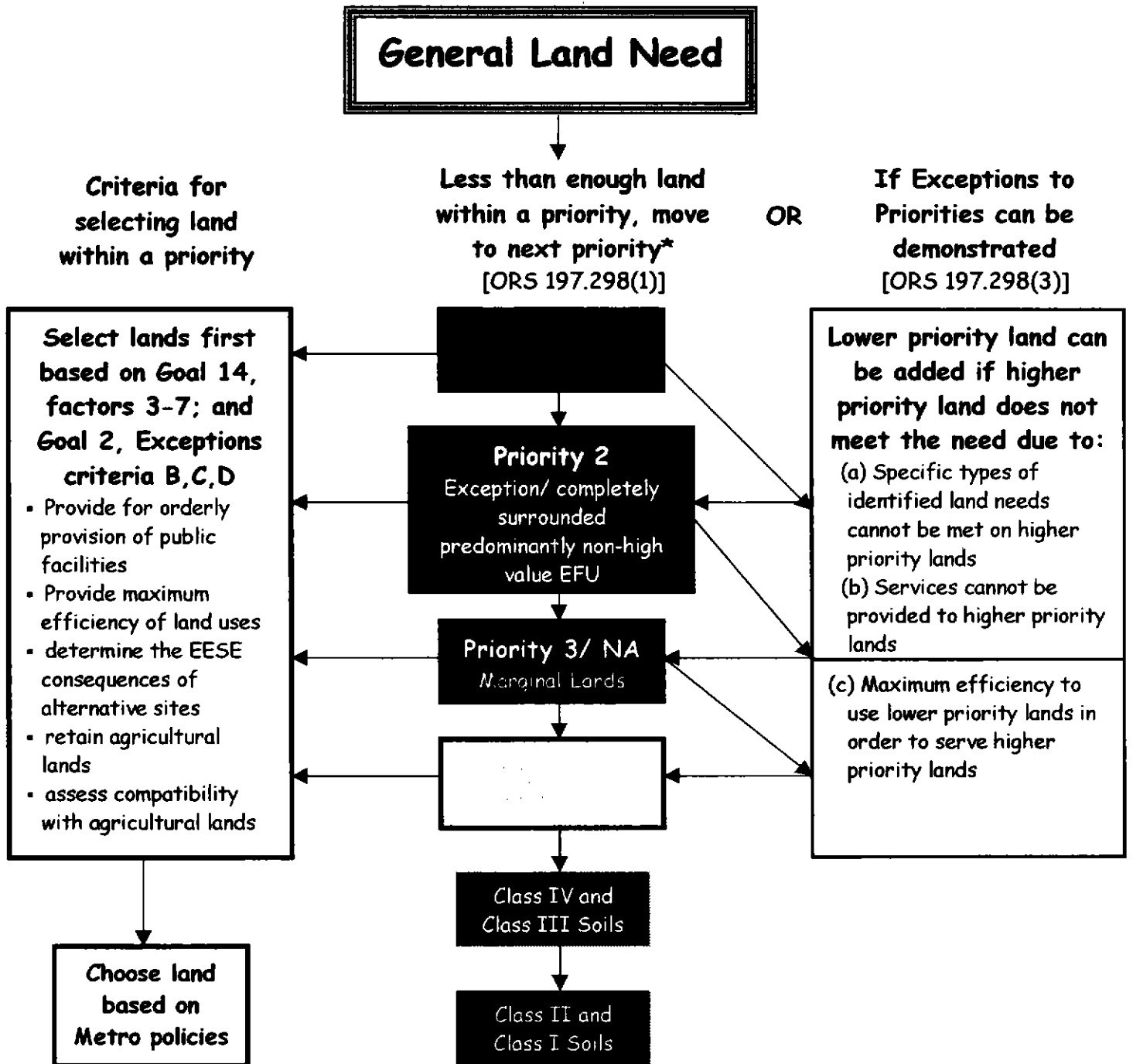
David Bragdon, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel

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Goal 14: Where to Satisfy the Region's 20-Year Urban Land Needs Through UGB Expansion






* To select land within a priority follow Goal 14.

Exhibit B Alternatives Analysis

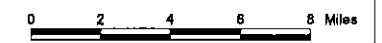
Resolution 01-3127B

Tier 1

Exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land.

-  Tier 1 Land
-  Urban Growth Boundary
-  County Boundary

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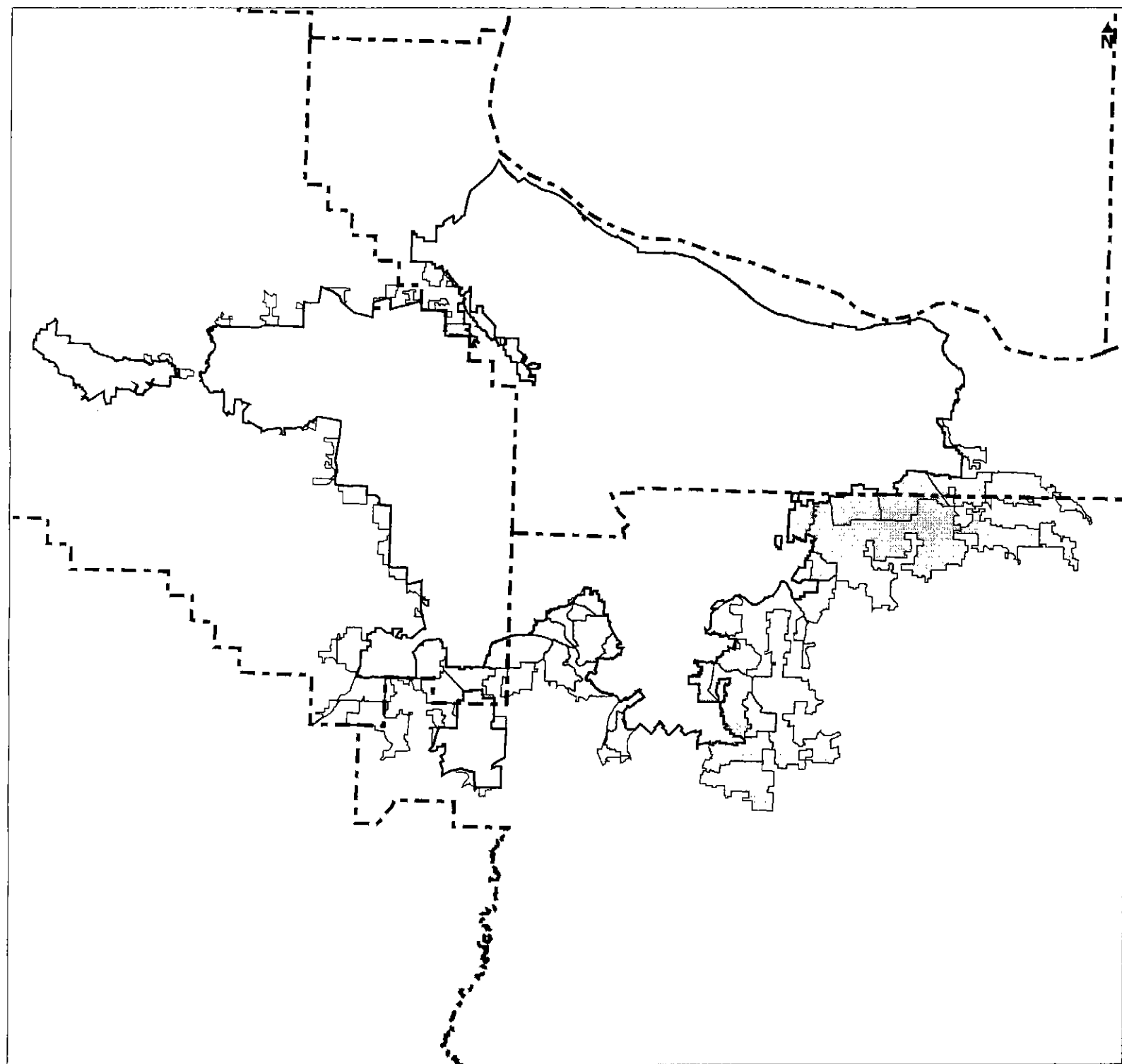







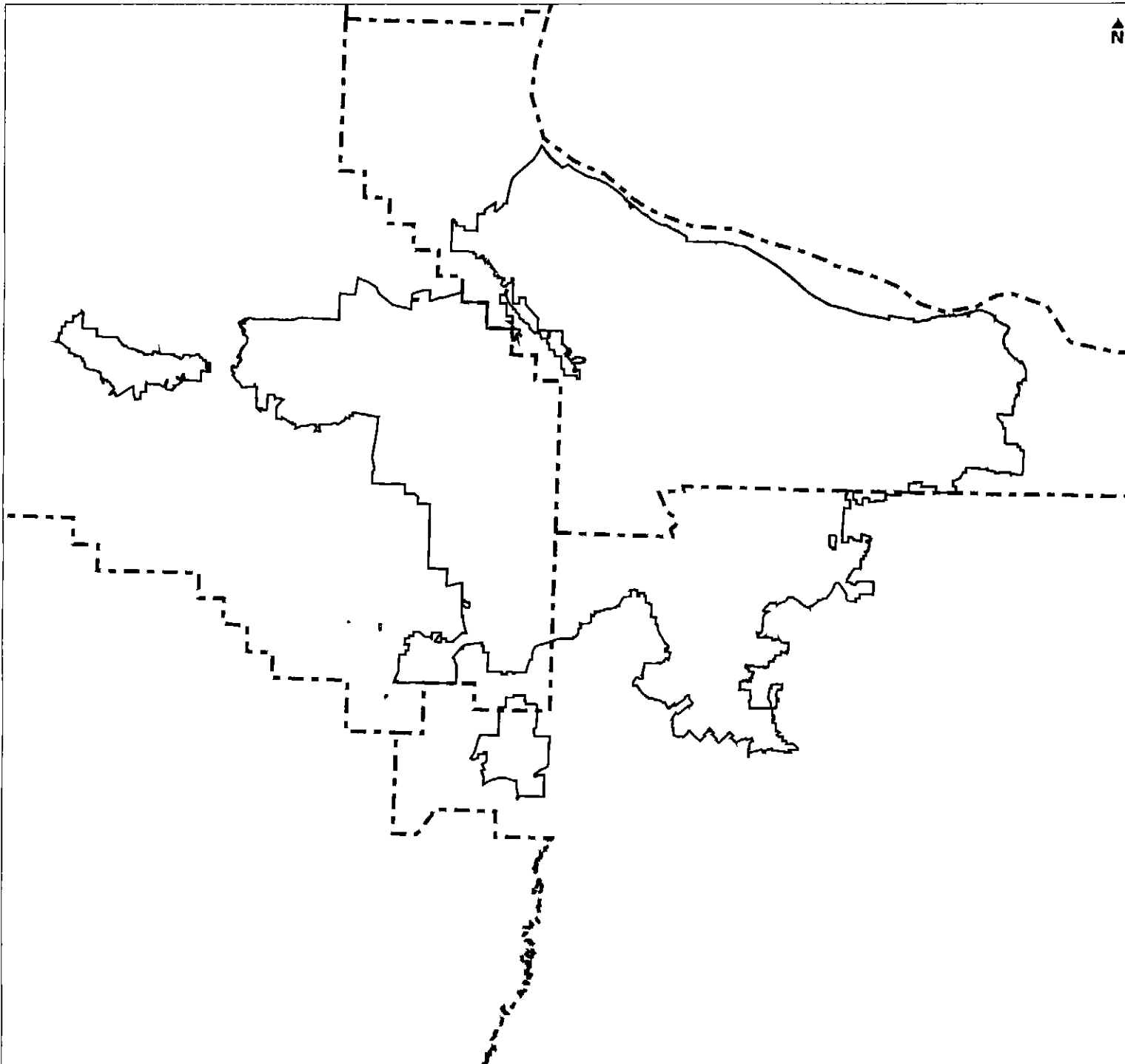
Exhibit C Alternatives Analysis

Resolution 01-3127B

Tier 2

Marginal Land - a unique classification of non-resource land in Washington County that allowed dwelling units on EFU land.

-  Tier 2 land
-  Urban Growth Boundary
-  County Boundary



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Exhibit D Alternatives Analysis

Resolution 01-3127B

Tier 3

Resource Land needed to serve
exception land.

 Tier 3 Land

 Tier 1A Land

 Urban Growth Boundary

 County Boundary

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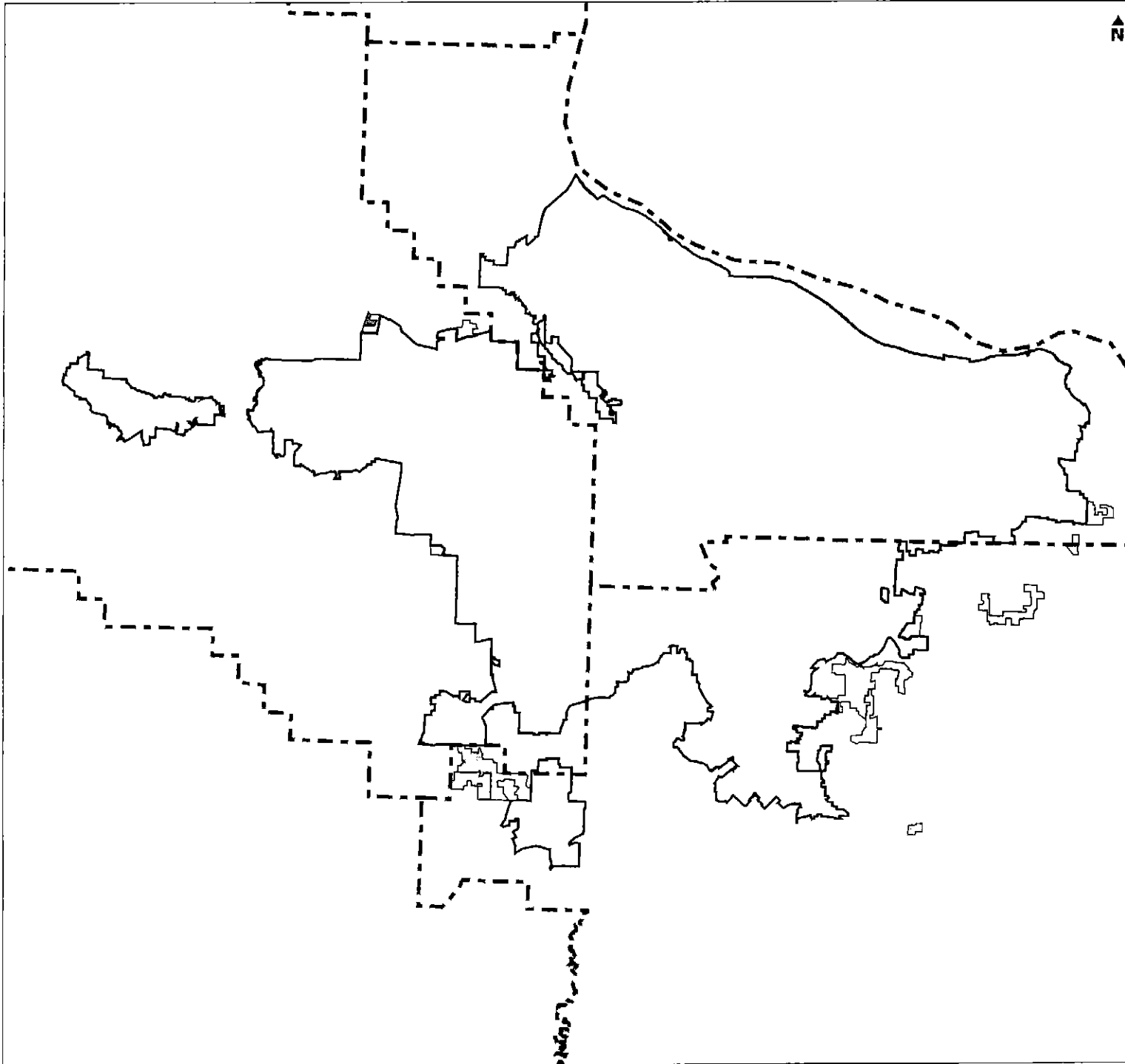








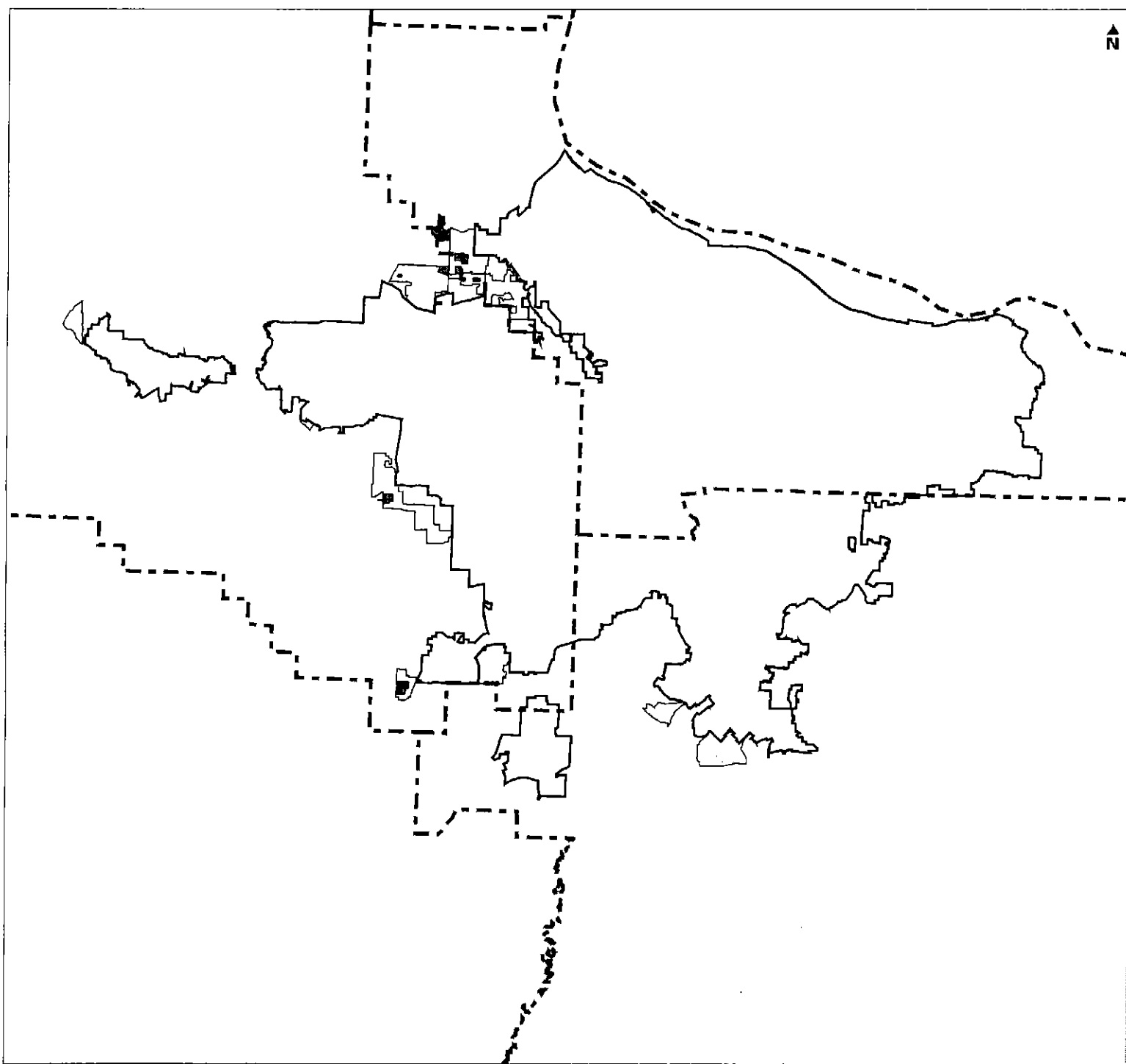
Exhibit E Alternatives Analysis

Resolution 01-3127B

Tiers 4 and 1A

Predominately Class III and IV soils and exception land not contiguous to the UGB but adjacent to Tier 4 land

-  Tier 4 Land
-  Tier 1A Land
-  Urban Growth Boundary
-  County Boundary



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Exhibit F Alternatives Analysis

Resolution 01-3127B

Tiers 5 and 1A

Predominately class I and II soils or irrigated class III and IV soils, prime timberland, and exception land not contiguous to the UGB but adjacent to Tier 5 land.

-  Tier 5 Land
-  Tier 1A Land
-  Urban Growth Boundary
-  County Boundary

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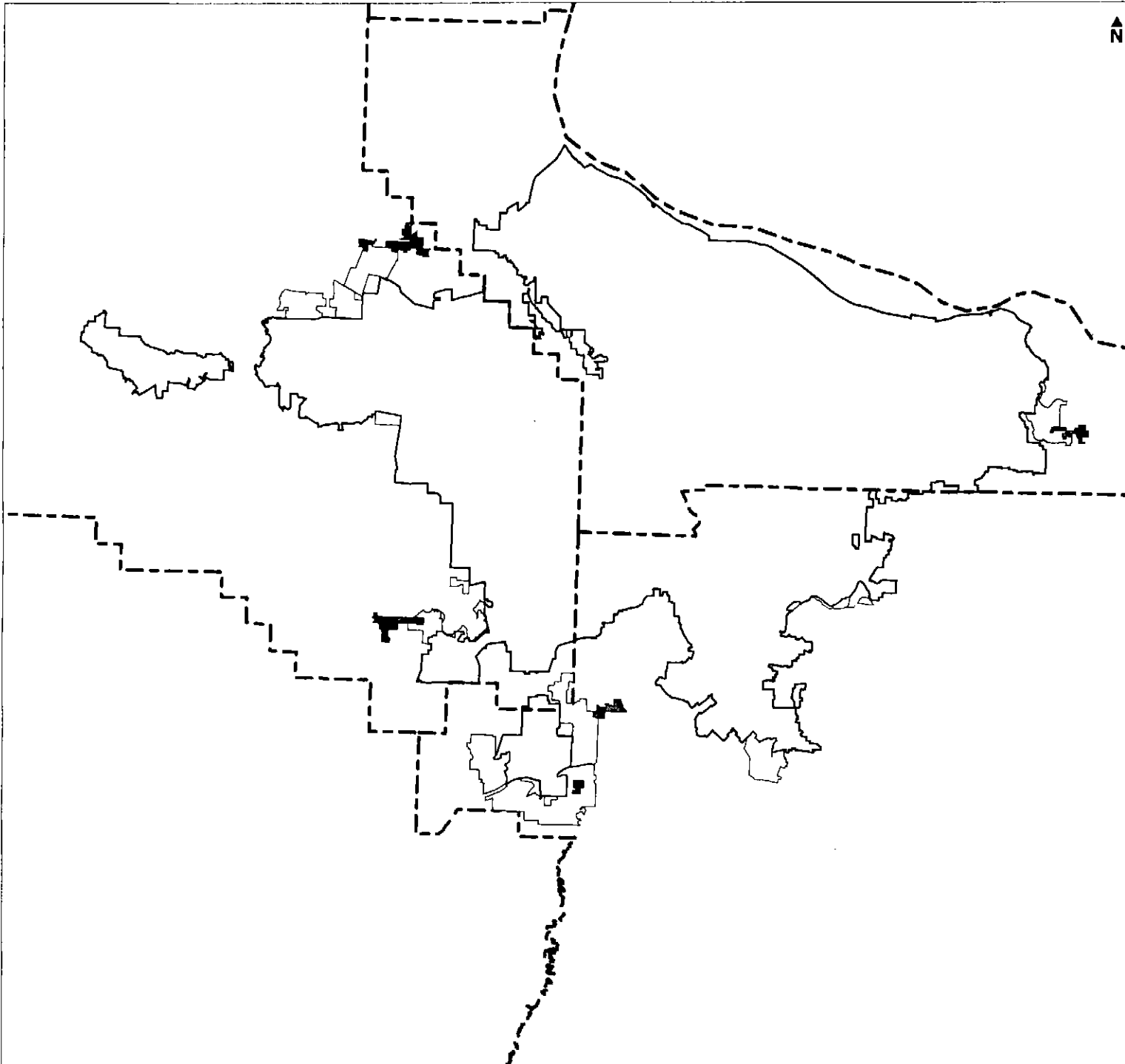








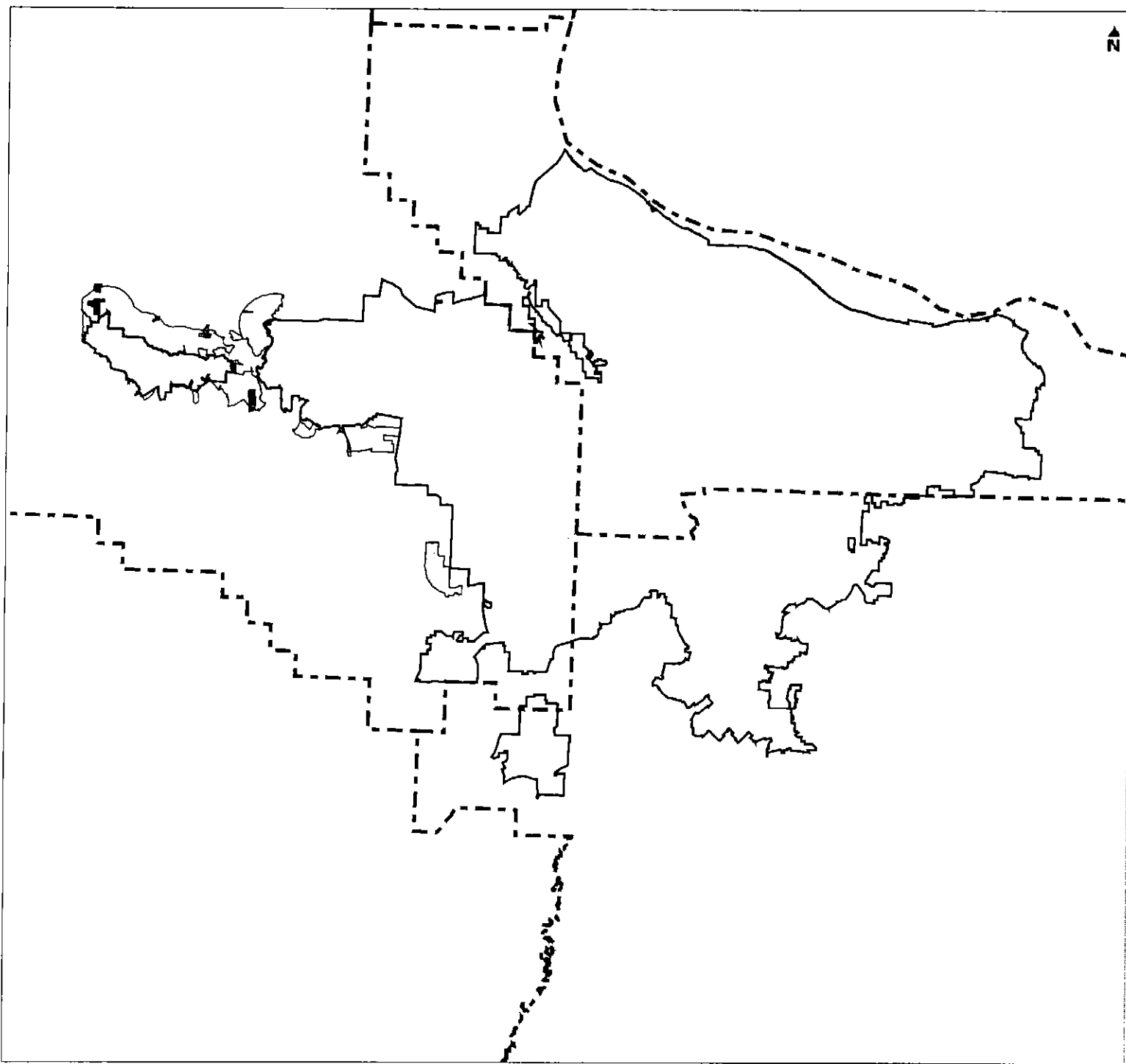
Exhibit G Alternatives Analysis

Resolution 01-327B

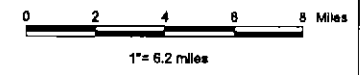
Tiers 6 and 1A

Predominately Class I and II soils, and
exception land not contiguous to the
UGB but adjacent to Tier 6 land.

-  Tier 6 Land
-  Tier 1A Land
-  Urban Growth Boundary
-  County Boundary



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Criteria for Studying EFU lands needed to Serve Exception Areas

These criteria are proposed to be used to evaluate requests and bring them forward to Metro Council for approval and inclusion in the Alternatives Analysis Study under Tier 3 lands. Any appropriate property owner or jurisdiction may request (through April 1, 2002) that an area be considered as Tier 3 land providing the area meets the following criteria:

- The EFU parcel/parcels to be studied must be located adjacent to exception lands and must be surrounded at least 75% by the UGB (i.e. there must be a clear link between the combined EFU and exception area and the existing UGB) and/or exception lands and;
- The size of the EFU area should be at approximately of equal size to the total acreage of the exception area (i.e. this prohibits a 100 acre EFU area from being studied to serve a 10 acre exception area). In no case should the EFU area deemed potentially needed be substantially larger than the exception area and;
- There must be a possibility that services would need to be extended through the property (sewer, water, and transportation) due to topographic constraints, the shape of the parcel or location of existing facilities. "Possibility" is intentionally non-specific to allow information to be gathered by the consultant or by Metro staff in consultation with a service provider to substantiate claims made by private property owners that a parcel is essential to serve an exception area. There may be instances where on paper it does not seem necessary to extend service through a particular property but upon further examination it is apparent that it is the most efficient location or another location would not be feasible which could be confirmed or denied through further study.

Due to the limited consultant dollars remaining in the contract with Parametrics it would be most economical to study any potential lands now rather than later. Other EFU areas may be deemed necessary to serve exception areas as the consultant studies exception lands. If additional property owners or jurisdictions request that additional areas need to be studied they will be evaluated against the criteria discussed above and approved by the Metro Council.

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COMMUNITY PLANNING COMMITTEE REPORT

CONSIDERATION OF RESOLUTION NO. 01-3127B, FOR THE PURPOSE OF AUTHORIZING THE STUDY OF TIERS OF LANDS SELECTED ACCORDING TO ORS 197.298 AND GOALS 2 AND 14 TO COMPLETE AN ANALYSIS IN ANTICIPATION OF POSSIBLE URBAN GROWTH BOUNDARY AMENDMENTS

Date: December 5, 2001

Presented by: Councilor Park

Committee Action: At its November 20, 2001 meeting, the Community Planning Committee voted 6-0 to recommend Council adoption of Resolution 01-3127. Voting in favor: Councilors Atherton, Bragdon, Burkholder, Hosticka, McLain and Park.

On December 4, 2001 the committee reviewed further changes, took no official action, but did give direction to staff. As a result of that direction, amendments will be considered at Council on December 13.

Background: Resolution 01-3127 concludes guidance given by the committee over a several month period. The result of the work is authorization to complete a study of lands around the urban growth boundary, consistent with the Periodic Review work program that Metro has entered into with the Department of Land Conservation and Development. Informally known as "alternatives analysis," this study analyzes exception lands, and in some cases EFU designated lands. The lands are largely within a mile of the UGB. Should the Council decide that an expansion of the urban growth boundary is warranted in 2002, this study will assist in the decision where to carry out that expansion.

The resolution approves study of certain lands, it does not approve movement of the urban growth boundary. It also approves study related the priorities in statewide planning goal 14. It does not approve study of lands related to a possible subregional UGB expansion.

- Existing Law: Alternatives analysis studies will be performed consistent with the current DLCDC periodic review work program and consistent with ORS 197.298 and Statewide Planning goals 2 and 14.
- Budget Impact: The Community Planning department has an existing \$35,000 contract with Parametrics to perform the alternatives analysis. Some work has been performed to-date at a cost of approximately \$6,000. Funds necessary to complete the study authorized by resolution 01-3127, are expected to cost an additional \$41,000 to \$50,000. The additional funds are within the departments current budget.

Committee Issues/Discussion: The committee reviewed a chart (Exhibit A, figure 1), presented by staff, as a means to clarify which lands it intends to study. This chart explicates priorities of lands for study according to statewide planning goal 14. From this discussion, in turn, a region-wide map was created, depicting tiers of lands for study,

corresponding to the priorities expressed in the chart. Map 8, dated Dec. 4, 2001 is the most recent version of the map to be used by the committee. Exhibits to Resolution 01-3127, designating tiers to be studied, are derived from this region-wide map.

The committee asked staff to analyze certain items to gain additional clarity on lands to be studied. For example they directed that irrigation and water rights be taken into account, and this did affect the assignment of certain parcels to their respective tiers.

There was testimony from some land owners suggesting that their lands should be studied as resource lands that could be necessary to provide services to adjacent exception lands.

The committee discussed the difficulty of deciding how much land to study, absent a final determination of need. As recommended by the committee on Nov. 20, the approved tiers for study were tiers 1-4:

- Tier 1 is exception land contiguous to the UGB, and non-high value farm land completely surrounded by exception land;
- Tier 2 is marginal land;
- Tier 3 is resource land needed to serve exception land. Tier 1a lands are exception lands not contiguous to the UGB. Some are associated with tier 3, and some with tier 4;
- Tier 4 is resource land that contains class 3 and 4 soils.

At its December 4 meeting, the committee further clarified the option of studying EFU land that might be needed to serve exception land, when the exception land is brought inside the UGB. Those clarifications are now expressed as criteria in Exhibit H to the resolution, and will be used to evaluate appropriate landowner or local jurisdiction requests, through April 1, 2002, to include parcels in the alternative's analysis.

STAFF REPORT

FOR THE PURPOSE OF AUTHORIZING THE STUDY OF TIERS OF LANDS
SELECTED ACCORDING TO ORS 197.298 AND GOALS 2 AND 14 TO COMPLETE AN
ALTERNATIVE ANALYSIS IN ANTICIPATION OF POSSIBLE URBAN GROWTH
BOUNDARY AMENDMENTS

Date: November 20, 2001

Presented by: Andy Cotugno
Prepared by: Lydia Neill

SECTION I: PROPOSED ACTION

Authorizing the study of Tiers of lands selected according to ORS 197.298 and goals 2 and 14 to complete an alternatives analysis in anticipation of possible Urban Growth boundary (UGB) amendments.

SECTION II: BACKGROUND INFORMATION

Metro's Periodic Review work program specifies in Task 2 that Metro complete a regional assessment of the need for an expansion of the Urban Growth Boundary (UGB) and an Alternative Analysis to evaluate locations for the potential expansion. Oregon case law is clear that expansion of the UGB should be based on an alternative site analysis that favors exception lands over farmland, and lower quality farmland over higher quality farm land. In response, a work plan has been developed to complete an alternatives analysis of land surrounding the UGB to prepare for legislative amendments in the fall of 2002.

Staff proposes to address the UGB amendment analysis process in two phases. The first phase, as described below, will examine Tiers of land that correspond to the priority of lands in Oregon Revised Statutes. The second phase of analysis, to occur after the initial review, will examine the State Goal 14, Factor 2 issues of complete communities and jobs/housing imbalance. At that time staff will first look to the exception areas to accommodate the need and if the need can not be satisfied on exception land, then examine the lower priority lands. The first phase of the analysis process is needed to establish that exception lands were first considered prior to any examination of the lower priority lands.

Statutory Requirements

When evaluating land to be included in the UGB, Metro must comply with the requirements of ORS 197.298 and Statewide Planning Goals 14 and 2. Described below and illustrated in Exhibit A, Figure 1 is Metro's interpretation of the most critical portions of these state requirements.

ORS 197.298 Priority of land to be included within (an) urban growth boundary
ORS 197.298 provides a clear order (first priority-fourth priority) of land to be included within a UGB. First priority land, which is designated urban reserve land under ORS 195.145, is currently not applicable. Second priority land is land designated in an acknowledged comprehensive plan as exception land or non-resource land adjacent to a UGB and resource land that is completely surrounded by exception land unless such resource land is high value farm land as described in ORS 215.710. Second priority

land must be considered for inclusion in a UGB before land that is designated for agriculture and forestry. Third priority land is land designated as marginal pursuant to ORS 197.247. Fourth priority land is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Soil capability class (I-IV) and forest productivity (cubic feet/acre/year) prioritizes agricultural land and forest land respectively within the fourth priority tier. Priority for inclusion in the UGB of farm or forest land is given to the area of lower capability as measured by the appropriate standard. In general, ORS 197.298 requires that lands within a higher priority must be exhausted before lands in a lower priority can be added to the UGB.

However, ORS 197.298 provides specific limited criteria to add lands of lower priority before lands in a higher priority is fully exhausted as follows:

- Specific types of identified land needs cannot be reasonably accommodated on higher priority lands and it is therefore necessary to consider the next lower priority;
- Future urban services can not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or
- Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Goal 14 Urbanization

As stated above, ORS 197.298 calls for lands within a higher priority category to be fully exhausted before considering lands within the next lower priority category. However, in the event a priority category has more land than needed, the locational factors of Goal 14 (factors 3-7) are used to determine which lands should be brought into the UGB to meet the identified need. These factors are:

- Factor 3 public facilities and services;
- Factor 4 maximum efficiency of land uses;
- Factor 5 ESE consequences;
- Factor 6 retention of agricultural land; and
- Factor 7 compatibility of urban uses with agricultural uses.

Goal 2 Land Use Planning – Part II Exceptions

In addition, when selecting from among a pool of lands within a priority category, two of the standards for an exception to a statewide planning goal must be considered. The two standards are:

- The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse that would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
- The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Prioritization of Resource Land

As noted above, the fourth priority category of land is farm and forest resource land. In order to take into consideration the requirements of ORS 197.298, that these lands are

prioritized according to their soil capability class or forest productivity class, these characteristics were also assessed.

Soil Classification

Soil classes are a Federal system of soil capability ratings (I- VIII) that take into account slope, drainage and natural fertility of each soil type. Soil types I-IV are considered the most important soils for agricultural purposes. Class I and II soils are considered high-value farmland because of their prime and unique status. Availability of irrigation adds to the farm value of a given soil classification and is also taken into account.

Forest Productivity

ORS 197.298 also requires the prioritization of forest land based on forest productivity. ORS 215.750 establishes a soil capability classification for western Oregon based on a cubic feet/acre/year of wood fiber that the soil is capable of producing. This classification provides the basis for determining the order for which forestland is included within the UGB. Soils that are capable of producing 0-49 cubic feet/acre/year are first priority forestlands. Soils that are capable of producing 50-85 cubic feet/acre/ year of wood fiber are second priority forestlands. Soils that are capable of producing more than 85 cubic feet/acre/year of wood fiber are third priority forestlands and are considered prime timberland.

In order to utilize the different soil capability ratings in evaluating potential lands for inclusion in the UGB, some aggregation of soil types is necessary because soil classes do not necessarily correspond with geographic features and are not neatly defined relative to tax lot lines or geopolitical boundaries. Hence, most study areas contain a combination of soil types that make a strict application of the ORS 197.298 hierarchy of lands very difficult. As such, a general grouping of lands by soil type was established as follows:

- Predominantly Class III & IV soils (>50%)
- Predominantly Class III & IV soils (>50%) irrigated or predominantly Class I & II soils (>50%)
- Predominantly Class I & II soils (>50%) irrigated

Three factors beyond the aforementioned State standards may preclude or severely hinder development to urban densities, thus reducing the potential supply of land to be included in the UGB. Since the purpose of this process is to include developable land in the UGB, features that generally result in land being undevelopable was excluded.

River Features

Major river features that provide a logical edge or boundary for the study area were identified. Land east of the Sandy River is in the Columbia River Gorge National Scenic Area and therefore is not available to be developed at urban densities and was not included in the potential study area. It should be noted that much of this area is also in the floodplain and would have been removed from consideration due to floodplain constraints. Northwest of Portland, the Multnomah Channel separates Sauvie Island from the remainder of the metropolitan area with only one access point to the island from Highway 30. Due to the isolated nature of Sauvie Island, due to the Multnomah Channel and the Willamette River, and the limited ability to provide services to sustain urban densities, this area was not included in the potential study area.

Floodplain

Development to urban densities on land that is located within the floodplain is not practical due to the floodplain protection requirements contained in Title 3 of the Metro Urban Growth Management Functional Plan. These requirements all but eliminate the potential for urban development in these areas. It is unlikely that floodplains could be developed at even rural residential densities let alone densities approximating 10 dwelling units per acre. As a result large blocks of floodplain areas were removed from potential study areas.

Steep Slopes

Areas with slopes over 25 percent present landslide hazard potential if developed to urban densities. If development is permitted in these areas the density would be very limited due to large lot sizes required to preserve tree canopy cover, limit road cuts, and vegetation removal. These areas generally are difficult to serve with sanitary sewer and storm sewer infrastructure due to gradient problems and pumping requirements. As a result, large blocks of steep slope were removed from potential study areas.

Study Area Methodology

The methodology for defining the study area is based on the factors discussed above and the hierarchy of lands to be included within a UGB as outlined in ORS 197.298. A step by step process for determining the potential study area, eliminating certain lands due to constraints, and establishing the final hierarchy of lands to be studied was completed.

In general, the final potential study areas are located within one to four miles of the existing UGB and total approximately 90,000 – 100,000 acres. The area adjacent to Carver north of the Clackamas River was retained in the study area due to information provided by Clackamas County regarding a high number of failing septic systems in this area upstream of two domestic drinking water intakes. The study areas are separated into tiers of non-resource land and resource land, reflecting the prioritization demanded by ORS 197.298.

Proposed Analysis – Study Area

The study area analysis will be phased according to the tiers of land that were created through the examination of the hierarchy of soil types and locations and patterns of contiguous exception lands. Phase 1 corresponds to land in Tiers 1, 1A, 2, 3 and 4 and will be completed first. Any additional studies of lands in Tiers 5 and 6 will not occur without further Council authorization. The specific study area boundaries are registered to tax lot lines, roads or topographic features to eliminate individual parcels from being bisected by the study area boundaries. Below is a description of the lands included in each study area tier.

Tier 1: Exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land

Tier 1A: Exception lands not contiguous to the current UGB that will be considered if expansion on resource land that is contiguous is considered

Tier 2: Marginal lands, a unique classification of non-resource land in Washington County that allows dwellings on EFU land

Tier 3: Resource land that may be needed to provide public services to adjacent exception land that may be added to the UGB

Tier 4: Mix of soils, majority class III & IV, some class I & II, no irrigation district

Tier 5: Mix of soils, (majority class I & II with some interspersed class III & IV), no irrigation district, or majority of class III & IV in irrigation district

Tier 6: Majority of class I & II soils in irrigation district

Data Collection

A consultant will provide serviceability information on study areas that were not included in the 1998 Productivity Analysis (PA) and 2000 Alternative Sites Study documents. The 1998 PA provided an assessment of the urbanization potential for jobs and dwelling units and serviceability of urban reserve lands. It also provided more in-depth assessment of the ease of providing public improvements and the estimated cost of providing public facilities (sanitary sewer, water, storm sewer, and transportation) to these areas.

The 2000 Productivity Analysis provided a general assessment of land productivity and public services feasibility needed to complete the Goals 2 and 14 analysis. No cost information was generated for providing public facilities in this study.

The present study will closely follow the 2000 Alternative Sites Study and will provide the following information on each study area to address Goals 2 and 14:

- Discussion of refined study area and sub area boundaries, if necessary;
- A description of each study area and all sub areas that includes physical attributes, notable environmental features, unbuildable areas, current land uses, level of urbanization, location and type of resource or farm use within the study area and on adjacent properties (*addresses Goal 14, Factors 5 and 6 and Goal 2*);
- Estimates of Dwelling units and jobs based on 200-foot protection buffers on all streams for consistency with the 1998 PA analysis (*addresses Goal 14, Factors 1, 2 and 4*);
- Assessment of whether urban uses could be compatible with adjacent farm uses (*addresses Goal 2*);
- Discussion of the affects of urbanization on road improvements, the water table and special use districts (*addresses Goal 2*);
- Public facility provision rating: difficult to serve, moderate, easily served and if an area is difficult to serve, quantify the reasons why an area is difficult to serve and whether there are any effects on existing service (*addresses Goal 14, Factor 3*);
- A summary table containing: dwelling units, jobs, total acres, stream protection buffer acreage's, exception/EFU designation and acreage, acres of land located on lands over 25 percent slope, acres in the floodplain and other unbuildable acres environmentally constrained, acres of resource lands, soil class, public facility ratings¹ and dwelling units per acre (*addresses Goal 2 and 14 Factor 6*), and;
- A report discussing areas that are unsuitable for urbanization or should be a low priority for inclusion in the UGB. This discussion would be based on location of natural resources, difficulty in providing public facilities, compatibility with agricultural

uses or physical constraints such as extremely steep slopes, proximity to the existing UGB, or location in a flood plain (*addresses Goal 14 Factors 3, 4 and 7*).

Consultant work is to be completed by April 26, 2002.

Additional Staff Work

The Data Resource Center (DRC) will assemble the data layers that the consultants will use in their analysis of the study areas and base maps and aerial photos as needed for analysis purposes. Regional Planning staff will work with the consultant and local planning staff to provide possible 2040 designations for the capacity analysis element of the consultant's work plan.

To complete the remainder of the required Goal 2 and Goal 14 Factor 5 analysis, Regional Planning staff will complete an Economic, Environmental, Social and Energy (EESE) analysis similar to the EESE analysis completed in the 2000 Alternative Site Study. The EESE will determine whether an area is "not worse" for inclusion in the UGB rather than another area.

An assessment of resource activities both within the study areas and lands located adjacent is required to satisfy Goal 14. An assessment, similar to the 2000 Agricultural Analysis, will be completed and will consist of identification of farm activities, and impacts of urbanization and possible remedies to render study area lands compatible. This work will supplement the information provided by the consultants for Goal 14, Factor 7. The assessment will begin in February 2002 and will be completed by April 26, 2002.

A final report summarizing the consultant's findings, the study of agricultural lands, and the staff EESE analysis will be available by June 2002.

SECTION III: NEXT STEPS

Based on the consultant and staff products and discussion at advisory committees, the Community Planning Committee should have the results of the Goals 2 and 14 analysis by June 2002. At that time the Committee may determine which areas should be forwarded for hearings in late summer or fall. Legal notice of the proposed UGB amendments must be given to property owners and the Department of Land Conservation and Development.

SECTION IV: BUDGET IMPACT

Under contracted professional services, urban reserve planning, \$15,000 was allocated in the current budget for a Phase II productivity analysis. The recent Board of Appeals ruling requires Metro to initiate a supplemental productivity analysis for exception lands not included in the 1998 PA. This additional information and analysis is needed to address Goal 2 and Goal 14 criteria. The Planning Department currently has \$63,000 in its contingency fund. Staff proposes to use \$25,000 to \$34,000 from the contingency fund to augment the \$15,000 initially allocated for this project. The total of the professional service contract is anticipated to be approximately \$40,000 to \$49,000. The study of lands beyond Tier 1, exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land, will require additional funds however, the exact amount of additional funds is not known at this time.

SECTION V: EXECUTIVE OFFICER'S RECOMMENDATION




The Executive Officer recommends approval of the work plan to complete an alternative analysis as specified in ORS 197.298 and State Goals 2 and 14 on lands adjacent to the UGB for the purpose of amending the UGB.

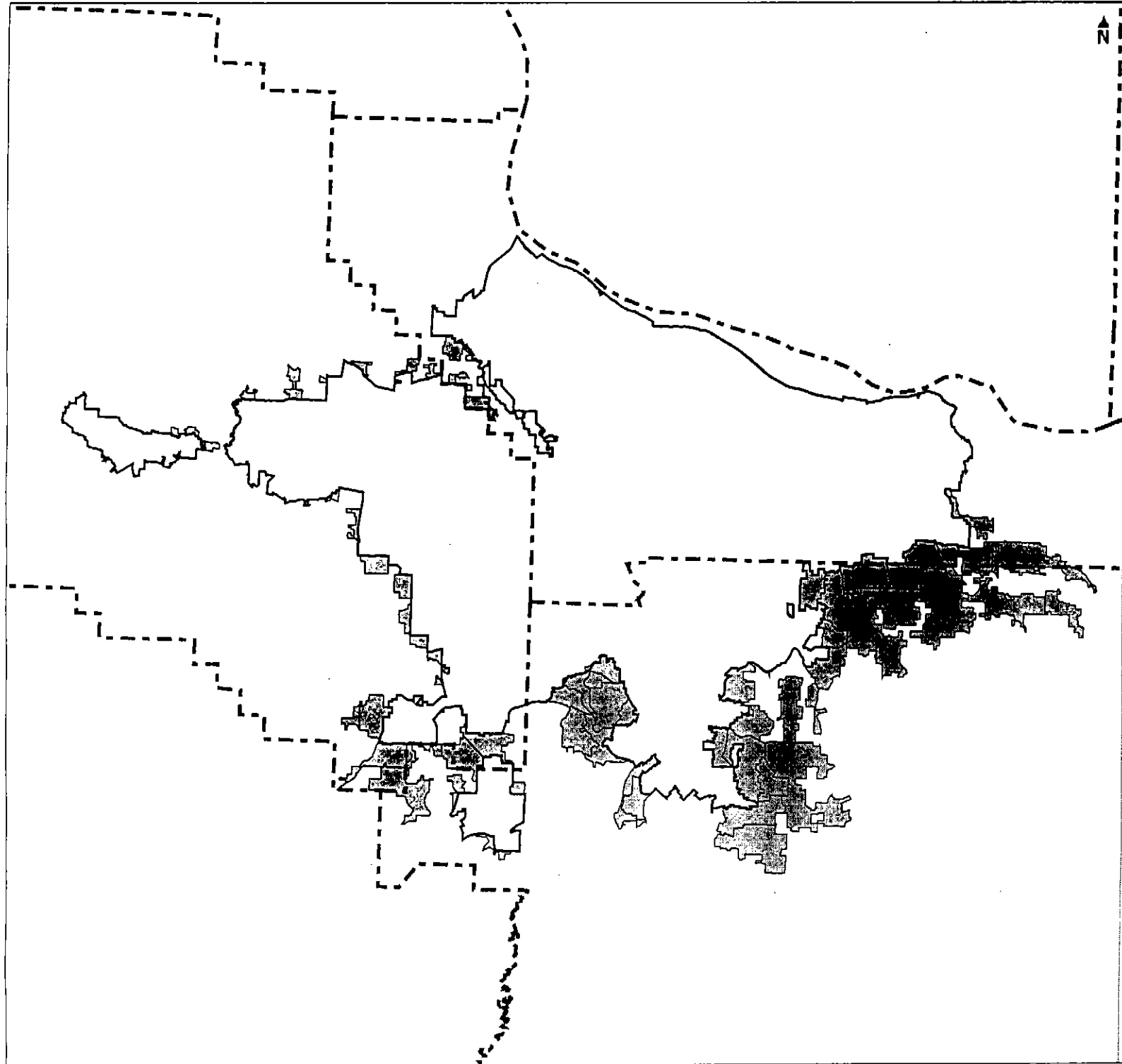
I:\gm\community_development\share\Alternatives Anal\01-3127 SR.doc

Exhibit B Alternatives Analysis

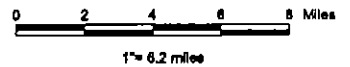
Resolution 01-3127 Tier 1

Exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land.

-  Tier 1 Land
-  Urban Growth Boundary
-  County Boundary



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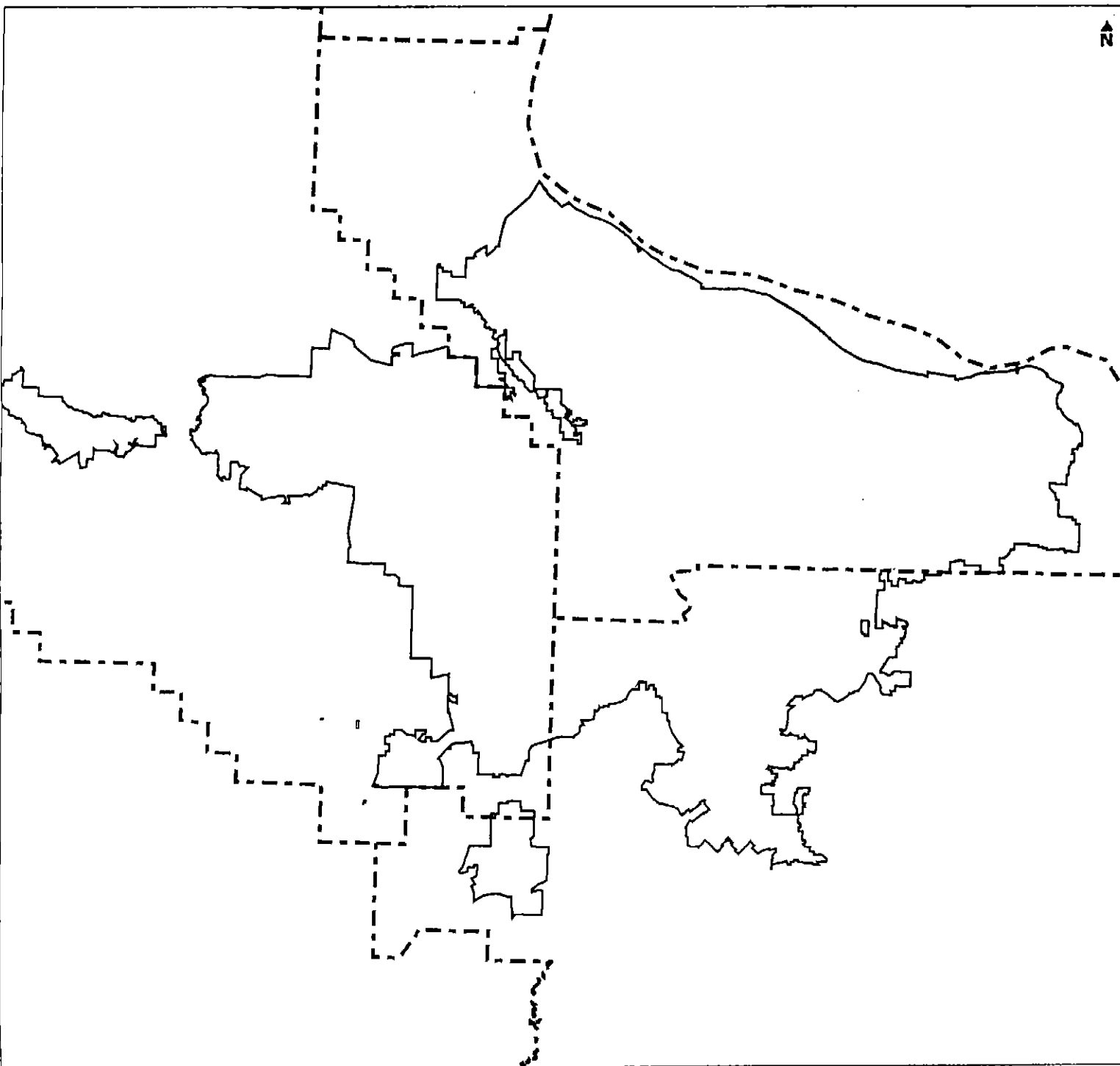
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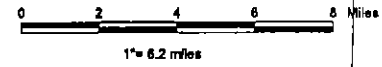
Exhibit C Alternatives Analysis Resolution 01-3127 Tier 2

Marginal Land - a unique classification of non-resource land in Washington County that allowed dwelling units on EFU land.

-  Tier 2 land
-  Urban Growth Boundary
-  County Boundary



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Exhibit D Alternatives Analysis

Resolution 01-3127

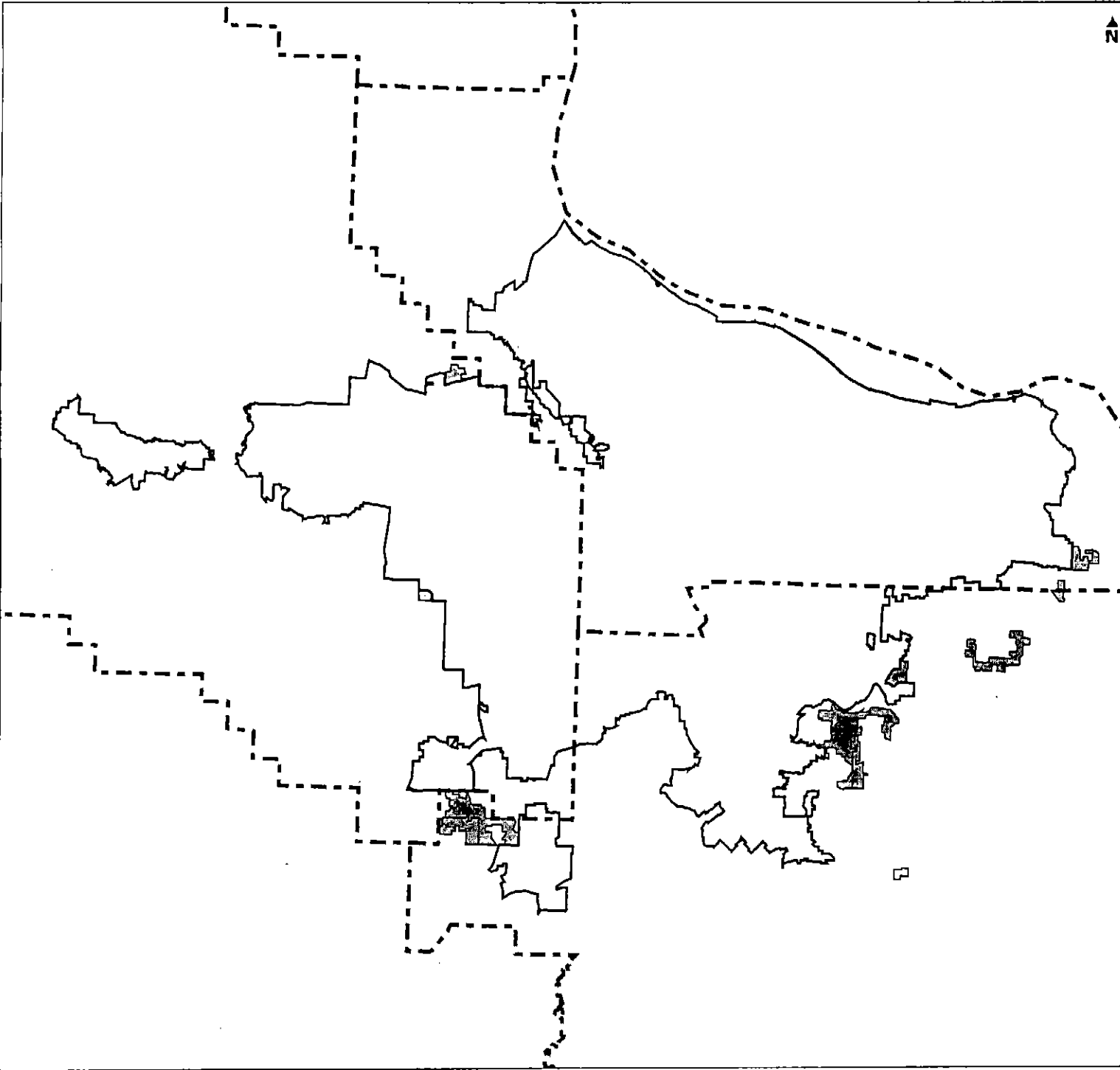
Tier 3

Resource Land needed to serve
exception land.

 Tier 3 Land

 Urban Growth Boundary

 County Boundary



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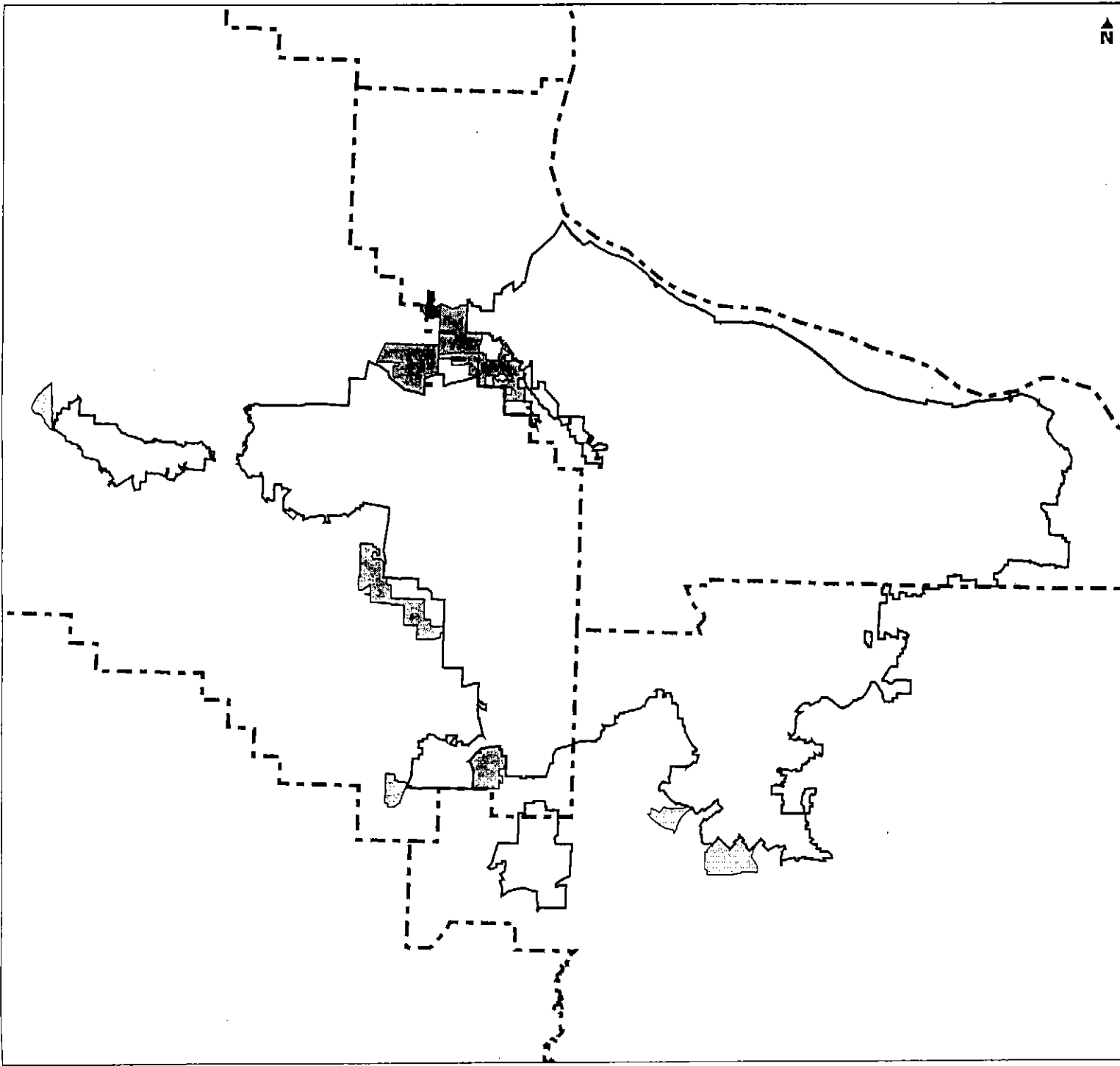
Exhibit E Alternatives Analysis

Tiers 4 and 1A

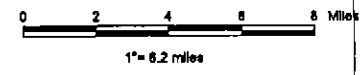
Predominately Class III and IV soils and exception land not contiguous to the UGB but adjacent to Tier 4 land

Resolution 01-3127

-  Tier 4 Land
-  Tier 1A Land
-  Urban Growth Boundary
-  County Boundary



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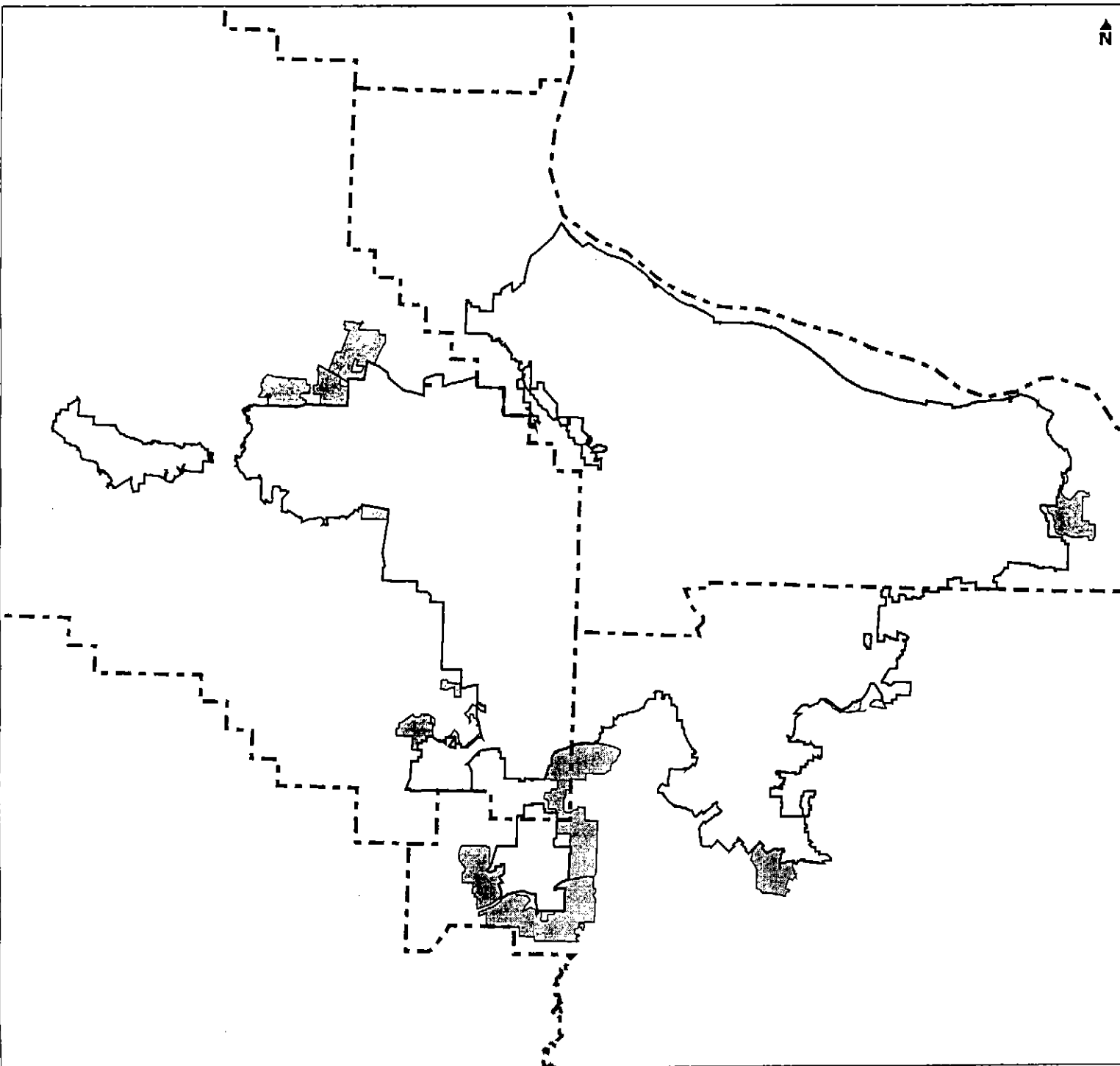
Exhibit F Alternatives Analysis

Resolution 01-3127

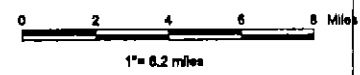
Tier 5

Predominately class I and II soils
or irrigated class III and IV soils.

-  Tier 5 Land
-  Urban Growth Boundary
-  County Boundary



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Plot date: Nov 15, 2001; nil





R L I S
 REGIONAL LAND INFORMATION SYSTEM


Exhibit G Alternatives Analysis

Resolution 01-3127

Tier 6
 Predominately Class I and II soils.


 Tier 6 Land

 Urban Growth Boundary

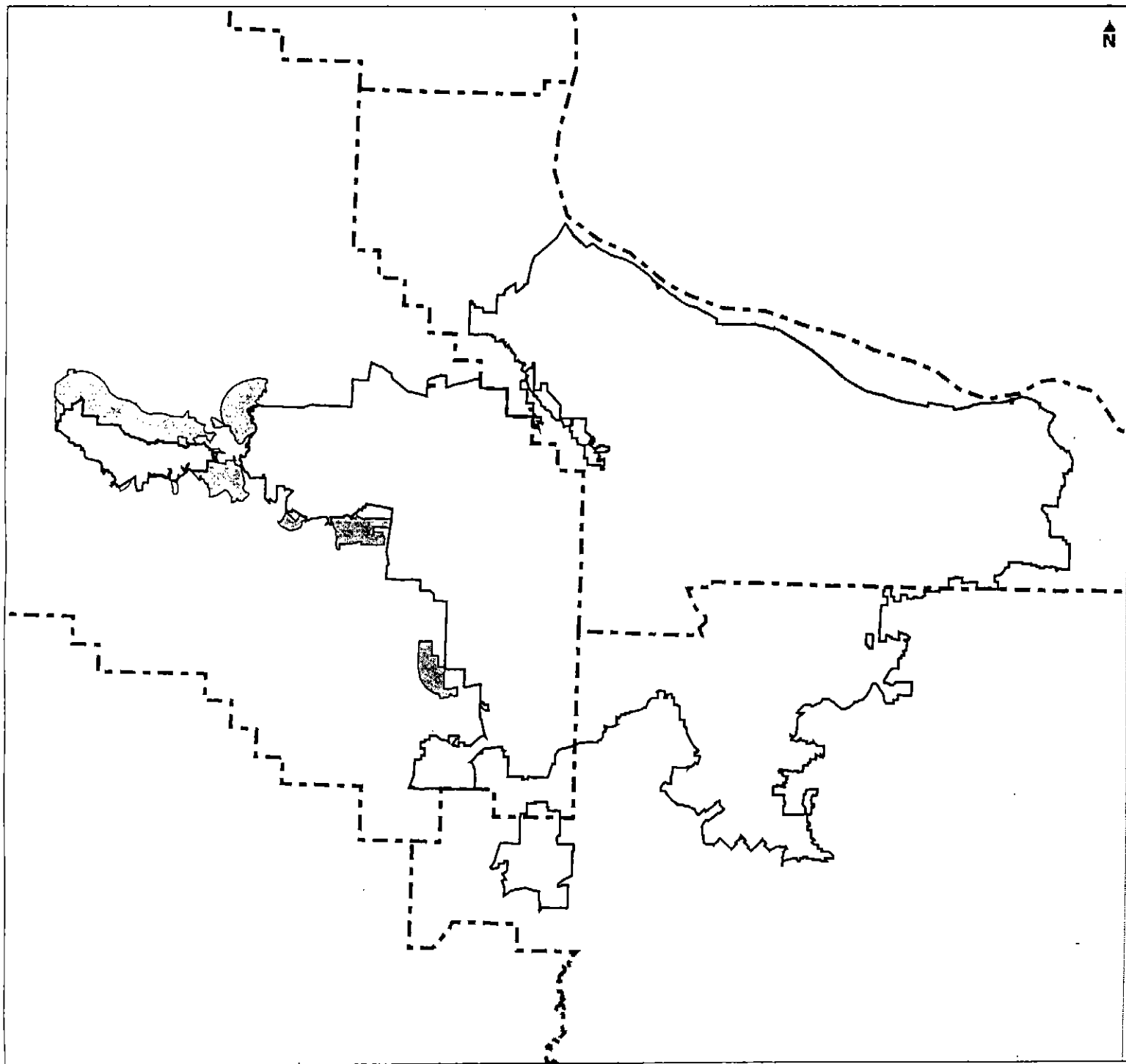
 County Boundary

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BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE) RESOLUTION NO. 01-3127A
STUDY OF TIERS OF LANDS SELECTED)
ACCORDING TO ORS 197.298 AND GOALS) Introduced by Executive Officer Mike Burton
2 AND 14 TO COMPLETE AN ALTERNATIVE)
ANALYSIS IN ANTICIPATION OF POSSIBLE)
URBAN GROWTH BOUNDARY)
AMENDMENTS)

WHEREAS, the Metro Council has entered into Periodic Review with the Department of Land Conservation and Development (DLCD) to analyze the capacity of the Urban Growth Boundary (UGB); and

WHEREAS, the Periodic Review work program requires completion of an Alternatives Analysis to consider lands for UGB expansion purposes; and

WHEREAS, the Alternatives Analysis has been broken down into tiers of land that correspond to the priority of lands identified in Oregon Revised Statutes; and

WHEREAS, the analysis is being completed for study purposes only at this time and does not constitute an intent to expand the UGB in any or all of these areas and if the regional need or an identified sub-regional need is demonstrated that exceeds this land supply, analysis of additional study areas will be required, now therefore,

BE IT RESOLVED:

1. That the Metro Council intends to consider possible expansion of the UGB in accordance with the priority of lands reflected in Exhibit A.
2. The Metro Council directs staff to immediately begin work to study the areas identified as Tier 1 as shown on Exhibit B, (exception lands and completely surrounded EFU lands), Tier 2 as shown on Exhibit C (marginal lands), Tier 3 as shown on Exhibit D (EFU lands that may be necessary to serve exception lands), Tier 4 as shown on Exhibit E (predominantly class III and IV soils) and the portion of Tier 1A (exception land not contiguous to the UGB) adjacent to Tier 4 lands (see Exhibit E). Small modifications to the study areas may occur as data is collected on these sites.
3. The Metro Council directs staff to not begin work to study areas identified as Tier 5 as shown on Exhibit F (predominately class I and II soils or irrigated class III and IV soils) or Tier 6 as shown on Exhibit G (predominately class I and II irrigated soils) without further Council authorization.
4. The Metro Council directs staff to study additional EFU lands under Tier 3 as shown in Exhibit H due to the possibility of needing to provide services to adjacent exception lands in order to fully evaluate all exception lands particularly in the western portion of the region.

ADOPTED by the Metro Council this _____ day of _____ 2001.

David Bragdon, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel



METRO

Date: November 26, 2001

To: Rod Park, Chair- Community Planning Committee

From: Andy Cotugno, Director Planning Department

Re: Criteria for studying EFU lands needed to serve exception areas

At the Community Planning Committee meeting on November 20, 2001 a resolution of intent was introduced to allow the committee an opportunity to provide direction to staff on which lands to study to complete the Alternatives Analysis for Periodic Review. The goal of the Alternatives Analysis is to assess the feasibility of providing services to lands and the productivity of lands proximate to the urban growth boundary (UGB) with the first priority being exception lands. A gray area was raised due to a conflict between the map that was used for illustration purposes and the series of maps that were provided as attachments to the resolution as well as testimony that was received from several property owners. Two property owners expressed a desire to have exclusive farm use (EFU) lands studied in Tier 3 due to possible serviceability issues with adjacent exception lands. It was pointed out that because of the limited amount of exception lands available in the western portion of the region it is imperative to fully evaluate all exception lands in this area. Tier 3 lands are EFU lands that need to be studied with the adjoining exception lands to evaluate whether services would have to be extended across these EFU lands to efficiently serve the adjacent exception lands.

Several criteria are proposed to limit the scope of the areas to be studied. It is proposed that any appropriate property owner or jurisdiction may request that an area be considered as Tier 3 land providing the area meets the following criteria:

- The EFU parcel/parcels to be studied must be located adjacent to exception lands must be and surrounded at least 75% by the UGB and/or exception lands and;
- The size of the EFU area should be comparable to the total acreage of the exception area. In no case should the EFU area deemed potentially needed be substantially larger than the exception area and;
- There must be a possibility that services would need to be extended through the property (sewer, water, and transportation) due to topographic constraints, the shape of the parcel or location of existing facilities.

Due to the limited consultant dollars remaining in the contract with Parametrics it would be most economical to study any potential lands now rather than later. Other EFU areas may be deemed necessary to serve exception areas as the consultant studies exception lands. The attached map shows the location of the two areas proposed to be added to Tier 3. If additional property owners or jurisdictions request that additional areas need to be studied they will be evaluated against the criteria discussed above.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE)
STUDY OF TIERS OF LANDS SELECTED)
ACCORDING TO ORS 197.298 AND GOALS)
2 AND 14 TO COMPLETE AN ALTERNATIVE)
ANALYSIS IN ANTICIPATION OF POSSIBLE)
URBAN GROWTH BOUNDARY)
AMENDMENTS)

RESOLUTION NO. 01-3127

Introduced by Executive Officer Mike Burton

WHEREAS, the Metro Council has entered into Periodic Review with the Department of Land Conservation and Development (DLCD) to analyze the capacity of the Urban Growth Boundary (UGB); and

WHEREAS, the Periodic Review work program requires completion of an Alternatives Analysis to consider lands for UGB expansion purposes; and

WHEREAS, the Alternatives Analysis has been broken down into Tiers of land that correspond to the priority of lands identified in Oregon Revised Statutes; and

WHEREAS, the analysis is being completed for study purposes only at this time and does not constitute an intent to expand the UGB in any or all of these areas and if the regional need or an identified sub-regional need is demonstrated that exceeds this land supply, analysis of additional study areas will be required, now therefore,

BE IT RESOLVED:

1. That the Metro Council intends to consider possible expansion of the UGB in accordance with the priority of lands reflected in Exhibit A.

2. The Metro Council directs staff to immediately begin work to study the areas identified as Tier 1 as shown on Exhibit B, (exception lands and completely surrounded EFU lands), Tier 2 as shown on Exhibit C (marginal lands), Tier 3 as shown on Exhibit D (EFU lands that may be necessary to serve exception lands), Tier 4 as shown on Exhibit E (predominantly class III and IV soils) and the portion of Tier 1A (exception land not contiguous to the UGB) adjacent to Tier 4 lands (see Exhibit E). Small modifications to the study areas may occur as data is collected on these sites.

3. The Metro Council directs staff to not begin work to study areas identified as Tier 5 as shown on Exhibit F (predominately class I and II soils or irrigated class III and IV soils) or Tier 6 as shown on Exhibit G (predominately class I and II irrigated soils) without further Council authorization.

ADOPTED by the Metro Council this _____ day of _____, 2001.

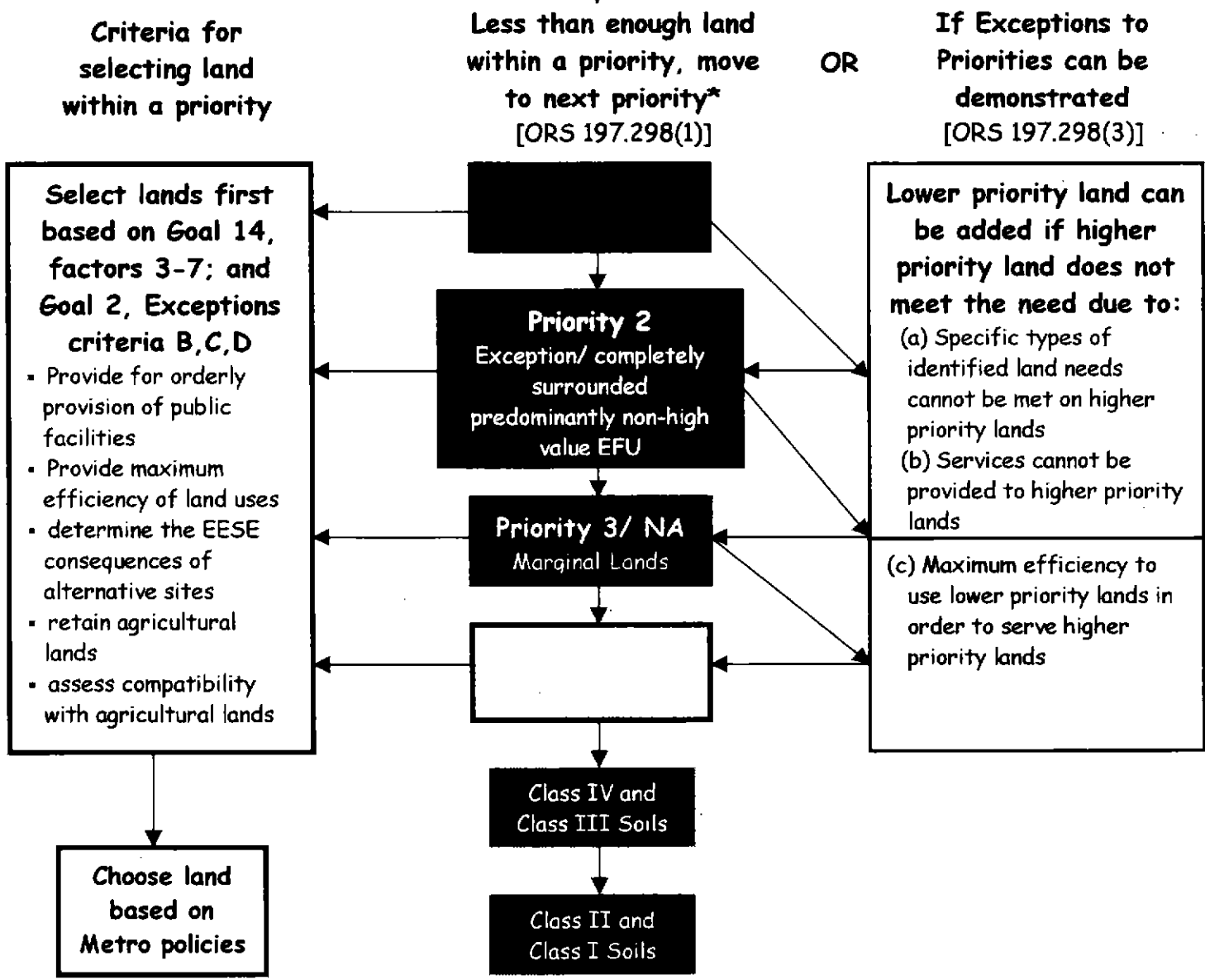
David Bragdon, Presiding Officer

APPROVED AS TO FORM:

Daniel B. Cooper, General Counsel

Goal 14: Where to Satisfy the Region's 20-Year Urban Land Needs Through UGB Expansion

General Land Need



* To select land within a priority follow Goal 14.

REGIONAL LAND INFORMATION SYSTEM
Resolution No. 01-3127
Exhibit B
Alternatives Analysis

Tier 1

Exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land.

 Tier 1 Land

 Urban Growth Boundary

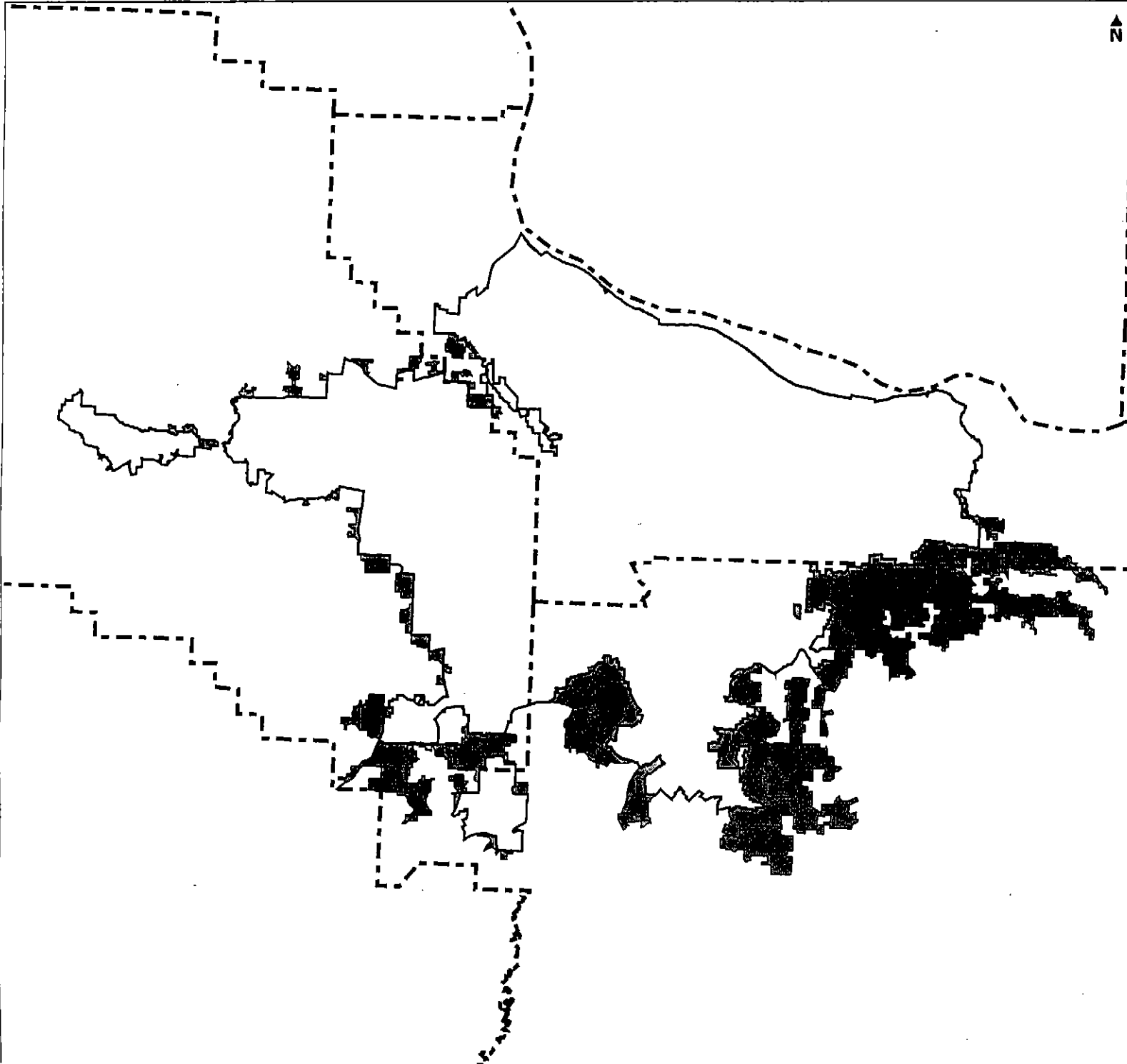
 County Boundary

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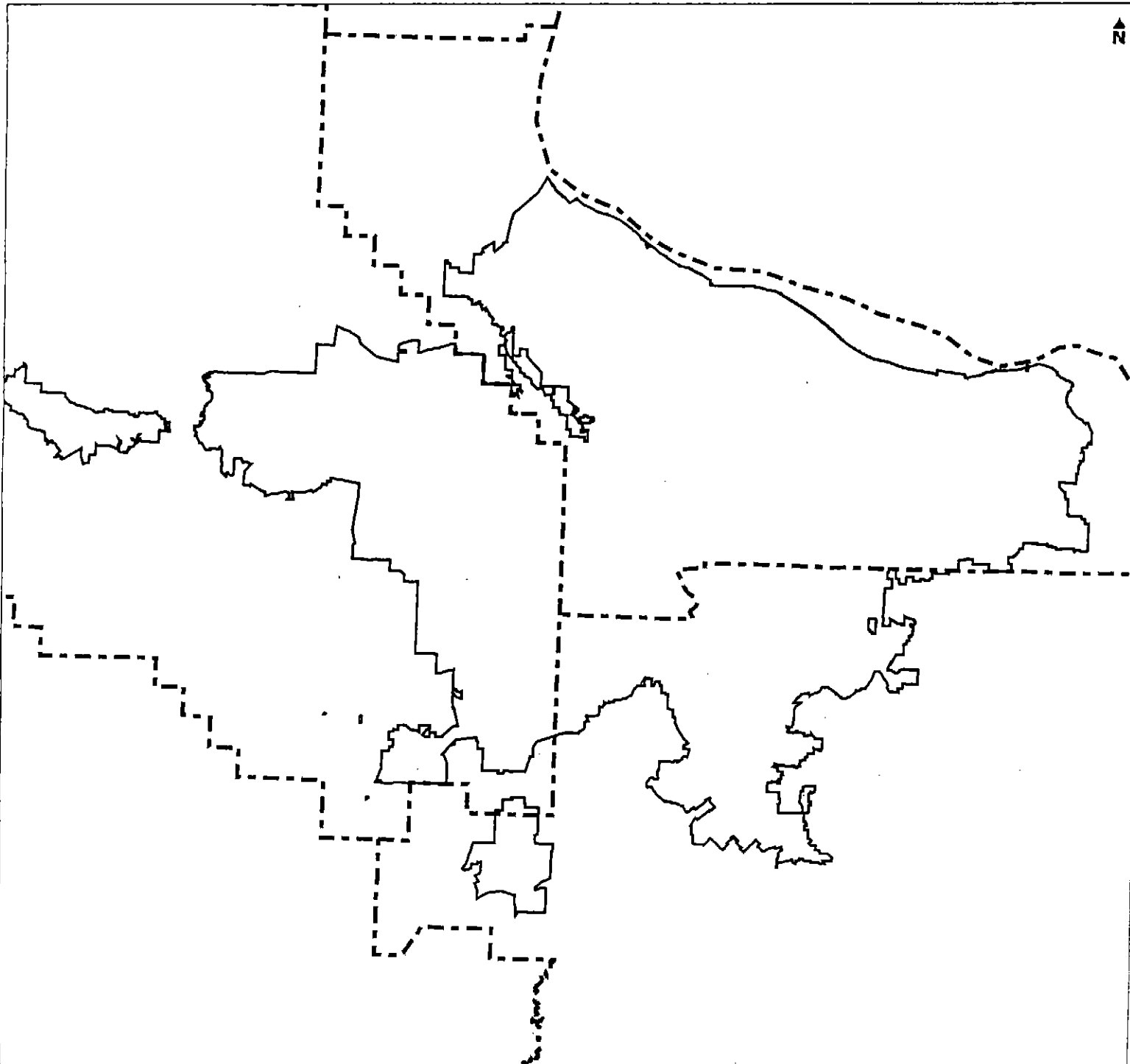





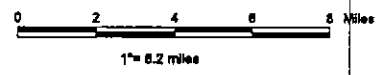
Exhibit C
Alternatives Analysis

Tier 2

Marginal Land - a unique classification of non-resource land in Washington County that allowed dwelling units on EFU land.

-  Tier 2 land
-  Urban Growth Boundary
-  County Boundary

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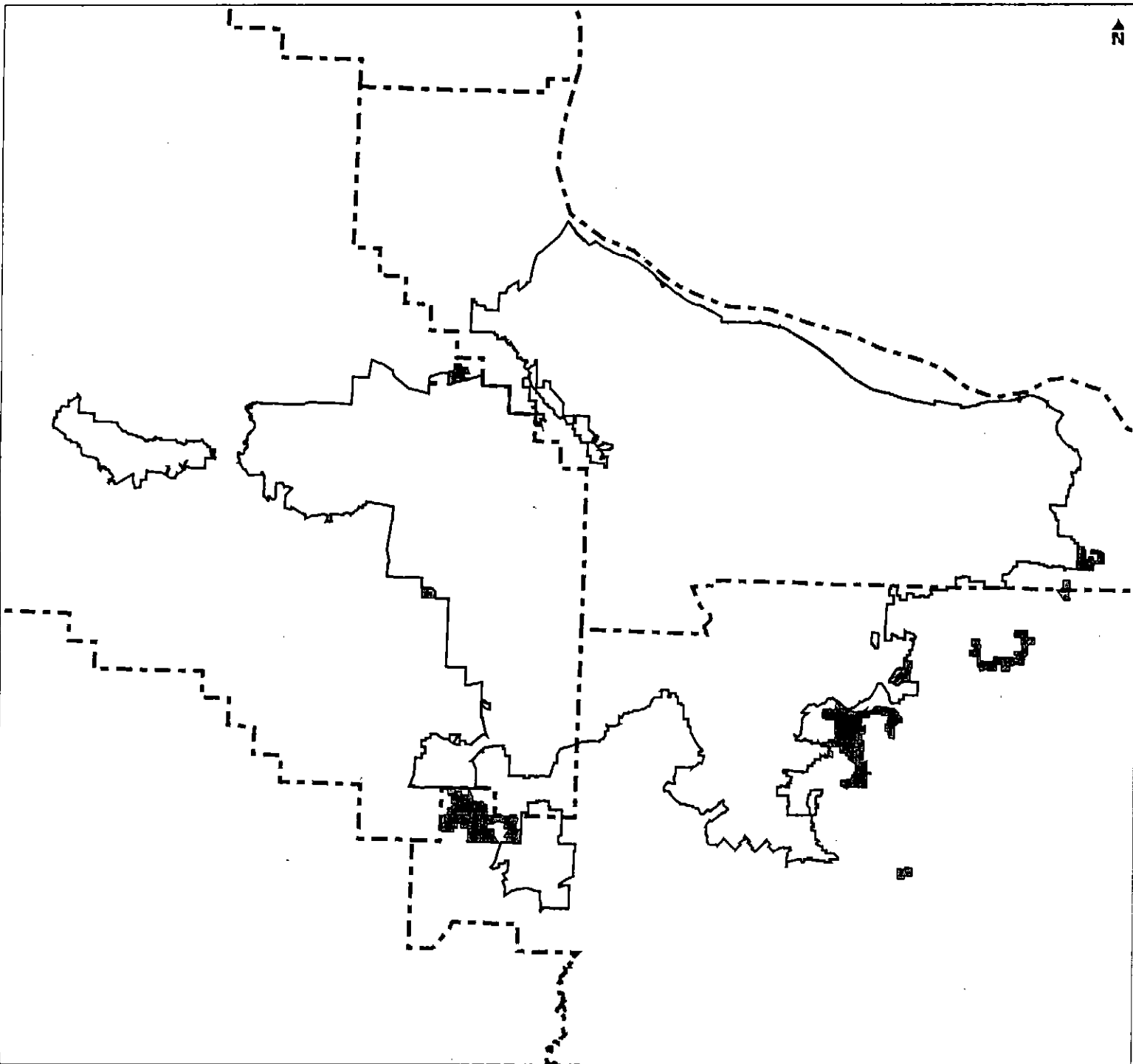
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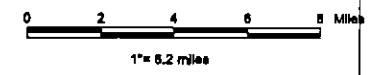
R L I S
 REGIONAL LAND INFORMATION SYSTEM
 Resolution No. 01-3127
 Exhibit D
 Alternatives Analysis

Tier 3
 Resource Land needed to serve
 exception land.

-  Tier 3 Land
-  Urban Growth Boundary
-  County Boundary



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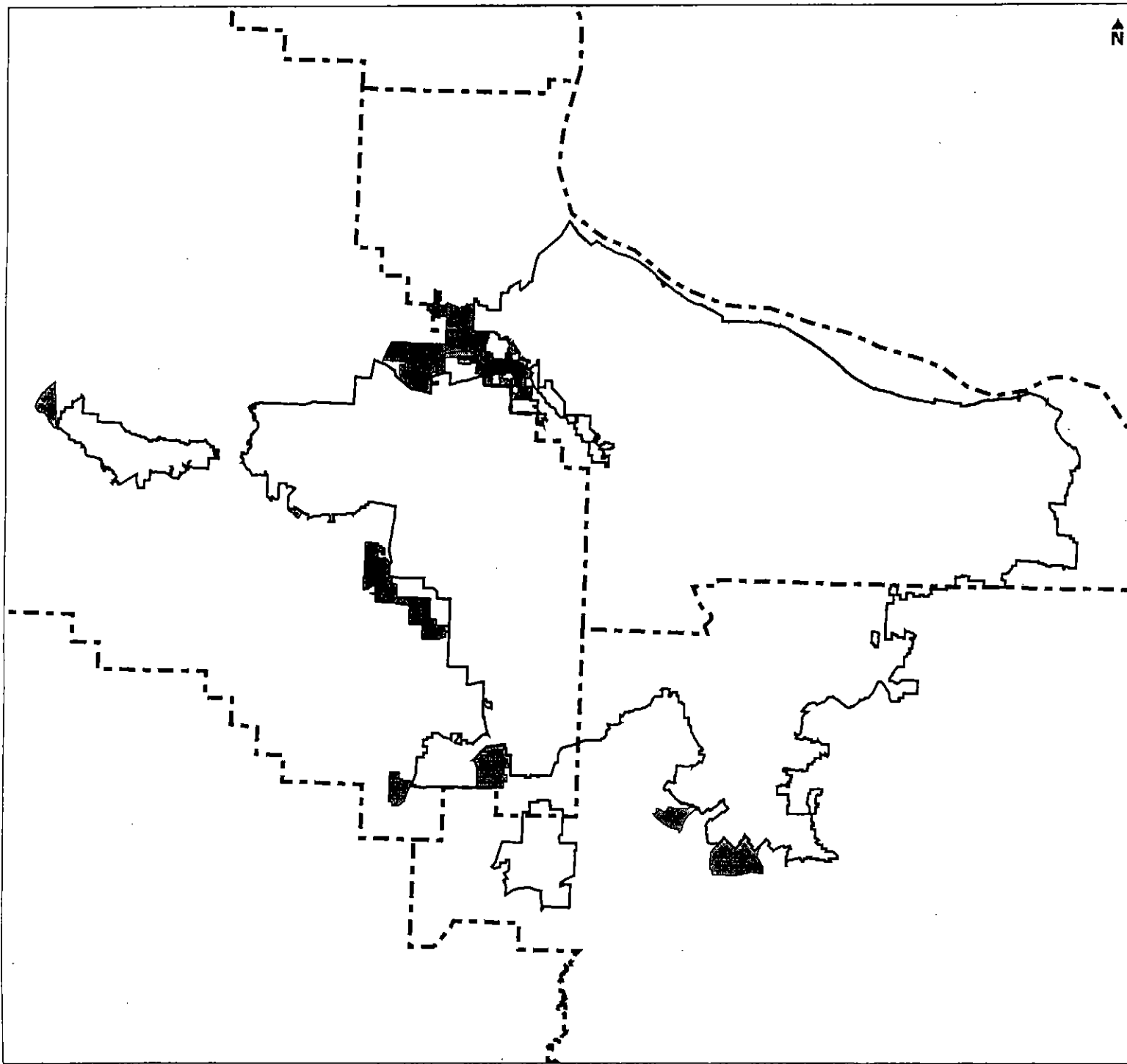


REGIONAL LAND INFORMATION SYSTEM
Resolution No. 01-3127
Exhibit E
Alternatives Analysis

Tiers 4 and 1A

Predominately Class III and IV soils
and exception land not contiguous
to the UGB but adjacent to Tier 4
land

-  Tier 4 Land
-  Tier 1A Land
-  Urban Growth Boundary
-  County Boundary



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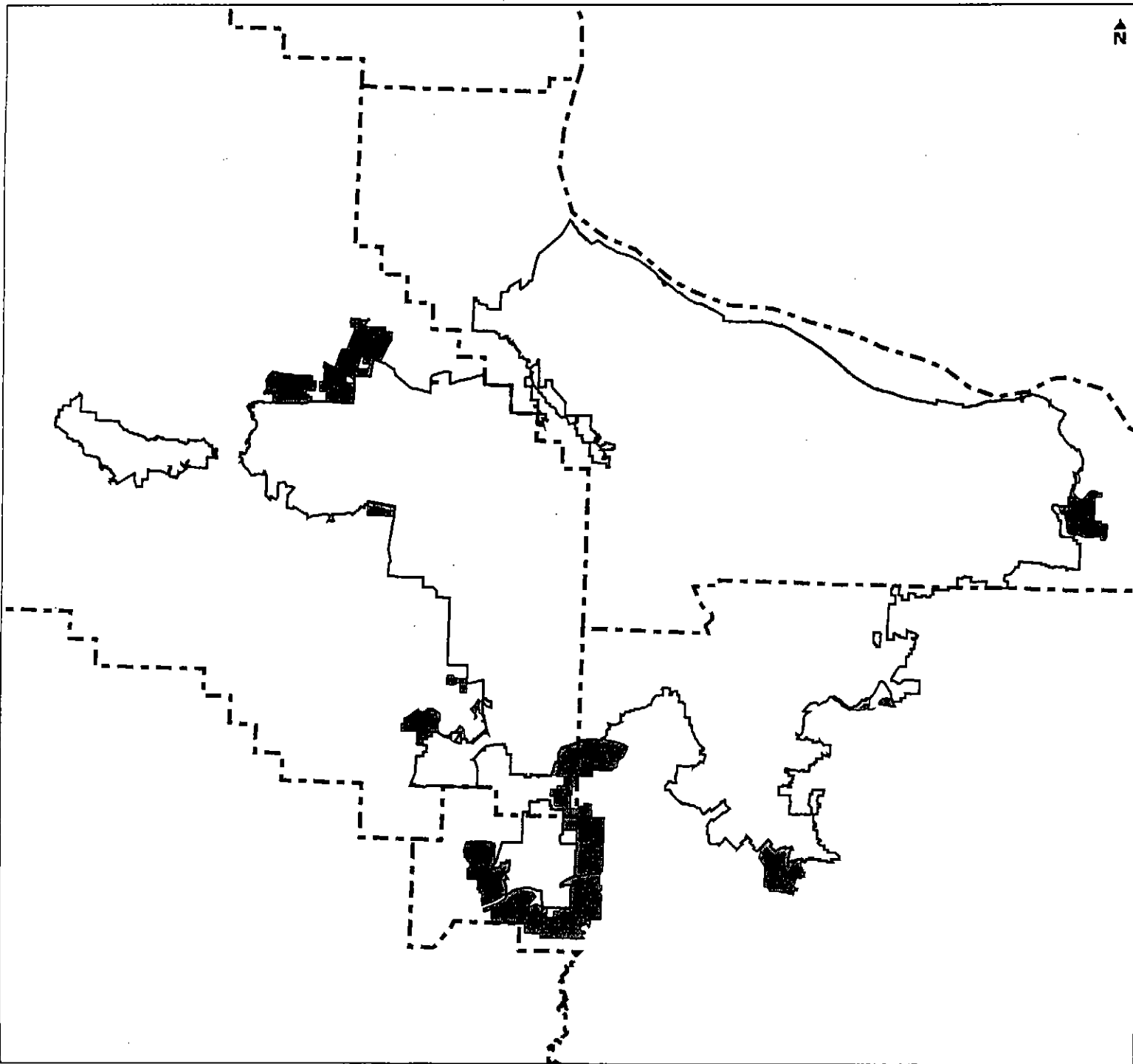


Exhibit F
Alternatives Analysis

Tier 5

Predominately class I and II soils
or irrigated class III and IV soils.

-  Tier 5 Land
-  Urban Growth Boundary
-  County Boundary



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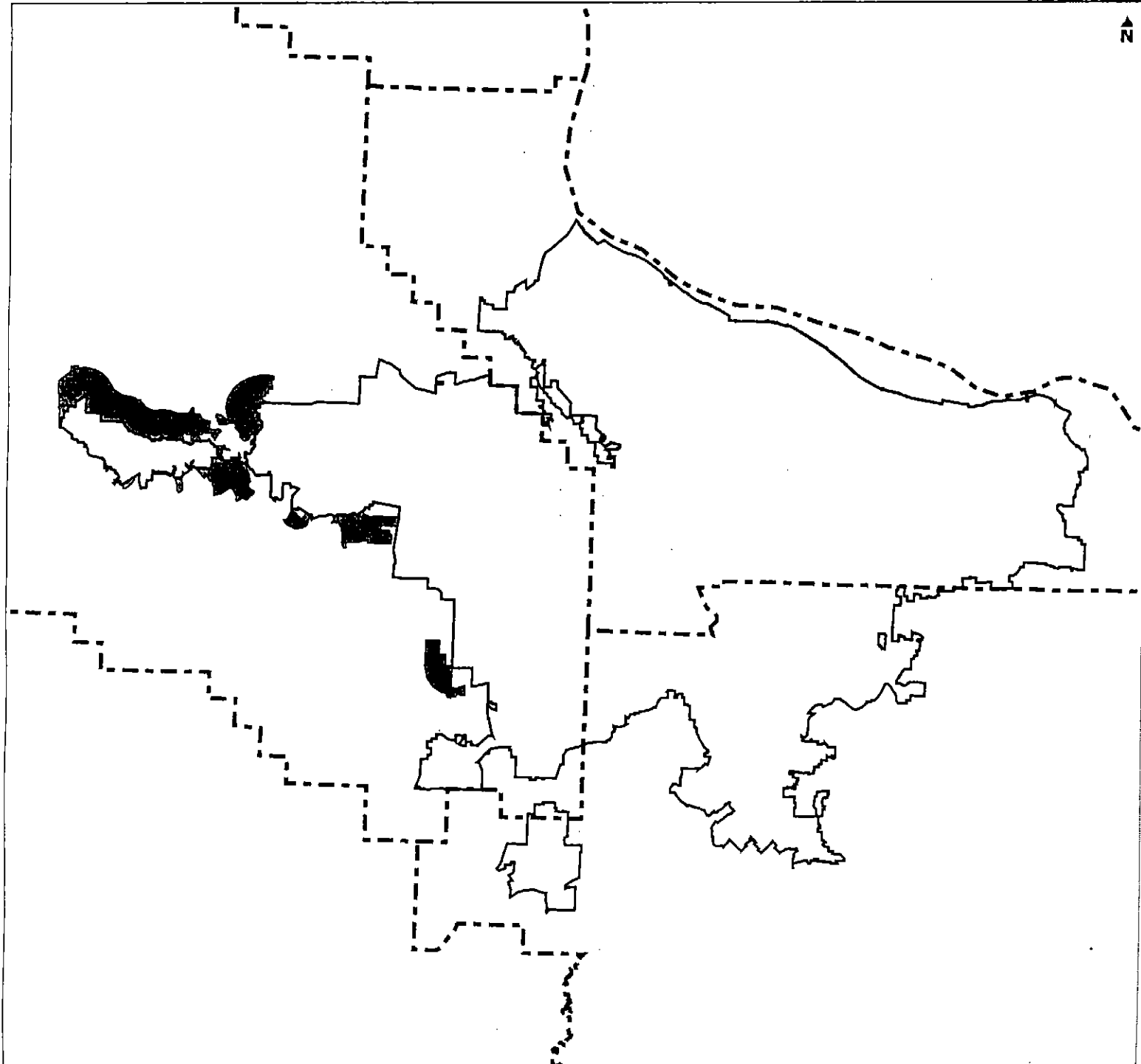
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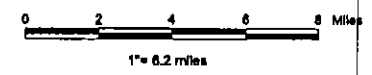
REGIONAL LAND INFORMATION SYSTEM
Resolution No. 01-3127
Exhibit G
Alternatives Analysis

Tier 6
Predominately Class I and II soils.

-  Tier 6 Land
-  Urban Growth Boundary
-  County Boundary



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STAFF REPORT

FOR THE PURPOSE OF AUTHORIZING THE STUDY OF TIERS OF LANDS
SELECTED ACCORDING TO ORS 197.298 AND GOALS 2 AND 14 TO COMPLETE AN
ALTERNATIVE ANALYSIS IN ANTICIPATION OF POSSIBLE URBAN GROWTH
BOUNDARY AMENDMENTS

Date: November 20, 2001

Presented by: Andy Cotugno
Prepared by: Lydia Neill

SECTION I: PROPOSED ACTION

Authorizing the study of Tiers of lands selected according to ORS 197.298 and goals 2 and 14 to complete an alternatives analysis in anticipation of possible Urban Growth boundary (UGB) amendments.

SECTION II: BACKGROUND INFORMATION

Metro's Periodic Review work program specifies in Task 2 that Metro complete a regional assessment of the need for an expansion of the Urban Growth Boundary (UGB) and an Alternative Analysis to evaluate locations for the potential expansion. Oregon case law is clear that expansion of the UGB should be based on an alternative site analysis that favors exception lands over farmland, and lower quality farmland over higher quality farm land. In response, a work plan has been developed to complete an alternatives analysis of land surrounding the UGB to prepare for legislative amendments in the fall of 2002.

Staff proposes to address the UGB amendment analysis process in two phases. The first phase, as described below, will examine Tiers of land that correspond to the priority of lands in Oregon Revised Statutes. The second phase of analysis, to occur after the initial review, will examine the State Goal 14, Factor 2 issues of complete communities and jobs/housing imbalance. At that time staff will first look to the exception areas to accommodate the need and if the need can not be satisfied on exception land, then examine the lower priority lands. The first phase of the analysis process is needed to establish that exception lands were first considered prior to any examination of the lower priority lands.

Statutory Requirements

When evaluating land to be included in the UGB, Metro must comply with the requirements of ORS 197.298 and Statewide Planning Goals 14 and 2. Described below and illustrated in Exhibit A, Figure 1 is Metro's interpretation of the most critical portions of these state requirements.

ORS 197.298 Priority of land to be included within (an) urban growth boundary
ORS 197.298 provides a clear order (first priority-fourth priority) of land to be included within a UGB. First priority land, which is designated urban reserve land under ORS 195.145, is currently not applicable. Second priority land is land designated in an acknowledged comprehensive plan as exception land or non-resource land adjacent to a UGB and resource land that is completely surrounded by exception land unless such resource land is high value farm land as described in ORS 215.710. Second priority

land must be considered for inclusion in a UGB before land that is designated for agriculture and forestry. Third priority land is land designated as marginal pursuant to ORS 197.247. Fourth priority land is land designated in an acknowledged comprehensive plan for agriculture or forestry, or both. Soil capability class (I-IV) and forest productivity (cubic feet/acre/year) prioritizes agricultural land and forest land respectively within the fourth priority tier. Priority for inclusion in the UGB of farm or forest land is given to the area of lower capability as measured by the appropriate standard. In general, ORS 197.298 requires that lands within a higher priority must be exhausted before lands in a lower priority can be added to the UGB.

However, ORS 197.298 provides specific limited criteria to add lands of lower priority before lands in a higher priority is fully exhausted as follows:

- Specific types of identified land needs cannot be reasonably accommodated on higher priority lands and it is therefore necessary to consider the next lower priority;
- Future urban services can not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or
- Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Goal 14 Urbanization

As stated above, ORS 197.298 calls for lands within a higher priority category to be fully exhausted before considering lands within the next lower priority category. However, in the event a priority category has more land than needed, the locational factors of Goal 14 (factors 3-7) are used to determine which lands should be brought into the UGB to meet the identified need. These factors are:

- Factor 3 public facilities and services;
- Factor 4 maximum efficiency of land uses;
- Factor 5 EESE consequences;
- Factor 6 retention of agricultural land; and
- Factor 7 compatibility of urban uses with agricultural uses.

Goal 2 Land Use Planning – Part II Exceptions

In addition, when selecting from among a pool of lands within a priority category, two of the standards for an exception to a statewide planning goal must be considered. The two standards are:

- The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse that would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
- The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Prioritization of Resource Land

As noted above, the fourth priority category of land is farm and forest resource land. In order to take into consideration the requirements of ORS 197.298, that these lands are

prioritized according to their soil capability class or forest productivity class, these characteristics were also assessed.

Soil Classification

Soil classes are a Federal system of soil capability ratings (I- VIII) that take into account slope, drainage and natural fertility of each soil type. Soil types I-IV are considered the most important soils for agricultural purposes. Class I and II soils are considered high-value farmland because of their prime and unique status. Availability of irrigation adds to the farm value of a given soil classification and is also taken into account.

Forest Productivity

ORS 197.298 also requires the prioritization of forest land based on forest productivity. ORS 215.750 establishes a soil capability classification for western Oregon based on a cubic feet/acre/year of wood fiber that the soil is capable of producing. This classification provides the basis for determining the order for which forestland is included within the UGB. Soils that are capable of producing 0-49 cubic feet/acre/year are first priority forestlands. Soils that are capable of producing 50-85 cubic feet/acre/ year of wood fiber are second priority forestlands. Soils that are capable of producing more than 85 cubic feet/acre/year of wood fiber are third priority forestlands and are considered prime timberland.

In order to utilize the different soil capability ratings in evaluating potential lands for inclusion in the UGB, some aggregation of soil types is necessary because soil classes do not necessarily correspond with geographic features and are not neatly defined relative to tax lot lines or geopolitical boundaries. Hence, most study areas contain a combination of soil types that make a strict application of the ORS 197.298 hierarchy of lands very difficult. As such, a general grouping of lands by soil type was established as follows:

- Predominantly Class III & IV soils (>50%)
- Predominantly Class III & IV soils (>50%) irrigated or predominantly Class I & II soils (>50%)
- Predominantly Class I & II soils (>50%) irrigated

Three factors beyond the aforementioned State standards may preclude or severely hinder development to urban densities, thus reducing the potential supply of land to be included in the UGB. Since the purpose of this process is to include developable land in the UGB, features that generally result in land being undevelopable was excluded.

River Features

Major river features that provide a logical edge or boundary for the study area were identified. Land east of the Sandy River is in the Columbia River Gorge National Scenic Area and therefore is not available to be developed at urban densities and was not included in the potential study area. It should be noted that much of this area is also in the floodplain and would have been removed from consideration due to floodplain constraints. Northwest of Portland, the Multnomah Channel separates Sauvie Island from the remainder of the metropolitan area with only one access point to the island from Highway 30. Due to the isolated nature of Sauvie Island, due to the Multnomah Channel and the Willamette River, and the limited ability to provide services to sustain urban densities, this area was not included in the potential study area.

Floodplain

Development to urban densities on land that is located within the floodplain is not practical due to the floodplain protection requirements contained in Title 3 of the Metro Urban Growth Management Functional Plan. These requirements all but eliminate the potential for urban development in these areas. It is unlikely that floodplains could be developed at even rural residential densities let alone densities approximating 10 dwelling units per acre. As a result large blocks of floodplain areas were removed from potential study areas.

Steep Slopes

Areas with slopes over 25 percent present landslide hazard potential if developed to urban densities. If development is permitted in these areas the density would be very limited due to large lot sizes required to preserve tree canopy cover, limit road cuts, and vegetation removal. These areas generally are difficult to serve with sanitary sewer and storm sewer infrastructure due to gradient problems and pumping requirements. As a result, large blocks of steep slope were removed from potential study areas.

Study Area Methodology

The methodology for defining the study area is based on the factors discussed above and the hierarchy of lands to be included within a UGB as outlined in ORS 197.298. A step by step process for determining the potential study area, eliminating certain lands due to constraints, and establishing the final hierarchy of lands to be studied was completed.

In general, the final potential study areas are located within one to four miles of the existing UGB and total approximately 90,000 – 100,000 acres. The area adjacent to Carver north of the Clackamas River was retained in the study area due to information provided by Clackamas County regarding a high number of failing septic systems in this area upstream of two domestic drinking water intakes. The study areas are separated into tiers of non-resource land and resource land, reflecting the prioritization demanded by ORS 197.298.

Proposed Analysis – Study Area

The study area analysis will be phased according to the tiers of land that were created through the examination of the hierarchy of soil types and locations and patterns of contiguous exception lands. Phase 1 corresponds to land in Tiers 1, 1A, 2, 3 and 4 and will be completed first. Any additional studies of lands in Tiers 5 and 6 will not occur without further Council authorization. The specific study area boundaries are registered to tax lot lines, roads or topographic features to eliminate individual parcels from being bisected by the study area boundaries. Below is a description of the lands included in each study area tier.

Tier 1: Exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land

Tier 1A: Exception lands not contiguous to the current UGB that will be considered if expansion on resource land that is contiguous is considered

Tier 2: Marginal lands, a unique classification of non-resource land in Washington County that allows dwellings on EFU land

Tier 3: Resource land that may be needed to provide public services to adjacent exception land that may be added to the UGB

Tier 4: Mix of soils, majority class III & IV, some class I & II, no irrigation district

Tier 5: Mix of soils, (majority class I & II with some interspersed class III & IV), no irrigation district, or majority of class III & IV in irrigation district

Tier 6: Majority of class I & II soils in irrigation district

Data Collection

A consultant will provide serviceability information on study areas that were not included in the 1998 Productivity Analysis (PA) and 2000 Alternative Sites Study documents. The 1998 PA provided an assessment of the urbanization potential for jobs and dwelling units and serviceability of urban reserve lands. It also provided more in-depth assessment of the ease of providing public improvements and the estimated cost of providing public facilities (sanitary sewer, water, storm sewer, and transportation) to these areas.

The 2000 Productivity Analysis provided a general assessment of land productivity and public services feasibility needed to complete the Goals 2 and 14 analysis. No cost information was generated for providing public facilities in this study.

The present study will closely follow the 2000 Alternative Sites Study and will provide the following information on each study area to address Goals 2 and 14:

- Discussion of refined study area and sub area boundaries, if necessary;
- A description of each study area and all sub areas that includes physical attributes, notable environmental features, unbuildable areas, current land uses, level of urbanization, location and type of resource or farm use within the study area and on adjacent properties (*addresses Goal 14, Factors 5 and 6 and Goal 2*);
- Estimates of Dwelling units and jobs based on 200-foot protection buffers on all streams for consistency with the 1998 PA analysis (*addresses Goal 14, Factors 1, 2 and 4*);
- Assessment of whether urban uses could be compatible with adjacent farm uses (*addresses Goal 2*);
- Discussion of the affects of urbanization on road improvements, the water table and special use districts (*addresses Goal 2*);
- Public facility provision rating: difficult to serve, moderate, easily served and if an area is difficult to serve, quantify the reasons why an area is difficult to serve and whether there are any effects on existing service (*addresses Goal 14, Factor 3*);
- A summary table containing: dwelling units, jobs, total acres, stream protection buffer acreage's, exception/EFU designation and acreage, acres of land located on lands over 25 percent slope, acres in the floodplain and other unbuildable acres environmentally constrained, acres of resource lands, soil class, public facility ratings¹ and dwelling units per acre (*addresses Goal 2 and 14 Factor 6*), and;
- A report discussing areas that are unsuitable for urbanization or should be a low priority for inclusion in the UGB. This discussion would be based on location of natural resources, difficulty in providing public facilities, compatibility with agricultural

uses or physical constraints such as extremely steep slopes, proximity to the existing UGB, or location in a flood plain (*addresses Goal 14 Factors 3, 4 and 7*).

Consultant work is to be completed by April 26, 2002.

Additional Staff Work

The Data Resource Center (DRC) will assemble the data layers that the consultants will use in their analysis of the study areas and base maps and aerial photos as needed for analysis purposes. Regional Planning staff will work with the consultant and local planning staff to provide possible 2040 designations for the capacity analysis element of the consultant's work plan.

To complete the remainder of the required Goal 2 and Goal 14 Factor 5 analysis, Regional Planning staff will complete an Economic, Environmental, Social and Energy (ESEE) analysis similar to the ESEE analysis completed in the 2000 Alternative Site Study. The ESEE will determine whether an area is "not worse" for inclusion in the UGB rather than another area.

An assessment of resource activities both within the study areas and lands located adjacent is required to satisfy Goal 14. An assessment, similar to the 2000 Agricultural Analysis, will be completed and will consist of identification of farm activities, and impacts of urbanization and possible remedies to render study area lands compatible. This work will supplement the information provided by the consultants for Goal 14, Factor 7. The assessment will begin in February 2002 and will be completed by April 26, 2002.

A final report summarizing the consultant's findings, the study of agricultural lands, and the staff ESEE analysis will be available by June 2002.

SECTION III: NEXT STEPS

Based on the consultant and staff products and discussion at advisory committees, the Community Planning Committee should have the results of the Goals 2 and 14 analysis by June 2002. At that time the Committee may determine which areas should be forwarded for hearings in late summer or fall. Legal notice of the proposed UGB amendments must be given to property owners and the Department of Land Conservation and Development.

SECTION IV: BUDGET IMPACT

Under contracted professional services, urban reserve planning, \$15,000 was allocated in the current budget for a Phase II productivity analysis. The recent Board of Appeals ruling requires Metro to initiate a supplemental productivity analysis for exception lands not included in the 1998 PA. This additional information and analysis is needed to address Goal 2 and Goal 14 criteria. The Planning Department currently has \$63,000 in its contingency fund. Staff proposes to use \$25,000 to \$34,000 from the contingency fund to augment the \$15,000 initially allocated for this project. The total of the professional service contract is anticipated to be approximately \$40,000 to \$49,000. The study of lands beyond Tier 1, exception lands contiguous to the UGB and EFU land (non-high value) completely surrounded by exception land, will require additional funds however, the exact amount of additional funds is not known at this time.

SECTION V: EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of the work plan to complete an alternative analysis as specified in ORS 197.298 and State Goals 2 and 14 on lands adjacent to the UGB for the purpose of amending the UGB.

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