

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DIRECTING THE ) RESOLUTION NO. 03-3279  
CHIEF OPERATING OFFICER TO SUBMIT AN )  
AMENDMENT TO THE PERIODIC REVIEW ) Introduced by Metro Council President  
WORK ORDER TO THE DEPARTMENT OF ) David Bragdon  
LAND CONSERVATION AND DEVELOPMENT )  
TO ADD TASK 3 TO MEET THE REMAINING )  
NEED FOR INDUSTRIAL LAND )

WHEREAS, The Metro Council adopted Resolution 00- 2934 on April 13, 2000 approving Metro's Periodic Review Work program (Order Number 001243); and

WHEREAS, The Department of Land Conservation and Development approved Metro's Periodic Review Work program (Order Number 001243) on September 20, 2000; and

WHEREAS, The Metro Council passed Resolution 02- 3236C which instructed staff to seek a change to the Periodic Review Work program (Order Number 001243) to add Task 3; and

WHEREAS, after further consideration and as a result of actions taken by the Metro Council in December 2002 this resolution supercedes Resolution 03-3236C; and

WHEREAS, The Metro Council passed Ordinance No. 02-969B, in which in Exhibit P, Findings of Fact and Conclusions of Law identified an industrial land deficit of 4,285 net acres and an employment land deficit of 140 net acres for a total job land deficit of 4,425 net acres; and

WHEREAS, Ordinances No. 02-969B, 02-983B, and 02-990A collectively brought into the Urban Growth Boundary (UGB) approximately 533 net acres of employment land and 2,317 net acres of industrial land; and

WHEREAS, the Metro Council has directed staff to create a Task 3 work program element to fulfill the remaining shortfall of industrial land consistent with the region's economic development policies; and

WHEREAS, in the process of studying land for industrial purposes, Metro shall consider the near term as well as the 20-year land supply needs of industrial users that have been identified as important components in the 2000-2030 Employment Forecast adopted in December 2002; and

WHEREAS, Metro shall establish criteria which addresses specific industry location needs including those located within an identified cluster; and

WHEREAS, the needs of the region's agricultural industry shall be considered and the impacts on agricultural lands shall be assessed in the study; and

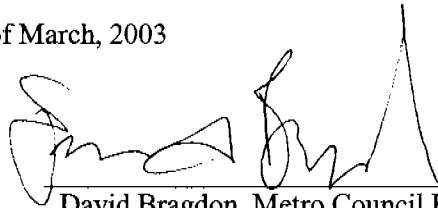
WHEREAS, the study of lands shall include higher tiers of lands (Tiers 4-5) in order to adequately consider the needs of established industrial centers that are located throughout the region, subject to and approved by the Metro Council; and

WHEREAS, this work program will complete the study of lands for industrial purposes to allow the Metro Council to consider the addition of industrial lands no later than July 2004; now therefore


BE IT RESOLVED

1. The Metro Council directs the Chief Operating Officer to submit the Task 3 work program reflected in Exhibit "A", Attachment A, to the Department of Land Conservation and Development for approval.
2. This study shall be completed in order for the Metro Council to consider the addition of industrial lands to the urban growth boundary, under Task 3, by no later than July 1, 2004.

ADOPTED by the Metro Council this 27<sup>th</sup> day of March, 2003

  
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David Bragdon, Metro Council President

Approved as to Form:

  
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Daniel B. Cooper, Metro Attorney

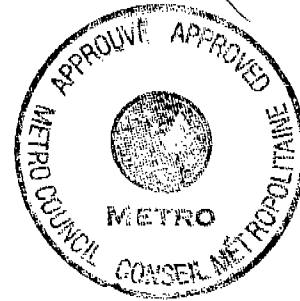


Exhibit A: Metro Periodic Review of the Urban Growth Boundary, Proposed Task 3

**Metro Periodic Review of the Urban Growth Boundary**  
**Proposed Task 3**  
 March 2003

#	Work Program Reference	Task Summaries and Product(s)	Submittal Date(s)
3	Subtask 1 Industrial Siting Criteria	<p><b>Purpose:</b> To develop siting criteria for industrial land in the warehouse/distribution, general industrial and tech flex sectors.</p> <ul style="list-style-type: none"> <li>• Review census data, building permits to indicate activity</li> <li>• Review recent studies to determine location needs of sectors</li> <li>• Develop aggregation criteria and apply to lands</li> </ul> <p><b>Product:</b> Memorandum and maps demonstrating relevant siting criteria</p>	
	Subtask 2 Conflicts with Agriculture	<p><b>Purpose:</b> Address conflicts with agriculture and evaluate the needs of the agricultural industry.</p> <ul style="list-style-type: none"> <li>• Host a symposium to discuss key issues</li> <li>• Meet with Department of Agriculture and County staff to discuss conflicts, key lands, critical mass, industry changes</li> </ul> <p><b>Product:</b> Memorandum detailing results of the symposium and possible policy recommendations</p>	
	Subtask 3 Regional Economic Development Strategy	<p><b>Purpose:</b> Develop supporting policies to implement a regional economic development strategy.</p> <ul style="list-style-type: none"> <li>• Synthesize strategies and policies developed by the Regional Economic Development Partners and the Metropolitan Economic Policy Task Force</li> </ul> <p><b>Product:</b> Memorandum outlining policy recommendations, Regional Framework Plan amendments</p>	
	Subtask 4 Alternatives Analysis	<p><b>Purpose:</b> Identify exception land and/or lower priority lands suitable for meeting the regional industrial needs consistent with OAR 660-021-0030(2)(3)(4) and siting criteria</p> <ul style="list-style-type: none"> <li>• Develop methodology</li> <li>• Map proposed study areas</li> <li>• Calculate buildable lands</li> <li>• Determine serviceability</li> <li>• Conduct ESEE analysis</li> </ul> <p><b>Product:</b> A memorandum outlining the analysis of exception lands and resource lands in hierarchy order to meet the identified industrial need</p>	
	Subtask 5 Implementation of Title 4	<p><b>Purpose:</b> Implement Title 4 which established regionally significant industrial areas.</p> <ul style="list-style-type: none"> <li>• Establish criteria to select and refine areas</li> <li>• Create specific maps of significant areas</li> <li>• Review commercial encroachment in industrial areas and conversion of industrial areas to mixed use development</li> <li>• Adjust the unmet need for industrial land if necessary</li> </ul> <p><b>Product:</b> Map Title 4 areas, possible policy changes and possible change to the UGB expansion need</p>	

	<p>Subtask 6 Public Involvement</p>	<p><b>Purpose:</b> To inform the public and provide opportunities for meaningful input into the planning process and to meet the requirements of State Goal 1 and Urban Growth Management Functional Plan Section 1.13 Participation of citizens.</p> <p>A. Work Program for Public Involvement</p> <ol style="list-style-type: none"> <li>1. Coordination with local governments</li> <li>2. Citizen and stakeholder input</li> </ol> <p>B. Develop and initiate process to respond to citizen and local government comments</p> <p><b>Product:</b> Refine and carry out a citizen involvement program for Tasks 3</p>	
	<p>Subtask 7 Selection of Lands for Addition to the Urban Growth Boundary</p>	<p><b>Purpose:</b> To undertake the necessary hearings and coordination steps for amending the urban growth boundary consistent with State Land Use Goals 1, 2 and 14 and the Metro Regional Framework Plan and Metro Code.</p> <p>A. Selection of land for urban growth boundary amendments</p> <p>B. Notice property owners</p> <p>C. Coordinate with local governments</p> <p>D. Prepare summary staff report</p> <p>E. Conduct hearings before Metro Council</p> <p><b>Product:</b> Adoption of ordinances and amendments to the UGB to comply with ORS 197.299</p>	<p>July 2004</p>

## **STAFF REPORT**

FOR THE PURPOSE OF DIRECTING THE CHIEF OPERATING OFFICER  
TO SUBMIT AN AMENDMENT TO THE PERIODIC REVIEW WORK  
ORDER TO THE DEPARTMENT OF LAND CONSERVATION AND  
DEVELOPMENT TO ADD TASK 3 TO MEET THE REMAINING NEED FOR  
INDUSTRIAL LAND

Date: February 27, 2003

Prepared and Presented by: Lydia M. Neill  
Principal Regional Planner

### **PROPOSED ACTION**

Adoption of Resolution No. 03-3279 authorizing the Chief Operating Officer to request an amendment to Metro's Periodic Review Work Program (Order # 001243) to add a Task 3 to address the shortfall in industrial lands.

### **BACKGROUND AND ANALYSIS**

The Metro Council completed most of Task 2 of the Periodic Review Work Program by accommodating all of the residential land needs. This UGB expansion also satisfied over 2,300 acres of the need for industrial lands. There is a remaining deficit of industrial lands of 1,968 net acres. Metro is requesting that LCDC allow Metro to add a Task 3 to the work program to address the employment land shortfall.

#### **Basis for Modification of Metro's Work Program**

ORS 197.644(1) authorizes LCDC to modify a periodic review work program under one of the following circumstances:

- “(a) Issues of regional or statewide significance arising out of another local government's periodic review require an enhanced level of coordination;
- (b) Issues of goal compliance are raised as a result of completion of a work program task resulting in a need to undertake further review or revisions;
- (c) Issues relating to the organization of the work program, coordination with affected agencies or person, or orderly implementation of work tasks result in a need for further review or revisions; or
- (d) Issues relating to needed housing, employment, transportation or public facilities and services were omitted from the work program but must be addressed in order to ensure compliance with the statewide planning goals.”

Metro will have to demonstrate one or more of these circumstances are met for each work task added to periodic review. Metro's circumstances pertain to those described in paragraphs (a), (b), (c) and thus require review under a Task 3 work element.

Subregional analysis is a method for allocating the need for housing and employment that could be used if warranted but has not been included as a specific work plan element. Metro intends to retain the opportunity to use this tool during Task 3, if necessary.

Meeting the industrial land shortfall affects other industries such as local agriculture and nursery operations. Discussion on a regional level is needed to develop a clear strategy to guide the selection of additional employment lands for inclusion into the UGB. When the Council directed staff in 2002 to study approximately 80,000 acres of mostly exception land in the Alternatives Analysis it was assumed that this acreage was sufficient to meet the 2022 need particularly since

most of the need for land was for housing. However, Metro has not studied enough resource land in Tiers 4 and 5 to allow consideration of all the unique site and locational requirements of the industrial sectors that have land needs.

Task 3 – Accommodation of Industrial Land Needs: Based on the need to provide the remaining amount of land to fulfill the shortfall in industrial land Task 3 will include the following subtasks:

- **Subtask 1:** Develop locational siting criteria for the following industrial sectors: warehouse and distribution, general industrial and tech flex;
- **Subtask 2:** Address conflicts and land needs of the agricultural industry, identify lands that are key lands this industry. Include the value of the agricultural industry into discussions regarding the regional economic strategy and the trade-off with urban industrial siting;
- **Subtask 3:** Develop supporting policies to implement a regional economic development strategy;
- **Subtask 4:** Complete an Alternatives Analysis of designated Tier 4 Tier 5 lands suitable for industrial development;
- **Subtask 5:** Implement Title 4 by adopting a site-specific map of the regionally significant industrial areas, make adjustments to the industrial shortfall if needed.
- **Subtask 6:** Develop a public involvement program to involve local governments, citizens and interest groups in the decision making process.
- **Subtask 7:** Undertake the necessary hearings to complete UGB amendments and/or policy changes.

#### Work Program Timeline 2003-2007

Metro will complete Task 3 no later than July 2004. State law encourages LCDC and local governments to complete periodic review within three years (ORS 197.633(4)). Metro began this periodic review in September 2000. Wrap up of Task 1 concluded in November 2001; Task 2 in December 2002 and proposed Task 3 will conclude in July 2004. The additional 18 months for Task 3 will extend this periodic review to almost four-years.

#### Parallel Work Tasks Not Proposed to be Included in Periodic Review

Several other tasks will be completed parallel to the proposed Task 3 work. These tasks outside of Periodic Review include: completion and adoption of a Goal 5 program and various data collection and research tasks that will inform Performance Measures, the Housing Capacity Analysis and future UGB decisions. These tasks will proceed independently and may inform the work included in Task 3 to meet the employment land shortfall.

#### BUDGET IMPACT

Adoption of this resolution has a budget impact. Approximately 4.24 FTE are needed to complete this work. The 4.24 FTE will come from staff from the Community Development section of the Planning Department and will be supplemented by staff from the Data Resource Center and Transportation section for data collection and modeling.

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