



METRO COUNCIL SPECIAL MEETING

Nov. 29, 2010

Clackamas County Service Building,
Commissioners' Board Room

Councilors Present: Council President Carlotta Collette and Councilors Rod Park, Kathryn Harrington and Robert Liberty

Councilors Excused: Councilors Rex Burkholder and Carl Hosticka

Council President Carlotta Collette convened the special Council meeting, a public hearing on Ordinance No. 10-1244, at 5 p.m.

1. INTRODUCTIONS

There were none.

2. METRO COUNCIL PUBLIC HEARING ON URBAN GROWTH BOUNDARY CAPACITY

Mr. John Williams of Metro provided a brief overview of Ordinance No. 10-1244 which addresses 5 main components:

- Recommendations for residential capacity;
- Recommendations for employment capacity;
- Recommendations for the Regional Framework Plan;
- Recommendations for the Urban Growth Management Functional Plan; and
- Recommendations for a series of maps including the 2040 Growth Concept, Title 4: *Industrial and Other Employment Areas*, and Title 6: *Centers, Corridors, Station Communities, and Main Streets, Adopted Boundaries*.

Council President Collette opened a public hearing for Ordinance No. 10-1244. (*Note: All comments are in abbreviated form and have been taken directly from the Urban Growth Boundary index.*)

- **Commissioner Charlotte Lehan, Clackamas County:**

More comfortable with lower third of range chart. Developments not building out as expected, capacity remains. Clackamas County and its cities are focusing growth and infrastructure investment in existing centers; all have marketable industrial properties. Borland area likely to be considered in 2011-12. Supports retaining industrial land for industrial uses. Supports increasing supply of affordable housing in the region. Clackamas County also continues to support agriculture.

- **Mr. Burton Weast, Clackamas County Business Alliance:**

CCBA supports changes to the ordinance and the benefits they will bring to employers. Believes that system of replenishment of large lots should be included and likes the idea of a clear process including monitoring. Supports comments regarding the Borland Road area; a future town center and major employment center. Questions employment forecast range being consistent with residential range forecast; job growth is dependent on many other

factors. Housing and employment should be studied separately. Supports changes to Title 4. (See written testimony.)

- **Ms. Martha McLennan, NW Housing Alternatives and Oregon Opportunity Network:**

NHA provides housing services to people at risk of becoming homeless. Gave statistics on cost of living, especially rent, relative to low income. Pleased that the capacity ordinance is working on affordable housing, but would like to see leadership in coordinating those in the region who are working on this issue. Planning processes for new areas should support affordable housing; what strategies are missing? Areas that request expansion should be asked to describe needs and opportunities. Need stronger partnerships in this area.

Be specific in numbers and terms; do not use vague terms to deal with these problems. Thirty percent of median is work force housing. Would like to keep language addressing different income levels. Would be interested in participating in policy discussions.

- **Ms. Susan McKenna, 22800 S. Ferguson Rd., Beavercreek, OR:**

Commented on Beavercreek Road concept plan and proposed change to employment and industrial areas map. Inadequacies of Highway 213 including topographic features and financial constraints preclude altering its capacity. In past 16 years, these constraints have figured significantly into Metro decisions. (See written testimony.)

- **Ms. Elizabeth Graser-Lindsey, 21341 S. Ferguson Rd., Beavercreek, OR:**

Commented upon 245 acres along Beavercreek Road selected by Metro in 2002 for industrial land and the subsequent partial remand by LCDC. In 2002 and 2004, Metro claimed that this land was the best land for industrial. It is unacceptable to bring this land into UGB for industrial use. Staff report Section 5, Attachment 3 is comprised of erroneous arguments. Staff report does not mention that LUBA remanded this decision; the speaker gave details. (See written testimony.)

Councilor Park asked for details from OMA on criteria that were used to pass over higher priority areas and instead going to resource lands.

- **Ms. Rose Holden, 20124 S. Beavercreek Rd., Oregon City, OR:**

Supports concept plan and Metro Council amendment for language and map change ordinance. Jobs numbers have been met in the plan. Map changes will allow us to meet the jobs requirement.

- **Mr. Barry Lindsey, 21341 S. Ferguson Rd., Beavercreek, OR:**

Agrees with original Beavercreek Road concept plan that included green industries. Now that it has changed to residential, it is no longer acceptable. (Written comment only.)

- **Ms. Valerie McQuaid, 20377 S. Beavercreek Rd., Oregon City, OR:**

Commented on process and timing of public hearings. Agrees with original Beavercreek plan; if and when golf course and airport go away, use original plan for light industrial, and not residential. (Written comment only.)

- **Mr. Stephen Gulfreda and Ms. Carina DeOliveira, 15550 S. Old Acres Ln., Oregon City, OR:**

Opposes change of Beavercreek Road Concept Plan from industrial to residential. The change appears to be arbitrary and only for the benefit of land owners. The land should be put outside the UGB and as the industrial designation is not workable. (Written comment only.)

Seeing no further discussion, Council President Collette closed the public hearing.

3. **CHIEF OPERATING OFFICER COMMUNICATION**

There was none.

4. **COUNCILOR COMMUNICATION**

There were none.

5. **ADJOURN**

Council President Collette adjourned the special council meeting and public hearing on Ordinance No. 10-1244 at 6:09 p.m. The next regular council meeting is scheduled for Thursday, December 2 at 4 p.m. at the Hillsboro Civic Center.

Prepared by,



Kelsey Newell, Regional Engagement Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOVEMBER 30, 2010

Item	Topic	Doc. Date	Document Description	Doc. Number
2.0	Testimony	11/29/2010	Written testimony submitted by Burton Weast, Clackamas County Business Alliance	112910c-01
2.0	Testimony	11/29/2010	Written testimony submitted by Susan McKenna	112910c-02
2.0	Testimony	11/29/10	Written testimony submitted by Elizabeth Graser-Lindsey. Includes testimony and legal attachments	112910c-03
2.0	Testimony	11/29/10	Written testimony submitted by Barry Lindsey	112910c-04
2.0	Testimony	11/29/10	Written testimony submitted by Valerie McQuaid	112910c-05
2.0	Testimony	11/29/10	Written testimony submitted by Stephen Gufreda and Carina DeOliveira	112910c-06