



**METRO COUNCIL PUBLIC HEARING:  
Ordinance No. 10-1244  
Dec. 2, 2010  
Hillsboro Civic Center, Auditorium**

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

Councilors Excused: Councilors Rex Burkholder

Council President Carlotta Collette convened the public hearing on Ordinance No. 10-1244, at 5:15 p.m.

**1. 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 discussion included 2002 and 2004 urban growth boundary decisions and the Beaver Creek area and its mixed-use development aspirations.

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.*)

• **Mayor Jerry Willey, City of Hillsboro:**

Commented on importance of having industrial large lot land available to remain competitive. Critical to have a collaborative regional partnership with public and private partners. Metro is key partner, especially related to large lot industrial land. Requested that a replenishment formula be reconsidered but said do not rely on a replenishment formula to dictate the amount of industrial land initially. 20-year large lot industrial requires at least 1,000 acres. Supports 8,400 residential unit addition to Hillsboro. Supports housing land request of Beaverton, area 6B. Is willing to protect areas designated industrial from other uses. Advocates using the high end of the range. (See written testimony.)

• **Mr. Dave Waffle, City of Cornelius:**

Commented on title 6. This proposal changes the core area of Cornelius from a main street to a town center designation; said that the city has the amenities to meet this designation. Gave examples of commercial, disabled access, health, incentives on construction excise tax, and others. Would like an eventual study regarding possibility of high capacity transit. Has

infill development and supports increased density. Not satisfied with the LCDC determination and feel they overlooked some significant data. Adjacent areas do not provide for industrial. Also commented on Title 4.

- **Mr. Jonathan Schlueter, Westside Economic Alliance:**

\$6 billion of private sector investment on west side. 24,000 in Washington County and 19,000 in Multnomah County are unemployed. Referenced ordinance as relates to employment capacity but noted the following: West Hayden Island has 300 acres, the rest is wildlife habitat, airport area is designated as industrial, but it has Ikea, golf course owner denied use as industrial, areas along the Columbia Slough also not used for industrial. In Washington County, area in Tigard is zoned industrial, but citizens and Metro may want it for park space. The need for other uses is taking capacity out of the industrial designated areas around our region. (See written testimony.)

- **Mr. Dave Vanasche and Mr. Mark Vanasche, Washington County Farm Bureau, and Mr. Larry Duyck, Farmer:**

We are volunteers; all others who testified are paid staff. Farmers need more land and don't have 20 years' worth on which to expand. Agriculture, industry and housing all need land. Showed slide presentation of vacant industrial land currently available within the UGB, much of it as yet undeveloped and some of it still being farmed. Land in the UGB can be aggregated together to accommodate development needs. Consider the impacts on land once it is designated for development - there is no certainty for agriculture, no investment, no long term agricultural plans. (See written testimony.)

- **Mr. Dave Nielsen, Home Builders Association:**

With the economic downturn, there is an artificially low demand and therefore currently an underbuild of housing. Once economy turns around, we will have an undersupply of housing. Capacity ordinance: share interest in a need for a mix of housing types, but concerned that density is the overarching requirement. HBA thinks there needs to be options beyond apartments and row housing. Policies seem to neglect areas outside of centers and corridors. Metro needs to have flexibility in its assumptions. Re: greenhouse gases, traffic and longer commutes will offset centers' walkable, bikeable, transit oriented communities for those who do not choose to live in these areas. Housing issues cannot be fixed by increasing public transit/relying on high capacity transit. Voiced concerns re: language changes to title 11. Adding more requirements will make policies more costly and unsuccessful. Don't count on capacity increases until there is market-driven data. (See written testimony.)

- **Mr. Ramsay Weit, Community Housing Fund:**

Local governments are not mandated to do affordable housing. Metro has provided a number of tools for local jurisdictions, including documents on financing strategies. We need to integrate the needs of housing for working people on a fixed or minimum income. Need housing for people near where they work to cut down their transportation costs. We need to integrate their needs into new developments. Title 11: need to keep language about income levels and affordability. For example, 30% of medium income for a family of 4 is about \$20,000/year. After 3 years, there has been no movement in North Bethany on affordable housing. Obstacles in North Bethany include the fact that land was purchased when prices were high. Partly economic, partly political. Might be an incentive on UGB expansion if jurisdictions were asked to include a plan for affordable housing. Framework

plan chapter 1: lost MPAC recommendations in 1.3.1. Exhibit E, title 6: neither section addresses work force housing or housing across income levels. Need a commitment from funders, public and private, to make things happen.

- **Ms. Deanna Palm and Mr. Denzil Scheller, Hillsboro Chamber of Commerce:**

The key element of large lot industrial sites is lacking; we have little or no choice to offer potential employers. We need at least 1,000 additional acres. Supports implementation and use of a large lot industrial replenishment program. Market rate is defined as being available to develop within 180 days. Comment on Washington County Farm Bureau testimony: not familiar with all of the sites noted during their power point presentation, but there are issues with freight transportation for some. They would not be technically considered development ready. Also spoke about the AmberGlen project. (See written testimony; letters provided by Palm and Scheller.)

- **Mr. Bernie Bottomly, Portland Business Alliance:**

Supportive of the upper third and middle third of the range. Wants to see maximum flexibility for new or existing firms to expand. Will soon be releasing an analysis of Portland Metro's economic performance relative to its peers. The news is not good; it is well below many other cities. We need to be prepared to capture opportunities that come our way. Metro model assumes we will capture 68% of jobs; we believe that is not correct because we do not have the land available. The 20 year supply is really not shovel-ready and needs to be back-loaded. (See written testimony.)

- **Ms. Morgan Anderson, Intel:**

Resources of land, water and a qualified work force are now much more rare than when Intel first started. Intel needs large numbers of highly educated employees; average salaries are \$110,000 annually. Gave overview of metro area campuses; their newest development will bring 6,000-8,000 construction jobs. Asks that Metro is thoughtful in its job focus, particularly around large lot industrial. (See written testimony.)

- **Ms. Donna Ragan, TriQuint Semiconductor:**

Began in 1981, now has over 800 employees in the Portland area. Trying to sell 17 acres of their land but it is difficult because the parcel is small and has height restrictions. Are often solicited by other states. Request that industrial land is increased by at least 1,000 acres.

- **Mr. Mark Clemons, NAIOP:**

Inventory of industrial sites is a prerequisite for our competitiveness. There is a need for small parcels. Only 11 "small" sites are viable today. The recommendation for industrial large site land is insufficient. Portland needs a consistent supply of 1,200 acres to be competitive. Supports recommendation to protect industrial land from incursion of schools, churches, natural areas. Would like to be a part of the continued discussion on a large lot replenishment system. (See written testimony.)

- **Mr. Jeff Bachrach, South Hillsboro:**

South Hillsboro has been trying to build a great community. Project density is 1,400 acres at 12 units per acre and up to 15-20 acres or more in the town center AmberGlen is 24 units per acre. These two areas far exceed the aspirational standard. Infrastructure financing: \$95 million can be fully funded through private funding plus SDCs. Urges all partners to continue to move forward. Transportation issue regarding Title 6: wants to be sure the language will allow alternative standards in South Hillsboro. He does not know the range of incomes served in this development.

- **Mr. Joe Hanauer, South Hillsboro:**

Spoke on residential. When considering capacity, the number of people approaching home buying age is low, houses owned but not lived in is increasing, immigration may be lower than projected. Looking at the supply in west Washington County with modest demand assumptions, availability will be less than demand by 2014. Suggests that timing of expansion is as important as the size of the expansion and that this is connected to the affordability issue. Supports inclusion of South Hillsboro in the UGB.

Councilor Hosticka asked that he provide his research at a later date.

- **Ms. Jane Leo, Portland Metropolitan Association of Realtors:**

Agree with guiding principles in exhibit A, objects to specifics in Title 1. Metro's statement of a desire for equity is contradictory to the requirement for same level of service and treatment for all. Transfer of development rights is a problem, including undisclosed transfer costs. How would accessory dwelling units factor into future capacity calculations? Requests that certain language be struck from Title 11. Listed concerns with other areas of the ordinance. Councilor Hosticka asked OMA to provide information on transfer of development rights at a later date. (See written testimony.)

- **Mr. Ryan O'Brien, 1862 NE Estate Drive, OR:**

No verbal or written testimony provided.

- **Mr. Gerald VanderZanden, VanRose Inc., 8733 N. Sandy Cove, Hayden Lake, ID:**

Concerned that the urban reserve boundary at Waible Creek has been moved to Sunset Highway. Expressed concern regarding water, power and sewer that will have to come through the Van Rose Inc. property as this property has not been brought into the UGB. Asked that this 200 acre property be included in the urban growth boundary. (See written testimony.)

- **Mr. Allan Amabisca, 13260 NW Bishop Rd., Hillsboro, OR:**

Disagrees with expanding the UGB. Governments are trying to figure out how to finance the massive amount of infrastructure costs needed within the existing UGB. Expansion of the UGB will tax the freeway system. Manufacturing is not a growth area; that sector has been moving overseas. Small businesses are driving economic growth in this region. People who were former employees of traded sector companies are opening small businesses. The request of many testifiers for large lot industrial sites does not mesh with your COO report. (See written testimony.)

- **Mr. Robert Bailey, Save Helvetia, 7455 NW Helvetia Rd., OR:**

Focus infrastructure investment within the existing UGB. Results in the Oregon Climate Change Report should have a bearing on your strategy. Listed effects of climate change and noted this will impact land use planning and agricultural strategies. Large lot development seems to be single story with large parking lots; parking lots should be high rise. Please consider value of water resources before designating a parcel of land as large lot industrial. (See written testimony.)

- **Ms. Linda Peters, Agriculture and Natural Resources Coalition, 25440 NW Dairy Creek Road, OR:**

Our Greatest Place has occurred because we have held a tight UGB and have followed the strategy that is in this current ordinance. Opposed to UGB expansion next year. We have already many large sites devoted to traded-sector industries. We are being asked to speculate on land in conditions that are very different than we had 15-20 years ago. The best economic development occurs organically based on local businesses. (See written testimony.)

- **Mr. Dan Bloom, 815 NW 229<sup>th</sup> Ave., Hillsboro, OR:**

Land use is a public service and there is a connection with housing, the mortgage industry, etc. We need accountability, less corporate welfare and more support of small businesses. Public money should go only to small business. (See written testimony.)

- **Ms. Carol Chesarek, 13300 NW Germantown Road, Portland, OR:**

Supports the affordable housing provisions. Urges infrastructure funding plan; we cannot afford to maintain our current infrastructure. Gave example of North Bethany's \$100 million shortage. South Hillsboro does not cover off-site road costs or affordable housing and has a shortage of parks. Regarding greenhouse gas emissions, we need to figure out a way to look at how this fits with our current use and design of industrial large lot developments. These problems need to be solved before expanding the UGB. (See written testimony.)

- **Mr. John Wergant, 18989 NE Marine Dr., #15, OR:**

Job growth is a red herring. In the last 30-40 years, levels of unemployment in Oregon have been higher than national levels. This is normal, because this is an attractive place and people will choose to live here despite unemployment rates. Be conservative on growth plans. The focus should be on small business. Sustainability is the key. Be conservative on UGB expansions.

- **Mr. Tom Black, 870 NW Garibald St., Hillsboro, OR:**

Agrees with previous testifier. We live in a sacred place. What we build today will affect what we eat tomorrow. Growth will occur in Washington County and we need figure out how to deal with it. In area 8A, the 310 acres should not be added to the UGB. There are goal 5 and goal 3 issues in this area. (See written testimony.)

- **Ms. Kerry Nussbaume, 10308 NW Helvetia Rd., Hillsboro, OR:**

No verbal or written testimony provided.

- **Mr. David Noren, 217 E. Main, Hillsboro, OR:**

Proposed amendments to Title 6 may inadvertently weaken protection of industrial land in Title 4. Suggests an addition of a couple of words that include limitations on institutional, retail and professional use. (See written testimony.)

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

The next public hearing is scheduled for Thursday, Dec. 9 at 5 p.m. at the Metro Regional Center, Council Chambers. Second read, final public hearing and Council consideration of Ordinance No. 10-1244 is scheduled for Dec. 16.

In the meantime, interested parties are encouraged to submit written comments either via e-mail at [2040@oregonmetro.gov](mailto:2040@oregonmetro.gov) or by mail at:

Metro  
C/o Planning and Development Department  
600 NE Grand Ave.  
Portland, OR 97232

**2. ADJOURN**

Council President Collette adjourned the public hearing on Ordinance No. 10-1244 at 8:45 p.m.

Prepared by,



Kelsey Newell, Regional Engagement Coordinator

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 2, 2010**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
1.0	Testimony	12/2/2010	Written testimony submitted by Mayor Jerry Willey, City of Hillsboro	120210c-01
1.0	Testimony	12/2/2010	Written testimony submitted by Jonathan Schlueter, Westside Economic Alliance	120210c-02
1.0	Testimony	12/2/2010	Written testimony submitted by Dave Vanasche, Washington County Farm Bureau	120210c-03
1.0	Testimony	12/2/2010	Written testimony submitted by David Nielsen, Home Builders Association	120210c-04
1.0	Testimony	12/2/2010	Written testimony submitted by Deanna Palm, Greater Hillsboro Chamber of Commerce	120210c-05
1.0	Testimony	12/2/2010	Written testimony submitted by Denzil Scheller, Greater Hillsboro Area Chamber of Commerce	120210c-06
1.0	Testimony	12/2/2010	Written testimony submitted by Bernie Bottomly, Portland Business Alliance	120210c-07
1.0	Testimony	12/2/2010	Written testimony submitted by Morgan Anderson, Intel	120210c-08
1.0	Testimony	12/2/2010	Written testimony submitted by Mark Clemons, NAIOP	120210c-09
1.0	Testimony	12/2/2010	Written testimony submitted by Jane Leo, Portland Metropolitan Association of Realtors	120210c-10
1.0	Testimony	12/2/2010	Written testimony submitted by Gerald VanderZanden	120210c-11
1.0	Testimony	12/2/2010	Written testimony submitted by Allen Amadisca	120210c-12
1.0	Testimony	12/2/2010	Written testimony submitted by Robert Bailey	120210c-13

1.0	Testimony	12/2/2010	Written testimony submitted by Linda Peters	120210c-14
1.0	Testimony	12/2/2010	Written testimony submitted by Dan Bloom	120210c-15
1.0	Testimony	12/2/2010	Written testimony submitted by Carol Chesarek	120210c-16
1.0	Testimony	12/2/2010	Written testimony submitted by Tom Black	120210c-17
1.0	Testimony	12/2/2010	Written testimony submitted by David Noren	120210c-18