

BEFORE THE CHIEF OPERATING OFFICER

RELATING TO A REVISION TO THE)
EMPLOYMENT AND INDUSTRIAL AREAS MAP)
OF TITLE 4 (INDUSTRIAL AND OTHER) ORDER NO. 11-054
EMPLOYMENT AREAS) OF THE URBAN)
GROWTH MANAGEMENT FUNCTIONAL PLAN)
TO CONFORM THE MAP TO A COMPREHENSIVE)
PLAN AMENDMENT BY THE CITIES OF)
GRESHAM AND HAPPY VALLEY)

WHEREAS, Metro Ordinance No. 02-969B entitled, "For the Purpose of Amending the Metro Urban Growth Boundary, the Regional Framework Plan and the Metro Code in Order to Increase the Capacity of the Boundary to Accommodate Population Growth to the Year 2022," added land to the UGB east of the cities of Gresham and Happy Valley and charged the cities to adopt provisions in their comprehensive plans and land use regulations pursuant to Title 11 (Planning for New Urban Areas) of the Urban Growth Management Functional Plan (UGMFP);

WHEREAS, Gresham and Happy Valley have adopted provisions to their comprehensive plans and land use regulations for the Springwater and East Happy Valley areas in compliance with Title 11; and

WHEREAS, subsection 3.07.450B of Title 4 (Industrial and other Employment Areas) of the UGMFP provides for amendment of Title 4's Employment and Industrial Areas Map by order of the Chief Operating Officer (COO) to conform the map to comprehensive plans adopted by in compliance with Title 11; now, therefore,

IT IS ORDERED THAT:

The Employment and Industrial Areas Map of Title 4 of Metro's Urban Growth Management Functional Plan is hereby revised as shown on Exhibit A, attached to this order.

ENTERED this 21st day of April, 2011.



Dan Cooper, Acting Chief Operating Officer

Approved as to Form:



Alison Kean Campbell, Acting Metro Attorney

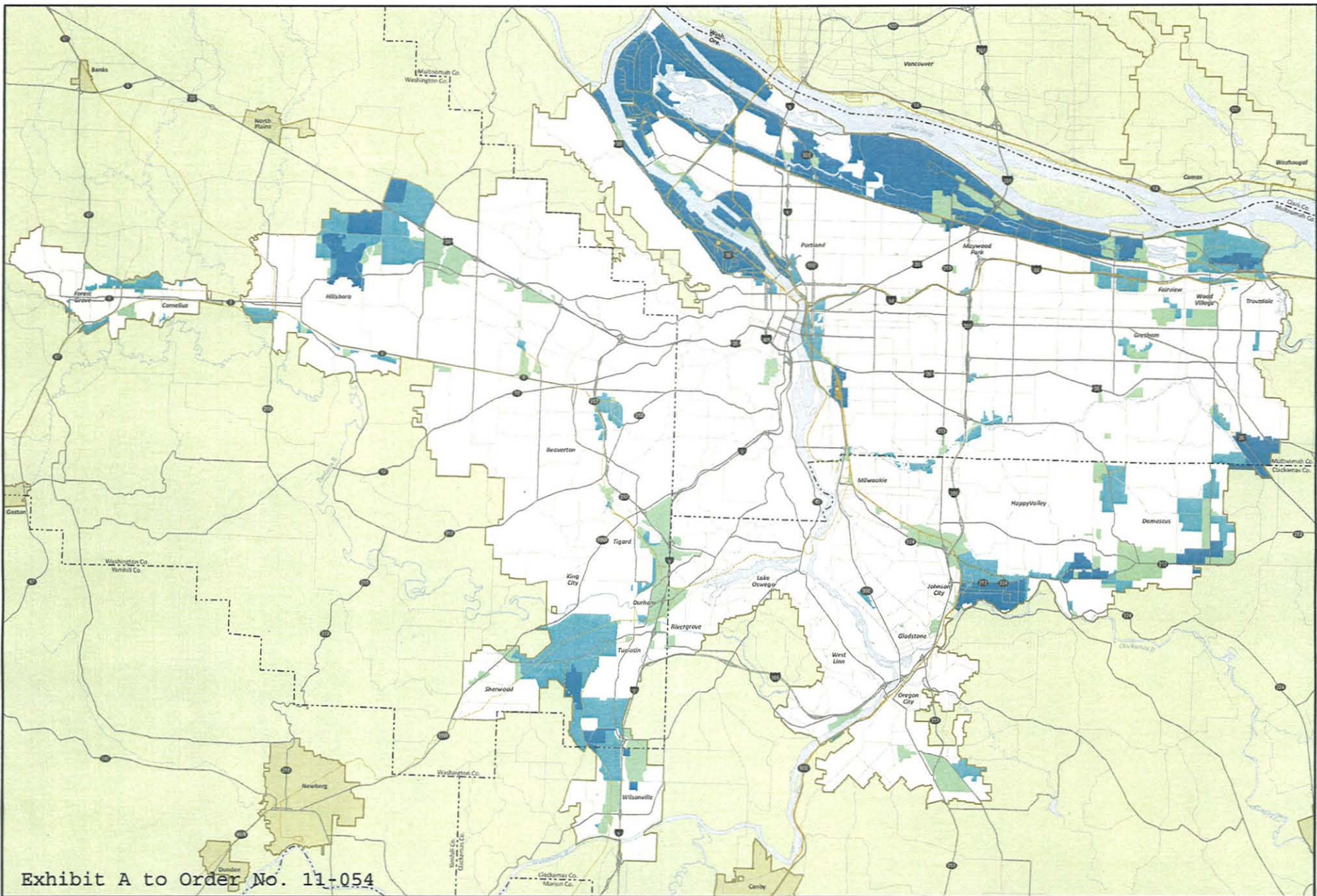


Exhibit A to Order No. 11-054

Title 4, Industrial and Other Employment Areas

March, 2011



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- Employment areas
- Industrial areas
- Regionally significant industrial areas
- Proposed main roadway routes
- Proposed road connectors
- Mainline freight
- Branch line freight
- Rail yards
- County boundaries
- Urban growth boundaries
- Neighbor cities



STAFF REPORT

RELATING TO A REVISION TO THE EMPLOYMENT AND INDUSTRIAL AREAS MAP OF TITLE 4 (INDUSTRIAL AND OTHER EMPLOYMENT AREAS) OF THE URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN TO CONFORM THE MAP TO A COMPREHENSIVE PLAN AMENDMENT BY THE CITIES OF GRESHAM AND HAPPY VALLEY

EXECUTIVE ORDER NO. 11-054

Date: March 22, 2011

Prepared by:

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BACKGROUND

Purpose of Title 4

The Regional Framework Plan calls for a strong regional economy. To improve the regional economy, Title 4 of the Urban Growth Management Functional Plan ("Industrial and Other Employment Areas") seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIAs), Industrial and Employment Areas. Title 4 also seeks to provide the benefits of "clustering" to those industries that operate more productively and efficiently in proximity to one another than in dispersed locations. Title 4 further seeks to protect the capacity and efficiency of the region's transportation system for the movement of goods and services and to encourage the location of other types of employment in Centers, Employment Areas, Corridors, Main Streets and Station Communities. Title 4 is implemented through city and county comprehensive plans and zoning. Areas subject to Title 4 are depicted on the Employment and Industrial Areas Map¹.

Completion of Title 11 planning²

The Springwater and Rock Creek plan areas were added to the urban growth boundary (UGB) in 2002. Concurrent with the UGB expansion, the Metro Council assigned 2040 design types and Title 4 designations to these areas. Since that time, the cities of Gresham and Happy Valley have competed comprehensive planning for these areas. These planning efforts have led to a more refined sense of appropriate uses and designations for these areas.

Metro staff has worked with the cities of Gresham and Happy Valley throughout their Title 11 planning efforts and has concluded that their adopted comprehensive plans are in compliance with the Urban Growth Management Functional Plan, including Titles 11 and Title 4. Attachment 1 to this staff report is a September 20, 2005 letter from Metro Chief Operating Officer Michael Jordan to Mayor Charles Becker of Gresham stating that Metro finds the Springwater Community Plan in compliance with Title 11. Attachment 2 to this staff report is a February 13, 2009 letter from Ray Valone, Metro Principal Regional Planner, to the Happy Valley Planning Commission stating that Metro finds the East Happy Valley Comprehensive Plan in compliance with Title 11.³

¹ Also referred to as the "Title 4 map" in this staff report.

² Title 11 of the Urban Growth Management Functional Plan (Planning for New Urban Areas) describes planning requirements for urban reserves and areas added to the urban growth boundary.

³ Both compliance letters state that Metro finds the plans to be in compliance with Title 11, assuming they are adopted as written. In both cases the plans were adopted as proposed and Metro staff finds the final plans to be in compliance.

Section 3.07.450 (B) of Title 4 also states that *“the order shall also make necessary amendments to the Habitat Conservation Areas Map, described in section 3.07.1320 of Title 13 of this chapter, to ensure implementation of Title 13.”* Metro staff has determined that the cities of Gresham and Happy Valley came into compliance with Title 13 (Nature in Neighborhoods) after adopting the plans that trigger this proposed order. Therefore, amendments to the Habitat Conservation Areas Map are not necessary to ensure implementation of Title 13. Furthermore, Title 13 section 3.1340 (D)1 states that *“each city and county shall be responsible for administering the Habitat Conservation Areas Map, or the city's or county's map that has been deemed by Metro to be in substantial compliance with the Habitat Conservation Areas Map...”*

ANALYSIS/INFORMATION

Known Opposition

There is no known opposition to the proposed legislation.

Legal Antecedents

The Chief Operating Officer's authority to amend the Employment and Industrial Areas Map comes from Metro Code 3.07.450 B.

Anticipated Effects

Adoption of this ordinance will result in amendments to the Employment and Industrial Areas Map.

Budget Impacts

Adoption of this ordinance has no budget impact.

RECOMMENDED ACTION

Adopt the order to make the proposed amendments to the Employment and Industrial Areas map.

ATTACHMENTS

Attachment 1: September 20, 2005 letter from Metro Chief Operating Officer Michael Jordan to Mayor Charles Becker of Gresham

Attachment 2: February 13, 2009 letter from Ray Valone, Metro Principal Regional Planner, to the Happy Valley Planning Commission

Attachment 3: Proposed Title 4 map amendments in the Springwater plan area

Attachment 4: Proposed Title 4 map amendments in the East Happy Valley plan area



METRO

September 20, 2005

Mayor Charles Becker and Councilors
City of Gresham
1333 NW Eastman Parkway
Gresham, OR 97030-3813

Subject: City of Gresham/CPA 04-8178

Dear Mayor Becker and Councilors:

I'd like to congratulate the City of Gresham on the extensive work completed for the Springwater Community Plan. The Metro Council supports the City's efforts to create jobs that improve your jobs/housing balance. The Council is also very supportive of the vitality of Gresham's Regional Center and the investments we have made together through the Transit Oriented Development (TOD) program. It is with those things in mind that I forward these comments to you.

Most of the Springwater expansion area was brought into the Urban Growth Boundary (UGB) in 2002 under Metro's Regionally Significant Industrial Area (RSIA) design type. The design type expressed the intent for development in this area to be industrial-type jobs to improve the jobs/housing balance in the east county area and provide land dedicated to the particular needs of larger industrial users.

An earlier version of the plan that was reviewed by the Gresham Planning Commission included an office district which allowed types and sizes of office uses that the Metro Council thought would adversely affect the viability and redevelopment of the Gresham Regional Center, hamper the development of the future city of Damascus Town Center, and not meet the industrial-jobs land use intended for the area. Since then, Gresham staff, working with Metro staff, has proposed modifications to the allowed office uses within the Office District (recently renamed as the Research/Technology Industrial District). Assuming that your Council adopts the changes as proposed by Gresham staff, Metro will be able to make a finding that CPA 04-8178, which includes a map and implementing measures for the Springwater Community Plan, complies with the provisions of Title 11 of the UGMFP and Exhibit M of Metro Ordinance No. 02-969B.

Metro recognizes and accepts that planning for new areas by local jurisdictions often results in modifications to the Metro design types assigned during expansion of the UGB. Based on the City's detailed analysis of the area and more accurate depiction of the land's suitability, the proposed plan map includes a Village Center and residential component that was not envisioned during the 2002 expansion. Both the transportation and natural resource components of the plan meet or exceed the Title 11 requirements.



METRO

February 13, 2009

Chair Rob Klever and Planning Commissioners
City of Happy Valley
16000 SE Misty Drive
Happy Valley, OR 97086

RE: File No. CPA-01-09, Comprehensive Plan Text Amendments and TSP Update Associated with East Happy Valley Comprehensive Plan

Dear Chair Klever and Commissioners:

This is a follow-up to my letter of January 27, 2009, regarding your on-going hearing for the action referenced above. Please enter this letter into the hearing record as well.

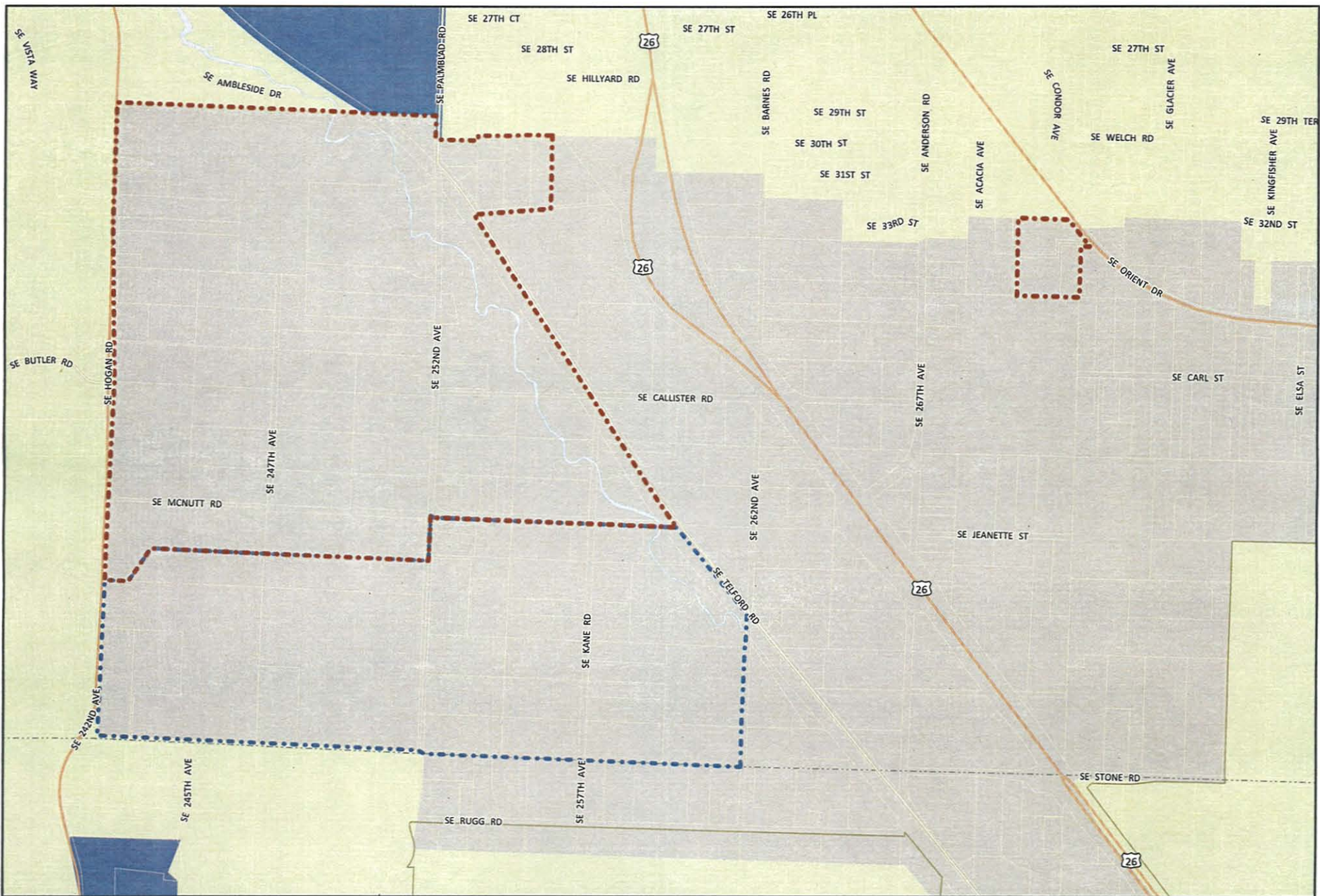
After reviewing additional information, provided to Metro by City staff, including the steep slopes and natural resources overlay map and relevant code language, we conclude that section 3.07.1120.H of Metro's Title 11 has been met. Based on this last component of Metro's Title 11 being satisfied, we conclude that the City's proposed comprehensive plan amendment and TSP update for East Happy Valley, if adopted as written, would be in substantial compliance with all Metro requirements for new urban areas.

We appreciate the huge effort the City has put forth to help implement the 2002 UGB expansion in this sub-region of the metropolitan area. We also look forward to continuing our coordination with the City in achieving a new urban community.

Sincerely,

Ray Valone
Principal Regional Planner

cc: Cathy Daw, City Manager
Michael Walter, Planning Director
Jennifer Donnelly, DLCD, Metro Regional Representative
David Bragdon, Metro Council President
Rod Park, Metro Councilor District 1
Robin McArthur, Metro Planning Director
Dick Benner, Office of Metro Attorney



Attachment 3: Proposed Title 4 map amendments in the Springwater plan area

March, 2011



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Current Title 4 land

Employment land

Industrial land

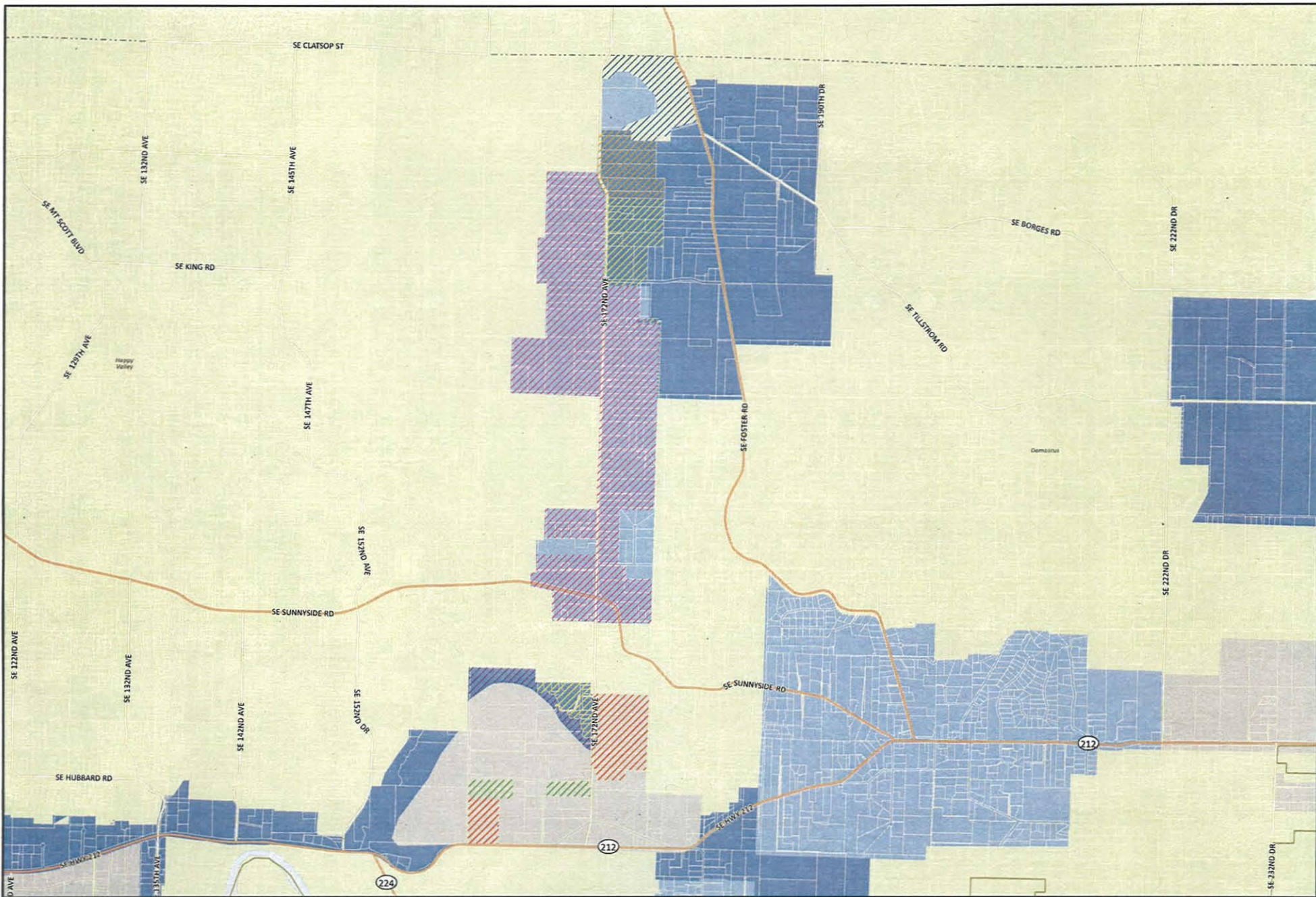
Regionally significant industrial area

Regionally significant industrial area to neighborhood

Regionally significant industrial area to industrial land

County boundaries





Attachment 4: Proposed Title 4 map amendments in the East Happy Valley plan area

March, 2011



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|--|---|---|------------------------------------|
| Current Title 4 land | | Changes to Title 4 land | |
| Employment land | Industrial land to regionally significant industrial area | Regionally significant industrial area to employment land | Neighborhood to employment land |
| Industrial land | Industrial land to neighborhood | Industrial land to neighborhood | Industrial land to employment land |
| Regionally significant industrial area | Regionally significant industrial area to neighborhood | Regionally significant industrial area to neighborhood | County boundaries |

