



MINUTES OF THE METRO COUNCIL WORK SESSION

July 5, 2011

Metro Council Chamber

Councilors Present: Council President Tom Hughes and Councilors Rex Burkholder, Carlotta Collette, Shirley Craddick, Kathryn Harrington, Barbara Roberts

Councilors Excused: Councilor Carl Hosticka

Council President Tom Hughes convened the Metro Council Work Session at 2:05 p.m.

1. ADMINISTRATIVE/COUNCIL AGENDA FOR JULY 7, 2011/CHIEF OPERATING OFFICER COMMUNICATIONS

There were none.

2. COO RECOMMENDATION, 2011 GROWTH MANAGEMENT DECISION

Mr. Dan Cooper of Metro presented a brief history regarding the legal ramifications of Urban Growth Boundary expansion and the legal requirements the Metro Council must meet every five years. Issues that have been addressed within the Urban Growth Boundary (UGB) expansion recommendations are future employment needs, facilitating more housing stock, working with local governments to ensure capacity issues are dealt with, and the potential areas which the UGB could expand if needed. This expansion recommendation will give the region space for nearly 30,000 housing units and 310 acres of large lot industrial land.

Mr. Cooper emphasized that the Metro Council is not scheduled to take action on the Urban Growth Boundary expansion until October 2011. Seven potential expansion sites listed in the recommendation are:

- South Hillsboro
- South Cooper Mountain (Beaverton)
- Roy Rogers West (Tigard)
- Cornelius South
- Sherwood West
- Advance (Wilsonville)
- Maplelane (Oregon City)

The COO recommends focusing expansion efforts on:

- The South Hillsboro area due to the active support from the city of Hillsboro, their development of a concept plan, and Hillsboro's financing capability.

- The second recommendation is the South Cooper Mountain area which has the ability to support additional density and is located close to the Murray/Scholls Town center. The City of Beaverton has actively supported this 543 acre expansion as a means to meeting the predicted demand for 13,500 new housing units between now and 2035.
- The third recommendation is a 256 acre expansion site called Roy Rogers West. The City of Tigard is the expected urban service provider and finds this area essential to the planning and provision of public services to the West Bull Mountain Plan area.
- Cornelius South is the fourth recommended expansion site. The City of Cornelius supports this potential 210 acre expansion, located near Downtown Cornelius, in order to potentially help development within their recently designated town center.
- The final three COO UGB expansion recommendation areas are within Sherwood, Wilsonville, and Oregon City however local government support is not at the level of the first four areas including a lack of a completed concept plan for these properties and furthermore some of these properties aren't even within the specified city limits.

Mr. Tim O'Brien of Metro briefed the council on UGB expansion recommendations including the COO's preliminary analysis and the 2011 Growth Management Decision. He further discussed the potential implications for the council's expansion decision and how that decision may affect regional economic and housing issues. The following seven issues were emphasized as potential considerations for council prior to making a decision on this issue:

- How to improve upon the outcomes of other UGB expansions of the past decade, where there has been little development and the development that has occurred has often consisted of larger, more expensive homes with relatively low densities.
- How might these UGB expansion options help the region to achieve its six desired outcomes?
- Will UGB expansions support regional and local efforts in downtowns and main streets
- What conditions, if any, should be placed on residential UGB expansion?
- In the 20-year timeframe, are market conditions likely to support compact development in UGB expansion areas?
- Are there adequate public resources to pay for the facilities and amenities necessary to achieve?
- Higher density development in UGB expansion areas.

Discussion included whether a plan could be created in smaller subsets or partial expansions to the UGB, limiting conditions to ensure local jurisdictions have proper authority, ensuring an awareness that conditions that make sense now might not make sense in the future specifically in regards to economic development and housing, and more specifically a discussion regarding access to Hwy 26 and whether or not the Brookline interchange can handle the increased traffic due to UGB expansion.

Mr. Ken Ray of Metro briefed the council on the public outreach and involvement plan. These recommendations will be available on the Metro web site shortly. Currently one open house is scheduled for Thursday July 28, 2011 from 5 to 8pm at the Hillsboro Civic Center. In addition, an Opt-in survey will be available starting Friday July 15. Metro is also looking to conduct outreach conversations with elected officials in East Metro County. The first public hearing is scheduled for October 6th however; a site has not been secured at this time. Council consideration, final public hearing, and vote are scheduled for October 20. Property owners within a one mile radius of potential expansion areas are required to be notified in September.

Further discussion included the need to quantify the low, med, and high density categories so they can be more meaningful and help create a baseline. It was also expressed that these decisions may not be felt for ten or more years and it is therefore important to set clear expectations.

3. BREAK

The council recessed.

4. REVISED MCCI PROPOSAL AND PUBLIC ENGAGEMENT BEST PRACTICES

Mr. Jim Middaugh of Metro reviewed the agenda for the public engagement and best practices presentation.

The Spectrum of Public Participation is to inform, consult, involve, collaborate, and empower.

Public Involvement Review is a proposed communication committee of peers and stakeholders within the region. Specifics of the proposed committee are:

- Professional peer group (meet 2-4 times per year)
- Community stakeholder review group (half-day annual meeting)
- Citizen advisors help develop the agenda and recruit participants
- Opt In
- Annual Public Involvement report
- Metro staff communication

Ms. Karen Withrow of Metro met with project managers around the agency to see how this concept would work for them as project managers. This will not replace all of the Metro outreach programs rather this proposal is meant as a means to improve communication in order to alleviate confusion within the agency. This will also create an opportunity for people across the region to connect with one another, share experiences, and learn from each other. Feedback from regional stakeholders has been enthusiastic for this project and for Metro's organizational efforts.

Discussion and comments focused on ensuring that there are clearly stated goals and objectives for a committee, whether this will be achievable considering current budget constraints, ensuring public involvement is included, ensuring a proactive approach regarding the methodology, and attempting to speak with local government peers in order to get beyond Metro's interests alone.

Ms. Karen Withrow of Metro discussed the project objectives and the scope of participation which are:

- Consensus building
- Problem solving
- Information gathering
- Building awareness
- Capacity building

Scope of Participation:

- Geographic area
- Kinds of participation
- Underrepresented groups

5. **COUNCIL BRIEFING/COMMUNICATIONS**

There were none.

Prepared by,

A handwritten signature in black ink, appearing to read "Chris Myers". The signature is fluid and cursive, with a large initial "C" and "M".

Chris Myers
Metro Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 5, 2011

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Report	7/5/11	2011 Growth Management Recommendations for Metro's Chief Operating Officer	70511cw-01
2.0	Report	7/5/11	Preliminary Analysis of Potential Urban Growth Boundary Expansion Areas	70511cw-02