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Agenda Item Number 2.0

**STAFF UPDATE ON ORDINANCE NO. 11-1264 CONDITIONS
AND FOLLOW-UP TO OCT. 6 PUBLIC HEARING**

Metro Council Work Session
Tuesday, Oct. 11, 2011
Metro Council Chamber

METRO COUNCIL

Work Session Worksheet

Presentation Date: October 11, 2011 Time: 2:15 p.m. Length: 60 min

Presentation Title: Staff update on Ordinance No. 11-1264 Conditions and Follow-up to Oct. 6 Public Hearing

Service, Office, or Center: Planning and Development

Presenters (include phone number/extension and alternative contact information):

John Williams X 1635, Tim O'Brien X 1840 & Dick Benner X1532

ISSUE & BACKGROUND

The Metro Council will consider a growth management decision this October that could include expansions of the urban growth boundary to accommodate the region's long-term growth needs. Metro Ordinance 11-1264 proposes to add the South Hillsboro and South Cooper Mt. areas to the UGB to meet the 20-year need for residential land and North Hillsboro to meet a large site industrial land need. The Council held a public hearing on Ordinance No. 11-1264 on October 6, 2011. Revised conditions of approval as outlined in Exhibit B to Ordinance 11-1264 were presented at the hearing.

Staff will provide an update on the conditions of approval and any follow-up the Council would like on the public hearing.

IMPLICATIONS AND SUGGESTIONS

Staff has been working with Hillsboro and Beaverton staff to finalize proposed conditions of approval and believes these conditions satisfy Metro's statutory obligations and address regional needs while providing some flexibility for local governments, property owners and other stakeholders to implement the plans on the ground.

QUESTION(S) PRESENTED FOR CONSIDERATION

Does the Council have any concerns with the conditions of approval?

Is there any follow-up from the public hearing for staff?

LEGISLATION WOULD BE REQUIRED FOR COUNCIL ACTION __Yes __X__No
DRAFT IS ATTACHED __Yes __X__No

Ordinance No. 11-1264

Exhibit B, Conditions on Land Added to UGB

North of Hillsboro, shown on Exhibit A as Area 1:

1. The city of Hillsboro, in coordination with Washington County and Metro, shall adopt comprehensive plan provisions and land use regulations for Area 1 to authorize urbanization, pursuant to Metro Code section 3.07.1120.
2. The city shall apply the Regionally Significant Industrial Area (RSIA) designation to Area 1, as described in Metro Code section 3.07.420.
3. Land use regulations adopted pursuant to Metro Code section 3.07.1120 shall provide for creation of at least one parcel of 100 acres or more and at least two parcels of 50 acres or more. The resulting parcels shall be subject to limitations on division in Metro Code 3.07.420.
4. Land use regulations shall prohibit establishment of schools, places of assembly larger than 20,000 square feet and parks intended to serve people other than those working or residing in the RSIA.
5. Land use regulations shall include provisions – such as setbacks, buffers and designated lanes for movement of slow-moving machinery – to enhance compatibility between urban uses in Area 1 and agricultural practices on adjacent land outside the UGB that is zoned for farm or forest use pursuant to statewide planning Goal 3 or 4.

South Hillsboro, shown on Exhibit A as Area 2:

1. The city of Hillsboro, in coordination with Washington County and Metro, shall adopt comprehensive plan provisions and land use regulations for Area 2 to authorize urbanization, pursuant to Metro Code section 3.07.1120.
2. The city shall apply the Town Center, Employment Area and Neighborhood designations to Area 2, in conformance with Exhibit A and as described in the Regional Framework Plan, Summary of the 2040 Growth Concept.
3. The city of Hillsboro shall demonstrate that land use regulations adopted pursuant to Metro Code section 3.07.1120 will provide, during the 20-year planning period, capacity to achieve a target of approximately 10,766 dwelling units in Area 2 and adjoining South Hillsboro Community Plan¹ lands currently in the UGB. No current dwelling unit capacity in the adjoining South Hillsboro Community Plan lands may be counted toward the 10,766 dwelling unit target.

¹ “South Hillsboro Community Plan: SOHI Overview”, Spring, 2010.

4. Land use regulations shall include provisions – such as setbacks, buffers and designated lanes for movement of slow-moving machinery – to enhance compatibility between urban uses in Area 2 and agricultural practices on adjacent land outside the UGB that is zoned for farm or forest use pursuant to statewide planning Goal 3 or 4.

South Cooper Mountain, shown on Exhibit A as Area 3:

1. The city of Beaverton, in coordination with Washington County and Metro, shall adopt comprehensive plan provisions and land use regulations for Area 3 to authorize urbanization, pursuant to Metro Code section 3.07.1120. To implement Principle 1 of Exhibit B to the Reserves IGA between Metro and Washington County, the city shall undertake and complete this planning for the whole of Area 3 in order to provide appropriate protection and enhancement to the public lands and natural features, and protect and enhance the integrity of Titles 3 and 13 resources in the area.
2. The city shall apply the Main Street and Neighborhood designations to Area 3, in conformance with Exhibit A and as described in the Regional Framework Plan, Summary of the 2040 Growth Concept.
3. Land use regulations adopted pursuant to Metro Code section 3.07.1120 shall provide zoned capacity for a minimum of 4,651 dwelling units in Area 3.
4. Land use regulations shall include provisions – such as setbacks, buffers and designated lanes for movement of slow-moving machinery – to enhance compatibility between urban uses in Area 2 and agricultural practices on adjacent land outside the UGB that is zoned for farm or forest use pursuant to statewide planning Goal 3 or 4.

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 **Metro** | *Agenda*

Meeting: Metro Council
Date: Thursday, Oct. 13, 2011
Time: 2 p.m.
Place: Metro Council Chambers

CALL TO ORDER AND ROLL CALL

- 1. INTRODUCTIONS**
- 2. CITIZEN COMMUNICATIONS**
- 3. CONSENT AGENDA**
 - 3.1 Consideration of the Minutes for Sept. 29, 2011
 - 3.2 Consideration of the Minutes for Oct. 6, 2011
- 4. ORDINANCES**
 - 4.1 **Ordinance No. 11-1264**, For the Purpose of Expanding the Urban Growth Boundary to Provide Capacity for Housing and Employment to the Year 2030 and Amending the Metro Code to Conform. **Hughes**
 - 4.1.1 Staff Update and Council Review of Ordinance Conditions
 - 4.1.2 Consideration and Vote on Councilor-Proposed Amendments
- 5. CHIEF OPERATING OFFICER COMMUNICATION**
- 6. COUNCILOR COMMUNICATION**

ADJOURN

Television schedule for Oct. 13, 2011 Metro Council meeting

<p>Clackamas, Multnomah and Washington counties, and Vancouver, WA Channel 11 – Community Access Network <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> Thursday, Oct. 13</p>	<p>Portland Channel 11 – Portland Community Media <i>Web site:</i> www.pcmtv.org <i>Ph:</i> 503-288-1515 <i>Date:</i> 8:30 p.m. Sunday, Oct. 16 <i>Date:</i> 2 p.m. Monday, Oct. 17</p>
<p>Gresham Channel 30 - MCTV <i>Web site:</i> www.metroeast.org <i>Ph:</i> 503-491-7636 <i>Date:</i> 2 p.m. Monday, Oct. 17</p>	<p>Washington County Channel 30– TVC TV <i>Web site:</i> www.tvctv.org <i>Ph:</i> 503-629-8534 <i>Date:</i> 11 p.m. Saturday, Oct. 15 <i>Date:</i> 11 p.m. Sunday, Oct. 16 <i>Date:</i> 6 a.m. Tuesday, Oct. 18 <i>Date:</i> 4 p.m. Wednesday, Oct. 19</p>
<p>Oregon City, Gladstone Channel 28 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>	<p>West Linn Channel 30 – Willamette Falls Television <i>Web site:</i> http://www.wftvmedia.org/ <i>Ph:</i> 503-650-0275 Call or visit web site for program times.</p>

PLEASE NOTE: Show times are tentative and in some cases the entire meeting may not be shown due to length. Call or check your community access station web site to confirm program times.

Agenda items may not be considered in the exact order. For questions about the agenda, call the Metro Council Office at 503-797-1540. Public hearings are held on all ordinances second read. Documents for the record must be submitted to the Regional Engagement Coordinator to be included in the decision record. Documents can be submitted by e-mail, fax or mail or in person to the Regional Engagement Coordinator. For additional information about testifying before the Metro Council please go to the Metro web site www.oregonmetro.gov and click on public comment opportunities. For assistance per the American Disabilities Act (ADA), dial TDD 503-797-1804 or 503-797-1540 (Council Office).