

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING) RESOLUTION NO. 03-3369A
OBJECTIVES FOR PLANNING THE)
BETHANY ADDITION TO THE URBAN) Introduced by Council President David Bragdon
AREA)

WHEREAS, on December 12, 2002, the Metro Council adopted Ordinance No. 02-987A For The Purpose of Amending the Urban Growth Boundary to Add Land in the Bethany Area which added land to the Metro Urban Growth Boundary (“UGB”) in the Bethany Area of Washington County (“Bethany UGB Amendment Area”); and

WHEREAS, Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro’s Urban Growth Management Functional Plan (“Title 11”); and

WHEREAS, one of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A; and

WHEREAS, the Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area; and

WHEREAS, the City of Beaverton has established objectives attached hereto as Exhibit A for planning the Bethany UGB amendment area pursuant to a resolution adopted by the Beaverton City Council on August 18, 2003; and

WHEREAS, the objectives established by the Beaverton City Council if implemented will result in increased efficiency of land use in the Bethany UGB amendment area; and

WHEREAS, the Metro Council wants to endorse the objectives established by the City of Beaverton; and

WHEREAS, Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area; and

WHEREAS, Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County; and

WHEREAS, Oregon Law requires that all local government bodies conducting land use planning are subject to the requirements of Goal One: Citizen Involvement; and

WHEREAS, Metro's Urban Growth Management Functional Plan does not address additional requirements for citizen involvement in conducting city or county land use planning activities such as Title 11 planning requirements; and

WHEREAS, the Metro Council has actively pursued opportunities to increase citizen involvement in Title 11 planning activities through use of available staff resources and assistance in obtaining available state and federal resources; and

WHEREAS, the Pleasant Valley Concept Plan was developed with the assistance of such resources; and

WHEREAS, Metro has published with federal assistance a "Livable New Communities" handbook for preparing concept plans; now, therefore,

BE IT RESOLVED,

1. The Metro Council finds that the objectives adopted by the City of Beaverton as set forth in attached Exhibit A are consistent with the 2040 Growth Concept and will, if implemented, result in greater efficiency of land uses in the Bethany UGB amendment area.

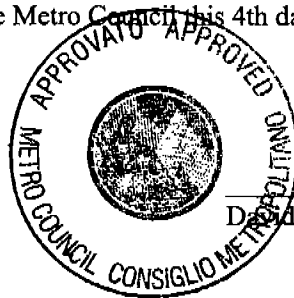
2. The Metro Council supports the establishment of the objectives and approves of the use of the objectives in the process required by Title 11 for the Bethany UGB amendment area.

3. The Metro Council finds that while it is unlikely that Washington County will be the entity that conducts the planning required by Title 11, the Metro Council supports and approves Washington County's use of the objectives in the event that Washington County performs the required Title 11 planning.

4. The Metro Council directs the Chief Operating Officer through staff to participate in the Title 11 planning for the Bethany UGB amendment area and promote implementation of the objectives, to review the results of the Title 11 plans as proposed, and report the results to the Metro Council prior to taking any action authorized by Title 11 or Title 8 of the functional plan.

5. The Metro Council supports the use of an inclusive planning process for the Bethany UGB amendment area, recommends that the process be modeled on the Livable New Communities Handbook, to the extent applicable, and directs the Chief Operating Officer to assist the planning process by seeking to obtain additional resources where available from state and federal sources.

ADOPTED by the Metro Council this 4th day of September 2003.




David Bragdon, Council President

Approved as to Form:


Daniel B. Cooper, Metro Attorney

Exhibit A to Resolution 03-3369A

City of Beaverton Objectives of a Concept Plan for the Bethany UGB Addition, in addition to requirements of Metro's Urban Growth Management Functional Plan ("UGMFP") and Ordinance No. 02-987A.

1. A sufficient number of dwelling units to support retail commercial uses and civic uses (such as government offices, fire station, police station, town square, library, school, park, etc.) within the concept planning area along a Main Street as described in the Regional Framework Plan and/or in a Neighborhood Center as authorized in Title 12 of the UGMFP, section 3.06.1230.
2. A sufficient number and arrangement of dwelling units, by type and location, to support frequent public transit service to the Main Street and/or Neighborhood Center, as well as to nearby centers and LRT stations.
3. A system of streets that connects all portions of the area internally, connects the area with adjoining urban areas, complies with the design standards for street connectivity in Metro's RTP, and makes use to the extent practicable of the design concepts in Metro's Green Streets Handbook.
4. A system of pedestrian and bicycle access to and along the Main Street, to the Neighborhood Center, and to all public school and park sites within the area.
5. With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.
6. Cooperation among the City of Beaverton, Tualatin Hills Parks and Recreation District, and the Beaverton School District to reduce overall demand for land for school sites through co-location of schools and parks, shared use of facilities, consideration of multi-story building designs, and reductions in parking and circulation requirements made possible by provisions for safe routes to schools in the community's design.

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FOR THE PURPOSE OF ENDORSING) RESOLUTION NO. 03-3369A
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WHEREAS, Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro’s Urban Growth Management Functional Plan (“Title 11”); and

WHEREAS, one of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A; and

WHEREAS, the Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area; and

WHEREAS, the City of Beaverton has established objectives attached hereto as Exhibit A for planning the Bethany UGB amendment area pursuant to a resolution adopted by the Beaverton City Council on August 18, 2003; and

WHEREAS, the objectives established by the Beaverton City Council if implemented will result in increased efficiency of land use in the Bethany UGB amendment area; and

WHEREAS, the Metro Council wants to endorse the objectives established by the City of Beaverton; and

WHEREAS, Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area; and

WHEREAS, Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County; and

WHEREAS, Oregon Law requires that all local government bodies conducting land use planning are subject to the requirements of Goal One: Citizen Involvement; and

WHEREAS, Metro's Urban Growth Management Functional Plan does not address additional requirements for citizen involvement in conducting city or county land use planning activities such as Title 11 planning requirements; and

WHEREAS, the Metro Council has actively pursued opportunities to increase citizen involvement in Title 11 planning activities through use of available staff resources and assistance in obtaining available state and federal resources; and

WHEREAS, the Pleasant Valley Concept Plan was developed with the assistance of such resources; and

WHEREAS, Metro has published with federal assistance a "Livable New Communities" handbook for preparing concept plans; now, therefore,

BE IT RESOLVED,

1. The Metro Council finds that the objectives adopted by the City of Beaverton as set forth in attached Exhibit A are consistent with the 2040 Growth Concept and will, if implemented, result in greater efficiency of land uses in the Bethany UGB amendment area.

2. The Metro Council supports the establishment of the objectives and approves of the use of the objectives in the process required by Title 11 for the Bethany UGB amendment area.

3. The Metro Council finds that while it is unlikely that Washington County will be the entity that conducts the planning required by Title 11, the Metro Council supports and approves Washington County's use of the objectives in the event that Washington County performs the required Title 11 planning.

4. The Metro Council directs the Chief Operating Officer through staff to participate in the Title 11 planning for the Bethany UGB amendment area and promote implementation of the objectives, to review the results of the Title 11 plans as proposed, and report the results to the Metro Council prior to taking any action authorized by Title 11 or Title 8 of the functional plan.

5. The Metro Council supports the use of an inclusive planning process for the Bethany UGB amendment area, recommends that the process be modeled on the Livable New Communities Handbook, to the extent applicable, and directs the Chief Operating Officer to assist the planning process by seeking to obtain additional resources where available from state and federal sources.

ADOPTED by the Metro Council this 4th day of September 2003.

David Bragdon, Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

Exhibit A to Resolution 03-3369A

City of Beaverton Objectives of a Concept Plan for the Bethany UGB Addition, in addition to requirements of Metro's Urban Growth Management Functional Plan ("UGMFP") and Ordinance No. 02-987A.

1. A sufficient number of dwelling units to support retail commercial uses and civic uses (such as government offices, fire station, police station, town square, library, school, park, etc.) within the concept planning area along a Main Street as described in the Regional Framework Plan and/or in a Neighborhood Center as authorized in Title 12 of the UGMFP, section 3.06.1230.
2. A sufficient number and arrangement of dwelling units, by type and location, to support frequent public transit service to the Main Street and/or Neighborhood Center, as well as to nearby centers and LRT stations.
3. A system of streets that connects all portions of the area internally, connects the area with adjoining urban areas, complies with the design standards for street connectivity in Metro's RTP, and makes use to the extent practicable of the design concepts in Metro's Green Streets Handbook.
4. A system of pedestrian and bicycle access to and along the Main Street, to the Neighborhood Center, and to all public school and park sites within the area.
5. With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.
6. Cooperation among the City of Beaverton, Tualatin Hills Parks and Recreation District, and the Beaverton School District to reduce overall demand for land for school sites through co-location of schools and parks, shared use of facilities, consideration of multi-story building designs, and reductions in parking and circulation requirements made possible by provisions for safe routes to schools in the community's design.

STAFF REPORT

FOR THE PURPOSE OF ENDORSING OBJECTIVES FOR PLANNING THE BETHANY ADDITION TO THE URBAN AREA

Date: August, 2003

Prepared by: Daniel B. Cooper
Presented by: Daniel B. Cooper

PROPOSED ACTION

Adoption of Resolution No. 03-3369A endorsing objectives for planning the Bethany addition to the urban area.

BACKGROUND

On December 12, 2002, the Metro Council adopted Ordinance No. 02-987A which added land to the Metro Urban Growth Boundary ("UGB") in the Bethany Area of Washington County ("Bethany UGB Amendment Area"). Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro's Urban Growth Management Functional Plan ("Title 11"). One of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A. The Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area. Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area. Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County.

1000 Friends of Oregon appeared in front of the Metro Council and stated its opposition to Ordinance No. 02-987A. 1000 Friends took exception to Ordinance No. 02-987A in front of the Land Conservation and Development Commission and has given notice of intent to file an appeal of the Council's adoption of Ordinance No. 02-987A to the Land Use Board of Appeals.

1000 Friends, the City of Beaverton and Washington County have engaged in discussions regarding the Bethany Addition to the Urban Area. Beaverton and 1000 Friends have reached an agreement on planning objectives for the Bethany area that 1000 Friends believes will satisfy its concern that the UGB amendment was not supported by an adequate finding that the inclusion of resource land within the UGB would result in a greater efficiency of land use in the non-resource land also included in the UGB. Beaverton has, pursuant to City Council Resolution #3729 (attached), adopted August 18, 2003, established planning objectives for the Bethany addition to the urban area. 1000 Friends agrees that implementing these objectives will satisfy its concerns. 1000 Friends has agreed not to appeal or otherwise support a challenge to Ordinance No. 02-987A if the Metro Council supports the action of the City of Beaverton by adopting Metro Council Resolution No. 03-3369.

Washington County also has the legal authority to conduct the planning required by Title 11 of the Urban Growth Management Functional Plan for the Bethany area but has stated that it does not want to do so.

The planning objectives established by Beaverton are consistent with the Metro 2040 Growth Concept and compliment the functional plan requirements and the conditions contained in Ordinance No. 02-987A.

The process that must be followed by any jurisdiction in implementing Metro decisions or the UGB must include a citizen involvement component. Beaverton will be required to follow all applicable requirements for citizen involvement in conducting the required Title 11 planning for the Bethany area. The planning objectives referenced in Resolution 03-3369 are intended to be a guide for the planning process and cannot be used to override the planning process that is required.

ANALYSIS/INFORMATION

1. **Known opposition:** The development of the objectives occurred in meetings that were not open to the public. Some opposition may be based on a concern that the objectives pre-determine an outcome that would not be subject to public involvement. This concern is addressed in this report.
2. **Legal Antecedents:** Council adoption of Metro Urban Growth Management Functional Plan. Ordinance No. 02-987A amending the UGB in the Bethany Area. LCDC acknowledgment of Metro's UGB decision effective July 7, 2003.
3. **Anticipated Effects:** Required Bethany Area Title 11 planning will be guided by additional objectives that will lead to greater land use efficiency. 1000 Friends will not challenge the LCDC acknowledgment of Ordinance No. 02-987A and will withdraw its Notice of Intent to Appeal to LUBA.
4. **Budget Impacts:** The direction to Chief Operating Officer to participate in the Title 11 planning process is consistent with current budget and work plan for Planning Department.

STAFF REPORT

FOR THE PURPOSE OF ENDORSING OBJECTIVES FOR PLANNING THE BETHANY ADDITION TO THE URBAN AREA

Date: August, 2003

Prepared by: Daniel B. Cooper
Presented by: Daniel B. Cooper

PROPOSED ACTION

Adoption of Resolution No. 03-3369A endorsing objectives for planning the Bethany addition to the urban area.

BACKGROUND

On December 12, 2002, the Metro Council adopted Ordinance No. 02-987A which added land to the Metro Urban Growth Boundary ("UGB") in the Bethany Area of Washington County ("Bethany UGB Amendment Area"). Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro's Urban Growth Management Functional Plan ("Title 11"). One of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A. The Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area. Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area. Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County.

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Washington County also has the legal authority to conduct the planning required by Title 11 of the Urban Growth Management Functional Plan for the Bethany area but has stated that it does not want to do so.

The planning objectives established by Beaverton are consistent with the Metro 2040 Growth Concept and compliment the functional plan requirements and the conditions contained in Ordinance No. 02-987A.

The process that must be followed by any jurisdiction in implementing Metro decisions or the UGB must include a citizen involvement component. Beaverton will be required to follow all applicable requirements for citizen involvement in conducting the required Title 11 planning for the Bethany area. The planning objectives referenced in Resolution 03-3369 are intended to be a guide for the planning process and cannot be used to override the planning process that is required.

ANALYSIS/INFORMATION

1. **Known opposition:** The development of the objectives occurred in meetings that were not open to the public. Some opposition may be based on a concern that the objectives pre-determine an outcome that would not be subject to public involvement. This concern is addressed in this report.
2. **Legal Antecedents:** Council adoption of Metro Urban Growth Management Functional Plan. Ordinance No. 02-987A amending the UGB in the Bethany Area. LCDC acknowledgment of Metro's UGB decision effective July 7, 2003.
3. **Anticipated Effects:** Required Bethany Area Title 11 planning will be guided by additional objectives that will lead to greater land use efficiency. 1000 Friends will not challenge the LCDC acknowledgment of Ordinance No. 02-987A and will withdraw its Notice of Intent to Appeal to LUBA.
4. **Budget Impacts:** The direction to Chief Operating Officer to participate in the Title 11 planning process is consistent with current budget and work plan for Planning Department.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ENDORSING) RESOLUTION NO. 03-3369
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WHEREAS, Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro’s Urban Growth Management Functional Plan (“Title 11”); and

WHEREAS, one of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A; and

WHEREAS, the Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area; and

WHEREAS, the City of Beaverton has established objectives attached hereto as Exhibit A for planning the Bethany UGB amendment area pursuant to a resolution adopted by the Beaverton City Council on August 18, 2003; and

WHEREAS, the objectives established by the Beaverton City Council if implemented will result in increased efficiency of land use in the Bethany UGB amendment area; and

WHEREAS, the Metro Council wants to endorse the objectives established by the City of Beaverton; and

WHEREAS, Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area; and

WHEREAS, Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County; now, therefore,

BE IT RESOLVED,

1. The Metro Council finds that the objectives adopted by the City of Beaverton as set forth in attached Exhibit A are consistent with the 2040 Growth Concept and will, if implemented, result in greater efficiency of land uses in the Bethany UGB amendment area.

2. The Metro Council supports the establishment of the objectives and approves of the use of the objectives in the process required by Title 11 for the Bethany UGB amendment area.

3. The Metro Council finds that while it is unlikely that Washington County will be the entity that conducts the planning required by Title 11, the Metro Council supports and approves Washington County's use of the objectives in the event that Washington County performs the required Title 11 planning.

4. The Metro Council directs the Chief Operating Officer through staff to participate in the Title 11 planning for the Bethany UGB amendment area and promote implementation of the objectives, to review the results of the Title 11 plans as proposed, and report the results to the Metro Council prior to taking any action authorized by Title 11 or Title 8 of the functional plan.

ADOPTED by the Metro Council this 4th day of September 2003.

David Bragdon, Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

Exhibit A to Resolution 03-3369

City of Beaverton Objectives of a Concept Plan for the Bethany UGB Addition, in addition to requirements of Metro's Urban Growth Management Functional Plan ("UGMFP") and Ordinance No. 02-987A.

1. A sufficient number of dwelling units to support retail commercial uses and civic uses (such as government offices, fire station, police station, town square, library, school, park, etc.) within the concept planning area along a Main Street as described in the Regional Framework Plan and/or in a Neighborhood Center as authorized in Title 12 of the UGMFP, section 3.06.1230.
2. A sufficient number and arrangement of dwelling units, by type and location, to support frequent public transit service to the Main Street and/or Neighborhood Center, as well as to nearby centers and LRT stations.
3. A system of streets that connects all portions of the area internally, connects the area with adjoining urban areas, complies with the design standards for street connectivity in Metro's RTP, and makes use to the extent practicable of the design concepts in Metro's Green Streets Handbook.
4. A system of pedestrian and bicycle access to and along the Main Street, to the Neighborhood Center, and to all public school and park sites within the area.
5. With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.
6. Cooperation among the City of Beaverton, Tualatin Hills Parks and Recreation District, and the Beaverton School District to reduce overall demand for land for school sites through co-location of schools and parks, shared use of facilities, consideration of multi-story building designs, and reductions in parking and circulation requirements made possible by provisions for safe routes to schools in the community's design.

STAFF REPORT

FOR THE PURPOSE OF ENDORSING OBJECTIVES FOR PLANNING THE BETHANY ADDITION TO THE URBAN AREA

Date: August, 2003

Prepared by: Daniel B. Cooper
Presented by: Daniel B. Cooper

PROPOSED ACTION

Adoption of Resolution No. 03-3369 endorsing objectives for planning the Bethany addition to the urban area.

BACKGROUND

On December 12, 2002, the Metro Council adopted Ordinance No. 02-987A which added land to the Metro Urban Growth Boundary ("UGB") in the Bethany Area of Washington County ("Bethany UGB Amendment Area"). Ordinance No. 02-987A established specific conditions for comprehensive plan amendments to be adopted by either Washington County or the City of Beaverton in addition to the requirements of Title 11 of Metro's Urban Growth Management Functional Plan ("Title 11"). One of the conditions of Ordinance No. 02-987A requires Washington County or the City of Beaverton to fulfill the requirements of Title 11 within two years of the effective date of Ordinance No. 02-987A. The Bethany UGB amendment area includes resource land and the Metro Council found that including the Bethany resource land within the UGB would increase the efficiency of land uses within the non-resource land added to the UGB in the Bethany Area. Washington County currently has the legal authority to adopt the comprehensive plan amendments required by Title 11 and Ordinance No. 02-987A for the Bethany UGB amendment area. Washington County desires not to be the lead agency for comprehensive planning for areas added to the UGB in Washington County.

1000 Friends of Oregon appeared in front of the Metro Council and stated its opposition to Ordinance No. 02-987A. 1000 Friends took exception to Ordinance No. 02-987A in front of the Land Conservation and Development Commission and has given notice of intent to file an appeal of the Council's adoption of Ordinance No. 02-987A to the Land Use Board of Appeals.

1000 Friends, the City of Beaverton and Washington County have engaged in discussions regarding the Bethany Addition to the Urban Area. Beaverton and 1000 Friends have reached an agreement on planning objectives for the Bethany area that 1000 Friends believes will satisfy its concern that the UGB amendment was not supported by an adequate finding that the inclusion of resource land within the UGB would result in a greater efficiency of land use in the non-resource land also included in the UGB. Beaverton has, pursuant to City Council Resolution #3729 (attached), adopted August 18, 2003, established planning objectives for the Bethany addition to the urban area. 1000 Friends agrees that implementing these objectives will satisfy its concerns. 1000 Friends has agreed not to appeal or otherwise support a challenge to Ordinance No. 02-987A if the Metro Council supports the action of the City of Beaverton by adopting Metro Council Resolution No. 03-3369.

Washington County also has the legal authority to conduct the planning required by Title 11 of the Urban Growth Management Functional Plan for the Bethany area but has stated that it does not want to do so.

The planning objectives established by Beaverton are consistent with the Metro 2040 Growth Concept and compliment the functional plan requirements and the conditions contained in Ordinance No. 02-987A.

The process that must be followed by any jurisdiction in implementing Metro decisions or the UGB must include a citizen involvement component. Beaverton will be required to follow all applicable requirements for citizen involvement in conducting the required Title 11 planning for the Bethany area. The planning objectives referenced in Resolution 03-3369 are intended to be a guide for the planning process and cannot be used to override the planning process that is required.

ANALYSIS/INFORMATION

1. **Known opposition:** The development of the objectives occurred in meetings that were not open to the public. Some opposition may be based on a concern that the objectives pre-determine an outcome that would not be subject to public involvement. This concern is addressed in this report.
2. **Legal Antecedents:** Council adoption of Metro Urban Growth Management Functional Plan. Ordinance No. 02-987A amending the UGB in the Bethany Area. LCDC acknowledgment of Metro's UGB decision effective July 7, 2003.
3. **Anticipated Effects:** Required Bethany Area Title 11 planning will be guided by additional objectives that will lead to greater land use efficiency. 1000 Friends will not challenge the LCDC acknowledgment of Ordinance No. 02-987A and will withdraw its Notice of Intent to Appeal to LUBA.
4. **Budget Impacts:** The direction to Chief Operating Officer to participate in the Title 11 planning process is consistent with current budget and work plan for Planning Department.

RESOLUTION NO. 3729

A RESOLUTION ESTABLISHING CITY OBJECTIVES FOR PLANNING THE
BETHANY ADDITION TO THE URBAN AREA

WHEREAS, Metro brought land in the Bethany area, as identified in Attachment A, inside the regional Urban Growth Boundary through the Metro Council's adoption of Ordinance No. 02-987A on December 12, 2002; and

WHEREAS, the Metro decision was effective on March 14, 2003; and

WHEREAS, the State Land Conservation and Development Commission acknowledged that the Metro decision complies with the Statewide Planning Goals on July 7, 2003; and

WHEREAS, certain parties have indicated concern with the LCDC decision but are willing to forego an appeal if they are satisfied that planning for the Bethany addition will achieve certain objectives; and

WHEREAS, it is the City's intent to be the lead agency in developing a concept plan for the area; and

WHEREAS, the Metro Council's conditions of addition of the Bethany area specify that concept planning should be complete within two years of the effective date of the Metro decision; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
BEAVERTON, OREGON

Council directs the Mayor to pursue the objectives specified in Attachment B, in addition to complying with the requirements of Title 11 of the Metro Urban Growth Management Functional Plan and the Metro conditions of addition, in preparing a concept plan for the Bethany addition to the urban area.

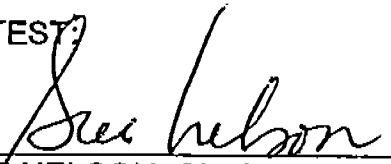
Adopted by the Council this 18th day of August, 2003.

Approved by the Mayor this 19th day of AUGUST, 2003.


Ayes: 5

Nays: 0

ATTEST:


SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor

RESOLUTION NO. 3729

Agenda Bill: 03192

City of Beaverton Objectives of a Concept Plan for the Bethany UGB Addition, in addition to requirements of Metro's Urban Growth Management Functional Plan ("UGMFP") and Ordinance No. 02-987A.

1. A sufficient number of dwelling units to support retail commercial uses and civic uses (such as government offices, fire station, police station, town square, library, school, park, etc.) within the concept planning area along a Main Street as described in the Regional Framework Plan and/or in a Neighborhood Center as authorized in Title 12 of the UGMFP, section 3.06.1230.
2. A sufficient number and arrangement of dwelling units, by type and location, to support frequent public transit service to the Main Street and/or Neighborhood Center, as well as to nearby centers and LRT stations.
3. A system of streets that connects all portions of the area internally, connects the area with adjoining urban areas, complies with the design standards for street connectivity in Metro's RTP, and makes use to the extent practicable of the design concepts in Metro's Green Streets Handbook.
4. A system of pedestrian and bicycle access to and along the Main Street, to the Neighborhood Center, and to all public school and park sites within the area.
5. With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.
6. Cooperation among the City of Beaverton, Tualatin Hills Parks and Recreation District, and the Beaverton School District to reduce overall demand for land for school sites through co-location of schools and parks, shared use of facilities, consideration of multi-story building designs, and reductions in parking and circulation requirements made possible by provisions for safe routes to schools in the community's design.