

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DIRECTING METRO STAFF)
TO FACILITATE COMPLETION OF CONCEPT)
PLANNING FOR AREA 93 BY RESOLVING)
OUTSTANDING ISSUES OF GOVERNANCE,)
PROVISION OF SERVICES AND COOPERATION)
BETWEEN THE AFFECTED PARTIES.

RESOLUTION NO. 04-3518

Introduced by
Councilor Rod Monroe

WHEREAS, Area 93 located in Multnomah County was included in the urban growth boundary (UGB) by the Metro Council in 2002 to satisfy a portion of the region's residential land need; and

WHEREAS, although the western portion of Area 93 is contiguous to the UGB there remains a gap to the east that lies outside of the UGB that was studied prior to the 2002 UGB decision; and

WHEREAS, the gap along the eastern portion of the site causes the City of Portland problems in establishing an intergovernmental agreement with Multnomah County and the City to plan for the urbanization of unincorporated rural areas that are contiguous to the city limits; and

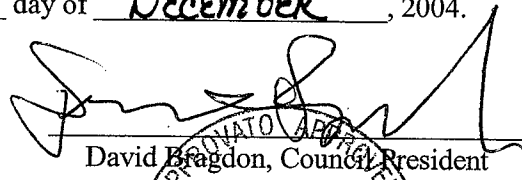
WHEREAS, after further examination of this area Metro Staff has concluded that including the area to the east would make a more logical boundary for an orderly extension of urban services; and

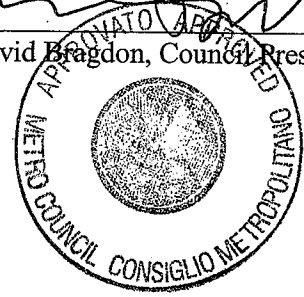
WHEREAS, the eastern portion of Area 93 represents 224 acres of land and is expected to yield approximately 243 dwelling units which would not have any significant impact on the housing need, and supply as determined in the 2002 Urban Growth Report; and

WHEREAS, the Metro Council desires to instruct staff to prepare an ordinance and all findings needed to amend the UGB to include this area and include this task in the work needed to fulfill the remand work order from the Land Conservation and Development Commission subject to the applicable law and formal support from the City of Portland and Multnomah County to complete Metro's Periodic Review obligations; now, therefore,

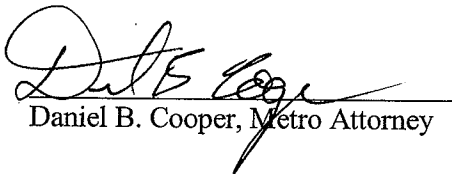
BE IT RESOLVED, the Metro Council instructs staff to complete this work as soon as possible.

ADOPTED by the Metro Council this 9th day of December, 2004.


David Bragdon, Council President



APPROVED AS TO FORM:


Daniel B. Cooper, Metro Attorney

STAFF REPORT

RESOLUTION NO. 04-3518, FOR THE PURPOSE OF DIRECTING METRO STAFF TO FACILITATE THE COMPLETION OF CONCEPT PLANNING FOR AREA 93 BY RESOLVING OUTSTANDING ISSUES OF GOVERNANCE, PROVISION OF SERVICES AND COOPERATION BETWEEN AFFECTED PARTIES

Date: December 9, 2003

Prepared by: Lydia M. Neill
Principal Regional Planner

BACKGROUND

A portion of study Area 93 (located north of NW Thompson Road east of NW 124th) was included in the urban growth boundary (UGB) in 2002 to meet 20-year residential land need with a condition of approval that the Title 11 planning be completed by March 2005. Multnomah County has raised several concerns that impact the timely completion of Title 11 concept planning for this area. The remaining portion of the study area that was not included in the boundary impacts how Area 93 will be planned and governed.

ANALYSIS/INFORMATION

The original boundary of study Area 93 was surrounded by the UGB on three sides and is located within Multnomah County. This oddly shaped area has steep slopes and some rural residential development throughout the site. The western portion of the site (approximately 159 net acres) was brought into the UGB in 2004 and is expected to yield approximately 524 dwelling units. The remaining portion of Area 93 that was left out of the UGB would yield approximately 243 dwelling units on 224 net acres of land. The eastern portion of the site creates a gap between the City of Portland who will most likely urbanize and annex this area.

Multnomah County has an agreement with the City of Portland to provide urban services for all areas of the County that are located within the UGB. Without including the eastern portion of Area 93 within the UGB the City of Portland finds it difficult to conduct concept planning for this area because it is not located contiguous to the City's jurisdictional boundary.

In a letter dated November 9, 2004, the Multnomah County Board of Commissioners responded to a letter from Councilor Rod Monroe urging the Board to complete the Title 11 concept planning within the two-year time frame approved by the Metro Council when the UGB was amended. The letter from the board outlines three key steps toward moving forward with this planning effort. The board urges Metro to: 1) expand the UGB to include the eastern portion of study Area 93 known as Bonny Slope, 2) resolve governance issues prior to planning, and 3) convene the interested parties of Multnomah County, City of Portland, City of Beaverton and Washington County. Coordination between the interested parties is essential because this area may be included in the Portland City limits but have public facilities provided by Clean Water Services.

At the conclusion of 2002 Metro determined that the 20-year need for residential land had been satisfied for the period from 2002 to 2022. The Council's 2002 decision exceeded 20-year land need by 666 dwelling units. Typically the Metro region absorbs approximately 2,000 acres of land or 4,128 dwelling units per year. As of December 2004 the region will have consumed two years worth of the 20-year land supply. Inclusion of the eastern portion of Area 93 (224 acres) will have

a negligible impact on the overall supply of residential land in the UGB and will resolve the governance and servicing issues that are impeding urbanization of the site.

1. **Known opposition:** It is not known whether there is property owner opposition to including the eastern portion of the site inside of the UGB. Multnomah County has expressed an interest in resolving conflicts that impede planning for the area by including this land in the UGB which was expressed in a letter from the Board of County Commissioners dated November 9, 2004. Without this action the Board of County Commissioners may oppose completion of concept planning for this area.
2. **Legal Antecedents:** none
3. **Anticipated Effects:** It is unknown whether or not this action can be taken as part of Periodic Review.
4. **Budget Impacts:** Staff will need to be re-assigned from other program areas to complete the analysis required to develop findings and an ordinance to amend the UGB.

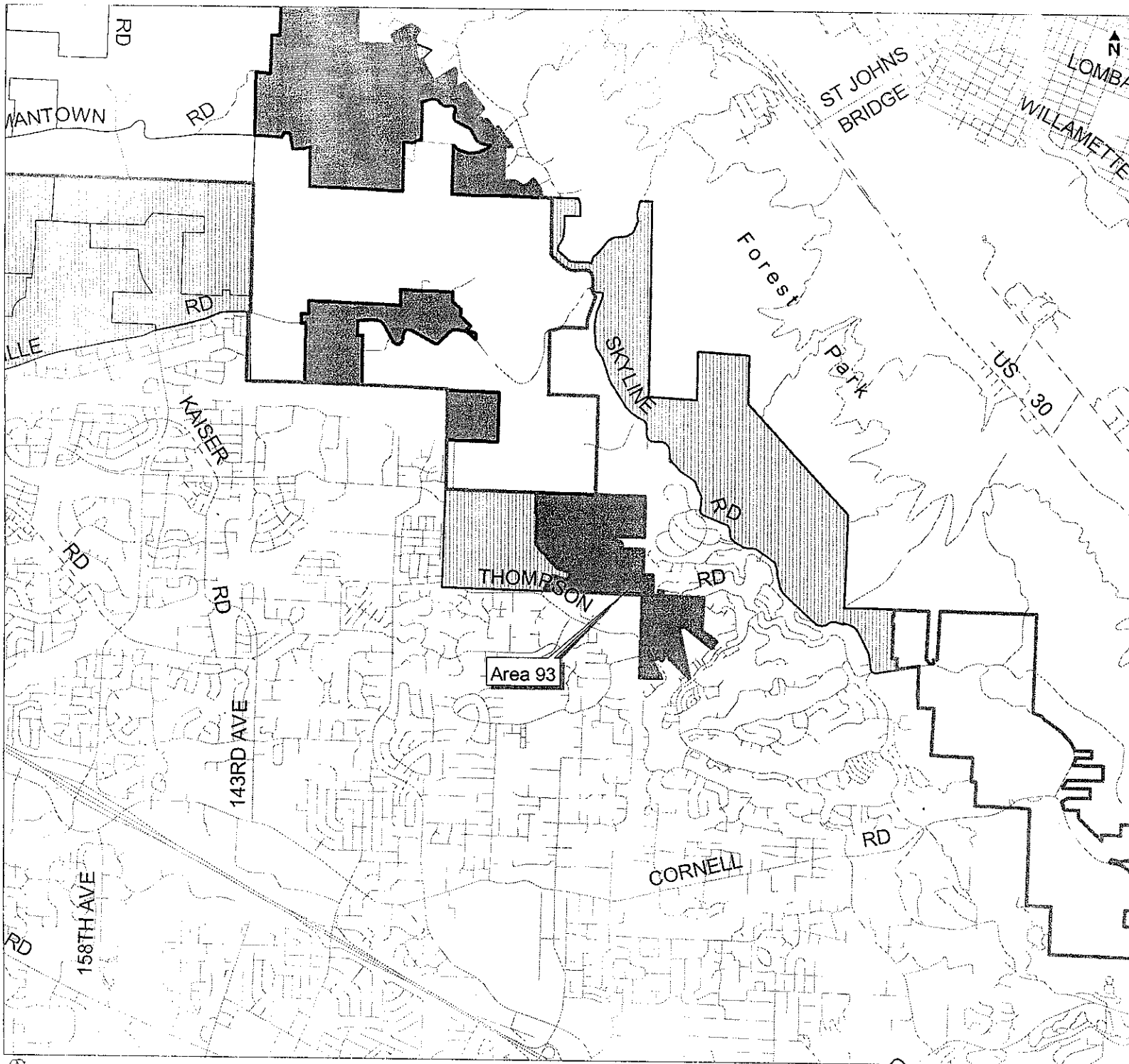
RECOMMENDED ACTION

Approval of Resolution No. 04-3518 directing the Planning Director to complete the work necessary to expand the UGB to add the eastern portion of the site to facilitate concept planning.




Attachment 1: Map of Area 93

Attachment 2: Letter dated November 9, 2004- Multnomah County Board of Commissioners

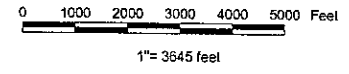
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Study Area 93

-  Urban Growth Boundary
-  UGB Expansion Areas
-  UGB Alternative Analysis Study Areas

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.



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LONNIE ROBERTS • DIST. 4 COMMISSIONER

November 9, 2004

Councilor Rod Monroe
Metro Council
600 N.E. Grand Avenue
Portland, OR 97232-2736

Dear Councilor Rod Monroe:

Thank you for your letter dated October 7th regarding Urban Planning for Bonny Slope, Metro Urban Growth Area 93 and for your participation in the briefing before the Multnomah County Board of Commissioners on October 28th.

The County believes that there are three key steps in this process and would request METRO's cooperation in moving forward with them as outlined below:

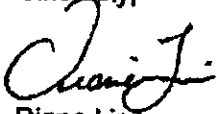
- 1) The governance issues for Area 93 should be determined prior to conducting the Title 11 planning.
- 2) METRO should convene the interested parties to discuss who should be conducting the required Title 11 planning. The interested parties would include Washington County, Multnomah County, METRO and the Cities of Portland and Beaverton.
- 3) METRO should consider expanding the urban growth boundary prior to Title 11 planning occurring to include the portion just east of Area 93 known as Bonny Slope.

Making a decision about who conducts the Title 11 planning and who will govern the area can provide the citizens of this area with certainty as to when their land will be developable under urban rules. At the completion of Title 11 planning, the county could adopt zoning controls to help assure realization of the proposed urbanization plan. Development in the interim between completion of Title 11 planning and the availability of urban services including subdivision review can be managed in this way.

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We believe that convening the interested parties will answer the concerns that we have raised and will be the basis for an amendment. We look forward to your response so that we may move forward with the necessary plans to begin coordinating and convening meetings with the jurisdictions that may play a role in the Title 11 planning.

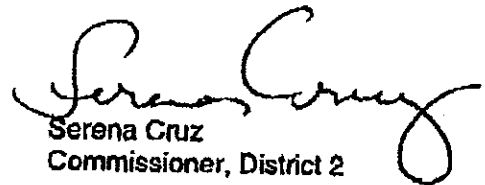
Sincerely,



Diane Linn
Chair



Maria Rojo de Steffey
Commissioner, District 1



Serena Cruz
Commissioner, District 2



Lisa Naito
Commissioner, District 3



Lonnie Roberts
Commissioner, District 4