

A G E N D A

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736



METRO

TEL 503-797-1540 FAX 503-797-1793

MEETING: METRO POLICY ADVISORY COMMITTEE

DATE: February 9, 2005
DAY: Wednesday, 5:00-7:00 p.m.
PLACE: Metro Council Chamber/Annex

| NO | AGENDA ITEM | PRESENTER | ACTION | TIME |
|----|--|------------------------|------------|---------|
| | CALL TO ORDER | Hoffman | | |
| 1 | SELF INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS | All | | 20 min. |
| 2 | CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS | | | 3 min. |
| 3 | CONSENT AGENDA <ul style="list-style-type: none">January, 26 2004Ratification of MTAC members | Hoffman | Decision | 10 min. |
| 4 | RATIFICATION OF PRIOR MEETINGS DECISION ON AFFORDABLE HOUSING LETTER | Hoffman/Liberty | Decision | 5 min. |
| 5 | COUNCIL UPDATE | Hosticka | | 5 min. |
| 6 | UPDATES <ul style="list-style-type: none">Get Centered CampaignMeasure 37 | Webb Hoffman/Cooper | | 10 min. |
| 7 | FISH & WILDLIFE HABITAT (NATURE IN THE NEIGHBORHOODS) UPDATE | Deffebach | Discussion | 30 min. |
| 8 | GOAL 9 ECONOMIC DEVELOPMENT & METRO'S ROLE | Cotugno | Discussion | 30 min. |
| 9 | ANNEXATION: Has it become a regional issue? | Hoffman | Discussion | 5 min. |

UPCOMING MEETINGS:

February 23, 2005 & March 9, 2005

For agenda and schedule information, call Kim Bardes at 503-797-1537. e-mail: bardes@metro.dst.or.us

MPAC normally meets the second and fourth Wednesday of the month.

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METRO POLICY ADVISORY COMMITTEE MEETING RECORD

January 26, 2005 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Charles Becker, Nathalie Darcy, Rob Drake, Andy Duyck, John Hartsock, Jack Hoffman, Tom Hughes, Richard Kidd, Deanna Mueller-Crispin, Lisa Naito, Alice Norris, Wilda Parks, Martha Schrader, Ted Wheeler

Alternates Present: Larry Cooper, Norm King

Also Present: Hal Bergsma, City of Beaverton; Bev Bookin, CREEC; Bryan Brown, City of West Linn; Ron Bunch, City of Gresham; Cindy Catto, AGC; Bob Clay, City of Portland; Carlotta Collette, City of Milwaukie; Kay Durtschi, MTAC; Meg Fernekees; Jim Jacks, City of Tualatin; Irene Marvich, League of Women Voters; Doug McClain, Clackamas County; Meianna Oeser, Citizen; Pat Ribellia, City of Hillsboro; Kelly Ross, Home Builders Association; Jonathan Schlueter, Westside Economic Alliance; Amy Sheckla-Cox, City of Cornelius; Andrea Vannelli, Washington County; David Zagel, TriMet

Metro Elected Officials Present: Liaisons – Carl Hosticka, Council District 3; Robert Liberty, Council District 6 others: David Bragdon, Council President

Metro Staff Present: Kim Bardes, Dick Benner, Dan Cooper, Andy Cotugno, Chris Deffebach, Sherry Oeser, Gerry Uba, Mary Weber

1. SELF-INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS

Councilor Jack Hoffman, MPAC Chair, called the meeting to order 5:10 p.m.

Chair Hoffman explained the new layout of the room and the process of introductions and updates to the members.

Those present introduced themselves and gave their updates.

2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There were none.

3. CONSENT AGENDA

Meeting Summary January 12, 2005.

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| Motion: | Chuck Becker, Mayor of Gresham, with a second from Richard Kidd, Mayor of Forest Grove, moved to adopt the consent agenda without revision. |
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| Vote: | The motion passed unanimously. |
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4. COUNCIL UPDATE

Councilor Carl Hosticka reviewed the centers kickoff events dates/times. He then explained the draft letter from David Bragdon to the Land Conservation Development Commission (LCDC) regarding Goal 9, Economic Development.

Andy Cotugno said that the letter suggested that Metro would be involved in some of the aspects of economic development planning, particularly the economic opportunity analysis, and analysis of state, local, regional, and international trends. Then, other jurisdictions could take advantage of that process and the resulting goals, tying the Goal 9 planning of the economy with the Goal 14 urban growth boundary (UGB) decisions that they also had to make.

Chair Hoffman said that Metro Council was asking MPAC to comment on Goal 9 by the February 9th meeting.

Rob Drake said that he would love to hear about Goal 9 from the economic development partners before MPAC had the discussion. He suggested that MPAC invite comment from the Westside Economic Alliance and the private business sector.

Tom Hughes asked about the time frame for the LCDC decision.

Andy Cotugno said that there was a draft rule in circulation and comments on that draft would go before the commission next Thursday. There would be another draft with changes with the intent to adopt something at their March meeting. The issue of regional coordination would likely be taken up after the legislative session was done. Therefore, there was time for MPAC to talk about it, both before March and later in the year.

Tom Hughes said it was important to look at relationships for jurisdictions within the UGB and outside the UGB. He said that a lot of the Hillsboro work force came from surrounding cities, inside and outside the UGB, and that Hillsboro wouldn't want those city-to-city relationships jeopardized. He said that he did not necessarily think that Metro should be the one to coordinate between those entities.

David Bragdon said that the term "regional economic plan" should not be construed to mean that it was only developed at Metro. He said he wouldn't want the members to construe a regional economic plan to be like a Metro functional plan. He emphasized the need for collaboration. He said that at the same time, the Metro Council was conscious of the need to incorporate those strategic elements into decisions that they were charged to make for transportation and land use issues.

Chuck Becker said that it would be premature for them to make comments or a decision without discussion in the jurisdictions and with the city councils.

Chair Hoffman said that they could put "regional economic development" on a future agenda, which would allow the members more time for discussion with their councils and staff. He said it would also be good to have some professionals from CREEC or Economic Westside Alliance to share their perspective on regional economic development.

Rob Drake said he would appreciate comments on regional economic development, but that he did not want to see the region get pigeonholed into a functional plan type of rule that would not allow for free thinking in the region.

Chair Hoffman asked if they should bring it back to the agenda in February for a deeper discussion.

Rob Drake suggested that the jurisdictions should submit written testimony from business and economically oriented groups before it came back to MPAC.

Carl Hosticka said that he felt they needed a discussion before too long of what Goal 9 really did and didn't do. He also said that they needed to determine the expectations of local governments under the newly written Goal 9.

Chair Hoffman asked if the version of Goal 9 that was presented to MPAC last meeting was issued by LCDC.

Andy Cotugno said yes.

Chair Hoffman invited the individual jurisdictions to comment on language or content of Goal 9. He said he would like to get about two pages of thoughts on Goal 9 for the letter to LCDC.

5. GOAL 5 UPDATE

Carl Hosticka said that Goal 5 would now be referred to as Nature in the Neighborhoods. He said that the name change was because they were trying to discuss the program in terms of the results that they were trying to accomplish rather than the bureaucratic procedures that they were responding to in order to accomplish that goal. He said that what they thought they were trying to accomplish was the integration of the urban landscape with natural landscape, and to provide people access to nature close to where they live so that they don't have to travel long distances. Staff was in the process of implementing the resolution passed at the end of last year. That involved fleshing out proposals for programs, determining the language that would become part of the functional plan, and then drafting model ordinances for local jurisdictions. It was hoped that this would all be accomplished by May for Metro adoption by the end of May. The work was underway and staff hoped to have a proposal in shape by March for public review. He said that MTAC and the water resources policy advisory committee could review the proposals and return with comments to MPAC. He said another major issue under discussion was weather to adopt outcome measures based on performance and the condition of habitat over time. They would need to decide whether they wanted to adopt targets to define success.

Chair Hoffman displayed a map for the members to look at and indicated that there were discrepancies between the Goal 5 map and the Title 3 maps. He said that there were obvious discrepancies. He said that they would need to review and discuss those discrepancies.

Chris Deffebach said that other maps were available on the Metro website.

6. MEASURE 37 UPDATE

Chair Hoffman said that Dan Cooper had recently met with local city and county attorneys to discuss claims process and corresponding issues.

Dan Cooper reviewed the meeting highlights and said that the attorneys agreed they would become part of a technical assistance group so that as the policy group went forward they could assist them in understanding some of the technical issues.

Chair Hoffman said that there were a lot of policy issues contained in the jurisdictional ordinances and some of the ordinances could have unintended consequences in terms of how they dealt with land owners and neighbors. Measure 37 provided that they could remove, modify, or not apply the regulation. Those options would have legal consequences or policy issues in terms of whether the waiver was personal to the landowner or whether it ran with the land. If a jurisdiction decided to remove regulations that could result in the waiver running with the land and becoming freely transferable. If they did not apply the regulation then the argument could be that it was personal and that the building or structure was non-conforming use. He said that they needed to talk about the policy issues.

Andy Duyck said that Washington County was already being named as a co-defendant in a lawsuit. 1000 Friends was suing the state and naming Washington County as a co-defendant. He said that Washington County welcomed the discussion.

Chair Hoffman said the 1000 Friends lawsuit was either an up or down; it was either legally constitutional or not. All other issues would have to be resolved in the courts.

Robert Liberty said that the work group was being formed. He said he also had a lot of questions that he would like to see up for discussion and evaluation from the group.

7. URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN 2004 COMPLIANCE REPORT

TITLE 7:

Chair Hoffman commended those jurisdictions that had complied with Title 7 already.

Andy Cotugno reviewed the materials included in the packet.

Chair Hoffman asked the members what suggestions they might have for the compliance issues and how they could build the aspirations that they had collectively set as a region.

Rob Drake said that local governments were very strapped and under attack. The will was there for affordable housing but there was not enough money to do all those things that needed to be done in the cities. He said that city and county staff were having difficulty staying ahead of current requirements. They had to make choices about how to spend the money and how to implement the tools that they had on hand. Therefore, even if they did manage to submit a report, would they have money or time to implement those standards?

Tom Hughes said that it was the lower-end housing that was the big stumbling block. He said that even though they qualified for direct federal money under HUD, there just wasn't enough money to provide the level of affordable housing for the demand.

Lisa Naito said that Multnomah County had compiled the report, but she stressed that it was a technically difficult report to put together. She said that folks on social security were on a fixed income of as low as only \$500 a month for all their needs, and there was no place in the country where they could live on that kind of money. Therefore, there was no way to fill the need. She said that it was not necessarily in their capacity to solve the problem financially. She suggested that a brief letter on the status for each jurisdiction might be helpful, especially from those that had completed and submitted a report. It could

stand to inform and help all the other jurisdictions and it was more reasonable to expect that each jurisdiction could write a short report/essay of their status.

Chair Hoffman asked Amy Scheckla-Cox to share the Cornelius experience.

Amy Scheckla-Cox gave a brief overview of what the City of Cornelius had been doing in the community that kept them too busy to complete a compliance report. She said, however, that the City of Cornelius excelled at providing affordable housing.

Richard Kidd said they had a surplus of affordable housing as well. The priority of getting that item for reporting purposes was very difficult; there were just too many other priorities to take care of first.

Andy Duyck said that while Washington County did not minimize the importance of the need for affordable housing, it was not something they could get their arms around when they had so many other issues that were more important. The two things that were driving the lack of affordable housing were 1) the rising price of land increasing the price of housing, and 2) no control over how family dynamics have changed over the years. He said that they do what they can for affordable housing, but to have it mandated was not going to solve the shortage.

Chair Hoffman said that there were two issues he saw as central to the problem: 1) putting people into homes, and 2) the reporting requirements of Title 7. He said that they needed to determine where to go from here. He wondered if MPAC should ask Metro to abolish the program, or to defer the report requirements for 5 years, or to find some other solution.

Bryan Brown, City of West Linn, said maybe the efforts should go towards demonstrating or sharing those things that were working around the region. It was hard to find working samples. He suggested trying to determine what elements of a successful project made it successful and sharing those elements.

Robert Liberty said that affordable housing was an important issue to him and Rex Burkholder. He said that they needed to know what the inventory was in order to proceed. He said that his inclination was to figure out ways to help communities that wanted to participate, and to build some projects with a focus on what could be accomplished or built with the limited funds available.

Tom Hughes said that it was frustrating to compile a report that simply got them further behind in their work. He said that that did not speak to giving up the effort at a regional level, and that they needed to find a solution to affordable housing, especially at the very low end of affordable housing. He said that the tax credit programs and other programs had been very successful at getting affordable housing spread around the region.

Lisa Naito said that rather than looking at creating a report, she was more interested in looking at open-ended policy that could be shared. She suggested that a simple report from each jurisdiction on the status of their affordable housing program might be more helpful because the technical report was not getting them anywhere. She said that she felt it was more a policy discussion.

Ted Wheeler said that the level of detail required from the report was not necessarily necessary. He said that they should focus on the supply and demand issues related to affordable housing. The reality was that the expensive part of the equation was the demand side. He said that as Andy Duyck had mentioned there were many other issues to consider such as family structure, mental health issues, addiction issues, job

training issues, and employment issues all on the demand side, which almost make the supply side irrelevant. He suggested that they focus more on the strategies and policy issues for these concerns.

Rob Drake said that he did not want to let affordable housing go and that MPAC should keep it on the radar. He said that perhaps they could try to find funding at state level.

Chair Hoffman said that maybe Metro staff could come up with some basic questions on affordable housing that the jurisdictions could use to produce a two-page memorandum or report in order to share the same information across the region.

Amy Scheckla-Cox said that Cornelius would be able to help with keeping that reporting simple. She said that the MTIP money was a concern for Cornelius as they had a project in the top 10 MTIP projects.

Chuck Becker said that Gresham worked hard to meet affordable housing requirements, but that they had a hard time meeting the 30% and below requirements. Without a funding source, it would be difficult to provide low-income housing. He said that his city would like to see balance across the board, including upscale housing. He said that many people in his community were minimum wage folks and could not afford housing, not even at a moderate level.

Nathalie Darcy said that a few years back, MPAC and the Metro Council realized that affordable housing was critical to the livability of the region. It was, therefore, elevated and included in the planning process. She said that MPAC and Metro should continue to look at the need for affordable housing and that it would be bad public policy to do away with it over difficult reporting requirements. She suggested that they find a more simple reporting mechanism in order to continue the discussion and to find solutions to the housing problem.

Jack Hoffman said it would be good to re-energize the topic, and that it didn't do any good for some cities to ignore it because that did not solve anything. He said it was better to have a dialogue and his suggested two-page memorandum would be a good solution to the problem.

Richard Kidd said it was important for jurisdictions to support affordable housing, but tying it to MTIP money was a real problem because MTIP money worked closely with the transportation plan, which supported those people who needed affordable housing the most. He said that they shouldn't penalize jurisdictions for not accomplishing their goals by taking some of their needs away from them.

Chair Hoffman asked the group if they would support a two-page letter on where they had reached with affordable housing. He said it should be due to MPAC for discussion in 60 days for discussion in mid-year, and that those on MTIP could have their own discussion with Metro.

Nathalie Darcy asked if MPAC was asking the members to agree to submit a two-page memo that responded to 5-7 questions from Metro. She wondered if MPAC had the authority to ask for that over the reporting requirements.

Chair Hoffman said that they could not waive the functional plan requirement, but that he felt it would be a good step in the right direction to write and share those briefer reports.

There was general discussion on when that report should be due and come back to MPAC for review, and the process involved in setting up the questions and compiling the responses. It was generally agreed that

it would be appropriate to have it on the MPAC agenda again in roughly 60 days. Metro staff would confer with the MPAC chair regarding the questions and distribution to the jurisdictions.

TITLE 11:

Andy Cotugno said that the same issued applied to Title 11 as Title 7: there was a lot of UGB expansion and not very much of it was available for development. He said that there were some successful concept planning activities under way, but there were a variety of places where nothing at all was happening.

Carl Hosticka said there were a few cases that had been brought to Council where the property owners were interested in seeing development take place and willing to pay to have Metro take on the planning responsibilities. It was more than just a question of complying with Title 11, it was also a question of whether or not expansion of the UGB really provided land for residential or employment opportunities, because the requirement of Title 11 was that the land couldn't be developed until it was planned. If nobody did the planning, then nothing happened. He said that it would become a more serious issue over the next year as people who live in those areas became more anxious about what was happening in their communities.

Doug McClain said that the real problem with the Title 11 charter was that Clackamas County was called out as the agency responsible for doing concept planning for the City of West Linn and the City of Oregon City. He said that it didn't seem to be a reasonable way for them to do business, but that the real challenge was that it was very expensive to do that sort of planning and finding the money and time to perform those services.

Chuck Becker asked if there was a prohibition against receiving money from private enterprise to fund that sort of planning.

John Hartsock said that the planning was just the tip of the iceberg. They would finish the Damascus plan just fine, but the question was how to pay for infrastructure, which brought them back to the affordable housing issue.

Chair Hoffman asked if this topic should be brought up again at one of the future meetings. He said that he wanted to work on a memorandum with Andy Cotugno regarding this topic that discussed the issues. He would then include it in a future agenda and meeting. He said that work should include contributions from the counties.

Carl Hosticka said that there was a group initiated by legislators that was trying to find ways to generate funds for planning. One of the suggestions was charging platting fees. He suggested that they consider this as another item for discussion.

Chair Hoffman agreed that funding would be good to consider in the discussion.

8. MPAC WORK PROGRAM FOR 2005

Chair Hoffman asked if there were any other issues that should be added to the work program for 2005.

John Hartsock suggested that the edges issue and the areas with exception lands should be added to the list. He said that the Damascus concept plan was seeing some dramatic effects in transportation issues because of Metroscope assigning future units.

Chair Hoffman asked the members to move and approve the MTAC membership.

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| Motion: | Since the members were short one person to form a quorum, Chuck Becker, Mayor of Gresham, with a second from John Hartsock, Special Districts, Clackamas County, moved to approve, with ratification at the next meeting, the submitted MTAC membership list with the addition of Kelly Ross. |
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| Vote: | The motion passed unanimously. |
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There being no further business, Chair Hoffman adjourned the meeting at 6: 58p.m.

Respectfully submitted,

Kim Bardes
 MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR JANUARY 26, 2005

The following have been included as part of the official public record:

| AGENDA ITEM | DOCUMENT DATE | DOCUMENT DESCRIPTION | DOCUMENT NO. |
|---------------------------------|----------------------|--|---------------------|
| #4 Council Update | 1/27/05 | Letter from David Bragdon to John H. VanLandingham, Chair of the Land Conservation and Development Commission re: Goal 9 | 012605-MPAC-01 |
| #8 Work Program for 2005 | 1/20/05 | Memorandum from Jack Hoffman to MPAC re: MPAC Work Program for 2005 | 012605-MPAC-02 |
| #3 Consent Agenda | 1/26/05 | Memorandum from Andy Cotugno from Jack Hoffman & MPAC re: 2005 MPAC Consideration of MTAC Membership | 012605-MPAC-03 |

M E M O R A N D U M

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METRO

DATE: January 26, 2005
TO: Chair Jack Hoffman
Metro Policy Advisory Committee
FROM: Andy Cotugno, Planning Dept. Director/MTAC Chair *for JH AC*
RE: **2005 MPAC CONSIDERATION OF MTAC MEMBERSHIP**

Per the MPAC bylaws, Article IV, Section c, states that Metro Technical Advisory Committee members be appointed and/or reappointed once a year as follows: *Each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination.*

Also per the MPAC bylaws: *MTAC shall provide MPAC with observations concerning technical, policy, legal and process issues along with implementation effects of proposed growth management issues, including differing opinions, with an emphasis on providing the broad range of views and likely positive and negative outcomes of alternative courses of action. MTAC may adopt its own bylaws provided they are consistent with MPAC bylaws and are approved by a majority vote of MTAC members.*

The current MTAC roster with the latest nominations is attached. Jurisdictions/organizations that have sent their nominations for 2005 are underlined; other nominations are pending.

Please consider the attached list for MTAC membership for 2005.

Thank you.

Attachment

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**METRO TECHNICAL ADVISORY COMMITTEE
For MPAC Consideration February 9, 2005**

| <i>MTAC MEMBERS PER JURISDICTION/ ENTITY</i> | <i>MEMBER NAME Address and Information</i> | <i>ALTERNATE NAME Address and Information</i> |
|---|--|---|
| 1. Clackamas County (Dept. of Transportation & Development) | <u>Doug McClain</u> <u>Planning Director</u> <u>9101 SE Sunnybrook Blvd.</u> <u>Clackamas, OR 97015</u> <u>Phone: 503-353-4502</u> <u>Fax: 503-353-4550</u> <u>"dougmc@co.clackamas.or.us"</u> | <u>R. Scott Pemble</u> <u>Land Use Planning Manager</u> <u>9101 SE Sunnybrook Blvd.</u> <u>Clackamas, OR 97015</u> <u>Phone: 503-353-4530</u> <u>Fax: 503-353-7270</u> <u>"scottpem@co.clackamas.or.us"</u> |
| 2. Multnomah County (Land Use & Transportation Planning Program) | <u>Gary Clifford</u> <u>Senior Planner</u> <u>1600 SE 190th Ave.</u> <u>Portland, OR 97233</u> <u>Phone: 503-988-3043</u> <u>Fax: 503-988-3389</u> <u>"gary.clifford@co.multnomah.or.us"</u> | <u>Ed Abrahamson</u> <u>Principal Planner</u> <u>1600 NE 190th Ave.</u> <u>Portland, OR 97233</u> <u>Phone: 503-988-5050</u> <u>Fax: 503-988-3321</u> <u>"ed.Abrahamson@co.multnomah.or.us"</u> |
| 3. Washington County (Planning Division) | <u>Brent Curtis</u> <u>Manager</u> <u>155 N. 1st Ave., Suite 350-14</u> <u>Hillsboro, OR 97124-3072</u> <u>Phone: 503-846-3547</u> <u>Fax: 503-846-4412</u> <u>"brent_curtis@co.washington.or.us"</u> | <u>Andy Back</u> <u>Principal Planner</u> <u>155 N. 1st Ave., Suite 350-14</u> <u>Hillsboro, OR 97124-3072</u> <u>Phone: 503-846-3875</u> <u>Fax: 503-846-4412</u> <u>"andy_back@co.washington.or.us"</u> |
| 4. Largest City in the Region; Portland (Portland Planning Bureau) | <u>Gil Kelley</u> <u>Director</u> <u>1900 SW 4th Ave., #4100 (299/4100)</u> <u>Portland, OR 97201</u> <u>Phone: 503-823-7701</u> <u>Fax: 503-823-7800</u> <u>Gkelley@ci.portland.or.us</u> | <u>Bob Clay (First Alternate)</u> <u>Chief Planner</u> <u>1900 SW 4th Ave., #4100 (299/4100)</u> <u>Portland, OR 97201</u> <u>Phone: 503-823-7713</u> <u>Fax: 503-823-7800</u> <u>bclay@ci.portland.or.us</u> |
| Portland (Continued) | <u>Al Burns (Second Alternate)</u> <u>City Planner</u> <u>1900 SW 4th Ave., # 4100 (299/4100)</u> <u>Portland, OR 97201</u> <u>Phone: 503-823-7832</u> <u>Fax: 503-823-5884</u> <u>"aburns@ci.portland.or.us"</u> | *** |
| 5. Largest City in Clackamas County; Lake Oswego Community Development | <u>Stephan Lashbrook</u> <u>Director</u> <u>PO Box 369</u> <u>Lake Oswego, OR 97034-0369</u> <u>Phone: 503-635-0285</u> <u>Fax: 503-635-0269</u> <u>"slashbrook@ci.oswego.or.us"</u> | <u>Denny Egner</u> <u>Long Range Planning Manager</u> <u>PO Box 369</u> <u>Lake Oswego, OR 97034-0369</u> <u>Phone: 503-697-6576</u> <u>Fax: 503-635-0269</u> <u>"degner@ci.oswego.or.us"</u> |
| 6. Largest City in Multnomah County; Gresham Community & Economic Development | <u>Edward Gallagher</u> <u>1333 NW Eastman Parkway</u> <u>Gresham, OR 97030-3813</u> <u>Phone: 503-618-2817</u> <u>Fax: 503-669-1376</u> <u>Edward.Gallagher@ci.gresham.or.us</u> | <u>Ron Bunch</u> <u>Principal Comprehensive Planner</u> <u>1333 NW Eastman Parkway</u> <u>Gresham, OR 97030-3813</u> <u>Phone: 503-618-2529</u> <u>Fax: 503-669-1376</u> <u>Ronald.Bunch@ci.gresham.or.us</u> |

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| 7. Largest City in Washington County; Hillsboro Planning Dept. | <u>Wink Brooks</u> <u>Director</u> <u>123 W Main St</u> <u>Hillsboro, OR 97123</u> <u>Phone: 681-6156</u> <u>Fax: 681-6245</u> <u>"winkb@ci.hillsboro.or.us"</u> | <u>Valerie Counts (First Alternate)</u> <u>Planning Supervisor</u> <u>123 W Main St. Room 250</u> <u>Hillsboro, OR 97123-3999</u> <u>Phone: 503-681-6239</u> <u>Fax: 503-681-6245</u> <u>Valeriec@ci.hillsboro.or.us</u> |
| Hillsboro (Continued) | <u>Pat Ribellia (Second Alternate)</u> <u>123 W Main St</u> <u>Hillsboro OR 97123</u> <u>Phone: 503-681-6481</u> <u>Fax: 681-6245</u> <u>"patrickr@ci.hillsboro.or.us"</u> | *** |
| 8. 2 nd Largest City in Washington County; Beaverton Community Development Dept. | <u>Joe Grillo</u> <u>Director</u> <u>PO Box 4755</u> <u>Beaverton, OR 97076-4755</u> <u>Phone: 503-526-2422</u> <u>Fax: 503-526-3720</u> <u>"jgrillo@ci.beaverton.or.us"</u> | <u>Hal Bergsma</u> <u>Principal Planner</u> <u>PO Box 4755</u> <u>Beaverton, OR 97076-4755</u> <u>Phone: 503-350-4037</u> <u>Fax: 503-526-3720</u> <u>"hbergsma@ci.beaverton.or.us"</u> |
| 9. 2 nd Largest City in Clackamas County; Oregon City Planning | <u>Dan Drentlaw</u> <u>Director</u> <u>PO Box 3040</u> <u>Oregon City, OR 97045-0304</u> <u>Phone: 503-657-0891 ext. 166</u> <u>Fax: 503-657-7892</u> <u>"ddrentlaw@ci.oregon-city.or.us"</u> | <u>Tony Konkol</u> <u>Associate Planner</u> <u>PO Box 3040</u> <u>Oregon City, OR 97045-0304</u> <u>Phone: 503-496-1562</u> <u>Fax: 503-722-3880</u> <u>"tkonkol@orc.org"</u> |
| 10. Clackamas County/Other Cities | <u>Bryan Brown</u> <u>Planning Director</u> <u>City of West Linn</u> <u>22500 Salama Road, #1000</u> <u>West Linn, OR 97068</u> <u>Phone: 503-723-2524</u> <u>Fax: 503-656-4106</u> <u>bbrown@ci.west-linn.or.us</u> | <u>Cathy Daw, First Alternate</u> <u>Director, Community Development</u> <u>City of Happy Valley</u> <u>12915 SE King Road</u> <u>Happy Valley, OR 97236</u> <u>Phone: 503-760-3325 ext. 114</u> <u>Fax: 503-760-9397</u> <u>"cathyd@ci.happy-valley.or.us"</u> |
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| 11. Multnomah County/Other Cities | <u>Rich Faith</u> <u>Community Development Director</u> <u>City of Troutdale</u> <u>104 SE Kibling Ave.</u> <u>Troutdale, OR 97060</u> <u>Phone: 503-665-5175</u> <u>Fax: 503-667-6403</u> <u>rfaith@ci.troutdale.or.us</u> | <u>Clayton Morgan</u> <u>Assistant to the City Administrator</u> <u>City of Wood Village</u> <u>2055 NE 238th Drive</u> <u>Wood Village, OR 97060-1095</u> <u>Phone: 503-667-6211</u> <u>Fax: 503-669-8723</u> <u>"morgan@ci.wood-village.or.us"</u> |
| 12. Washington County/Other Cities | <u>Jon Holan</u> <u>Community Development Director</u> <u>City of Forest Grove</u> <u>PO Box 326</u> <u>Forest Grove, OR 97116</u> <u>Phone: 503-992-3224</u> <u>Fax: 503-992-3202</u> <u>Jholan@ci.forest-grove.or.us</u> | <u>Jim Hendryx (First Alternate)</u> <u>Community Development Director</u> <u>City of Tigard</u> <u>13125 SW Hall Blvd.</u> <u>Tigard, OR 97223-8187</u> <u>Phone: 503-639-4171</u> <u>Fax: 503-684-7297</u> <u>Jimh@ci.tigard.or.us</u> |

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| 13. Clackamas County Citizen | Bob Sweeney, President Environmental Management Systems, Inc. 4080 SE International Way Ste B112 Milwaukie, OR 97222-8867 503-353-9691 "emanagement@qwest.net" | Christine Roth 18951 Indian Springs Rd. Lake Oswego, OR 97035 Phone: 503-624-9716 cckgroup@attbi.com |
| 14. Multnomah County Citizen | <u>Kay Durtschi</u> <u>2330 SW Caldew</u> <u>Portland, OR 97219</u> <u>Phone: 503-244-6497</u> <u>"kaydurtschi@yahoo.com"</u> | <u>Ross Williams</u> <u>Multnomah County Citizen Involvement</u> <u>Outreach Coordinator</u> <u>501 SE Hawthorne, 6th Floor</u> <u>Portland, OR 97214</u> <u>Phone: 503-988-3540</u> <u>"williar@co.multnomah.or.us"</u> |
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| 16. TriMet | <u>David Zagel</u> <u>Project Planner</u> <u>Capital Projects & Facilities</u> <u>710 NE Holladay St.</u> <u>Portland, OR 97232-2168</u> <u>Phone: 503-962-2139</u> <u>Fax: 503-962-2281</u> <u>"zageld@trimet.org"</u> | <u>Jillian Detweiler</u> <u>Land Development Planner</u> <u>710 NE Holladay St.</u> <u>Portland, OR 97232-2168</u> <u>Phone: 503-962-2292</u> <u>Fax: 503-962-2281</u> <u>"detweilj@trimet.org"</u> |
| 17. Dept. of Land Conservation & Development | <u>Meg Fernekees</u> <u>Regional Representative</u> <u>Portland Metro Area</u> <u>800 NE Oregon St., Ste. 18</u> <u>Portland, OR 97232</u> <u>Phone: 731-4065 ext. 34</u> <u>Fax: 731-4068</u> <u>"meg.fernekees@state.or.us"</u> | <u>Stacy Hopkins</u> <u>DLCD</u> <u>800 NE Oregon St., Ste. 1145</u> <u>Portland, OR 97232</u> <u>Phone: 503-731-4065 ext. 25</u> <u>stacy.Hopkins@state.or.us</u> |
| 18. Oregon Dept. of Transportation | <u>Elaine "Lainie" Smith</u> <u>Planning Manager</u> <u>ODOT Region 1</u> <u>123 NW Flanders St.</u> <u>Portland, OR 97209-4037</u> <u>Phone: 503-731-8228</u> <u>Fax: 503-731-8259</u> <u>Elaine.smith@odot.state.or.us</u> | <u>Lidwien Rahman</u> <u>TGM Grant Manager</u> <u>ODOT Region 1</u> <u>123 NW Flanders St.</u> <u>Portland, OR 97209-4037</u> <u>Phone: 503-731-8229</u> <u>Fax: 503-731-8259</u> <u>lidwien.rahman@odot.state.or.us</u> |
| 19. Port of Portland | <u>Susie Lahsene</u> <u>Planner IV, Policy & Planning</u> <u>PO Box 3529</u> <u>Portland, OR 97208-3529</u> <u>Phone: 503-944-7517</u> <u>Fax: 503-944-7466</u> <u>lahses@portptld.com</u> | Vacant |

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| 20. Commercial and Industrial Contractor Assn. (Associated General Contractors) | <u>Cindy Catto</u> <u>Public Affairs Manager</u> <u>9450 SW Commerce Circle, Ste. 200</u> <u>Wilsonville, OR 97070-9691</u> <u>Phone: 503-682-3363</u> <u>Fax: 503-682-1696</u> cindyc@agc-oregon.org | <u>Greg Miller</u> <u>Government Relations Specialist</u> <u>9450 SW Commerce Circle, Ste. 200</u> <u>Wilsonville, OR 97070-9691</u> <u>Phone: 503-682-3363</u> <u>Fax: 503-682-1696</u> gregm@agc-oregon.org |
| 21. Residential Contractor Association | <u>Kelly Ross</u> <u>Director of Government Affairs</u> <u>Home Builders Association</u> <u>15555 SW Bangy Road, Ste. 301</u> <u>Lake Oswego, OR 97035</u> <u>Phone: 503-684-1885, ext. 106</u> <u>Fax: 503-684-0588</u> kellyr@hbapdx.org | <u>Holly Iburg (First Alternate)</u> <u>Project Manager</u> <u>Newland Communities</u> <u>16701 SE McGillivray Blvd. #150</u> <u>Vancouver, WA 98683</u> <u>Phone: 503-283-3280</u> <u>Fax: 360-256-5674</u> hiburg@newlandcommunities.com |
| Residential Contractor Association (Continued) | <u>Dave Nielsen (Second Alternate)</u> <u>Chief Executive Officer</u> <u>Home Builders Association</u> <u>15555 SW Bangy Road, #301</u> <u>Lake Oswego, OR 97035</u> <u>Phone: 503-684-1880</u> daven@hbapdx.org | *** |
| 22. Private Economic Development Association | <u>Ed Trompke</u> <u>Western Economic Alliance</u> <u>Jordan Schrader</u> <u>PO Box 230669</u> <u>Portland, OR 97281</u> <u>Phone: 503-598-5532</u> <u>Fax: 503-598-7373</u> ed.Trompke@jordanschrader.com | <u>Bev Bookin</u> <u>Columbia Corridor Association</u> <u>The Bookin Group</u> <u>1020 SE Taylor, Ste. 760</u> <u>Portland, OR 97205</u> <u>Phone: 503-241-2423</u> <u>Fax: 503-241-2721</u> bookin@bookingroup.com |
| 23. Public Economic Development Organization | <u>Renate Mengelberg</u> <u>Clackamas County Dept. of</u> <u>Transportation & Development/Business</u> <u>& Economic Development Team</u> <u>9101 SE Sunnybrook Blvd.</u> <u>Clackamas, OR 97015-6612</u> <u>Phone: 503-353-4327</u> <u>Fax: 503-353-4272</u> renatem@co.clackamas.or.us | Vacant |
| 24. Land Use Advocacy Organization | <u>Mary Kyle McCurdy</u> <u>1000 Friends of Oregon</u> <u>Staff Attorney</u> <u>534 SW 3rd, Suite 300</u> <u>Portland, OR 97204-2515</u> <u>Phone: 503-497-1000</u> <u>Fax: 503-223-0073</u> <u>"mkm@friends.org."</u> | Vacant |
| 25. Environmental Organization | <u>Mike Houck</u> <u>Audubon Society of Portland</u> <u>5151 NW Cornell Rd</u> <u>Portland, OR 97210-1081</u> <u>Phone: 503-319-7155</u> houckm@teleport.com | <u>Barb Grover</u> <u>Audubon Society of Portland</u> <u>Phone: 503-284-8978</u> grover24u@aol.com |

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| 26. School District | <u>Ron Naso</u> <u>Superintendent of Schools</u> <u>North Clackamas School District</u> <u>4444 SE Lake Road</u> <u>Milwaukie, OR 97222</u> <u>Phone: 503-653-3601</u> naso@nclack.k12.or.us | Vacant |
| 27. Municipal Water Provider Representative (via WRPAC) | Lorna Stickel Portland Water Bureau 1001 SW 5 th Ave., Room 450 Portland, OR 97204-1147 Phone: 503-823-7502 Fax: 503-823-7269 "lstickel@water.ci.portland.or.us" | Rebecca Geisen Portland Water Bureau 1001 SW 5 th Ave., Room 450 Portland, OR 97204-1147 Phone: 503-823-7493 Fax: 503-823-7269 "rgeisen@water.ci.portland.or.us" |
| 28. Sanitary Sewer and/or Storm Drain Agency (Via WRPAC) | <u>Craig Dye</u> <u>Planning Division Manager</u> <u>Clean Water Services</u> <u>155 N. 1st Ave., Ste. 270</u> <u>Hillsboro, OR 97124</u> <u>Phone: 503-846-3755</u> <u>Fax: 503-846-3525</u> dyec@cleanwaterservices.org | Vacant |
| 29. Architect Association (AIA) | <u>Joseph Readdy, AIA</u> <u>Urbsworks, Inc.</u> <u>3845 SW Condor Ave.</u> <u>Portland, OR 97239</u> <u>Phone: 503-827-4155</u> <u>Fax: 503-827-3641</u> joseph@urbsworks.com | <u>Jeff Reaves</u> <u>President, Group Mackenzie</u> <u>PO Box 69039</u> <u>Portland, OR 97239-0039</u> <u>Phone: 503-224-9560</u> <u>Fax: 503-228-1285</u> jreaves@grpmack.com |
| 30. Landscape Architect Assn. (ASLA) | Vacant | Vacant |
| 31. Electric Utilities | Annette Mattson Government Affairs/Public Policy Portland General Electric 121 SW Salmon St. 1WTC0301 Phone: 503-464-2400 Fax: 503464-2354 annette_mattson@pgn.com | Charlie Allcock Economic Development Director Portland General Electric 121 SW Salmon St. Charlie_Allcock@pgn.com |
| 32. Natural Gas Utilities | <u>Gary Bauer</u> <u>NW Natural</u> <u>2455 SW Buckman Road</u> <u>West Linn, OR 97068</u> <u>Phone: 503-638-5404</u> <u>"gary.bauer@nwnatural.com"</u> | Vacant |
| 33. Telecommunication Utilities | Vacant | Vacant |
| 34. Affordable Housing Advocacy Organization | <u>Tom Benjamin</u> <u>Executive Director</u> <u>Tualatin Valley Housing Partners</u> <u>6160 SW Main St.</u> <u>Beaverton, OR 97005</u> <u>Phone: 503-641-5437</u> <u>Fax: 503-350-0707</u> tm_ben@integraonline.com | Vacant |

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| 35. Clark County, Washington | Richard H. Carson Community Development Director PO Box 9810 Vancouver, WA 98666-9810 Phone: 360-376-2375 ext. 4101 Fax: 360-397-2011 "Rich.Carson@clark.wa.gov" | Pat Lee Long Range Planning Manager PO Box 9810 Vancouver, WA 98666-8810 Phone: 360-397-2375 ext. 4112 Fax: 360-397-2011 Patrick.lee@clark.wa.gov |
| 36. Vancouver, Washington | <u>Laura Hudson</u> <u>Long Range Planning Manager</u> <u>PO Box 1995</u> <u>Vancouver, WA 98668-1995</u> <u>Phone: 360-619-4103</u> <u>Fax: 360-696-8029</u> <u>"Laura.Hudson@ci.vancouver.wa.us"</u> | <u>Bryan Snodgrass</u> <u>Principal Planner</u> <u>Long Range Planning</u> <u>PO Box 1995</u> <u>Vancouver, WA 98668-1995</u> <u>Phone: 360-735-8873 ext. 8195</u> <u>Fax: 360-696-8029</u> <u>"Bryan.Snodgrass@ci.vancouver.wa.us"</u> |
| 37. Planning Dept. – Chair (non-voting) | Andy Cotugno Planning Dept. Director 600 NE Grand Ave. Portland, OR 97232-2736 Phone: 797-1763 Fax: 797-1911 "cotugnoa@metro.dst.or.us" | Dick Benner Senior Assistant Attorney Office of the Metro Attorney 600 NE Grand Ave. Portland, OR 97232-2736 Phone: 503-797-1532 "bennerr@metro.dst.or.us" |
| METRO STAFF: | Paulette Copperstone Program Assistant 2 Planning Dept. 600 NE Grand Ave. Portland, OR 97232-2736 Phone: 797-1562 Fax: 797-1911 "copperstonep@metro.dst.or.us" | |
| | Is your information correct? Contact staff with ANY corrections ASAP PLEASE @ 503-797-1562. Thank you! | |

Updated 6/18/98; 7/15/98; 7/23/98; 11/4/98; 2/3/99; 6/16/99; 6/24/99; 9/29/99; 11/17/99; 2/15/00; 5/4/00; 5/18/00; 7/20/00; 10/31/00; 11/14/00; 11/30/00; 12/22/00; 1/9/01; 3/2/01; 3/6/01; 3/15/01; 6/7/01; 7/18/01; 8/28/01; 9/27/01; 10/2/01; 10/16/01; 1/17/02; 2/7/02; 3/05/02; 3/7/02; 4/26/02; 8/20/02; 9/26/02; 10/11/02; 1/3/2002; 2/4/03; 2/28/03; 3/21/03; 4/22/03; 5/21/03; 8/14/03; 11/12/03; 1/22/04; 3/12/04; 7/7/04; 1/4/05; 1/26/05; 1/27/05; 1/31/05; 2/1/05; 2/2/05

February 3, 2005

Jim Mulder
Community Development Director
270 Montgomery Street
Woodburn, OR 97071
Fax: 1-503-982-5244

Subject: Legislative Amendment 05-01, Periodic Review Work Order #00784

Dear Mr. Mulder:

We appreciate the opportunity to comment on the record in your consideration of urban growth boundary (UGB) expansion around Woodburn.

Early in 2004, Marion County Commissioners Patti Milne, Sam Brentano and Janet Carlson and John Brown from Woodburn met with the Metro Council to discuss their concerns about possible expansion of Metro's UGB south of the Willamette River at Wilsonville for industrial use. Marion County officials made it clear they strongly opposed proposals for the Metro Council to expand our Urban Growth Boundary south of Wilsonville. We were grateful that they took the initiative to meet with us concerning the importance of agriculture to Marion County, transportation infrastructure, competition for jobs and new industrial land, and the need to raise the standard of living in Woodburn. At the same time, our staff consulted with staff from cities south of our jurisdiction, including Woodburn, to solicit their views. Again, we heard strong opposition from Marion County jurisdictions and agricultural interests regarding the proposal to move Metro's UGB south of Wilsonville.

During the very constructive conversation at the meeting with Marion County Commissioners, we all agreed we are part of a larger economic unit encompassing the north Willamette Valley. The City of Woodburn and Marion County officials made clear to Metro that actions the Metro Council takes, such as an expansion of the UGB, have an effect on its neighbors. As you probably know, in part due to opposition from our southern neighbors, the Metro Council chose not to expand its UGB south of the river at Wilsonville.

The Metro Council will soon be just finishing up its periodic review process, which included expansion of the UGB and adoption of policies to use the land inside the existing boundary more efficiently. As we wrestled with state planning requirements and how we could create livable and economically viable communities, we referred on more than one occasion to our conversation with the principal representing Woodburn and the County and the lessons learned that afternoon.

Accordingly, we were concerned to learn of the magnitude of the UGB expansion now being contemplated by the City of Woodburn.

Metro is not yet finished with its UGB work. In response to a remand from Land Conservation and Development Commission (LCDC) in December 2004, we expect the Metro Council will have to add several hundred additional acres to the regional UGB in the next several months. It is in the spirit of last year's conversation with you that we would like to offer to meet with Woodburn and Marion County about the UGB policy issues of mutual concern and explore how our common obligations can be addressed in the best public interest. As we discussed last year, decisions made in one of our jurisdictions affect conditions in the other jurisdiction, and vice versa. Woodburn's potential actions could have an influence on the future shape of the metro region, as well as on the transportation facilities (most notably I-5) between the southern edge of the metro region and Woodburn. We hope that the state government will join the affected local jurisdictions in evaluating these external impacts we have on one another. We look forward to meeting with you.

Sincerely,

David Bragdon
Metro Council President

cc: Kathy Fisley, Mayor of the City of Woodburn
John VanLandingham, Chair, LCDC
Sam Brentano, Chair, Marion County Commission
MPAC

January 31, 2005

John H. VanLandingham, Chair
Land Conservation and Development Commission
635 Capitol Street N.E., Suite 150
Salem, OR 97301-2540

Subject: Proposed Revisions to Goal 9 (Economy of the State) Rule

Dear Chair VanLandingham:

Thank you for the opportunity to comment on the proposed revisions to the Goal 9 rule. We would like to reserve full comments until after consultation with our Metropolitan Policy Advisory Committee (MPAC) in mid-February.

In the meantime, the Council informally discussed the rule at its regular session on January 20, 2005 and has some initial impressions. The Council recognizes its responsibility for aspects of economic vitality, such as the provision of land supply, which is related to Goal 9. Economists and common sense all tell us that the economy is a regional organism. Yet it is not (in my opinion) the type of organism that can be “managed” by a single agency, single sector, or a “functional plan” approach.

Among the concerns we see in the rule is that the draft is focused almost entirely on land and the role it plays in economic development. Because a prosperous regional economy has many more ingredients than land, we recommend that the rule recognize other dimensions of a strategy for a regional economy. An adequate land base for employment is one critical component. But it is certainly not the only component, and “land development” should not be erroneously equated with “economic development” (i.e. the creation of wealth). The rule should give attention to workforce training, access to markets and labor, the provision of public infrastructure, the effects of Oregon’s tax system on the economy, and our system of fees and incentives. These matters should be coordinated with efforts to provide a short and long-term supply of employment land.

As we learned during our consideration of the urban growth boundary (UGB) expansion for industrial land last year, land supply decisions purported to help the economy could be better made in the context of an overall strategy. We know from your hearing on Metro’s recent UGB expansion for industrial land that this is an issue of great interest to the Commission.

Metro is currently playing a supportive role in a multi-jurisdictional, public-private collaborative effort to define such a strategy. I believe the state should encourage regions to create collaborative approaches.

Thank you for considering these comments. We look forward to review of your next draft, at which time we will make formal comments after consultation with MPAC and our other constituents.

Sincerely,

David Bragdon
President of the Council

cc: Metro Councilors
MPAC/MTAC Members

M E M O R A N D U M

600 Northeast Grand Avenue | Portland, Oregon 97232-2736
(tel) 503-797-1700 | (fax) 503-797-1797



METRO

DATE: February 3, 2005

TO: Jack Hoffman, Chair-Metro Policy Advisory Committee

FROM: Lydia Neill, Principal Regional Planner

RE: Summary of MTAC Comments on Metro's Proposed Revisions to Goal 9

Background

Metro Policy Advisory Committee (MPAC) requested that Metro Technical Advisory Committee (MTAC) discuss the proposed revisions to Goal 9, OAR 660-009-0030 which clarifies Metro's coordination role. MTAC met on February 2, 2005 to discuss these amendments. A summary of MTAC's comments follows:

- Support data sharing and technical collaboration that Metro can offer on economic development issues.
- Oppose sub (3) which defines Metro's coordination responsibilities as too regulatory and although Metro has a role it should not be voting local Goal 9 plans up or down. Regulation may have a negative impact on looking at the region as one economic entity which includes Washington State.
- Flexibility is more important than regulation. Flexibility allows local governments to capitalize on their strengths and be nimble enough to respond to changes in the marketplace.
- Short-term land supply is important and Metro and the region should not focus solely on the 20-year land supply.
- Recognize that the region needs a cohesive economic development strategy or vision to guide decisions. Whether this emerges from one of the groups that are currently working on this issue or is developed by a group that does not have a stake in this issue (example was given- in Seattle the economic strategy was developed by the YWCA) consensus is important to the region's economic success.
- Due to the number of economic development strategy efforts taking place in the region through the Regional Partners and Portland Business Alliance it is premature to identify Metro in the role described in the draft.
- Other comments that were discussed include: 1) centralizing economic development functions may not be the best model and 2) Regional Partners do not represent all interests

660-009-0030

Coordination of Goal 9 Responsibilities in Employment Areas

(1) Cities and counties within an employment area¹ should coordinate their economic opportunity analyses under section 660-009-0015, their economic development policies under section 660-009-0020, and their land designations under section 660-009-0025 with one another. Cities and counties may conduct a single, coordinated economic opportunity analysis and may designate land for employment uses in any mutually agreed ratio. Within a regional UGB², the district³ shall coordinate the work of cities and counties under this division.

(2) To facilitate coordination within a regional UGB, the district shall provide the following information and analysis to local governments in the region:

(a) Review national and regional economic trends;

(b) Assess regional economic development potential;

(c) Determine the site requirements of regionally significant employment uses; and

(d) Inventory vacant land suitable for employment use.

(3) To facilitate coordination within a regional UGB, the district shall review the economic development plans of local governments in the region. In coordination with those local governments, the district shall adopt economic development objectives for the region and economic development policies to accomplish those objectives. The district's objectives and policies shall accommodate the objectives and policies in local government economic development plans as much as possible consistent with analysis conducted under subsection (2) of this section, with Goal 14, and with the regional objectives and policies adopted under this subsection.

(4) Within a regional UGB, the district shall, in coordination with local governments of the region, designate a long-term supply of land for employment uses consistent with Goal 14 and with the analysis, objectives and policies required by this section. The district shall designate a long-term supply each time it evaluates the capacity of its UGB pursuant to ORS 197.299.

¹ Defined in proposed rule as an area containing more than one city/county where employees are likely to commute from one to another.

² Defined in the sub-regional rule as Metro's UGB. This definition should be added to the Goal 9 rule.

³ Defined in the sub-regional rule as Metro. This definition should be added to the Goal 9 rule.