



METRO COUNCIL RETREAT
Meeting Minutes
February 3, 2015
Metro Regional Center, Room 501

Councilors Present: Council President Tom Hughes and Councilors Shirley Craddick, Kathryn Harrington (by phone), Carlotta Collette, Bob Stacey, Sam Chase and Craig Dirksen

Councilors Excused: None

Staff Present: Martha Bennett, Roger Alfred, John Williams, Tim O'Brien, Ted Reid, Alison Kean, Scott Robinson, Ina Zucker, Alexandra Eldridge, Colin Deverell, Amy Croover, Andy Shaw, Brian Evans, Ramona Perrault, Nikolai Ursin, Nick Christensen, Joel Cvetko, Jill Schmidt

Others Present: Elliot Njus (The Oregonian), Mark Ottenad (City of Wilsonville), Jon Kloor (Home Builders Association of Portland)

Council President Hughes noted a quorum was present and called the council retreat to order at 1:34p.m.

1. INTRODUCTION AND BACKGROUND

Ms. Martha Bennett provided an overview of the agenda, stating that the purposes of the retreat was to ensure full understanding of the urban growth management decision timeline, implications of the remand by the Land Conservation and Development Commission (LCDC), and determine what are all of our options.

2. POLICY FRAMEWORK AND OPTIONS

Mr. John Williams provided a brief background on the urban growth management decision work program for 2015 and the findings from the draft 2014 Urban Growth Report (UGR). Mr. Williams explained that the draft UGR found that the region can accommodate the next twenty years of project population and employment growth inside our existing urban growth boundary (UGB). He explained that under existing state law the findings of the draft UGR make it difficult for the Metro Council to add lands to the UGB. Regarding Urban and Rural Reserves, Mr. Williams stated that Washington County Reserves process has been completed, but Multnomah and Clackamas Counties' processes are still underway. Based on several factors, Mr. Williams explained that it is unlikely that we will have acknowledged reserves in Clackamas County in 2015. He stated that the Council has a couple of options:

- Option 1: Stick with the current findings of the draft UGR – no regional land need, no UGB expansion

- Option 2: Make a determination of a regional land need and UGB expansion; if Council chooses to go this route, there are a few choices within Option 2 as follows:
 - Wait until reserves are acknowledged (this may be into 2016)
 - Use Washington County Urban Reserves and expand the UGB; note that we are not certain how this would work or what standards we would need to meet to get approval of such a decision
 - Use the old (soil) system
 - Compare what we have across the region – likelihood of areas developing, Damascus capacity/de-annexation
- Option 3: Request an extension from LCDC with good cause, in not having reserves finished
- Option 4: Have a new process before 2020 (or wait until 2020)

3. DISCUSSION

Council discussed the options, asking about making determinations on a specific housing type or supply type, how Damascus' capacity might affect available land need/supply, and about the legal implications of each of the options. There was also discussion around what is the consequence of making a decision this year versus starting the process again for the next cycle.

4. NEXT STEPS

Ms. Bennett suggested articulating two work programs: one that looks forward and one that wraps up what has already been done this year.

5. ADJOURN

Seeing no further discussion, Council President Hughes adjourned the Council retreat at 4:10 p.m.

Prepared by,



Alexandra Eldridge, Regional Engagement & Legislative Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF FEB. 3, 2015

Item	Topic	Doc. Date	Document Description	Doc. Number
1.0	Handout	02/02/2015	Revised agenda	020315c-01
2.0	Handout	09/01/2014	Draft 2014 Urban Growth Report	020315c-02
2.0	Handout	02/02/2015	2015 Urban Growth Management Decision Program	020315c-03