



Metro | Agenda

Meeting: Metro Technical Advisory Committee
 Date: Wednesday, September 2, 2015
 Time: 10:00 a.m. to Noon
 Place: Council Chamber

Time	Agenda Item	Action Requested	Presenter(s)	Materials
10:00 a.m.	CALL TO ORDER Updates from the Chair		John Williams, Chair	
	Citizen Communications to MTAC		All	
1 hr.	Urban Growth Management Decision <i>Purpose: Discuss Chief Operating Officer's July 28 recommendation to Council</i>	Information / Discussion	Ted Reid, Metro	
Noon	Adjourn			

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2015 MTAC Tentative Agendas

<p>July 1 Cancelled</p>	<p>July 15</p> <ul style="list-style-type: none"> · Powell-Division Transit Action Plan and Action Plans for the Cities of Gresham and Portland · Urban Growth Management decision
<p>August 5</p> <ul style="list-style-type: none"> · Clackamas and Washington County Industrial Land Readiness Project · Urban Growth Management decision – Chief Operating Officer Recommendation · Commercial Cannabis Facilities 	<p>August 19 Cancelled</p>
<p>September 2</p> <ul style="list-style-type: none"> · Urban Growth Management decision 	<p>September 16</p> <ul style="list-style-type: none"> · Draft RTP update work plan, including MTAC role and priorities to address, and 2018 RTP /2019-21 MTIP Transportation Equity Assessment · Metro Equity Strategy
<p>October 7</p>	<p>October 21</p> <ul style="list-style-type: none"> · Recommendation to MPAC on 2018 RTP update work plan, update on Regional Transit Strategy · Industrial lands infrastructure – ODOT · Financing programs
<p>November 4</p>	<p>November 18</p>
<p>December 2</p>	<p>December 16</p>

Parking Lot:

- Travel Options topic plan
- Tigard Tree Grove presentation
- Willamette Falls tour



Date: August 27, 2015
To: Metro Technical Advisory Committee
From: Ted Reid, Principal Regional Planner
Re: Urban growth management decision: proposed topic for September 2 MTAC meeting

As the most recent milestone in the Metro Council's urban growth management decision, Metro's Chief Operating Officer released her recommendation to the Council in late July. On August 5, 2015 MTAC had an initial discussion of the recommendation. On August 26, 2015, MPAC had their initial discussion of this same topic. MPAC's discussion focused several topics, including:

- The need for state acknowledgement of urban and rural reserves.
- The implications of the demographic and economic changes for housing needs.
- Concerns about housing affordability.
- The costs of infrastructure.
- Potential for evolving the region's urban growth management system.

MPAC did not identify any items for additional input by MTAC.

On September 9, MPAC will be asked to make a formal recommendation to the Metro Council. That recommendation will focus on proposed Ordinance No. 15-1361, which was included in MTAC's August 5 meeting packet. In anticipation of MPAC's vote, staff suggests that MTAC focus its September 2 discussion on the draft Ordinance, which is again included in your packet.

We look forward to your discussion.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF ADOPTING THE)	ORDINANCE NO. 15-1361
2015 URBAN GROWTH REPORT AND)	
COMPLYING WITH REGIONAL GROWTH)	Introduced by Martha J. Bennett, Chief
MANAGEMENT REQUIREMENTS UNDER)	Operating Officer, with the concurrence of
ORS 197.299 AND STATEWIDE PLANNING)	Tom Hughes, Council President
GOAL 14)	

WHEREAS, state law requires Metro to assess the capacity of the urban growth boundary (UGB) on a periodic basis and, if necessary, to increase the region’s capacity for housing and employment for the next 20 years; and

WHEREAS, to accomplish that task, Metro has prepared the 2015 Urban Growth Report (UGR), which forecasts the likely range of population and employment growth in the region to the year 2035; and

WHEREAS, the UGR also assesses the capacity of the UGB for housing and employment, assuming continuation of existing local and regional plans, policies and investment strategies, and determines that there is sufficient land capacity in the region for the next 20 years; and

WHEREAS, Metro released the UGR in draft form in July 2014 after more than a year of technical engagement with a working group of public and private sector experts; and

WHEREAS, after making some modifications to the draft UGR based on comments from stakeholders, in December 2014 the Metro Council accepted the draft UGR via Metro Resolution No. 14-4582 as a preliminary step toward formal adoption of the final UGR in 2015; and

WHEREAS, in Resolution No. 14-4582 the Metro Council identified certain policy components of the draft UGR warranting further discussion prior to adoption in 2015, including the likelihood of projected residential development in urban centers, the likelihood of development in the City of Damascus, and consideration of the range forecast for population and employment growth; and

WHEREAS, between February and June of 2015 the Metro Council and the Metro Policy Advisory Committee (MPAC) devoted multiple meetings to the policy components identified for further discussion in Resolution No. 14-4582; and

WHEREAS, after further discussion with MPAC and stakeholders, including a joint meeting with the Damascus City Council, the Metro Council concludes that the amount of land assumed to be developable in the City of Damascus should be reduced as described in the Recommendations to the Metro Council from Metro’s Chief Operating Officer dated July 2015 (COO Recommendations) and as reflected in the corresponding revisions to the UGR; and

WHEREAS, after further discussion with MPAC and stakeholders, the Metro Council concludes that current city and county comprehensive plans and codes provide the region with sufficient capacity to accommodate projected housing and job growth inside the existing UGB; and

WHEREAS, the COO Recommendations advise the Metro Council to select the midpoint of the forecast range for population and employment growth in the next 20 years, a point which presents the highest statistical probability of accuracy; and

WHEREAS, the work required to finalize the region's urban and rural reserve designations is ongoing, and will not be complete and acknowledged by the end of the current growth management cycle in 2015; and

WHEREAS, the rate and scale of development in the region has significantly increased in the last two years, suggesting movement out of the recession and into a new economic cycle; and

WHEREAS, the Metro Council believes the region would benefit from undertaking a new UGR analysis within the next three years, sooner than required under state law, in order to reassess the capacity of the UGB given current development trends and the possible disincorporation of the City of Damascus; and

WHEREAS, the Metro Council agrees with and accepts the COO Recommendations; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The 2015 Urban Growth Report is hereby adopted as support for the Metro Council's conclusion that there is no need to expand the Metro UGB as part of the current growth management cycle under ORS 197.299 and Goal 14.
2. The Metro Council selects the midpoint of the forecast range for population and employment growth, as expressed in the revised housing and employment figures described in the COO Recommendations and incorporated into the adopted 2015 UGR.
3. The Metro Council directs Metro staff to produce a new draft urban growth report within three years from the date of this ordinance, but not until urban and rural reserves are acknowledged in all three counties.
4. Metro staff is directed to continue working with Clackamas County and Multnomah County to finalize urban and rural reserve designations and to seek acknowledgement of reserves from the Land Conservation and Development Commission as soon as possible.
5. Metro staff is directed to work with regional partners to explore possible improvements to Metro's regional growth management process.
6. Metro staff is directed to monitor and report on housing and job trends on an ongoing basis, including implementation of the Regional Snapshots program, and to work with regional partners to increase knowledge about housing market preferences through additional market research and analysis.
7. The Findings of Fact and Conclusions of Law in Exhibit A, attached and incorporated into this ordinance, are adopted to explain how this ordinance is consistent with state law.

ADOPTED by the Metro Council this _____ day of November 2015.

Tom Hughes, Council President

Attest:

Approved as to Form:

Alexandra Eldridge, Recording Secretary

Alison R. Kean, Metro Attorney

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