



**METRO COUNCIL WORK SESSION**  
Meeting Minutes  
July 19, 2016  
Metro Regional Center, Council Chamber

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

**Councilors Excused:** None

Council President Tom Hughes called the Metro Council work session to order at 2:04 p.m.

**1. CHIEF OPERATING OFFICER COMMUNICATION**

Chief Operating Officer Martha Bennett provided an update on the Grant Butte project letter, the Durham and Metro Waste-To-Energy Exchange, the new Regional Snapshot on Diversity, Equity and Inclusion, and the results of the Metro Regional Center water testing.

**2. URBAN GROWTH READINESS TASK FORCE DISCUSSION**

Mr. Ted Reid and Mr. Roger Alfred, Metro staff, presented on the Urban Growth Readiness Task Force Discussion. Mr. Reid provided a brief background on the Urban Growth Readiness Task Force and reviewed the task force discussions and staff direction to date. He noted the two staff suggestions, including defining expectations for cities requesting modest urban growth boundary (UGB) expansions, and identifying additional mechanisms for adjusting the UGB. Mr. Reid briefly recounted the task force discussion around the definition of “modest” UGB expansions, reviewed the suggestions from the Metro Technical Advisory Committee (MTAC), and highlighted MTAC’s recommendation regarding the scale and frequency of expansions that was included in the memo from staff to the task force. He also discussed the expectations for cities requesting UGB expansions, the need to produce housing within the next 20 years, advances in regional and local desired outcomes, and mechanisms for UGB adjustments. Mr. Alfred explained the legalities of the UGB exchange process, including existing Department of Land Conservation and Development (DLCD) laws, and internal agency restrictions.

***Council Discussion:***

Councilors thanked Metro staff and members of the task force for their work on this topic, and raised concerns about creating an annual process of adding an allotment of acres to the UGB.

Councilor Stacey also expressed concerns about the notion of changing state law to allow UGB expansions without a clear demonstration of regional need, and spoke in support of the UGB exchange process as a way to improve the function of the existing boundary. He discussed the benefits and burdens of growth, the need to distribute those benefits and burdens equitably, and Metro's responsibility to take a regional perspective on the amount of land needed in the UGB. Councilor Craddick spoke to her appreciation for MTAC's recommendations, and for staff's emphasis on following best practices developed through the equitable housing initiative. She also requested clarification on how the proposed processes would work with the current six year review process, and spoke to the need to engage the community in Damascus before moving forward with any changes to the UGB. Councilor Collette also spoke to the need to reach out to residents of Damascus, shared the fear of the Clackamas County Commission that the county will lose UGB land and be left without urban reserves, and requested clarification about the process of changing state land use law to allow modest expansions with demonstrated need. She also spoke to the need to look more thoroughly at developing land within the UGB before moving forward with a process of expanding it. Councilor Harrington emphasized the importance of aligning the outcome of the task force with Metro's six desired outcomes, raised concerns about the suggested allotment of land to be brought into the UGB each year, and spoke to the large areas of unincorporated land in Washington County. She also inquired about how the process would function with the existing six year cycle, and noted that many city comprehensive plans don't get updated more than every six years. She also inquired about industrial land swaps, expressed concerns regarding equity, and spoke incentivizing land owners to developable their land that already exists within the UGB. Ms. Bennett noted that while developing a process of UGB exchanges would be challenging, it would not be as difficult as the alternative of making changes to state land use law. Councilor Dirksen expressed his support for pursuing the development of an exchange process, and noted the benefit of exchanges being able re respond to market forces and other forces that Metro cannot anticipate in advance. He discussed the language used, noting that adjustments may be a more fitting term due to the proposed size, and raised concerns about allotting a certain number of acres per year to the UGB. Councilor Chase spoke to his vision of a simpler way to address the issue without going to legislature to change state law, but also not replacing the current six year review process. He expressed his appreciation for the inclusion of language about housing, and spoke to need to include language about workforce and affordable housing. Council President Hughes spoke to finding a balance between sprawl and density, and emphasized the importance of demonstrated regional need as a criterion for any expansion in the UGB. He noted that expansions have been made in the past to accommodate other types of development, such as industrial, and suggested using that as a model for jurisdictions with special circumstances. Mr. Reid clarified that Councilors agree with the notion of demonstrated regional need, but are willing to contemplate additional, and noted that staff will continue to explore the idea of UGB expansions, and will provide clarification of how that process would relate to the six year cycle and to unincorporated urban areas. He also noted that staff will pursue an engaged public process before proceeding with changes.

**3. COUNCILOR LIAISON UPDATES AND COUNCIL COMMUNICATION**

Councilor Dirksen provided an update on the upcoming Joint Policy Advisory Committee on Transportation (JPACT), Councilor Harrington discussed a recent sponsorship request, Councilor Craddick spoke to a celebration at Lone Fir Cemetery, and Council President Hughes spoke to the Biketown Bike Share launch, Greater Portland Inc.'s 2020 program, and the Oregon Convention Center Hyatt celebration.

**4. ADJOURN**

Seeing no further business, Council President Tom Hughes adjourned the Metro Council work session at 4:30 p.m.

Respectfully submitted,



Kyra Schneider, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 19, 2016**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>3.0</b>	Handout	07/19/2016	JPACT Discussion Draft	071916cw-01
<b>3.0</b>	Handout	07/19/2016	MAP-21 Federal Rulemaking Review	071916cw-02