

URBAN GROWTH MANAGEMENT TASK FORCE

JUNE 22, 2016 | 2:30 – 4:30PM

Meeting Summary

TASK FORCE MEMBERS ATTENDING:

Pete Truax – Mayor (Forest Grove)
Lori DeRemer – Mayor (Happy Valley)
Mark Gamba – Mayor (Milwaukie)
Krisanna Clark – Mayor (Sherwood)
Doug Daoust – Mayor (Troutdale)
Tim Knapp – Mayor (Wilsonville)
Lou Ogden – Mayor (Tualatin)
John Ludlow – Chair (Clackamas County)
Andy Duyck – Chair (Washington County)
Tom Hughes – President (Metro Council)
Sam Chase (Metro Council)
Carlotta Collette (Metro Council)
Carrie MacLaren (Oregon Department of Land Conservation and Development)
Jason Miner (1,000 Friends of Oregon)
Jeff Smith (Homebuilders Association of Metropolitan Portland)

Members not represented:

Shane Bemis – Mayor (Gresham)
Josh Alpert representing Charlie Hales – Mayor (Portland)

METRO/JLA STAFF:

John Williams (Metro)
Ted Reid (Metro)
Andy Shaw (Metro)
Colin Deverell (Metro)
Jeanne Lawson - Facilitator (JLA Public Involvement)
John Todoroff - Scribe (JLA Public Involvement)

OTHER STAFF:

Julia Hajduk (Sherwood)

Brad Kilby (Sherwood)

Chris Neamtzu? (Wilsonville) (Jeanne Thinks she saw him)

Bob Bryant (?)

REVISED PROBLEM STATEMENT

The committee has reached consensus on the proposed problem statement:

“Under current state law, the Metro Council lacks sufficient flexibility to be able to respond to city requests for modest residential urban growth boundary (UGB) adjustments into urban reserves when cities demonstrate that they can govern the area and finance infrastructure and services and when the adjustment would advance regional and local goals.”

A suggestion to broaden the scope of the problem statement to include the need for more flexibility pertaining to employment-related UGB modifications will “go in a parking lot” for later discussion.

CITY PLANNING FOR URBAN RESERVES

John Williams presented slides about regional guidance for urban reserve concept plans that introduced criteria for suitability of land to be brought into the urban reserves, and desired outcomes of concept plans. The Great Communities Report, the Regional Framework Plan, and Title 11 were referenced. He reviewed themes that had been discussed in a previous meeting, including:

- Jobs/housing balance
- At what scale do we consider housing needs?
- What is the value of data and metrics, and how do we keep report requirements from being too complicated?

Julia Hajduk and Krisanna Clark from Sherwood presented the city’s Preliminary Concept Plan, in which an extensive public engagement process informed planning efforts for urban reserve land adjacent to Sherwood’s western edge. The plan successfully incorporated the values of Sherwood residents and has been embraced by the community. But some committee members voiced concern about timelines — a consensus like in Sherwood might not be durable enough to last until the time comes when urban reserve land is brought into the UGB, so the process for bringing the land in should be quicker and more flexible.

CRITERIA FOR UGB EXPANSION

By what standards should city requests for UGB expansions be considered?

The discussion among committee members included the following thoughts about expansion criteria:

- Market readiness. A plan might not go anywhere if the market is not willing to follow it. We need better ways to understand how the market can respond to planning. Shifting market conditions can render a plan obsolete before the plan is ready to be acted on.
- Balance of local and regional needs and support: Metro should listen more to the public, and get public support, at the local level. We need a better understanding of both local and regional benefits to planning so we can articulate them better.
- Timeline: What is an appropriate timeline to assess needs in the near- and long-term?
- Flexibility for changing circumstances: Happy Valley's response to Damascus is one instance of needing flexibility because of changing political conditions. Finance, governance, and infrastructure capacity to support growth are also important factors that can shift substantially.
- Housing market: Prices are an indicator of need for UGB expansion. However, prices are a lagging indicator. A quicker and more responsive UGB expansion process could help avoid housing market bubbles.
- More frequent comprehensive planning: Metro should help municipalities fund the capacity to update comprehensive plans more frequently, as it becomes difficult for the public to maintain knowledge and interest in planning over longer intervals.
- "Swaps": The regional need that was slated to be absorbed by Damascus should be redistributed to other communities that have "shovel ready" plans to accommodate growth. State law does already allow for this type of swaps. If a city can demonstrate that it is growing faster than the region as a whole and that it meets the Title 11 goals, then Metro should approve swaps that are ripe.
- Define "ready to go" or "shovel-ready" projects.
- Community values should be included in criteria objectives.
- Clarity and predictability: Metro needs to give cities clear rules similar to zoning code so that there is better predictability and understanding of what is possible.
- The jobs/housing balance should be analyzed on a smaller, more local scale.

CLOSING & NEXT STEPS

Metro staff will respond to the themes that were brought up in this discussion:

- Swaps
- Longer-term solutions
- Ideas for measuring need and readiness