

Council President Tom Hughes called the UGR Task Force Meeting No. 5 to order at 2:36pm.

Council President Hughes began meeting by thanking the Task Force for their commitment to the proposed legislation-House Bill 2095. He provided brief background to the Task Force by stating that in December 2015, the last Urban Growth Management decision was made; no expansion for the urban growth boundary was deemed necessary. President Hughes acknowledged a reason for this decision would have been the recent recession that reduced demand in housing. Council President Hughes mentioned several pieces of direction that the Council gave staff when making the 2015 decision:

- Complete a new urban growth report three years earlier than required, by the end of 2018.
- Seek state acknowledgement of urban and rural reserves.
- Provide ongoing reporting on development trends.
- Seek ways to improve the region's residential urban growth management process.

This last piece is why this Task Force was created. On behalf of the Metro Council, President Hughes thanked the Task Force for the consensus recommendations it made at its last meeting in November and mentioned that staff has been working to advance those recommendations. Council President Hughes stated that Brian Clem, Oregon State Representative, has introduced House Bill 2095 to the 2017 legislative session on behalf of the House Interim Committee on Rural Communities, Land Use and Water. This bill would advance the Task Force's recommendations that require changes to state law.

Ted Reid, Metro's Principal Regional Planner, reiterated the problem statement agreed on by the Task Force: the council requires more flexibility in responding to city requests for urban boundary expansion into urban reserves. Mr. Reid stated that staff has already begun working with the Metro Technical Advisory Committee (MTAC) to identify possible changes to Metro's code intended to clarify expectations for cities making these requests. Mr. Reid introduced the 2018 growth management decision work program and how it will be different from previous programs. According to Mr. Reid, the 2018 management decision would still conduct peer reviewed forecasting, however, a set of options would be presented to policy makers that would consider tradeoffs in regards to expansion requests.

Mr. Andy Shaw, Metro's Regional Affairs Manager, stated that a group of local lobbyists that he has consulted had recommended House Bill 2095 remain narrow and focused mainly on the mid-cycle decision making process. HB 2095 would essentially allow minor revision of prior urban growth report in order to accommodate expansion requests. Mr. Shaw shared that HB 2095 would only address the Metropolitan service area. Mr. Shaw requested feedback from the Task Force in regards to the language and procedural structure of the proposed legislation. Mr. Shaw also highlighted that changes to Metro Code would be based off of the Task Force recommendations provided by in Resolution 17-4764. Mr. Shaw reminded the Task Force that it had recommended that there be a 1000 acre cap for all urban expansion requests under the mid-cycle process.

Mr. Tom Armstrong, representative for Portland Mayor Ted Wheeler, communicated his issues with the language of HB 2095. Mr. Armstrong was concerned whether multiple cities could request expansion upto 1000 acres or only one city would be allowed to request expansion upto 1000 acres. Mr. Shaw and Council President Hughes clarified that Metro will only take one mid-cycle action upon request from a city or multiple cities and that the 1000 acre cap would not be exceeded. Mr. Shaw added that cities may coordinate expansion requests in order to achieve most efficient expansion.

Mr. Jeff Smith, Oregon Home Builder Association, had concerns regarding the timeframe of expansion requests and when the decision would be taken by Metro. He stated that a set timeframe would make it easier for cities to review and coordinate expansion requests. Otherwise, according to Mr. Smith, a poorly defined timeframe could compromise effective expansion decisions and promote an unbalanced playing field for all participating cities.

Roger Alfred, Metro Legal Counsel, stated that changes in Metro Code would clarify the application procedure for expansion requests; this could include formal submission dates or specific timeline for expansion requests. Mr. Shaw recommended that the statute should avoid procedural guidelines in respect to submitting requests, rather, the timeframe of expansion applications and other procedural framework would established from communication between local jurisdiction. Mr. Shaw also mentioned that the objective of the mid-cycle was to provide a fair opportunity for cities to provide any expansion request before the 1000 acre limit was reached. Mr. Shaw added that in order to facilitate housing needs, the midpoint [after an initial urban growth report] would allow enough time before the next urban growth report to accommodate requests.

Mr. Lou Ogden, Mayor of Tualatin, sought clarity on how communities would coordinate requests for expansion and the timeframe upon which formal expansion requests must be submitted.

Ms. Carrie MacLaren, Oregon Department of Land Conservation and Development (DLCD), requested the clause C in Resolution 17-4764 be matched in HB 2095. According to Ms. MacLaren, Metro would designate urban reserves, whereas the DLCD would acknowledge those urban reserves.

Dave Nielsen, representative for the Home Builders Association of Metropolitan Portland, conveyed that it would be important to set a timeframe for reviewing applications so that Metro had proper flexibility when making expansion decisions. Mr. Smith highlighted the importance of Metro's authority in modifying and coordinating requests in a potential situation where 3 cities propose expansion of 1100 acres- 100 acres over the limit. Mr. Smith shared his appreciation for Metro staff concerning their research for the expansion issue and coordination of the task force.

Mr. Ogden remarked that the proposal does not address Metro's assessment of 20 year needs for expansion that relates to employment and population growth. Mr. Ogden wanted clarification that UGB expansion requests may only be submitted by cities. He also inquired upon the criteria in Metro Code language that would evaluate the comprehensive expansion plan proposed by respective cities or city.

Mr. Nielsen expressed confusion in regards to the definition of 'needed housing'. Mr. Nielsen was unsure if the term expressed a gap in supply or was a projected need for housing. Mr. Shaw conveyed that the needed housing definition does not refer to gap in supply and that the term is defined in state law. Mr. Lou Ogden sought clarity in whether Metro would need to provide definitive need in expanding onto farm land. Council President Hughes, Mr. Shaw and Mr. Reid, clarified that there would still need to be an establishment of definitive need. Council President reiterated that 'need' will not be dropped due to the proposal of the HB 2095.

Mr. Mark Gamba, Mayor of Milwaukie, recalled that the mid-cycle would allow for revision of the standard six-year cycle to allow for unexpected or undetermined expansion requests.

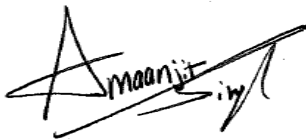
Mr. Shaw stated that the House Interim Committee on Rural Communities, Land Use and Water suggested that HB 2095 could be a policy that can be applied statewide. According to Mr. Shaw, other regions in the State of Oregon do not have six-year cycle so they already have more flexibility in managing land use decisions. Mr. Shaw shared that the mid-cycle process would allow minor amendments to the most recent urban growth report analysis as well as increased flexibility to consider the specific urban reserves being suggested for expansion by cities; the next forecast may reflect implications of mid-cycle decisions.

Council President Hughes stated that HB 2095 is narrow in its scope and its clauses will fit with existing Metro Code in order to provide legislation with strong structure in its language and material.

Councilor Chase recognized the Task Force's diverse participation and highlighted that the need to remain focused on the 6th desired outcome while maintaining local participation for regional growth would be crucial for the success of HB 2095.

Seeing no further business, Council President Tom Hughes adjourned the UGR Task Force meeting at 4:11 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Amaanjit Singh', with a large, stylized initial 'A' and a long horizontal stroke extending to the right.

Amaanjit Singh