

# **Metro**

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**Metro**

## **Minutes**

**Thursday, September 14, 2017**

**3:00 PM**

**Metro Regional Center, Council Chamber**

**Council work session**

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**3:00 Call to Order and Roll Call**

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

**Councilors Excused:** Councilor Kathryn Harrington

Council President Tom Hughes called the Metro Council work session to order at 3:13 p.m.

**Work Session Topics:**

3:05 Expectations for Cities Proposing Residential Urban Growth Boundary Expansions

Ms. Elissa Gertler, Director of Planning and Development, acknowledged that with the introduction of mid-cycle urban growth boundary (UGB) expansion along with urban and rural reserve designation (adopted by Metro though pending state acknowledgement), the next urban growth management decision would incorporate new components. Ms. Gertler briefly highlighted that House Bill 2095 would allow a metropolitan service district-in this case Metro- to revise demonstration of sufficient buildable lands on a single occasion if that expansion was warranted and approved by Metro. By incorporating feedback by the Urban Growth Readiness Taskforce, the Metro Technical Advisory Committee (MTAC) recommended draft amendments to Title 14 of the Metro Functional Plan in order to establish expectations for cities making residential expansion proposals, and establish procedures for mid-cycle residential expansion proposals and decisions. Thus, Ms. Gertler requested feedback from Council regarding the Title 14 amendments, and procedures for mid-cycle expansions proposals/decisions.

Mr. Ted Reid, Principal Regional Planner, reiterated that the amendments developed by MTAC were constructed by

taking into account the flexibility of the UGB expansion process, while reducing the burden of certainty on the conditions for expansion. Mr. Reid indicated that Metro Policy Advisory Committee (MPAC) would discuss the proposed code amendments during its September 27, 2017 meeting, and would provide a recommendation during the October 11, 2017 MPAC meeting. In a general overview of the mid-cycle expansion process, Mr. Reid noted that respective city would submit a concept plan and proposal for UGB expansion to Metro's Chief Operating Officer. The Chief Operating Officer would then review the materials and make a recommendation to the Metro Council. In regard to the amendments of Title 14 to implement House Bill 2095, Mr. Reid shared the factors cities must demonstrate to be granted UGB expansion:

1. The city that is requesting UGB expansion must complete a housing needs analysis (must be completed in the last six years) and would need to be coordinated with a housing forecast developed by Metro at the time the city's housing needs analysis process began.
2. The housing planned for a city's proposed UGB expansion area must be built in 20 or fewer years. Cities may also provide evidence of property owner support for proposed expansion area.
3. A city requesting expansion must demonstrate that it has worked towards the actions described in Title 6 of the Urban Growth Management Functional Plan.
4. The city has implemented best practices for preserving and increasing the supply and diversity of affordable housing in its existing urban areas.
5. Whether the city responsible for preparing the concept plan has taken actions to advance Metro's six desired outcomes set forth in Chapter One of the Regional Framework Plan.

Mr. Ried indicated that code language for the 2018

legislative decision (administrative guidance) on the growth management process would be similar to that for the UGB expansion process. So, the requirements for a housing needs analysis, a concept plan, demonstration of working toward actions in Title 6, best practices for affordable housing, and advancement of Metro's six desired outcome would remain, albeit with different level of intensity of examination in comparison to a mid-cycle decision. Mr. Ried shared that by May 31, 2018-in consideration of the 2018 growth management decision- cities interested in expansion would be required to submit all application materials.

*Council Discussion:*

Councilor Stacey suggested that cities be required to build on expansion areas within a quicker timeframe rather than the 20 years or less designation provided in the draft code amendments for Title 14. Councilor Craddick inquired upon the concept plan that would need to be formulated before a city could apply for expansion. She also highlighted that respective jurisdictions have different levels of readiness in terms of staff capacity and financing for the expansion proposal process. Councilor Dirksen spoke to the danger of placing affordable housing near the edge of a UGB, as it would isolate lower income families due to the lack of particular services and access to jobs. Councilor Stacey shared that Metro had the authority to require zoning code changes for local governments if such a change were required. Councilor Chase inquired staff on the particular requirements for clause 4 (city requirements for UGB expansion). He wanted to clarify whether the assessment would be based off a combination of best practices that would demonstrate completion of housing goals. Councilor Collette communicated that the rubric for allowing expansion during a mid-cycle should be more stringent compared to a regular growth management decision cycle. Also, she reiterated that a city must have demonstrated best practices or other measures in order to have a strong case

in being granted an expansion. Council President Hughes suggested that assessing how a city was protecting its naturally occurring housing should also be a part of the evaluation criteria. Councilor Collette emphasized that defining ‘best practices’ and ‘demonstrate’ would be very important as cities applying would need clear guidance when preparing their application for expansion. Councilor Craddick inquired on the timeline about the development of the mid-cycle code language. Councilor Craddick also mentioned that jurisdictional outreach would be critical in the communication of the mid-cycle application process, especially since it’s a new component to the growth management decision.

**3:50 Adjourn**

Seeing no further business, Council President Tom Hughes adjourned the Metro Council work session at 4:35 p.m.  
Respectfully submitted,



Amaanjit Singh, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 14, 2017**

There were no supplemental attachments for the meeting.