

Metro

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Metro

Minutes

Tuesday, September 4, 2018

2:00 PM

Metro Regional Center, Council Chamber

Council work session

2:00 Call to Order and Roll Call

Council President Hughes called the Metro Council work session to order at 2:01 p.m.

Present: 7 - Council President Tom Hughes, Councilor Sam Chase, Councilor Betty Dominguez, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

2:05 Chief Operating Officer Communication

Ms. Martha Bennett, Metro Chief Operating Officer, announced the public comment period for food scraps opened on August 31st. She noted the draft administrative rules for the food scraps for Council’s optional review. She commented on the Willamette Falls Legacy Project status, reminding Council the owner of Falls Legacy entered into a purchase and sale agreement with a private party for the sale of the Blue Heron property at the Willamette Falls. She added staff expected to continue moving forward with the river walk during the transaction, resulting in no additional delays. She shared a copy of the Willamette Falls Legacy Project status talking points for Council’s optional review. She expressed she would not be attending Thursday’s work session due to an offsite commitment, but Mr. Andrew Scott, Deputy Chief Operating Officer, would be present in her place.

Work Session Topics:

2:10 2018 Urban Growth Management Decision: Chief Operating Officer Recommendation

Council President Hughes introduced Ms. Elissa Gertler, Director of Planning and Development, Mr. Ted Reid, Principal Regional Planner, and Ms. Bennett to present the 2018 Urban Growth Management (UGM) Decision and Chief Operating Officer (COO) Recommendation.

Ms. Bennett introduced the Urban Growth Management

decision, explaining the COO Recommendation would be presented on this year's growth management cycle. She explained the presentation would be given to MPAC but ultimately the decision would be left to Council.

Mr. Reid stated why the region changed its approach to managing growth. He reminded Council the Urban Growth Boundary (UGB) expansions only produced jobs or housing when governance, infrastructure and market were addressed. He provided positive examples of growth, such as, Villebois, Witch Hazel, Happy Valley, South Cooper Mt. and River Terrace. He elaborated on the following processes of getting the region to change the approach to managing growth:

- 2015: Council direction for improved processes
- 2016: Urban Growth Readiness Task Force
- 2017: Changes to Metro Code and state law for improved processes
- 2018: City presentations of proposals, City Readiness Advisory Group, Urban Growth Report

Ms. Bennett described the following factors that inform the COO recommendations on expansions:

- Regional need for housing & choices
- Developed viability of expansion areas (governance, finance, market demand)
- Focused on existing centers
- Six desired outcomes

She stated her recommendation was to:

- Add the four proposed urban reserves to the UGB
- Set expectation for a variety of integrated housing choices
- Set expectation that cities would look for ways to

reduce infrastructure costs for smaller homes

She addressed Beaverton, Hillsboro, King City, and

Wilsonville would be Council's first expansion since 2011.

She stated the expansion would provide capacity for at least

9,200 homes, provide a variety of housing choices, ensure

that any homeowner association regulations would not

regulate accessory dwelling units in the expansion areas.

She mentioned cities were to look for ways to reduce

infrastructure costs per household, noting that without

subsidies, new housing in the expansion areas would not be

affordable. She stated part of the costs associated with the

new roads, sidewalks, parks, pipes and schools needed to

support development. She shared costs per household

could be reduced when spread across more homes and

providing choices of smaller homes could help accomplish

that. She suggested the four cities should look for ways to

use variable system development charges. She

recommended receiving testimony on how King City would

respond to the conservation easement and ensure

necessary revisions to the plan. She introduced Ms. Gertler

to elaborate on the recommendations to the changing

economy.

Ms. Gertler discussed the new process of the city proposal

approach, noting that there was more work to be done with

the proposals in terms of the current UGB decision and the

land use needs of the future. She conveyed during the new

process there was no request for employment land, which

staff reflected questions around the future of the region's

economy. She stated the recommendation advised staff to

return in 2019 with a work program that recognized future

land needs for employment, using the new Economic Value

Atlas as a tool. She commented on the revision of the regional vision in 2019 with a work program to refresh the 2040 Growth Concept, addressing and integrating the following topics:

- Housing affordability and choices
- Urban form for future UGB expansion areas
- The changed economy
- Impacted technological change
- Climate change
- Accessed nature and parks
- Clean air, clean water and healthy ecosystems

She reported on the recommendation to engage new and existing partners, such as:

- Communities of color
- Community-based organizations, non-profits and the philanthropic community
- Local governments and service providers
- Youth
- The business community
- The arts community
- Education and academia

Mr. Reid concluded by reviewing the decision timeline and opened the floor to the Councilors for discussion.

Council Discussion:

Councilor Harrington spoke to the nature of concept plans expressing concern that ground work was not being recognized. She questioned the success of the sub-bulleted consideration in the COO Recommendations in the packet. Councilor Dominguez referenced the six desired outcomes and questioned how the local jurisdictions would be encouraged to meet expectations. Councilor Craddick commented on the King City proposal and questioned how

they were going to address the public's concerns. Councilor Chase commented on the broad term of affordable housing and requested more consideration be taken in the messaging. He expressed the importance of allowing mixed forms of affordable housing in flexible zoning. Councilor Dirksen expressed concerns with different city's proposals. He questioned how to address additional considerations and recommendations in a formal way to ensure it was a part of the process moving forward, and if Council could approve proposals with conditions. Council President Hughes commented on the increased responsibilities put on the jurisdictions surrounded with the processes. Councilor Stacey expressed concerns with the limitations on dwelling units which seek to prevent what was required by state law. Councilor Dominguez expressed concern over the public comment report, noting the demographic of the group. Councilor Harrington recalled the 2010 UBM process and asked what the structure would be legislatively on the 2018 UGM decision. Councilors questioned how recommendations would be reached. Council President Hughes commented and complimented on the recent approach of outcomes based planning. Councilors thanked staff for the work around the succinct and flexible recommendation, and expressed being comfortable in moving forward.

3:10 Councilor Communication

Councilor Dirksen reported on the Transit Advisory Committee meeting, specifically on the conclusions that were made. Councilor Harrington requested more information on the potential for electric buses regionally. Council President Hughes reported on working with Travel Portland at the American Society of Association Executives exposition in Chicago.

3:15 Adjourn

Seeing no further business, Council President Hughes adjourned the

Metro Council work session at 3:28 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sara Seid". The signature is fluid and cursive, with the first name "Sara" being more prominent than the last name "Seid".

Sara Seid, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 4, 2018

Item	Topic	Doc. Date	Document Description	Doc. Number
1.0	Handout	09/04/2018	Draft Solid Waste Administrative Rule	090418cw-01
2.0	Handout	09/04/2018	Talking Points for Willamette Falls Legacy Project Status	090418cw-02
3.0	PowerPoint	09/04/2018	2018 Urban Growth Management Decision: Chief Operating Officer Recommendations	090418cw-03