

Metro

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Metro

Minutes

Tuesday, December 18, 2018

2:00 PM

Metro Regional Center, Council chamber

Council meeting

1. Call to Order and Roll Call

Council President Tom Hughes called the Metro Council meeting to order at 2:07 p.m.

Present: 6 - Council President Tom Hughes, Councilor Sam Chase, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

Excused: 1 - Councilor Betty Dominguez

2. Action Item**2.1 Motion to Amend Condition A.2 in Exhibit C to Ordinance No. 18-1427**

Council President Hughes called on Mr. Roger Alfred and Mr. Ted Reid, Metro staff, to provide background on the motion. Mr. Alfred explained that the motion was to amend a previously adopted condition in Exhibit C to Ordinance No. 18-1427. He noted that this meeting was not noticed as a public hearing and would proceed with discussion with staff and deliberation. Mr. Alfred outlined the Roberts Rules procedure for a motion to amend a previously adopted item.

Councilor Stacey moved to motion to amend Exhibit C to Ordinance No. 18-1427 condition A.2 to replace “all zones” with the term “all lots. Councilor Chase seconded the motion. Councilor Dirksen stated concern that the amendment would require minimum lot sizes and proposed to amend the language to add “cities are not required to adopt minimum lot sizes to accommodate this standard”. Councilor Stacey accepted this amendment as a friendly amendment. Councilor Dirksen asked whether this proposed language would address the concerns for minimum lot sizes. Mr. Reid stated that the language did not require cities adopt minimum lot sizes, explaining that cities could allow up to fourplexes on lots of any size and it would up to the market to determine whether to build on

any given lot size. He added that cities could adopt minimum lot sizes and leading to a situation where minimum lot sizes were larger than the Council might have intended for the purpose of the condition A.2. Councilors discussed the implications of lot size and providing flexibility to achieve the desired outcome of a variety of housing types. Councilor Stacey spoke to the intent of Metro and the jurisdictions to develop code that would allow the housing market to express itself in the growth boundary expansion areas. He noted the importance of allowing the market flexibility to provide a variety of housing units. Councilor Chase discussed the importance of a process of engagement with jurisdictions during their comprehensive planning and stated his support for the “all lots” language previously considered by Council.

Councilor Craddick stated that the goal of the condition was to help the cities provide a variety of housing types to meet middle income and affordable housing needs. She asked for clarification on the issues raised in the staff memo comparing “all lots” to “all zones”. Mr. Reid reminded Council that the “all zones” language that was adopted by Council was under consideration by Council for the last month. He explained that upon receiving stakeholder comments over the last week the “all lots” language was proposed in attempt to increase certainty of the allowable housing types. Mr. Reid explained that both “all zones” and “all lots” would create areas of uncertainty. He added that cities would need to use their own discretion to plan the expansion areas appropriately, explaining that the “all lots” language did not provide as much flexibility and could lead to other unintended consequences.

Councilor Stacey discussed the immediate and future impact of the condition on development, noting the effects of prohibitive zoning in the City of Portland. He emphasized the importance of flexibility for owners of lots to have opportunity in the future to add second units. Councilor Harrington noted that all of the housing types identified in the conditions currently exist in previous expansions areas and highlighted the work of jurisdictions to meet housing needs. Councilor Harrington encouraged more mature urban areas to allow a variety of housing types.

Council President Hughes stated that “all lots” provided less flexibility than “all zones” and conveyed his belief that “all lots” would not lead to better outcomes for a variety of housing types. He discussed Metro’s partnership and cooperation with the jurisdictions and expressed his concern over the impacts to Metro’s relationships with jurisdictional partners if Council amended the condition. Council President Hughes stated his opposition to the motion. Councilor Harrington expressed her concern for “all lots” language. Councilor Dirksen explained the need for reasonably clear language so that the cities could create code to match Council’s intent and request in the condition. He cautioned amending the language to be overly prescriptive.

Councilor Chase discussed the growth boundary decision process and the concerns raised by the citizen advisory group over affordable housing strategies and missing middle housing in the growth boundary expansion applications. He shared his concern for the “all zones” language in the condition, stating that it could create a scenario where only a small percentage of the lots available in the zone would be able to provide a variety of housing types.

Council President Hughes stated that the “all zones” language was adopted by Council after information gathered during the public hearing. Councilors discussed a commitment to continue to work closely with the cities during their planning process and the ability to bring to their attention issues that might arise with regard to the conditions during planning.

Councilor Craddick asked what alternatives existed in the future if the language of the condition did not result in Council’s intention. Mr. Reid explained that Metro Council could amend the condition in the future. He discussed the process by which staff would communicate with the jurisdictions if the intent of the condition was not being met during the planning process. Mr. Reid stated the importance of dialogue and partnership with the jurisdictions to achieve the expectations set out in Council’s overarching policy interest in providing a variety of housing types.

A motion was made by Councilor Stacey, seconded by Councilor Chase, that this item be adopted. The motion failed by the following vote:

Aye: 3 - Councilor Chase, Councilor Craddick, and Councilor Stacey

Nay: 3 - Council President Hughes, Councilor Dirksen, and Councilor Harrington

3. Adjourn

There being no further business, Council President Hughes

adjourned the Metro Council meeting at 3:12 p.m. The Metro Council will convene the next regular council meeting on January 10, 2019 at 2:00 p.m. at the Metro Regional Center in the council chamber.

Respectfully submitted,



Sara Farrokhzadian, Legislative and Engagement
Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 18, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.1	Memo	12/18/18	UGB Expansion Conditions of Approval	121818c-01