

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REDUCING THE LANDS) RESOLUTION NO. 03-3386B
UNDER CONSIDERATION IN THE 2002 AND 2003)
ALTERNATIVES ANALYSIS STUDY AREAS FOR) Introduced by Metro Council President
AMENDMENT TO THE UGB.) David Bragdon

WHEREAS, the 2002 Alternatives Analysis Study areas contained over 77,901 acres of land that has been studied for possible inclusion to the UGB; and

WHEREAS, the Employment Urban Growth Report identified a need for 4,285 acres of industrial land for the 2002-2022 planning period; and

WHEREAS, the Metro Council amended the urban growth boundary in 2002 by adding 15,788 acres of land for residential purposes and 2,850 acres of land for employment uses; and

WHEREAS, the 2002 UGB expansion decision did not provide a 20-year supply of industrial land and was short; and

WHEREAS, the Metro Council directed staff to expand the 2003 Alternatives Analysis to include Tier 5 lands which are primarily class I and II soils that were not studied in the 2002 analysis; and

WHEREAS, after application of location and siting factors developed from research conducted to determine the land characteristics required by industrial users as well as establishing a minimum threshold for formation of new industrial areas and excluded areas that are predominantly less than 5 acres in size and are developed, the areas the 2002 and 2003 Alternative Analysis areas found suitable for industrial use have been reduced; and

WHEREAS, as the 2002 and 2003 Alternative Analysis study areas under consideration have been reduced based on these factors; now, therefore,

BE IT RESOLVED

1. The Metro Council adopts the reduced 2002 and 2003 Alternatives Analysis Study area map, attached and incorporated into this resolution as Exhibit A, to reflect areas that are possibly suitable for industrial use for consideration for and possible inclusion in the urban growth boundary expansion.

Proposed Alternatives
Analysis Study Areas

Revision 10/21/03

Revised Study Areas

1 Mile UGB Buffer

Resolution No.
03-3386
Exhibit A

Areas removed based upon:

- * Slopes > 10% and floodplains
- * Areas largely composed of developed 5 acre parcels.
- * Areas not contiguous to the UGB and are less than 300 acres.
- * Areas not located within one mile of existing Title 4 / or industrially zoned lands that are more than 2 miles of an interchange, Hwy. 99 or TV Hwy.



Source: Oregon Department of Transportation, Oregon State University, and other sources.

Scale: 1 inch = 1 mile



Location Map



METRO
METRO BOARD OF METROPOLITAN GOVERNORS
400 NORTH EAST GRAND AVENUE, SUITE 1000, PORTLAND, OREGON 97232-2734
TEL: 503/797-1000 FAX: 503/797-1000
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2. This decision is not a final decision on suitability for industrial use or for inclusion within the UGB. The Council will make a final decision on suitability and expansion of the UGB in June, 2004, for submission to LCDC as part of Metro's completion of Task 2 of periodic review pursuant to LCDC's Partial Approval and Remand Order 03-WKTASK-001524 dated July 7, 2003.

ADOPTED by the Metro Council this 11th day of December, 2003.



David Bragdon, Council President

Approved as to Form:



Daniel B. Cooper, Metro Attorney



BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REDUCING THE LANDS) RESOLUTION NO. 03-3386B
UNDER CONSIDERATION IN THE 2002 AND 2003)
ALTERNATIVES ANALYSIS STUDY AREAS FOR) Introduced by Metro Council President
AMENDMENT TO THE UGB.) David Bragdon

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WHEREAS, the 2002 UGB expansion decision did not provide a 20-year supply of industrial land and was short by 1,968 net acres of land; and

WHEREAS, the Metro Council directed staff to expand the 2003 Alternatives Analysis to include Tier 5 lands which are primarily class I and II soils that were not studied in the 2002 analysis; and

WHEREAS, after application of location and siting factors developed from research conducted to determine the land characteristics required by industrial users as well as establishing a minimum threshold for formation of new industrial areas and excluded areas that are predominantly less than 5 acres in size and are developed, the areas the 2002 and 2003 Alternative Analysis areas found suitable for industrial use have been reduced; and

WHEREAS, as the 2002 and 2003 Alternative Analysis study areas under consideration have been reduced based on these factors; now, therefore,

BE IT RESOLVED

1. The Metro Council adopts the reduced 2002 and 2003 Alternatives Analysis Study area map, attached and incorporated into this resolution as Exhibit A, to reflect ~~the~~ areas that are possibly suitable for industrial use for consideration for and possible inclusion in the urban growth boundary expansion.

2. This decision is not a final decision on suitability for industrial use or for inclusion within the UGB. The Council will make a final decision on suitability and expansion of the UGB in June, 2004, for submission to LCDC as part of Metro's completion of Task 2 of periodic review pursuant to LCDC's Partial Approval and Remand Order 03-WKTASK-001524 dated July 7, 2003.

ADOPTED by the Metro Council this 11th day of December, 2003.


David Bragdon, Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

Proposed Alternatives Analysis Study Areas

Resolution 03-3386
B

 Revised Study Areas

Areas removed based upon:

- * Slopes > 10% and floodplains
- * Areas largely composed of developed 5 acre parcels.
- * Areas not contiguous to the UGB and are less than 300 acres.
- * Areas not located within one mile of existing Title 4 / or industrially zoned lands that are more than 2 miles of an interchange, Hwy. 99 or TV Hwy.



UNRECORDED: This map is a computer-generated map of existing parcels and does not constitute a deed or other instrument. It is not intended to be used as a legal document. It is provided for informational purposes only. The user assumes all responsibility for the accuracy and completeness of the information shown on this map.

This map was prepared using data from the Metro Regional Land Information System (RLIS) and other sources. The data was last updated in 2003. The user assumes all responsibility for the accuracy and completeness of the information shown on this map.



Location Map



METRO
METRO DATA RESOURCE CENTER
1700 NORTHEAST GRAND AVENUE, PORTLAND, OREGON 97232-3798
TEL (503) 787-1742 FAX (503) 787-1805
http://metro.or.gov www.metro-oregon.org

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REDUCING THE LANDS) RESOLUTION NO. 03-3386A
UNDER CONSIDERATION IN THE 2002 AND 2003)
ALTERNATIVES ANALYSIS STUDY AREAS FOR) Introduced by Metro Council President
AMENDMENT TO THE UGB.) David Bragdon

WHEREAS, the 2002 Alternatives Analysis Study areas contained over 77,901 acres of land that has been studied for possible inclusion to the UGB; and

WHEREAS, the Employment Urban Growth Report identified a need for 4,285 acres of industrial land for the 2002-2022 planning period; and

WHEREAS, the Metro Council amended the urban growth boundary in 2002 by adding 15,788 acres of land for residential purposes and 2,850 acres of land for employment uses; and

WHEREAS, the 2002 UGB expansion decision did not provide a 20-year supply of industrial land and was short by 1,968 net acres of land; and

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WHEREAS, as the 2002 and 2003 Alternative Analysis study areas under consideration have been reduced based on these factors; now, therefore,

BE IT RESOLVED

1. The Metro Council adopts the reduced 2002 and 2003 Alternatives Analysis Study area map, attached and incorporated into this resolution as Exhibit A, to reflect the areas that are possibly suitable for industrial use for consideration for and possible inclusion in the urban growth boundary expansion.
2. This decision is not a final decision on suitability for industrial use or for inclusion within the UGB. The Council will make a final decision on suitability and expansion of the UGB in June, 2004, for submission to LCDC as part of Metro's completion of Task 2 of periodic review pursuant to LCDC's Partial Approval and Remand Order 03-WKTASK-001524 dated July 7, 2003.

ADOPTED by the Metro Council this 11th day of December, 2003.

David Bragdon, Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF REDUCING THE) RESOLUTION NO. 03-3386
LANDS UNDER CONSIDERATION IN THE)
2002 AND 2003 ALTERNATIVES ANALYSIS) Introduced by Metro Council President
STUDY AREAS FOR AMENDMENT TO THE) David Bragdon
UGB.

WHEREAS The 2002 Alternatives Analysis Study areas contain over 77,901 acres of land that has been studied for possible inclusion to the UGB; and

WHEREAS, The Employment Urban Growth Report identified a need for 4,285 acres of industrial land for the 2002-2022 time period; and

WHEREAS, The Metro Council amended the urban growth boundary in 2002 by adding 15,788 acres of land for residential purposes and 2,850 acres of land for employment uses; and

WHEREAS, The 2002 UGB expansion decision did not provide a 20-year supply of industrial land and was short by 1,968 net acres of land; and

WHEREAS, The Metro Council directed staff to expand the 2003 Alternatives Analysis to include Tier 5 lands which are primarily class I and II soils that were not studied in the 2002 analysis; and

WHEREAS, After application of the location and siting factors developed from research conducted to determine the land characteristics required by industrial users as well as establishing a minimum threshold for formation of new industrial areas and excluded areas that are predominantly less than 5 acres in size and are developed the areas the 2002 and 2003 Alternative Analysis areas found suitable for industrial use have been reduced; and

WHEREAS, as the 2002 and 2003 Alternative Analysis study areas under consideration have been reduced based on these factors; now therefore

BE IT RESOLVED

1. The Metro Council adopts the reduced 2002 and 2003 Alternatives Analysis Study area map to reflect the areas suitable for industrial use and possible inclusion in the urban growth boundary expansion.

ADOPTED by the Metro Council this ___th day of December, 2003

David Bragdon, Metro Council President

Approved as to Form:

Daniel B. Cooper, Metro Attorney

STAFF REPORT

RESOLUTION NO. 03-3386, FOR THE PURPOSE OF REDUCING THE LAND UNDER CONSIDERATION IN THE 2002 AND 2003 ALTERNATIVE ANALYSIS STUDIES TO MEET THE REMAINING NEED FOR INDUSTRIAL LAND THROUGH URBAN GROWTH BOUNDARY EXPANSION

Date: November 18, 2003

Prepared and Presented by: Lydia M. Neill
Principal Regional Planner

PROPOSED ACTION

Adoption of Resolution No. 03-3386 directing staff to continue study on the remaining lands in the 2002 and the 2003 Alternative Study areas to satisfy Metro's Periodic Review Work Program (Order # 001243 remand) to address the shortfall in industrial lands.

BACKGROUND AND ANALYSIS

The Metro Council completed most of Task 2 of the Periodic Review Work Program by accommodating all of the residential land needs. This UGB expansion also satisfied over 2,300 acres of the need for industrial lands. There is a remaining deficit of industrial lands of 1,968 net acres.

Provide a technical assessment of reducing lands contained in the 2002/2003 Alternative Analysis Study areas that will be considered for possible amendment to the Urban Growth Boundary (UGB). The technical assessment is based on the location and siting factors (slope, proximity to industry and access), size of areas, proximity to the UGB, size and committed uses of parcels. A reduction in the lands under consideration will focus discussion on areas that are suitable for industry and allow a more thorough analysis to be completed for the impact analysis completed for the Measure 26-29 report.

Three industrial land location and siting factors have been identified to indicate which lands are most suitable for industrial purposes. The 2002 and 2003 Alternatives Analysis Study areas are proposed to be evaluated using the location and siting factors: 1) slopes of less than 10% and/or location in a floodplain, 2) proximity to other industrial uses and Title 4 areas (within one mile), and 3) good access to transportation facilities (two miles from an interchange or access to the Tualatin Valley Highway or Highway 99).

All of the 2003 Alternatives Analysis Study areas, added to the alternatives analysis by Resolution No. 03-3341A, meet the slope and floodplain factors. Each of the areas also satisfies either the proximity or accessibility factors. The 2002 Alternatives Analysis Study areas were identified for general land need purposes and prior to the development of the location and siting factors, so there may be areas that do not meet the slope, proximity or accessibility factors. We have now analyzed the 2002 Study areas using these factors, and propose to drop many from further consideration because they do not satisfy the factors.

In a further effort to reduce the number of areas considered for further study, we applied an additional set of factors described in the sections on Methodology and Steps below.

Methodology and Steps for Reducing Study Areas

The objectives of removing areas from consideration include:

- Apply the three location and siting factors to all lands (slope, proximity and access to transportation facilities), include all areas that meet the slope factor and either the proximity or the accessibility factors
- Capture as much of the exception lands as possible that meet the 10% slope and floodplain threshold
- Evaluate exception lands that may not be suitable for industrial development but could be important for providing services to industrial areas located beyond these intervening residential areas
- Identify areas of a minimum size necessary to establish a new industrial neighborhood (300 acres)

We applied a specific methodology to produce a map containing a subset of lands from the 2002/2003 Alternatives Analysis Study areas. The methodology includes the use of location and siting factors, determination of minimum necessary to form industrial neighborhoods and size and development patterns.

- Apply 10% slope and floodplain coverage to all study areas (2002/2003) and remove tax lots from study areas those parcels of which a majority of land exceeds the floodplains and/or meet the 10% slope threshold or lies within a floodplain
- Remove areas that contain a concentration of parcels that are five acres or less and are already developed with rural residential uses
- Remove areas that are either isolated from industrial areas or are not contiguous to the UGB and contain less than 300 acres.
- Remove areas that may be contiguous to the UGB but are not located within one mile of existing industrial areas and are more than two miles from an interchange (including Highway 99 or Tualatin Valley Highway) unless these areas may be needed to provide services to areas suitable for industrial uses.

Remaining Areas to Be Considered for Industrial UGB Expansion

The areas proposed to remain under consideration have been reduced from the combined 2002/2003 Alternatives Analysis Study areas as follows:

- 2002/2003 Study areas- 68,334 acres
- Acreage recommended to be removed from study based on steps above- 40,003
- Final areas left for consideration- 28,331

BUDGET IMPACT

Adoption of this resolution has a budget impact. Reduction in the Alternatives Analysis Study areas has a positive budget impact by reducing the cost of the 26-29 report preparation and mailing costs. It is estimated that by reducing the areas under consideration approximately \$125,000-\$150,000.

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