



Sustaining Quality of Life in the Southern Willamette Valley

May 18, 2006

TO: Regional Policy Advisory Board Members and Alternates

FROM: Regional Technical Advisory Committee (RTAC)

SUBJECT: May 30, 2006 Meeting Agenda Item Summary

This memo provides a brief summary of the agenda items to be covered in the May 30, 2006 Regional Policy Advisory Board meeting. For questions or additional information, please contact the Regional Technical Advisory Committee (RTAC) member from your community or call Carol Heinkel, 682-4107.

Please review the attached materials prior to the meeting.

Meeting Purpose

This meeting is for Policy Board members and alternates to review and approve the Regional Growth Management Strategy Next Steps, Implementation Strategy, and Endorsement Process, and to review and comment on the remaining elements of the Draft Strategy: the Regional Growth Concept, Regional Housing Needs Analysis, Revised Transportation Element, Draft Natural Resources Element, and Regional Economic Opportunities Analysis Part II.

Agenda Summary

Welcome and Introductions

Meeting participants will be introduced and welcomed at the start of the meeting.

Public Comment

Five minutes is allotted on each agenda to allow members of the public to make brief presentations and/or to distribute written materials to the Policy Advisory Board. No written comments were submitted for inclusion in this packet.

Regional Growth Management Strategy Next Steps, Implementation Strategy, and Endorsement Process

The attached paper, *Regional Growth Management Strategy Next Steps, Implementation Strategy, and Endorsement Process*, contains the information requested by the Policy Board at its April 26, 2006 meeting. The RTAC recommends the Policy Board review and approve the steps outlined in this paper.

At its April 26, 2006 meeting, the Policy Board gave direction on the next steps for gaining endorsement of the Regional Growth Management Strategy and directed staff to send an outline of the next steps on email to the Board for confirmation. The Policy Board also directed staff to work with each of the local jurisdictions to ascertain the specific implementation strategies desired by each, and to prepare a critical path scope of work for the Strategy endorsement process after June 2006.

The attached matrix of implementation measures by jurisdiction, once approved, will be included in the Draft Strategy in *Chapter V. Desired Outcomes and Implementation Measures*. Local officials in all cities and the county will review and comment on the Draft Strategy, including this matrix, and all requested changes to the Draft will be incorporated into the revised Draft Strategy that is presented to the Policy Board for recommended endorsement in October. The intent of the matrix is that the final Strategy will identify those implementation measures each city and the county will agree to take as part of its agreement to endorse the Strategy. In other words, each elected body will be asked to pass a motion to endorse the Strategy, when final, as a “tool to help guide growth and development” and to agree to take the implementation measures they indicate in the Strategy they want to take.

Strategy endorsement and eventual adoption of the coordinated population figure into the comprehensive plan by those jurisdictions that want to use the regional data base is necessary for two reasons:

- Based on recent court decisions, the cities must adopt their coordinated population allocation figure into their comprehensive plan in order to base land use decisions and transportation planning on the allocation figure. In *Lengkeek v. City of Tangent, LUBA*, October 2005, the Court found:

“For the same reasons discussed above, we agree with petitioners that Goal 2 requires that the population projection that forms the basis of the (housing) needs analysis be incorporated into the comprehensive plan. Accordingly, this sub-assignment of error is sustained.” Footnote: *“If the city, on remand, adopts a legislative plan amendment incorporating the housing needs analysis into its comprehensive plan, whatever population projection the city uses for that needs analysis will presumably become part of the comprehensive plan.”*

- If a city wants to rely on the population figure from the capacity analysis model, that is a regional data base and, as such, there must be regional agreement to use it in accordance with Statewide Planning Goal 10 and ORS 195.036.¹.

The *Next Steps* and the *Endorsement Process Scope of Work* will guide the final review and comment, and eventual endorsement, of the Draft Strategy by local officials. Following the April Policy Board meeting, LCOG management met and agreed to provide the support necessary to prepare the Draft Regional Growth Management Strategy, with all remaining elements, to present to the Policy Board at its June 29, 2006 meeting. This is an estimated in-kind contribution of \$25,000. In addition, LCOG staff have begun to solicit contributions to a pooled fund from the participating governments and agencies to help cover the cost of the Strategy endorsement process. This pooled fund will serve as a match for any grant funds obtained to help cover these costs. Local contributions to the pooled fund are offset by the value of the planning products from the Strategy that will be used in the implementation measures (e.g., public outreach, the Growth Concept, capacity model data, housing needs analysis, economic opportunities analysis).

Regional Growth Concept, Coordinated Population Allocations, and Regional Housing Needs Analysis

The final draft Regional Growth Concept is attached, including the Revised Regional Growth Concept map, tables, and Coordinated Population Allocations tables. This draft incorporates extensive input from local staff and officials, state agencies, and the general public from throughout the region over the past six years. The Concept portrays a general growth pattern that can be supported by findings of consistency with Statewide Planning Goals, state administrative rules, and the Regional Goals and Objectives agreed-to by the local governments and state agencies participating in the process. The methodology and detailed data analyses are being documented in a revised Technical Report which will be available to all local governments to use for future local planning efforts.

The methodologies for calculating the population allocations for the UGBs and rural areas are documented in the notes in the attached tables. As shown, the proposed coordinated population allocations in some instances are based on the Regional Land Capacity Model and in others on a projection of historic trends. The remaining surplus population (about 20,000+) was allocated to the rural Lane County area in order to take into account some portion of the impact of Ballot Measure 37 waivers. This assumption will need to be monitored and revisited in the future when more is known about the actual impacts of the measure.

¹**ORS 195.036 Area population forecast; coordination.** The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary. [1995 c.547 §7 (enacted in lieu of 195.035)]

The Proposed Coordinated Population Allocations for 2025 and 2030 match the adopted allocations for Cottage Grove, Junction City, Florence, and Dunes City. Thus, these cities will not be requested to change their adopted figures. The metro allocations for these years are significantly lower than the adopted figures (18,558 and 24,820, respectively), due to the reduced population targets in the Land Capacity Model results for Eugene. The allocations for Springfield are trended data from 1950. Springfield staff attended the May 23 RTAC meeting and were requested to provide feedback to the RTAC and Policy Board regarding their agreement with the methodology and the allocation figures.

The Regional Growth Concept is the basis for the Regional Housing Needs Analysis, transportation evaluation, environmental evaluation, and Regional Economic Opportunities Analysis, all works in progress. Staff will be available at the meeting to discuss the Housing Needs Analysis methodology and any preliminary results available, and to respond to questions.

Revised Transportation Element

The Draft Transportation Element contains the results of the evaluation work done as part of the alternative growth scenarios as those results pertain to the Regional Growth Concept. Staff were still working on this piece at the time of the mail out; they will hand out materials and present the methodology and the results and respond to questions at the meeting with follow-up at the June 29 Policy Board meeting.

Draft Natural Resources Element

The attached Draft Natural Resources Element contains the methodology and results to-date of the evaluation of the Regional Growth Concept. At the meeting, staff will hand-out and present any additional results and be available to discuss the methodology and the results and respond to questions.

Regional Economic Opportunities Analysis Part II

The attached Draft Regional Economic Opportunities Analysis Part II contains the methodology and results of the second part of the regional demand analysis for State-wide Planning Goal 9: Economy of the State. Staff will be available at the meeting to discuss the methodology and the results and respond to questions.