

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

September 28, 2005 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Charles Becker, Rob Drake, John Hartsock, Jack Hoffman, Laura Hudson, Tom Hughes, Richard Kidd, Charlotte Lehan, Wilda Parks, Ted Wheeler

Alternates Present: Larry Cooper, John Leeper, Diane Linn, Paul Savas, Dresden Skees Gregory

Also Present: Hal Bergsma, City of Beaverton; Ron Bunch, City of Gresham; Bob Clay, City of Portland; Danielle Cowan, City of Wilsonville; Shirley Craddick, City of Gresham; Kay Durtschi, MTAC; Gil Kelley, City of Portland; Stephan Lashbrook, City of Lake Oswego; Leeanne MacColl, League of Women Voters; Irene Marvich, League of Women Voters; Doug McClain, Clackamas County; Laura Oppenheimer, Oregonian; Pat Ribellia, City of Hillsboro; Jonathan Schlueter, Westside Economic Alliance; Andrea Vannelli, Washington County

Metro Elected Officials Present: Liaisons – Susan McLain, Council District 4; Robert Liberty, Council District 6 others: Brian Newman, District 2

Metro Staff Present: Kim Bardes, Dick Benner, Andy Cotugno, Chris Deffebach, Robin McArthur

1. SELF-INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS

Jack Hoffman, MPAC Chair, called the meeting to order 5:07 p.m.

Chair Hoffman asked those present to introduce themselves and to give updates or announcements as pertained to their jurisdiction.

Chair Hoffman announced that he would be sending out the agenda for MPAC for the rest of the year via email to the members.

2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There were none.

3. CONSENT AGENDA

Meeting Summary for July 27, 2005, August 10, 2005 and September 14, 2005:

Motion:	Mayor Rob Drake, City of Beaverton, with a second from Mayor Tom Hughes, City of Hillsboro, moved to adopt the consent agendas with no revisions.
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Vote:	The motion passed unanimously.
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4. COUNCIL UPDATE

Councilor Susan McLain reviewed the upcoming agenda items for Council. She made reference to a new resolution that would form a special Blue Ribbon Committee, and she spoke about the Mayor's Forum that had been held on September 16, 2005. She directed members to the handouts in the back of the room,

which summarizes comments from the forum. That handout is attached and forms part of the record. She informed the members that Council would be looking at Metro's first request for exception to the functional plan in Title 3 from Clackamas County. She described the request for the members and explained that it would come before the Metro Council on the following day and that it would be open for a public hearing. She asked the members if they had any interest in reviewing exceptions as they came forward.

Chair Hoffman said that he felt the members should have some thoughtful discussion and analysis on this issue before making a decision about the MPAC committee reviewing exceptions.

Mayor Rob Drake agreed with Chair Hoffman but thought it would be good to review the exception document, which is part of the Council packet for September 29, 2005.

There was discussion regarding the exception process and the policy issue surrounding this topic.

Chair Hoffman said he would add this issue to a future agenda for more discussion.

5. SEPTEMBER 29 COMPLIANCE HEARING

Chris Deffebach, Metro Long Range Policy Planning Manager, reviewed the process for the hearing. She said that the hearing on this compliance had been delayed from April and that they were wrapping up from 2004. She referred to the materials in the meeting packet, which are attached and form part of the record.

Diane Linn said that some jurisdictions worked hard on developing those compliance requirements. She said that she was anxious to see the outcome of Metro's analysis of those who turned in information. She said that the situation was getting worse and it had a lot to do with balancing the community needs.

Councilor Robert Liberty said that what Metro ultimately required was reporting on measures and not on outcomes. Part of what the task force was looking at was trying to get better measurements.

Andy Cotugno, Metro Planning Director, asked if there was something that the task force could bring back to MPAC for review.

Ms. Deffebach said that staff would be working that into a future agenda item. It would come before MPAC before the end of the calendar year.

Councilor Liberty said that the task force was currently looking at funding, and planning. He said that there was a special solutions team on affordable housing.

Ms. Deffebach reviewed the highlights and outcomes of the Council hearing on Nature in Neighborhoods/Fish and Wildlife Habitat. The final decision was scheduled for September 29, 2005.

Councilor McLain reviewed some elements of the decision and the corresponding maps.

Ms. Deffebach said that the map was being finalized based on the information that had been submitted thus far. She reiterated that map changes would be ongoing and that Metro would continue to work with the jurisdictions to keep the map up-to-date. She said that Metro staff would continue to keep the stream layers updated as well.

Chair Hoffman reviewed some of the testimony that he heard at the Metro Council public hearing on the Fish and Wildlife Habitat for the members.

Councilor Brian Newman clarified that the Metro Council would not be able to say how the program was specifically applied in each jurisdiction.

6. NEW LOOK AT 2040

Chair Hoffman reviewed the September 16, 2005 Mayor's forum and he announced that Metro planned to hold another symposium next year.

Mr. Cotugno said that while they would have these symposiums quarterly, most of the regional decisions would be made at the MPAC table. He then presented the same PowerPoint slide presentation to MPAC that had been presented to the elected officials at the Mayor's Forum. A copy of that presentation is attached and forms part of the record.

Robin McArthur, Metro Regional Planning Director, distributed a handout "A new Look at Regional Choices" and reviewed the handout. That handout is attached and forms part of the record. Ms. McArthur mentioned that Metro would be updating the Regional Transportation Plan from December 2005-January 2008, as outlined in the handout.

Ted Wheeler asked if there was any brainstorming on the disconnect between real estate growth and job growth.

Mr. Cotugno said that the real estate forces that drive where growth goes was different for housing and jobs. Jobs tend to want to locate near similar type jobs, whereas housing was more flexible and was more driven by UGB expansions. So the pattern appears to be that there was a heavy concentration of jobs in central Portland, along the 217 corridor, and in Hillsboro, but the heavy housing concentration was along the area of the UGB expansion.

Mr. Wheeler asked if there had been some strategies suggested to deal with the issue.

Ms. McArthur said that the issue was raised but there hadn't been suggested strategies on how to deal with that yet.

Mayor Alice Norris said that Mr. Wheeler's question was a good one and that it should be looked at in the future. She suggested that Metro staff add to the presentation information that would show job growth by income. She said that the jobs created over the last few years have been lower income jobs and they would need to look at true livability for the future.

Mayor Charlotte Lehan said that the region needed to do a better job of balancing the job/housing ratio, but she said that there was no guarantee that would fix the problem. She said that they needed to consider wage and commuting patterns. She said that there was a big disconnect between those items and she suspected that very few people actually worked in the same town where they lived.

Mayor Richard Kidd said that for his jurisdiction, 10 years ago they had less than 30% of people commuting outside the community for jobs, but now that number was up to 57%. He said that Forest Grove was one of the fastest growing communities in Washington County, and the growth was residential

and not for jobs. He expressed concern about including retirement communities in the job/housing balance, as that could skew the numbers. He said that Forest Grove had one of the largest retirement communities in the United States.

Mayor Rob Drake said that industry had a good idea about where people live and work and that they might be a good resource for those numbers.

Mayor Lehan said that the data was dynamic and that they needed to examine whether focusing on the jobs-to-housing ratio would actually change anything regarding congestion. She said that people were much more tied to where they lived than where they worked.

Mr. Cotugno said that Metro staff was in the process of scoping the methodologies that Metro would employ for the next household behavior survey. He said that they did a major survey once a decade to collect demographics and travel patterns. He said that staff was contemplating smaller surveys but taken more frequently. He said that if they did smaller surveys more periodically, it would be a better tool to track lifestyle changes. Whether they could do a series of small surveys in place of the large one done every decade would depend on the Metro budget.

Ms. McArthur continued to summarize comments from the Mayor's symposium (see attached handout).

Chair Hoffman reviewed the four questions that Metro would be struggling with over the next few years that were outlined in the handout. He asked Gil Kelley to talk about his perspective on the topic.

Gil Kelley, City of Portland, said it might be beneficial to look at the larger region from an outside perspective. He suggested that Metro/MPAC look at the big picture of the coast range to the cascades and ask what they wanted to see in that larger boundary, and not necessarily look at it via incremental growth. By looking at the problem from above or outside we could then ask ourselves how well we were doing on the inside of the boundary and if there are places that we ultimately wanted to include and focus on those places that could be improved.

Chair Hoffman suggested that MPAC could work on that big picture look next year. He said that with representatives from jurisdictions around the region, and their planners, they would be able to contribute pieces individually and then formulate a bigger view of the region.

Gil Kelley suggested that when MPAC did this exercise they might want to take a look at the fiscal impacts as well as the physical impacts.

Mayor Hughes reminded the members not to view agriculture land as just a holding ground for future growth. He said that the general public generally expressed to him that they hated sprawl and density. He said that they would need to look for alternate ways to deal with density that included regional agriculture partners in the discussion.

John Leeper said that agriculture/urban study efforts had been undertaken and were continuing. He said that the state of Oregon and the region needed to face up to the fact that the Portland area and surrounding region was becoming more urbanized. He said that if Metro were to continue to expand onto agriculture land they would need to continue to do it judiciously. He said that Metro would need to meet with the state and try to get them to understand/recognize that the Portland region was urbanized and that it would only continue to grow. He said it might be a challenge to get the legislature to accept this as reality.

Mr. Cotugno said that John Leeper had hit the biggest land use 'hot button' that existed. He said that if Metro and the region were fractured in their efforts then the state would also be fractured. If, however, the MPAC group and the region could agree on how judiciously they could/should move into farmland, then they would have a good chance of making a case with the state.

Mayor Becker said that John Leeper had pointed out the real dilemma. He said that it was not just the region that was struggling with this dilemma, but the nation was struggling with it as well. He said that the jurisdictions should give guidance for what they wanted their communities and the region to do.

7. UGB INDUSTRIAL LANDS REMAND

Chair Hoffman said that they would need to make a decision on the recommendation from the Metro Chief Operation Officer regarding the land that Land Conservation and Development Commission (LCDC) directed Metro to add. He said that MPAC would have to make a decision on this on October 26, 2005 and it would then go to Council for a decision on October 27, 2005.

Lydia Neill, Metro Principal Regional Planner, gave a presentation on the materials and maps included in the packet. Those materials are attached and form part of the record.

Mayor Hughes reviewed some maps for the Evergreen site that was being considered for the Urban Growth Boundary (UGB) industrial expansion.

Lydia Neill noted that the City of Gresham had expressed a desire to have the Stone Road property adjacent to the Springwater area considered for amendment. She outlined the city's reasons for hoping to expand the UGB in this area for the members.

Chair Hoffman said that they would carry this issue over for a brief discussion on the agenda for the next meeting.

There being no further business, Chair Hoffman adjourned the meeting at 7:05 p.m.

Respectfully submitted,



Kim Bardes
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR SEPTEMBER 28, 2005

The following have been included as part of the official public record:

AGENDA ITEM	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
#5 September 29 Compliance Hearing	December 14, 2004	Attachment 1: Title 7 (Affordable Housing) Component of the 2004 Annual Compliance Report of the Urban Growth Boundary	092805-MPAC-01
#6 New Look at 2040	September 16, 2005	Regional Mayors' and Chairs' Forum: Where Do We Go from Here? A New Look at Regional Choices, September 16, 2005 Draft Summary	092805-MPAC-02
#6 New Look at 2040	September 2005	A New Look at Regional Choices – Updating the metro region's long-range plan	092805-MPAC-03
#6 New Look at 2040	September 16, 2005	Mayors' and Chairs' Forum presentation	092805-MPAC-04