

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

December 14, 2005 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Chuck Becker, Nathalie Darcy, Andy Duyck, Dave Fuller, Jack Hoffman, Tom Hughes, Richard Kidd, Charlotte Lehan, Diane Linn, Alice Norris, Wilda Parks, Chris Smith, Erik Sten

Committee Members Absent: Ken Allen, Richard Burke, Rob Drake, Bernie Giusto, Martha Schrader, Larry Smith, Steve Stuart (Multnomah Co. Special Districts – vacant, Governing Body of School District –vacant)

Alternates Present: Paul Savas, Lane Shetterly

Also Present: Hal Bergsma, City of Beaverton; Beverly Bookin, CREEC; Bob Clay, City of Portland; Gary Clifford, Multnomah County; Valerie Counts, City of Hillsboro; Danielle Cowan, City of Wilsonville; Shirley Craddick; Brent Curtis, Washington County; Kay Durtschi, MTAC; Meg Fernekees, DLCD; Jon Holan, City of Forest Grove; Gil Kelley, City of Portland; Stephan Lashbrook, City of Lake Oswego; Leeanne MacColl, League of Women Voters; Fred Miller, Blue Ribbon Committee; Laura Oppenheimer, Oregonian; Pat Ribellia, City of Hillsboro; Andrea Vannelli, Washington County; David Zagel, TriMet

Metro Elected Officials Present: Liaisons –Susan McLain, Council District 4; Robert Liberty, Council District 6 others in audience: David Bragdon, Metro Council President

Metro Staff Present: Kim Bardes, Andy Cotugno, Chris Deffebach, Jim Desmond, Robin McArthur, Ken Ray

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

Jack Hoffman, MPAC Chair, called the meeting to order at 5:06 p.m. Chair Hoffman asked those present to introduce themselves and to give updates or announcements as pertained to their jurisdiction.

2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There was none.

4. COUNCIL UPDATE

Councilor Susan McLain said that the Council was working on the Metro budget. She said that the Council would be looking at the following projects as they relate to the Metro budget: the New Look, value capture, economic develop, performance measures as they relate to the Urban Growth Boundary (UGB) work, housing issues and concept planning for UGB areas newly brought in, and Nature in Neighborhoods, to name a few. She said that the Councilor's were aware that they can't do it all and they were reviewing those issues and trying to make some decisions on what projects to include in the budget for the next fiscal year. She said that they were also working on a Natural Areas Bond Measure for 2006.

Councilor Robert Liberty said that after the last discussion at MPAC about windfall tax he realized that people at MPAC felt anxiety about moving too fast. He said that he would not be looking for action on

this item in 2006, which would give the Council, MPAC, and possible partners time to think about it. He said that March 2007 would be the next logical time to put it on the ballot. He said that it was his impression that MPAC members were interested but needed time to get details and think about it.

5. BLUE RIBBON COMMITTEE ON OPEN SPACES

Fred Miller, Blue Ribbon Committee Chair, reviewed the formation of the committee, the process they undertook, and the committee results, all of which were included in the packet and form part of the record.

Mayor Chuck Becker, City of Gresham, asked if the 5% for capital projects would require a match.

Mr. Miller said yes. He said that there was some flexibility on how that was developed because if they were talking about a fringe group, for example, the match may well be with people power and some money. There was a way to get a one-for-one match and be innovative on how that was counted.

Diane Linn, Multnomah County Commissioner, thought the Blue Ribbon Committee report was pretty thoughtful. She said that Multnomah County would be putting forward a library bond next fall. She said it would be important to discuss how to balance the burden across jurisdictions. She said that the schools issues were still up in the air, and she did not anticipate getting support for those this spring, and they did not know how the issue would fare on the regional front. She said that the report was good but with many other things being considered on the ballot there would need to be a discussion on how it all would impact the average family/home.

Mr. Miller said that they would have to look at and consider how they related to each other. He said that the committee did not have all the answers to all those ballot questions and they also couldn't know how people felt about all those issues, which was why they had toned down their proposal. He said that the committee now felt that they had a recommendation that they felt was doable.

Mayor Charlotte Lehan, City of Wilsonville, asked about buttes and/or areas that did not make the cut.

Mr. Miller said that the committee had consciously added something in there for the east buttes.

Mayor Becker asked if that area was now designated as public land, private land, or foundation land and he wondered if that would that continue as in use or if it were not incorporated would it be included in the acquisition?

Mr. Desmond said he was rather reluctant to talk about a specific property owner in a public meeting but that property was owned by the boy scouts. He said that there was some interest in converting that property to another use via a preserved area or, as a last resort, a subdivision. That was a conversation that Metro needed to have with the private owners. He said that land was the last completely undeveloped large butte close in. He said it would be very high priced and the acreage would be approximately 200 acres of undeveloped land there. The camp itself was about 2/3rds of that acreage. He said that there had been offers for that land that were public and as high as \$350,000 per acre.

Councilor Liberty said that while these were new target areas, was there a commitment to the old target areas?

Mr. Desmond reviewed the large map in the back of the room. The map defined main target areas from the last bond measure as well as new target areas. He also showed the sites that Metro had purchased via the last bond measure. He pointed out areas of interest to Metro for the currently proposed bond measure.

Fred Miller asked if local jurisdictions would prepare their projects.

Jim Desmond said yes and that Metro staff had been meeting with all the park directors and some of the city managers, and there would be a letter from Metro that would be going out asking for the local projects by March 1st. Metro Councilors would be available to go to local meetings. He said that Metro set out guidelines which were much broader than those set out in 1995. He said that there had been a lot of feedback from the local jurisdictions requesting more flexibility. He said that there were workshops already set up and a number of public meetings would be planned. He distributed a handout of a schedule for those meetings, and that is attached for the record.

Ken Ray, Metro Senior Public Affairs Coordinator, said that Metro staff was scheduling invitations for each of the Metro Councilors to go before city councils. He said that Public Affairs was trying to arrange for one or more Metro Councilor to visit local city council meetings, and encouraged MPAC members to contact him if they were interested in scheduling such a visit. He said that Metro would be working closely with local park providers as well.

Chair Hoffman reviewed upcoming important dates for the bond measure.

6. NEW LOOK AT 2040 WORK PROGRAM

Robin McArthur, Metro Regional Planning Director, and Chris Deffebach, Metro Long Range Planning Manager, distributed two handouts, which are attached and form part of the record. Ms. McArthur then reviewed the handouts for the MPAC members.

Mr. Duyck asked about the time frame for the New Look and when they thought it would be complete.

Ms. Deffebach said that they had been talking about having the analysis and inventory done by the summer. Then to engage people through outreach efforts in the fall, and by the end of the year hopefully have a finished regional vision for the long term for the priority areas, and a list of actions that could go to the legislature. Then there would be a list of implementation actions for 2007. Then as they were working on urban expansion they would have a short list of areas to look at.

Mr. Duyck said that Washington County's only concern was that it did not get dragged out for years.

Ms. Deffebach said that was a very consistent point that Metro staff had heard from various partners they had spoken with. People wanted to take a look at the urbanization process.

Mr. Duyck asked if it was a tri-county study or if it was just for Washington County.

Ms. Deffebach said she thought it would support the other counties.

Mr. Duyck said there had been concern early on only because Washington County was different only in that there were large chunks of land entering the UGB and therefore more edge issues.

Ms. Deffebach said that there was also growth from cities outside the UGB towards the UGB.

Mayor Tom Hughes, City of Hillsboro, said that he had discovered during the last year that term limits resembled being diagnosed with a long term wasting disease. He said he had a burning desire before he left office to set long term goals about hard edges and extreme limits of where they would like to expand. He said that there needed to be a better and more formalized dialogue with the farm community. He said that they needed to move forward with a discussion on the fertile triangle out by Banks, White Plains, Forest Grove and Hillsboro with those that share the area and especially with the agricultural community. He said that the City of Hillsboro was happy to work with Metro, but that they may have to move sooner independently.

Ms. McArthur said that Metro would go ahead and finalize the work program and grant application and forward that ASAP with DLCD. She said that they were ready to establish the policy committee to lead this whole thing.

Chris Smith, Citizen – Multnomah County, said that they should actively envision the economic development along with the framework of the plan in order to get a better overall result.

Chair Hoffman said this would come back to MPAC many times in 2006.

3. CONSENT AGENDA

Meeting Summary for November 30, 2005:

Motion:	Andy Duyck, Washington County Commission, with a second from, Nathalie Darcy, Washington County Citizen, and Mayor Becker, City of Gresham, moved to adopt the consent agenda without revisions.
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Vote:	The motion passed unanimously.
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7. MPAC SCHEDULE/WORK PLAN 2006-2007

Chair Hoffman referred to two documents that had been distributed: 1) Tentative List of 2006 MPAC Work Program Issues, and 2) MPAC Tentative 2006 Agenda Items. Those documents are attached and form part of the record. He reviewed both documents for the MPAC members.

Chair Hoffman suggested that perhaps there should be a joint meeting with MPAC and the state appointed committee for the Big Look.

Lane Shetterly, Land Conservation Development Commission (LCDC), said that the state was interested in the coordination of the New Look, just as Metro and MPAC were interested in the Big Look. He said that there was a lot of common interests and resources, as well as a lot at stake. He said that he suspected they would need more than one opportunity to meet and discuss these issues.

Mayor Kidd asked if he had a time frame for the task force to be formed.

Mr. Shetterly said that he was optimistic that it would be in early January.

Andy Cotugno, Metro Planning Director, said that interfacing with the state from the Metro perspective they often dealt with rule making, while Metro had to deal more with urban form issues about where to

grow. He asked if the state's Big Look would deal with urban form issues as opposed to rules and requirements.

Mr. Shetterly said that the charge was not just to evaluate roles and goals, but to look at the effectiveness of the program, to evaluate inside and outside urban growth boundary issues, as well as issues at the fringe. He said there were broad policy considerations. He said that Metro was not the group that would be granting rules so much as setting policy to be implemented through isolated changes and rulemaking down the road by LCDC. He said that he thought the Big Look would go right to heart of the fundamental questions about the relationship between the UGB and resource lands and how those tensions were managed.

Mayor Lehan said that in the last UGB process she had felt that the process had been driven by real estate developers and commercial realtors. She said that she appreciated Council President Bragdon's piece in today's paper about not confusing real estate development with economic development. She said that she felt MPAC had been heavy on the real estate side instead of the economic development side.

Mr. Shetterly said that the task force was being assembled with sincere regard to geography around the state as well as the interests coming to the group. The criteria around the table for consideration of the members of the Big Look task force was that each member come to it with a level of experience and knowledge of the land use program, but not with an agenda. He said they would have to be open to facts and reasoned arguments. The members would not be chosen on the basis of representation or association.

Chair Hoffman said that this topic would be coming back to MPAC in '06. He continued review of the two handouts.

There was discussion about affordable housing and the pressure to make strides in that area while housing prices were rising and money was hard to come by.

There was also discussion on Big Box retail. It was agreed that more discussion on this topic was needed at MPAC and that information also needed to be shared on a regional basis.

Gil Kelley, City of Portland, advised the members to be sure to reserve enough time for the most important pieces of the work plan. He said it was more important to be proactive on the agenda rather than reactive. He said that the three topics he considered most important for MPAC to discuss were: 1) the state's Big Look efforts, 2) Metro's New Look, and 3) the affordable housing piece.

Mayor Lehan said that Wilsonville had a pre-MPAC meeting with Clackamas County and they had jointly settled on a very similar list as that outlined by Gil Kelley above.

Mr. Cotugno said that Metro staff could not staff all the stuff on the list. He suggested that other MPAC and MTAC members could help move some topics along. He said it would be useful to have JPACT, MPAC, and MTAC to get together on occasion and combine their knowledge and creative skills on some topics.

Commissioner Linn said that Metro couldn't afford to have all MPAC members in the room and not narrow discussion items.

Wilda Parks, Clackamas County Citizen, said that two or three times she had heard the word "proactive" but she said that she didn't feel like MPAC had been proactive in past – just reactive. She said that when

Wilsonville, Clackamas County, Oregon City, and others had their pre-MPAC meeting recently that was one of her first questions. She said that she didn't know of any committees that MPAC had where they work to develop that kind of stuff and then bring it back to MPAC. She said she thought that that would be a good way to get a lot accomplished. She said it also seemed that it would be easy to get a written report and tell members to review it instead of spending time at the table discussing everything. The time at the table should be reserved to discuss the big issues.

Chair Hoffman said that maybe the members should prioritize those issues they consider most important and emphasize what they want to spend real time on rather than adding items. He asked the members to email their lists or suggestions to the MPAC Coordinator, Kim Bardes. He said that MPAC was the group that could initiate changes in region.

Tom Hughes said he agreed with Mr. Kelley's comments but that he would expand it a little. He said that they should take every effort collectively and advise Metro on how the Big Look would be shaped. He said that at the next session of the legislature there would be immediate things that would need to be addressed as a result of what did and did not happen at the last session of the legislature. He said that what did happen in the courts – removal of the sub-regional effort – should be addressed in the next round at the legislator. He said that there were a number of things that the Metro Council had talked about regarding a legislative package, and he said he felt that MPAC should dedicate time to give input on what a legislative package should include.

Chair Hoffman asked members to send any further ideas or suggestions or prioritizations to Kim Bardes so that a comprehensive list could be put together and then MPAC could talk about what was most important to them as a group to have on the work plan for 2006.

8. NOMINATIONS COMMITTEE REPORT

Chair Hoffman reported on the nominations committee suggestions for officers for the next three years: Richard Kidd for 2006 Chair, Dave Fuller as 1st Vice Chair, and Martha Schrader as 2nd Vice Chair. He said that a vote on that would take place at the first meeting of January.

There being no further business, Chair Hoffman adjourned the meeting at 7:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kim Bardes".

Kim Bardes
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR DECEMBER 14, 2005

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

AGENDA ITEM	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
#5 Blue Ribbon Cmte	12/14/05	Public Forums on Proposed 2006 Natural Areas Bond Measure	121405-MPAC-01
#6 New Look	December 2005	Draft, New Look Work Program	121405-MPAC-02
#6 New Look	December 2005	A New Look at Regional Choices, Updating the Metro region's long- range plan	121405-MPAC-03
#7 MPAC Work Plan	12/14/05	Tentative List of 2006 MPAC Work Program Issues	121405-MPAC-04
#7 MPAC Work Plan	12/14/05	MPAC Tentative 2006 Agenda Items	121405-MPAC-05