

**A G E N D A**

600 NORTHEAST GRAND AVENUE PORTLAND, OREGON 97232-2736



**METRO**

TEL 503-797-1540 FAX 503-797-1793

**MEETING: METRO POLICY ADVISORY COMMITTEE**

**DATE:** January 25, 2006

**DAY:** Wednesday, 5:00-7:00 p.m.

**PLACE:** Metro Council Chamber/Annex

NO	AGENDA ITEM	PRESENTER	ACTION	TIME
	CALL TO ORDER	Kidd		
1	SELF INTRODUCTIONS, ONE MINUTE LOCAL UPDATES & ANNOUNCEMENTS	All		5 min.
2	CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS			5 min.
3	CONSENT AGENDA <ul style="list-style-type: none"><li>January 11, 2005</li><li>MTAC Appointment</li></ul>	Kidd	Decision	5 min.
4	COUNCIL UPDATE	Hosticka		5 min.
5	HOUSING CHOICE TASK FORCE FINAL REPORT	Burkholder/Liberty	Discussion	30 min.
6	EXPANSION AREA PLANNING FUND UPDATE	Wagner	Discussion	15 min.
7	ORDINANCE 06-1110 TITLE 11 PUBLIC FACILITIES	Benner	Introduction	30 min.
8	MAYORS' FORUM	Staff	Discussion	15 min.

**UPCOMING MEETINGS:**

MPAC: February 8 & 22, 2006

MPAC Coordinating Committee, Room 270: February 8, 2006

For agenda and schedule information, call Kim Bardes at 503-797-1537. e-mail: bardes@metro.dst.or.us

MPAC normally meets the second and fourth Wednesday of the month.

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## METRO POLICY ADVISORY COMMITTEE MEETING RECORD

January 11, 2006 – 5:00 p.m.

Metro Regional Center, Council Chambers

**Committee Members Present:** Chuck Becker, Rob Drake, Dave Fuller, John Hartsock, Jack Hoffman, Tom Hughes, Richard Kidd, Charlotte Lehan, Alice Norris, Wilda Parks, Tom Potter, Chris Smith, Larry Sowa

**Committee Members Absent:** Ken Allen, Richard Burke, Nathalie Darcy, Andy Duyck, Bernie Giusto, Diane Linn, Erik Sten, Steve Stuart, (Multnomah Co. Special Districts – vacant, Governing Body of School District –vacant)

**Alternates Present:** Larry Cooper, Laura Hudson, Lane Shetterly

**Also Present:** William Ashworth, Oregon Realty; Margaret Bax, City of Portland; Hal Bergsma, City of Beaverton; Erik Blender, Prudential NW Properties; Violetta Blender, Citizen; Ron Bunch, City of Gresham; Carol Chesarek, Citizen; Bob Clay, City of Portland; Valerie Counts, City of Hillsboro; Danielle Cowan, City of Wilsonville; Shirley Craddick; Sara Culp, City of Portland; Brent Curtis, Washington County; Tom Cusack, HUD; Kay Durtschi, MTAC; Meg Fernekees, DLCD; CJ Grimes, SEIU Local 49; Jon Holan, City of Forest Grove; Gil Kelley, City of Portland; Stephan Lashbrook, City of Lake Oswego; Jane Leo, Portland Metro. Assoc. of Realtors; Leeanne MacColl, League of Women Voters; Doug McClain, Clackamas County; Pat Ribellia, City of Hillsboro; Paul Savas, Special Districts, Clackamas County; Martha Schrader, Clackamas County; Sandi Young, City of Wilsonville; David Zagel, TriMet

**Metro Elected Officials Present:** Liaisons – Carl Hosticka, Council District 3, Robert Liberty, Council District 6 others in audience: David Bragdon, Metro Council President; Rex Burkholder, Council District 5

**Metro Staff Present:** Kim Bardes, Dick Benner, Andy Cotugno, Marisa Cravens, Chris Deffebach, Michael Jordan, Robin McArthur, Lake McTighe, Amelia Porterfield, Ken Ray, Gerry Uba

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

Jack Hoffman, MPAC Chair, called the meeting to order at 5:04 p.m. Chair Hoffman asked those present to introduce themselves and to give updates or announcements as pertained to their jurisdiction.

Chair Hoffman asked Lane Shetterly of LCDC to give an update on Measure 37 and the Oregon Supreme Court proceedings.

Lane Shetterly summarized what transpired at the hearing. He said he could not guess what the court would do with it yet.

Dan Cooper, Metro Attorney, talked about the upcoming ballot measures and initiatives in relation to Measure 37.

### 2. CITIZEN COMMUNICATIONS FOR NON-AGENDA ITEMS

There was none.

**3. CONSENT AGENDA**

Meeting Summary for December 14, 2005:

Motion:	Mayor Tom Hughes, City of Hillsboro, with a second from, Mayor Alice Norris, City of Oregon City, moved to adopt the consent agenda without revisions.
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Vote:	The motion passed unanimously.
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**4. COUNCIL UPDATE**

Councilor Carl Hosticka said that Metro Council was embarking on a new work program that would include the New Look, Housing Choice, and the Open Space bond measure. These issues would involve MPAC as they came along.

**5. ELECTION OF OFFICERS**

Chair Hoffman reviewed the nominations for chair and 1<sup>st</sup> vice chair for MPAC for 2006.

Motion:	Mayor Chuck Becker, City of Gresham, with a second from, Mayor Tom Hughes, City of Hillsboro, moved to accept Mayor Richard Kidd, City of Forest Grove, as MPAC Chair, and Mayor David Fuller, City of Wood Village, as 1 <sup>st</sup> Vice Chair for 2006.
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Vote:	The motion passed unanimously.
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Council President Bragdon presented Chair Hoffman with a certificate and thanked him for his service over the past year.

Chair Hoffman reviewed those items he felt would be vital to discuss at MPAC for the next two years and then turned the meeting over to Chair Kidd.

**6. HOUSING CHOICE TASK FORCE PRELIMINARY RECOMMENDATIONS**

Chair Richard Kidd asked Councilor Robert Liberty to introduce the members of the Housing Choice Task Force. Councilor Liberty gave an overview of the onus for the task force and then asked the four (4) task force representatives to introduce themselves.

Hal Bergsma, City of Beaverton, introduced himself and Tom Cusack, HUD, and reviewed some of the materials included in the packet.

Mr. Cusak distributed a handout with a summary of the recommended housing supply report. He reviewed that handout for the members. That handout is attached and forms part of the record.

Mr. Bergsma reviewed more of the materials included in the packet.

Margaret Bax, City of Portland, reviewed the funding resource options material also included in the meeting packet.

Councilor Liberty reviewed the idea behind the pilot project and introduced Bill Ashworth, Oregon Realty. Mr. Ashworth reviewed the pilot program portion of the report, also included in the packet material.

Mayor Charlotte Lehan, City of Wilsonville, said that during the course of the task force work she learned that they were short of housing at every level. She talked about the difficulties of balancing jobs and housing in a community.

Gerry Uba, Principal Regional Planner, reviewed the next steps for the Housing Choice Task Force.

Eric Blender, Prudential NW Properties, said he represented a newly formed group – Real Estate Professionals Building Community – he said that they were an association of the local realtors who supported a real estate transfer fee for the state of Oregon. He gave the website address to the members: [www.retf4oregon.com](http://www.retf4oregon.com).

Chair Kidd said it would be good to have clarification and perhaps examples of outcomes where necessary in the report in order to help jurisdictions understand the financial portions of the report better. He also said that it would be beneficial for MPAC to see the county reports all provided in the same format. He asked if there was a target of percentages for the real estate transfer fee.

Ms. Bax reviewed that target as laid out in the report.

Lane Shetterly, LCDC, said that the house revenue committee could help with modeling on those figures as they have dealt with this issue every two years. He said that they would be able to produce models very quickly.

Councilor Liberty said that an excise tax for funding concept planning was being considered. The committee discussion was that with a modest pool of money they could begin to make a start on concept planning that could be shared across the region.

Mayor Tom Hughes asked about Metro's cap on spending and if monies collected would exceed that spending cap.

Michael Jordan, Chief Operating Officer, said that as the proposal stood today, it would leave Metro 2-3 million under the cap.

## **7. NEW LOOK WORK PROGRAM**

Chris Deffebach, Long Range Planning Manager, gave a summary of the comments from MTAC on the New Look Work Program.

Council President Bragdon reviewed the objectives and the tentative agenda for the mayors' forum to be held on February 3, 2006 from 11-4.

Jack Hoffman, City of Lake Oswego, said that the upcoming mayors' forum would be directed more by the mayors this round. He said that they would be revisiting those four questions introduced at previous mayors' forums. He said that there would be a series of forums in '06 and '07.

Robin McArthur, Long Ranger Planning Director, said that she wanted to share an idea to establish a peer review panel to take a look at the economic and demographic forecast. This would help Metro to determine if they were on the right track, or if there were trends that they needed to deal with. She said the group would look at the aging population demographics, agriculture issues, and other possible trends.

Mr. Jordan said that they would be pulling together a review group to look at the structure, methodologies, and form of forecasting. This group would look at the basic underlying assumptions that may have been made in the past.

## 8. MPAC/JPACT JOINT MEETING ISSUES DISCUSSION

Councilor Rex Burkholder reviewed the issues that JPACT was currently working on. He addressed those issues that might have importance at MPAC and vice versa. He said it would be useful to have input from MPAC on some issues, and that MPAC might find it useful to have input from JPACT. He reviewed some of the items listed on the 2006 JPACT Work Plan Topics for the members, and that handout is attached and forms part of the record. He said the members should look at the work plan and see if they wanted to meet with JPACT to discuss some of the issues. He said that he would be taking the MPAC agenda to JPACT and asking them if there were any issues that they would like to discuss, and if they were also interested in having a joint meeting.

Chair Kidd said that he would be going to the JPACT meeting on January 19<sup>th</sup> to present the draft schedule for MPAC.

There being no further business, Chair Kidd adjourned the meeting at 6:35 p.m.

Respectfully submitted,



Kim Bardes  
MPAC Coordinator

### ATTACHMENTS TO THE RECORD FOR JANUARY 11, 2006

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

<b>AGENDA ITEM</b>	<b>DOCUMENT DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
<b>#6 Housing Choices</b>	January 2006	Report to MPAC: Recommended Housing Supply Report Simplification	011106-MPAC-01
<b>#8 MPAC/JPACT</b>	January 2006	2006 JPACT Work Plan Topics	011106-MPAC-02
<b>#8 MPAC/JPACT</b>	January 11, 2006	MPAC Tentative 2006 Agenda Items	011106-MPAC-03

**2006 METRO TECHNICAL ADVISORY COMMITTEE MEMBERSHIP TO-DATE FOR MPAC  
CONSIDERATION AND APPROVAL JANUARY 25, 2006**

<b>Seat No., Organization and/or Affiliation</b>	<b>REPRESENTATIVE</b>	<b>ALTERNATE</b>
1. Clackamas County	Doug McClain	R. Scott Pemble
2. Multnomah County	Gary Clifford	Ed Abrahamson
3. Washington County	Brent Curtis	Andy Back
4. Largest City in the Region – Portland	Gil Kelley	Bob Clay (1 <sup>st</sup> Alternate)
4. con.		Al Burns (2 <sup>nd</sup> Alternate)
5. Largest City in Clackamas County – Lake Oswego	Stephan Lashbrook	Denny Egner
6. Largest City in Multnomah County – Gresham	Ed Gallagher	Ron Bunch
7. Largest City in Washington County – Hillsboro	Wink Brooks	Valerie Counts (1 <sup>st</sup> Alternate)
7. con.		Pat Ribellia (2 <sup>nd</sup> Alternate)
8. Second Largest City in Washington County – Beaverton	Joe Grillo	Hal Bergsma
9. Second Largest City in Clackamas County – Oregon City	Dan Drentlaw	Tony Konkol
10. Clackamas County – Other Cities	Jason Block, Gladstone	The Honorable Kay Mordock, Johnson City (1st Alternate)
10. con.		Mike Callmeyer, Rivergrove (2 <sup>nd</sup> Alternate)
11. Multnomah County – Other Cities	Tamara DeRidder, Fairview	Rich Faith, Troutdale
12. Washington County – Other Cities	Jon Holan, Forest Grove	Tom Coffee, Tigard (1 <sup>st</sup> Alternate)
12. con.		Richard Meyer (2 <sup>nd</sup> Alternate), Cornelius
13. Clackamas County Citizen	Vacant	Vacant
14. Multnomah County Citizen	Kay Durtschi	Vacant
15. Washington County Citizen	Ramsay Weit	David Hoffman
16. TriMet	David Zagel	Jillian Detweiler
17. DLCD	Meg Fernekees	Stacy Hopkins
18. ODOT	Lainie Smith	Lidwien Rahman
19. Port of Portland	Susie Lahsene	Jim Laubenthal (1 <sup>st</sup> Alternate)
19. con.		Tom Bouillion (2 <sup>nd</sup> Alternate)
20. Commercial & Industrial Contractor Assn. (Associated General Contractors)	Greg Miller	Jessica Adamson
21. Residential Contractor Assn. (Home Builders Assn. Of Metropolitan Portland)	Jim McCauley	Alan DeHarpport (1 <sup>st</sup> Alternate)
21. con.		Dave Nielsen (2 <sup>nd</sup> Alternate)
22. Private Economic Development Assn.	Beverly Bookin, Columbia Corridor Association	Ed Trompke, Western Economic Alliance
23. Public Economic Development Organization	Renate Mengelberg (Clackamas County)	Vacant

**2006 MTAC Nominations****Page 2**

24. Land Use Advocacy Organization	Mary Kyle McCurdy, 1000 Friends of Oregon	Vacant
25. Environmental Organization	Mike Houck, Audubon Society of Portland	Barb Grover, Audubon Society of Portland
26. School District	Vacant	Vacant
27. Municipal Water Provider Representative (via WRPAC)*	Rebecca Geisen, Portland Water Bureau	Lorna Stickel, Portland Water Bureau
28. Sanitary Sewer and/or Storm Drain Agency (via WRPAC)*	Vacant	Vacant
29. Architect Association (AIA)	Joseph Readdy, Urbsworks, Inc	Jeff Reaves, Group Mackenzie
30. Landscape Architect Association (ASLA)	Vacant	Vacant
31. Electric Utilities	Kyle Walker, PGE	Annette Mattson, PGE (1 <sup>st</sup> Alternate)
31. con.		Charlie Allcock, PGE (2 <sup>nd</sup> Alternate)
32. Natural Gas Utilities	Vacant	Vacant
33. Telecommunication Utilities	Vacant	Vacant
34. Affordable Housing Advocacy Organization	Tom Benjamin, Tualatin Valley Housing Partners	Vacant
35. Clark County, Washington	Richard H. Carson	Patrick Lee
36. Vancouver, Washington	Laura Hudson	Bryan Snodgrass
37. Planning Dept. – Chair (Non-voting)	Andy Cotugno	Robin McArthur

I:\MTAC\2006 Proposed MTAC Members.DOC

1/20/06

Materials for item #5 - Housing Choice Task Force final report – will be handed out at the meeting.



A verbal update for agenda item #6 – Expansion Area Planning Fund – will be given at the meeting.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING TITLE 11 ) ORDINANCE NO. 06-1110  
(PLANNING FOR NEW URBAN AREAS) OF )  
THE URBAN GROWTH MANAGEMENT )  
FUNCTIONAL PLAN TO FACILITATE THE )  
SITING OF CERTAIN PUBLIC USES IN NEW )  
URBAN AREAS ) Introduced by Council President Bragdon

WHEREAS, Title 11 (Planning for New Urban Areas) of the Urban Growth Management Functional Plan (“UGMFP”) establishes temporary limitations on land divisions in territory newly added to the urban growth boundary (“UGB”) in order to avoid premature commitment of land during the time of comprehensive planning for the new territory; and

WHEREAS, given the slow pace of comprehensive planning for territory added to the UGB, this limitation can unintentionally delay and, thereby, increase the public cost of, acquisition of sites for certain needed public facilities; and

WHEREAS, this potential effect of the limitation on creation of new parcels is not the intent of Title 11, and is inconsistent with Policy 1.14.4 (School and Local Government Plan and Policy Coordination) of Metro’s Regional Framework Plan (“RFP”) ; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

- 1. Title 11 (Planning for New Urban Areas) of the Urban Growth Management Functional Plan is hereby amended, as shown in Exhibit A, attached and incorporated into this ordinance, to facilitate the siting of certain public uses in new urban territory subject to comprehensive planning under Title 11.
- 2. The Findings of Fact and Conclusions of Law in Exhibit B, attached and incorporated into this ordinance, explain how this amendment to Title 11 complies with the RFP and state planning laws.

ADOPTED by the Metro Council this \_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
David Bragdon, Council President

Attest:

Approved as to form:

\_\_\_\_\_  
Christina Billington, Recording Secretary

\_\_\_\_\_  
Daniel B. Cooper, Metro Attorney

**Exhibit "A" to Ordinance No. 06-1110  
Amendment to Title 11 (Planning for New Urban Areas)  
of the Urban Growth Management Functional Plan**

**TITLE 11: PLANNING FOR NEW URBAN AREAS**

3.07.1105 Purpose and Intent

It is the purpose of Title 11 to require and guide planning for conversion from rural to urban use of areas brought into the UGB. It is the intent of Title 11 that development of areas brought into the UGB implement the Regional Framework Plan and 2040 Growth Concept.

3.07.1110 Interim Protection of Areas Brought into the Urban Growth Boundary

**[After inclusion of an area within the UGB and prior to the adoption by all local governments with jurisdiction over an area brought into the UGB] Until the effective date of amendments to comprehensive plans and implementing land use regulations that comply with section 3.07.1120, the city or county responsible for planning territory added to the UGB [local government] shall not approve [of]:**

- A. A[ny] land use regulation or zoning map amendment[s] specific to the territory allowing higher residential density than allowed by acknowledged provisions in effect prior to the adoption of the UGB amendment;
- B. A[ny] land use regulation or zoning map amendment[s] specific to the territory allowing commercial or industrial uses not allowed under acknowledged provisions in effect prior to the adoption of the UGB amendment;
- C. **[Any] A land division or partition that would result in the creation of [any] a new lot or parcel [which would be] less than 20 acres in [total] size, except to create lots or parcels for public facilities and services as defined in Metro Code section 3.01.010 or a new public school;**
- D. In an area identified by the Metro Council in the ordinance adding the area to the UGB as a Regionally Significant Industrial Area:
  - 1. A commercial use that is not accessory to industrial uses in the area; and
  - 2. A school, church or other institutional or community service use intended to serve people who do not work or reside in the area.