



METRO POLICY ADVISORY COMMITTEE
May 13, 2009
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Tom Brian, Chair
Shane Bemis, Vice Chair
Pat Campbell
Jody Carson
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Richard Kidd
Charlotte Lehan, Second Vice Chair
Robert Liberty
Don McCarthy
Alice Norris
Rod Park
Michelle Poyourow
Dilafruz Williams

AFFILIATION

Washington Co. Commission
City of Gresham, representing the Multnomah Co. 2nd Largest City
City of Vancouver
City of West Linn, representing Clackamas Co. Other Cities
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
City of Forest Grove, representing Washington Co. Other Cities
Clackamas Co. Commission
Metro Council
Multnomah Co. Special Districts
City of Oregon City, representing Clackamas Co. 2nd Largest City
Metro Council
Multnomah Co. Citizen
Governing Body of School Districts

MEMBERS EXCUSED

Sam Adams
Ken Allen
Richard Burke
Nathalie Darcy
Dennis Doyle
Robert Kindel
Wilda Parks
Steve Stuart
Judy Shiprack
Rick VanBeveren
Mike Weatherby
Richard Whitman
Jerry Willey

AFFILIATION

City of Portland
Port of Portland
Washington Co. Special Districts
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of North Plains, City in Washington Co. Outside UGB
Clackamas Co. Citizen
Clark Co., Washington Commission
Multnomah Co. Commission
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Other Cities
Oregon Dept. of Land Conservation & Development
City of Hillsboro, representing Washington Co. Largest City

ALTERNATES PRESENT

Jim Kight
Aron Carleson
Dresden Skees-Gregory

AFFILIATION

City of Troutdale, representing Multnomah County Other Cities
City of Hillsboro, representing Washington Co. Largest City
Washington County Citizen

STAFF

Andy Cotugno, Robin McArthur, Chris Deffebach, John Williams, Malu Wilkinson, Marcia Sinclair, Sherry Oeser, Andy Shaw, Stephan Lashbrook, Randy Tucker, Kayla Mullis and Kelsey Newell.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Tom Brian declared a quorum and called the meeting to order at 5:11 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Committee members and audience members introduced themselves.

Chair Brian announced that staff has drafted and will circulate an amendment to change the MPAC Bylaws to allow a special services district seat on MTAC.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

Approval of MPAC Minutes from April 22, 2009

MOTION: Mayor Alice Norris moved, and Mayor Richard Kidd seconded, to approve the MPAC minutes from April 22, 2009.

ACTION TAKEN: With all in favor, the motion passed.

5. COUNCIL UPDATE

Mr. Robert Liberty announced that the Metro organized trip to Vancouver, B.C. will be postponed until September.

6. ACTION & INFORMATION/ DISCUSSION ITEMS

6.1 Frame Investment Choices: Introduce Concept of Integrating Investments

Ms. Robin McArthur of Metro briefed the committee on framing investment choices and introduced the concept of integrating investments. Investments are the mechanism for bringing together all of the different tracts of Making the Greatest Place, including Local Aspirations. We are currently in Phase 3 of the Making the Greatest Place process and are focused on refining choices so that we can inform decisions concerning the Regional Transportation Plan (RTP), Urban and Rural Reserves, and investments.

Through the Local Aspirations process Metro staff has created an activity spectrum and amenities list that can be applied to each jurisdiction. In the Local Aspiration process jurisdictions were also asked to identify the kinds of investments that are necessary for realizing local aspirations. Jurisdictions responded that urban form, transportation and other local investments are needed through a combined local and regional effort to support local aspirations. Amber Glen is an example of an area that is using combined regional and local actions to support development.

We are in the process of prioritizing tracts in the RTP and would encourage jurisdictions to align local aspirations with investment tools in the forthcoming RTP and High Capacity Transit (HCT).

6.2 Preliminary Employment Urban Growth Report and Employment Land Choices

Councilor Carl Hosticka of Metro and Mr. Eric Hovee of E.D. Hovee and Co. briefed the committee on the preliminary Urban Growth Report (UGR). This UGR will use an outcome-based approach to focus on maintaining economic vitality and competitiveness among other things. The range forecast illustrates projections for the seven-county area in the next 20 years accompanied with a 45 year history for context.

This portion of the UGR focuses on employment demand and capacity analysis. A range is used in order to recognize unpredictable factors that could come into play throughout the 20 year projection period. Both the demand and capacity analysis recognize differences in employment subareas and use building space as a unit of measurement, which will help in reconciling the demand and capacity analysis results. Industrial and non-industrial capacities have been forecasted together and separately to better understand the needs for each sector.

The committee discussed:

- Focus on looking at the *type* of buildings that can accommodate employment growth;
- How industrial vacancies are accounted for in the projection;
- Capitalizing on regional benefits through marketing points;
- Importance of having land supply and facilities ready for specialized interest that may come to the region-
 - Need for an administrative tool that works in our political and legal framework to make this possible;
- Maintaining services to current employers while attempting to attract new ones;
- Push factors for migrating to higher density structures;
- Recognizing amenities connections in addition to land connections when identifying employment needs;
- Protecting agriculture land;
- Forming subcommittees to address policy questions;
- New tendency for industries to locate close to their market.

Mr. Andy Cotugno of Metro suggested that MPAC departmentalize policy questions based on the following three parts:

- Does the committee agree with the basic presentation and information of the preliminary report?
- Can we get all the utility we need out of land that is already in the UGB, based on industrial and non-industrial range charts?
- How do we accommodate niche or large-lot and unpredictable land needs?

Staff suggested a subcommittee be established to further discuss large-lot industrial needs.

6.3 Construction Excise Tax Renewal

Mr. Andy Shaw of Metro briefed the committee on the construction excise tax (CET) renewal. The CET was originally established to provide funding for new area planning that is added to the Urban Growth

Boundary (UGB) and ready for development. The expiration date for the CET is tied to a specific revenue amount and is expected to expire sometime in the fall of 2009. The current tax rate is .12% of the permit costs and funds are distributed through funding grants and reimbursements.

The sunset is approaching on the CET and the question of whether to extend it will come to the Metro Council soon. Due to the passage of Senate Bill 1036, if the CET is not renewed now there will not be an opportunity to recreate it until 2018.

A CET advisory group has been formed to analyze the renewal possibility and process. The group suggests extending the program with the same tax structure for 5 more years with two rounds of grant applications for funds during that period. A screening committee will grant funding based on a set of criteria that will guide how funding should be used. The group recommends targeting existing areas that can display on-the-ground outcomes from funding use, that have significance to the region and that demonstrate geographic equity. The advisory group has also suggested withholding funding from projects that have already received funding under the current CET.

The committee then discussed:

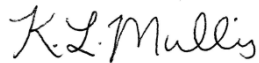
- Clarification that projects that have not started yet but were awarded funds will still receive them under the current CET;
- Question of reasoning for not allowing projects already receiving funds to apply for further funding-
 - The suggestion is based on need for geographic equity and concern that funding did not lead to on-the-ground development;
- Question of credibility if we go back on word to construction industry that the tax would expire.

The committee agreed to approve the direction of the CET advisory group with the suggestion that funding be awarded based on merit regardless of whether a project has received CET funding in the past. This issue will be back for MPAC consideration and a recommendation to the Metro Council at the May 27th meeting.

7. ADJOURN

Chair Brian adjourned the meeting at 6:59 p.m.

Respectfully submitted,



Kayla Mullis
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR MAY 13th 2009

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
--	Agenda	5/13/09	<i>Revised</i> Agenda for MPAC meeting on May 13 th 2009	051309m-01
6.1	Power Point	5/13/09	Framework for integrating regional and local investments	051309m-02
6.1	Handout	4/15/09	Tanasborne-Amber Glen: Area Planning Timeline	051309m-03
6.2	Power Point	5/13/09	Preliminary Employment Urban Growth Report	051309m-04
6.2	Report	May 09'	2009-2030 Preliminary Urban Growth Report	051309m-05
6.2	Executive Summary	May 09'	2009-2030 Preliminary Urban Growth Report- Executive Summary	051309m-06