



METRO POLICY ADVISORY COMMITTEE
February 1, 2010
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Shane Bemis, Chair
Sam Adams
Matt Berkow
Tom Brian
Jody Carson
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Second Vice Chair
Robert Liberty
Keith Mays
Charlynn Newton
Rod Park
Alice Norris
Rick VanBeveren
Mike Weatherby
Jerry Willey

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
City of Portland
Multnomah Co. Citizen
Washington Co. Commission
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
Clackamas Co. Commission
Metro Council
City of Sherwood, representing Washington Co. Other Cities
City of North Plains, City in Washington Co. outside UGB
Metro Council
City of Oregon City, representing Clackamas Co. 2nd Largest City
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Largest City
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Ken Allen
Richard Burke
Pat Campbell
Wilda Parks
Judy Shiprack
Steve Stuart
Dilafroz Williams
Richard Whitman

AFFILIATION

Port of Portland
Washington Co. Special Districts
City of Vancouver
Clackamas Co. Citizen
Multnomah Co. Commission
Clark Co., Washington Commission
Governing Body of School Districts
Oregon Dept. of Land Conservation & Development

ALTERNATES PRESENT

Ruth Adkins

AFFILIATION

Governing Body of School Districts

STAFF: Dick Benner, President David Bragdon, Andy Cotugno, Councilor Carlotta Collette, Councilor Kathryn Harrington, Milena Hermansky, Robin McArthur, Kelsey Newell, Andy Shaw, Randy Tucker, John Williams.

1. **CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Shane Bemis declared a quorum and called the meeting to order at 5:01 pm.

2. **SELF INTRODUCTIONS AND COMMUNICATIONS**

Audience and committee members introduced themselves.

3. **CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

There were none.

4. **COUNCIL UPDATE**

There was none.

INFORMATION/ DISCUSSION ITEMS

Chair Bemis provided an overview of the structure of the meeting. The committee agreed to move discussion of Areas 9-A, B, C, and F to the beginning of the agenda and to discuss the cities of Banks, North Plains, and Canby as a group at the end of the meeting.

Areas 9-ABCF

MOTION: Commissioner Amanda Fritz moved, and Mayor Sam Adams seconded, to recommend to the Metro Council and members of the Core 4 that areas 9A, 9B, 9C, and 9F be designated *rural reserve*.

Discussion: The constrained topography of these areas makes transportation planning difficult. The committee also discussed whether rural designation would affect the area's floating homes.

ACTION TAKEN: With 14 in favor (Adams, Adkins, Bemis, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), none opposed, and 2 abstained (Brian, Willey), the motion passed.

Area 5-A

MOTION: Mayor Jerry Willey moved, and Mayor Denny Doyle seconded, to the Metro Council and members of the Core 4 that area 5A be designated *urban reserve*, with adequate protection of the contiguous Tualatin Wildlife Acquisition.

Discussion: Metro staff shall provide information on a how to provide adequate protection of natural features in area 5A.

ACTION TAKEN: With all 16 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously.

Area 6-B

The committee discussed Beaverton's options for adding residential capabilities as the city's populations grows; Mayor Doyle requested approximately 500 acres of net buildable land.

MOTION: Mayor Adams moved, and Mayor Alice Norris seconded, to the Metro Council and members of the Core 4 that area 6B be designated *urban reserve* to complement the Murray-Scholls town center, and *rural reserve* around Cooper Mountain. Metro staff shall review an appropriate dividing line to propose to the Core-4.

Discussion: The city's concept plan for the Murray-Scholl's town center is consistent with Metro's goal of building compact urban forms. Members pointed to the historical difficulty in protecting natural areas in urban environments. Studies by state agencies recommend building along the south side of Cooper Mountain.

ACTION TAKEN: With all 17 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously.

Area 7-C

The committee discussed whether and how urban reserve designation in 7C might improve economic conditions for the City of Cornelius. Additional topic included: Regional balance of reserves as a matter of policy; whether Cornelius plans to use urban reserve designation for residential or employment purposes; approximate acreage of various parcels of 7C; quality of agricultural land; and Dairy Creek as a significant natural feature and border

MOTION: Mayor Keith Mays moved, and Commissioner Tom Brian seconded, to the Metro Council and members of the Core 4 that area 7C be designated *urban reserve*.

AMENDMENT #1: Mayor Adams moved, and Commissioner Fritz seconded, to scale the proposed urban reserve back to the area south of Council Creek, with the condition that it be used for employment land.

Discussion: Chair Brian explained that area 7D, which lies south of 7C, had previously been a much larger urban reserve than on the present Core-4 map; officials reduced the size of 7D as a trade-off for increased acreage in 7C. Members noted that the land in area 7C is highly parceled and thus unlikely to be used for employment purposes. Mayor Bill Bash of Cornelius, in the audience, stated his opposition to the amendment.

ACTION TAKEN: With 9 in favor (Adams, Adkins, Berkow, Carson, Darcy, Fritz, Hoffman, Lehan, Norris), 7 opposed (Bemis, Brian, Doyle, Mays, VanBeveren, Weatherby, Willey), and 1 abstained (Jones), the motion passed.

AMENDMENT #2: Mayor Adams moved, and Commissioner Fritz seconded, to designate the remainder of area 7C as *undesigned*.

ACTION TAKEN: With 13 in favor (Adams, Adkins, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), 3 opposed (Bemis, Mays, Willey), and 1 abstained (Brian), the motion passed.

ACTION TAKEN: With 10 in favor (Adams, Adkins, Berkow, Carson, Darcy, Fritz, Hoffman, Jones, Lehan, Norris), 7 opposed (Bemis, Brian, Doyle, Mays, Weatherby, Willey, VanBeveren), and none abstained, the motion passed with the amended language.

Areas 8-AB

MOTION #1: Mayor Willey moved, and Mayor Mays seconded, to the Metro Council and members of the Core 4 that areas 8A and 8B be designated as *urban reserve*.

Discussion: The committee discussed the proposed and partially funded interchange improvements in area 8B. They also discussed the risk of deterring large-lot employers by limiting urban expansion.

AMENDMENT #1: Ms. Nathalie Darcy moved, and Commissioner Fritz seconded, to designate the land north of Highway 26 and adjacent to area 8B as *rural reserve*.

Discussion: Mayor Willey explained that the size of 8B was a negotiated settlement: the City of Hillsboro's original proposition extended the urban reserve to Jackson School Road.

ACTION TAKEN: With 9 in favor (Adams, Adkins, Carson, Darcy, Fritz, Hoffman, Lehan, Norris, Weatherby), five opposed (Bemis, Jones, Mays, VanBeveren, Willey), and 3 abstained (Berkow, Brian, Doyle), the motion passed.

AMENDMENT #2: Mayor Adams moved, and Commissioner Fritz seconded, to recommend to the Core-4 the state multiagency recommendation on area 8A.

ACTION TAKEN: With 5 in favor (Adams, Adkins, Darcy, Fritz, Weatherby), 6 opposed (Bemis, Brian, Doyle, Jones, Mays, Willey), and 6 abstained (Berkow, Carson, Hoffman, Lehan, Norris, VanBeveren), the motion failed.

Discussion: Mayor Mays moved to call an end to discussion on the current motion. However the committee voted to continue.

AMENDMENT #3: Mayor Adams moved, and Commissioner Fritz seconded, to the Metro Council and members of the Core 4 that any eventual decision to designate areas 8A and 8B as *urban reserve* should include conditions that the land be used for industrial employment purposes.

Discussion: Committee members noted legal counsel provided at the previous meeting, which advised against placing conditions upon reserves at this time. They also discussed the importance of providing future policy-makers with flexibility, and the legal requirement that concept planning be complete before an urban reserve is brought into the growth boundary.

ACTION TAKEN: With 5 in favor (Adams, Adkins, Darcy, Fritz, Hoffman), 10 opposed (Bemis, Berkow, Brian, Carson, Doyle, Jones, Mays, Norris, VanBeveren, Willey), and 2 abstained (Lehan, Weatherby), the motion failed.

MOTION #2: Mayor Mays moved, and Commissioner Brian seconded, to consider separately: area 8A as stated in Motion #1 (*urban reserve*), and area 8B as amended (*urban reserve* with adjacent lands north of Highway 26 *rural reserve*).

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

ACTIONS TAKEN:

Recommend to the Metro Council and members of the Core-4 that area 8A be designated *urban reserve*:

With 13 in favor (Bemis, Brian, Carson, Darcy, Doyle, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), 3 opposed (Adams, Adkins, Fritz), and 1 abstained (Berkow), the motion passed.

Recommend to the Metro Council and members of the Core-4 that area 8B be designated *urban reserve* with adjacent lands north of Highway 26 designated *rural reserve*:

With 13 in favor (Adams, Adkins, Bemis, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), 3 opposed (Brian, Mays, Willey), and 1 abstained (Berkow), the motion passed.

Area 3-A

MOTION: Mayor Norris moved, and Councilor Jody Carson seconded, to recommend to the Core-4 that Area 3A be designated as *undesignated*.

ACTION TAKEN: With 15 in favor (Adams, Adkins, Bemis, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby), none opposed, and 1 abstained (Brian), the motion passed.

Area 5-E

MOTION: Mayor Mays moved, and Mayor Willey seconded, to recommend to the Metro Council and members of the Core 4 that area 5E be designated *urban reserve* from the edge of area 5D on the west, to the edge of area 5F on the east.

AMENDMENT: Councilor Carson moved, and Ms. Darcy seconded, that the east end of area 5E remain *rural reserve*, and that approximately 500 acres from elsewhere (to be determined) be designated *rural reserve*,

Discussion: Mayor Denny Doyle requested to defer this decision to the Core-4.

ACTION TAKEN: Mayor Mays and Ms. Darcy withdrew their motion and amendment, respectively, with the condition that these items move forward to the Core 4 for consideration.

Area 8D

MOTION: Commissioner Brian moved, and Mr. Dick Jones seconded, to the Metro Council and members of the Core 4 that area 8D be designated as *undesignated*.

AMENDMENT: Commissioner Charlotte Lehan moved, and Mayor Adams seconded, to direct the Metro Council and the members of the Core-4 to tighten the *undesignated* areas around each of the cities of North Plains, Banks, and Canby to a size that is commensurate to the size of those cities, and to designate areas further from the cities as *rural reserve*.

ACTION TAKEN: With all 17 in favor favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed.

ACTION TAKEN: With all 17 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously with the amended language.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Chair Bemis adjourned the meeting at 7:56 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "MHermansky". The signature is written in a cursive style with a large, looping initial "M".

Milena Hermansky
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR February 1, 2010:

There were none.