



METRO POLICY ADVISORY COMMITTEE

May 26, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Pat Campbell
Jody Carson
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Vice Chair
Robert Liberty
Keith Mays
Marilyn McWilliams
Charlynn Newton
Alice Norris
Rod Park
Wilda Parks
Rick VanBeveren
Jerry Willey, Second Vice Chair

AFFILIATION

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

MEMBERS EXCUSED

Sam Adams
Ken Allen
Shane Bemis, Chair
Matt Berkow
Tom Brian
Nathalie Darcy
Judy Shiprack
Steve Stuart
Mike Weatherby
Richard Whitman

AFFILIATION

City of Portland Council
Port of Portland
City of Gresham, representing Multnomah Co. 2nd Largest City
Multnomah County Citizen
Washington County Commission
Washington County Citizen
Multnomah County Commission
Clark County, Washington Commission
City of Fairview, representing Multnomah County Other Cities
Oregon Department of Land Conservation & Development

ALTERNATES PRESENT

Shirley Craddick
Paul Manson
Andy Duyck
Jim Kight
Jennifer Donnelly

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Multnomah County Citizen
Washington County Commission
City of Troutdale, representing Multnomah County Other Cities
Oregon Department of Land Conservation & Development

STAFF: Richard Benner, Andy Cotugno, Kim Ellis, Robin McArthur, Kelsey Newell, Ken Ray, Ted Reid, Randy Tucker, Sheena VanLeuven, Malu Wilkinson, John Williams

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Charlotte Lehan declared a quorum and called the meeting to order at 5:06 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Committee and audience members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSIDERATION OF THE MPAC MINUTES FOR MAY 12, 2010

MOTION: Mayor Keith Mays moved, and Mayor Alice Norris seconded, to approve the MPAC minutes for May 12, 2010.

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

5. COUNCIL UPDATE

Metro Councilor Carl Hosticka updated the committee on:

- The public comment period for urban reserves ended Tuesday, May 25, and a public hearing was held at Metro on May 20, at which 22 citizens testified. The Metro Council is scheduled to vote to designate urban reserves on Thursday, June 3;
- Zoo Brew, the Zoo's annual brewers festival, takes place on Friday, June 4, from 5 to 10 p.m.;
- The Zoo's Summer Concert series begins June 25;
- The Metro Council approved funding on May 20 for a new South Waterfront Transportation Management Association; and
- A reminder to MPAC members to use the microphones when speaking to ensure that a high-quality audio recording can be made.

Metro Councilor Robert Liberty asked if MPAC members were interested in forming a subcommittee to consider adding greater detail to the housing planning requirements, which are part of the amendments made to the Urban Growth Management Functional Plan as part of the urban and rural reserves process. The following MPAC members volunteered to participate in addition to Councilor Liberty: Mayor Jack Hoffman, Mayor Jerry Willey, Councilor Jody Carson, Mayor Denny Doyle, Commissioner Charlotte Lehan, and Mayor Mike Weatherby; Commissioner Amanda Fritz said that Commissioner Nick Fish or Kate Allen may also participate on behalf of the City of Portland

6. INFORMATION/ DISCUSSION ITEMS

6.1 2035 Regional Transportation Plan Adoption- Recommendation to the Metro Council Requested

Ms. Kim Ellis of Metro reminded the committee of the work that has been completed with the committee's direction to arrive at the final version of the Regional Transportation Plan as outlined in Ordinance 10-1241A. She acknowledged that there is more work to be done once the RTP is approved and outlined some of that future work including beginning the climate change scenarios work, expanding data collection for performance monitoring, updating local transportation plans, and other steps that are being developed for Metro and local governments to move forward with implementation.

Metro Councilor Rod Park thanked the committee on behalf of himself and Councilor Rex Burkholder, who served as liaisons for the RTP process, and noted that because this will go to the Land Conservation and Development Commission for approval, MPAC's participation was important.

MOTION: Mayor Alice Norris moved, and Mr. Rick VanBeveren seconded, to recommend approval of Ordinance No. 10-1241A to the Metro Council.

ACTION TAKEN: With fifteen in favor, and one opposed (Mays), the motion passed.

7. INFORMATION / DISCUSSION ITEMS

7.1 MPAC Employment Subcommittee Report Addressing Large Industrial Site Demand

Ms. Robin McArthur of Metro briefly outlined the purpose of the Employment Subcommittee, which was to consider how growth management decisions that will be made in December 2010 can address large industrial site demand and help the region achieve desired outcomes.

Ms. Malu Wilkinson of Metro said that the subcommittee had identified both short- and long-term strategies to ensure an adequate supply of large industrial sites, and asked for committee direction on which strategies to pursue and develop a plan for implementation.

Mr. Doug Rux of the City of Tualatin briefly summarized each strategy:

Subcommittee recommendations for large sites already inside the UGB

1. *Strive to make the region's large lot inventory development-ready*: the region should not only have an inventory of large industrial sites, but a supply of those sites should be development-ready within 180 days of approval of a development application, where land has infrastructure, is zoned properly, and is annexed to a city.

Committee discussion included:

- Issues surrounding zoning for large industrial sites;
 - Whether vacant sites could be included in this category;
 - Whether development-ready lots within 180 days is what is necessary for the region to be competitive in a global market;
 - Whether 180 days is a reasonable time frame for getting a site development-ready, citing issues such as voter-approved annexations and concept-planning; and
 - The need for a detailed inventory of shovel-ready and development-ready land in the region.
2. *Protect unique industrial areas from conflicting uses*: large industrial sites merit protection from conversion to non-industrial uses; a large-lot industrial tax deferral program and reformulating Title 4 of the Urban Growth Management Functional Plan are possible protection mechanisms.

Committee discussion included:

- Whether a deferral program would actually be an incentive not to convert land to non-industrial uses;
 - The concept of lot assembly and incentivizing individual property owners to aggregate land; and
 - The importance of reaching an agreement prior to bringing land into the UGB.
3. *Prioritize brownfield cleanup as a strategy for increasing the region's supply of development-ready site*: brownfield cleanup will be essential to accommodate some sectors' needs for large industrial sites, and therefore should be a regional priority.

Committee discussion included:

- The need to identify and educate the region on existing brownfield sites;
- The fact that brownfields are not as attractive as greenfields to businesses;
- Different costs associated with using brownfield versus Greenfield sites, and the fact that brownfields will have to be dealt with at some point in the future;
- The importance of having conversations with the Department of Environmental Quality on this issue;

- Brownfields versus greenfields may be a false dichotomy; rather, industrial sites fall into a spectrum; and
 - General support for prioritizing brownfield cleanup
4. *Pursue new infrastructure funding strategies to make sites development-ready:* existing infrastructure funding mechanisms are inadequate to ensure the region’s economic competitiveness through maintaining and building necessary infrastructure; as a result, collaborative funding strategies must be developed.

Committee members supported this item.

Subcommittee recommendations if UGB expansions are made

5. *Require concept planning of urban reserves before UGB expansion:* as some level of concept planning is critical to ensuring that sites are development-ready, the committee recommends that flexible concept plans be created to inform UGB expansion decisions

Committee members supported this item.

6. *Create a land-metering mechanism to maintain the region’s inventory of large industrial sites:* as industrial sites are developed, a land-metering process could be used to replenish the supply of sites to ensure that the supply stays at a targeted level of industrial acreage.

Committee discussion included:

- What the threshold would be to designate a site as “developed” and thereby trigger the metering mechanism;
- The issue of land-banking for future use and how that would fit into a land-metering mechanism;
- The reasoning behind developing a land-metering process for industrial but not residential sites;
- The importance of looking at land that could be added to the overall industrial site (i.e. sites that have become vacant) when the metering process is triggered;
- Concern that a land-metering mechanism may be too inflexible; and
- Concern with the word “metering”

7. *Aim to accommodate priority traded-sector industries when making growth management decisions:* upcoming growth management decisions should focus on the specific site preferences of priority sectors as outlined in the economic opportunity analyses (EOAs) that have been completed by cities in the region.

Committee discussion included:

- Clarification on whether this strategy would prioritize traded-sector businesses that want large lots and concern that this would prioritize an inefficient use of land.

8. *Location matters: policy considerations to guide where within the 200-to-1500-acre range to plan:* having a variety of industrial sites inside the UGB may help the region to be competitive in the global market and this should inform a decision on where to plan within the 200-1500 acre range of possible industrial acreage.

Committee discussion included:

- The importance of also considering transportation options and how sites can be serviced as a way of improving site variety

Ms. Robin McArthur noted that on June 9th MPAC would have the opportunity to discuss several factors that can inform where to plan within the 200-to-1,500-acre range.

7.2 Ordinance 10-1238, “For the purpose of Adopting Urban Reserves and Conforming Amendments to the Regional Framework Plan and the Urban Growth Management Functional Plan”- Status report

Due to time constraints, this item will be addressed to the committee via e-mail.

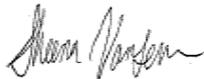
8. MPAC MEMBER COMMUNICATIONS

There were none.

9. ADJOURN

Vice Chair Charlotte Lehan adjourned the meeting at 7:02 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR MAY 26, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
7.1	Memo	05/26/2010	To: MPAC From: Chair Brian, Mayors Willey, Doyle, Dirksen, Mays, Bash, Ogden, and Truax	052610m-01
7.1	Memo	05/25/2010	Feedback on MPAC Employment Subcommittee Draft Recommendations, from Mark Childs	052610m-02
7.1	Memo	05/24/2010	Feedback on MPAC Employment Subcommittee Draft Recommendations, from Brian Owendoff	052610m-03