



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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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. 2<sup>nd</sup> 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 9<sup>th</sup> 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