



METRO POLICY ADVISORY COMMITTEE

July 14, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams
Pat Campbell
Jody Carson
Steve Clark
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Marilyn McWilliams
Charlotte Lehan, Vice Chair
Robert Liberty
Alice Norris
Rod Park
Wilda Parks
Richard Whitman
Jerry Willey, Second Vice Chair

AFFILIATION

City of Portland Council
City of Vancouver
City of West Linn, representing Clackamas Co. Other Cities
TriMet Board of Directors
Washington County Citizen
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
Washington County Special Districts
Clackamas County Commission
Metro Council
City of Oregon City, representing Clackamas Co. 2nd Largest City
Metro Council
Clackamas County Citizen
Oregon Department of Land Conservation & Development
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Shane Bemis, Chair
Matt Berkow
Tom Brian
Keith Mays
Charlynn Newton
Judy Shiprack
Steve Stuart
Mike Weatherby

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Multnomah County Citizen
Washington County Commission
City of Sherwood, representing Washington Co. Other Cities
City of North Plains, representing Washington Co. outside UGB
Multnomah County Commission
Clark County, Washington Commission
City of Fairview, representing Multnomah County Other Cities

ALTERNATES PRESENT

Shirley Craddick
Paul Manson

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Multnomah County Citizen

STAFF:

Dick Benner, Andy Cotugno, Councilor Kathryn Harrington, Robin McArthur, Kelsey Newell, Tim O'Brien, Ted Reid Sheena VanLeuven, Malu Wilkinson, Ken Ray.

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

Audience and committee members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSIDERATION OF THE MPAC MINUTES FOR JUNE 23, 2010

MOTION: Councilor Jody Carson moved, and Mr. Dick Jones seconded, to approve the MPAC minutes for June 23, 2010.

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

5. COUNCIL UPDATE

Metro Councilor Robert Liberty updated the committee on:

- A new Metro natural area acquisition expanded Mount Talbert Nature Park by 23 acres and closed a gap in the park's north loop trail;
- A second series of public tours will be hosted this fall of the new Chehalem Ridge Natural Area;
- In June, Metro purchased its third property along Alder Creek, an important headwater of Rock Creek. There is now a block of 80 protected acres just beyond the urban growth boundary in western Multnomah County;
- Metro recently acquired two easements along the Marine Drive Trail in the city of Gresham. The properties, which sit by side, will allow the city to build more than 500 feet of trail;
- Last week JPACT and the Metro Council adopted a policy framework for the 2014-15 Regional Flexible Fund Allocations. The framework includes a two-step funding program that supports initial funding targets for existing regional programs such as transit-oriented development and high-capacity transit development, a \$1 million allocation to provide seed money so the region can compete for additional federal and state resources, and community investment funds for electric vehicle acquisition, green economy and freight initiatives, and active transportation projects. JPACT further amended the policy framework to require that step two projects address environmental justice issues. The Metro Council will appoint a joint task force of both business/freight and active transportation experts to look more holistically at the broad range of projects under Step Two and work with county coordinating committees to present to JPACT and the Metro Council a more balanced set of projects that considers the needs of all users; and

- Due to ongoing technical difficulties the Council Chamber wireless microphones will not be used until otherwise noted.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Analysis of Potential Urban Growth Expansion Areas

Ms. Robin McArthur of Metro provided a brief background on the 2009 urban growth report, which identified the need for additional capacity to accommodate housing and industrial growth for the next 20 years.

Mr. Tim O'Brien of Metro presented on potential expansion areas if land does need to be incorporated into the UGB. He explained the methodology for narrowing down the 28,615 acres of urban reserves to approximately 8,000 acres for further study, noting that this acreage is being studied for both residential and industrial capacity and that any actual UGB expansion would only include a portion of the 8,000 acres. Jurisdictions have expressed interest in supporting new land through service and infrastructure provision in analysis areas 8A, 8B, 7B, 7D, 7I, 6A, and 5F. (See the UGB analysis areas map, included as part of the meeting record, for specifics.)

Committee discussion included:

- Whether impact on water resources is being factored in to an analysis of which lands to bring into the UGB;
- Concern that a third of the urban reserves land is already being studied for incorporation when it is intended to supply growth for 50 years;
- Whether the residential unit demand can be translated directly into an acreage demand;
- General support that a conservative approach to incorporating new land is best and that the focus should be on using land already within the growth boundary to better address costs of living, high costs of new infrastructure development, greenhouse gas emissions targets, and other factors;
- The idea that a decision based on the current economic climate would be shortsighted, and that instead this process should create a long-term vision for the future of employment and residential growth;
- Consideration of State laws and how they impact the process for analyzing lands to bring into the UGB; and
- Whether current projected housing densities are realistic or whether future densities might be higher, requiring less urban land.

Additionally, the committee briefly address Mayor Doyle's letter to the committee regarding UGB expansion. The committee agreed that further discussion would be necessary.

6.2 Maintaining an Inventory of Large Industrial Sites Within the Region

Ms. Malu Wilkinson and Mr. Ted Reid of Metro presented on the strategy for maintaining a supply of large-lot industrial sites to support the traded-sector economy. They outlined the process for identifying, maintaining, and replenishing an inventory of large sites.

Committee discussion included:

- How past incorporation of industrial land into the UGB affects the current need for sites;
- Whether some of the qualifications for sites to be included in this inventory are too restrictive;
- The distinction between general industrial sites and large-lot sites being considered here, and the different needs of each type of site;
- The option for inclusion of brownfields in the large-site inventory; and
- MPAC's role in UGB expansion.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Vice Chair Charlotte Lehan adjourned the meeting at 7:09 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JULY 14, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	Handout	07/01/2010	2010 Capacity Ordinance: Process for evaluating urban reserve areas for inclusion in the UGB	071410m-01
6.1	Map	06/28/2010	UGB Analysis areas	071410m-02
6.2	Handout	07/07/2010	Memo: To: MPAC From: Malu Wilkinson, Ted Reid Re: Large-site replenishment concept	071410m-03
6.2	Handout	07/13/2010	Letter to MPAC from Mayor Doyle	071410m-04
6.2	Handout	07/07/2010	Policy Proposal: Performance-based approach to replenishing large sites for traded-sector industrial jobs	071410m-05