

METRO POLICY ADVISORY COMMITTEE

October 13, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams
Matt Berkow
Pat Campbell
Jody Carson
Steve Clark
Nathalie Darcy
Dennis Doyle
Andy Duyck
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Vice Chair
Robert Liberty
Keith Mays
Marilyn McWilliams
Rod Park
Wilda Parks
Alice Norris
Judy Shiprack
Mike Weatherby
Jerry Willey, Second Vice Chair

AFFILIATION

City of Portland Council
Multnomah County Citizen
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
Washington County Commission
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
Metro Council
Clackamas County Citizen
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah County Commission
City of Fairview, representing Multnomah County Other Cities
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Shane Bemis
Charlynn Newton
Steve Stuart
Richard Whitman

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
City of North Plains, representing Washington Co. outside UGB
Clark County, Washington Commission
Oregon Department of Land Conservation & Development

ALTERNATES PRESENT

Shirley Craddick
Jennifer Donnelly

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
Oregon Department of Land Conservation & Development

STAFF: Dick Benner, Alison Kean Campbell, Dan Cooper, Andy Cotugno, Chris Deffebach, Kathryn Harrington, Robin McArthur, Kelsey Newell, Tim O'Brien, Sherry Oeser, Ken Ray, Ted Reid, Sheena VanLeuven, Reed Wagner, John Williams, Karen Withrow

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Charlotte Lehan declared a quorum and called the meeting to order at 5:11 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Audience and committee members introduce themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSIDERATION OF THE MPAC MINUTES FOR SEPTEMBER 22, 2010

MOTION: Mayor Keith Mays moved, and Mayor Jack Hoffman seconded, to approve the MPAC minutes for September 22, 2010.

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

5. COUNCIL UPDATE

Metro Councilor Robert Liberty updated the committee on:

- The six-week public comment period on the Community Investment Strategy ended on October 1. Committee members received a copy of the report;
- The Metro Council voted to approve an additional \$27.4 million in regional flexible funds to make up for the gap in federal funding on the Portland-Milwaukie Light Rail project, as recommended by JPACT;
- Metro will distribute \$533,000 in federal transportation funds for the 2011-13 cycle of Metro Travel Options grants. Applications are due Friday October 15;
- The Land Conservation and Development Commission will meet at Metro October 19-22 to review and act on the urban and rural reserves package that the Metro Council and the three county boards of commissioners agreed to this spring;
- The Railvolution conference will take place during the week of October 18;
- Metro is hosting free events at Oxbow Park on October 16-17 and 23-24 to mark the return of Chinook salmon to the Sandy River to return to their spawning grounds; and
- Metro will host the “Tour of Untimely Departures” at Lone Fir Cemetery on October 31.

6. ACTION ITEMS

Vice Chair Willey asked whether the representatives from the Cities of Multnomah County would like to nominate a member to fill the Chairmanship vacated by Mayor Shane Bemis for the remainder of the year.

MOTION: Commissioner Amanda Fritz moved, and Mayor Denny Doyle seconded, to nominate Mayor Mike Weatherby to assume the position of Chair

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

Mayor Weatherby will assume the position of Chair at the October 27 MPAC meeting.

7. RECOMMENDATIONS

7.2 **Updates to the 2040 Growth Concept Map: Recommendations on Map Changes**

Ms. Christina Deffebach of Metro outlined the three proposed changes to the 2040 Growth Concept map:

- Relocate the Happy Valley Town Center
- Re-designate Cornelius as a Town Center
- Re-designate the Tanasbourne/AmberGlen area as a Regional Center

She discussed the implications of changing the map and outlined comments from MTAC on the proposals. She asked the committee to provide a recommendation on whether to change the 2040 Growth Concept map as recommended by Metro's Chief Operating Officer.

Committee discussion included:

- The importance of MPAC having a discussion on the greater policy issues of what it means to be a Town or Regional Center and what it means to the region to have these Centers;
- How updates to density and zoning requirements are important to Centers' reaching expectations and whether jurisdictions should take action on these issues before being receiving a new designation;
- The importance of applying performance measures to both new Centers and existing ones;
- Concern that many Centers are centered around shopping malls; and
- How re-designation might impact other Centers in the immediate area and in the region.

MOTION: Mayor Keith Mays moved, and Commissioner Andy Duyck seconded, to recommend that the Metro Council change the 2040 Growth Concept map as recommended by the Metro Chief Operating Officer.

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

MOTION: Councilor Jody Carson moved, and Commissioner Amanda Fritz seconded, to include a discussion on Town centers and their implications for the region in the 2011 work plan.

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

7.1 Community Investment Strategy: addressing the region's large lot industrial area needs

Mr. John Williams of Metro gave background on the identified need for an additional 200-1500 acres of land for large-lot industrial sites in the region as outlined in the Urban Growth report and adopted by the Metro Council in 2009. He noted that this additional acreage must be accommodated by expansion of the urban growth boundary (UGB) as additional capacity within the UGB has not been identified. He asked for MPAC's recommendation to the Metro Council on how to expand the UGB, with choices including:

- 310 acres outside of Hillsboro (recommended by Metro COO)
- 690 acres outside of Hillsboro (requested by the City of Hillsboro)
- 203 acres outside of Cornelius (requested by the City of Cornelius)
- ~~367~~ 118 acres outside of Forest Grove (requested by the City of Forest Grove)
- 117 acres outside of Tualatin (requested by the City of Tualatin)

Committee discussion included:

- Reasons why the Metro COO has recommended incorporating 310 acres when the need for 200-1500 has been identified;
- The fact that Metro will have to demonstrate a need for more large-lot parcels in the region when justifying UGB expansion to the State;
- Whether it is more prudent to be conservative in expanding the UGB for large-lot industrial land, due to the continuing recession and other factors;
- Whether incorporating more land than the recommended 310 acres makes the region more economically competitive;
- Whether parcels can be consolidated to create large-lot sites within the UGB;
- The importance of thinking regionally when making this policy decision and not only considering individual jurisdictions;
- How we can learn from past experiences with UGB expansion and subsequent use of large-lot sites; and
- The decision of how many acres to incorporate into the UGB for large-lot industrial purposes is intertwined with the concept of a replenishment mechanism for parcels that get used up.

MOTION: Mayor Keith Mays moved, and Mayor Jerry Willey seconded, to approve all requests for UGB expansion, totaling 1,126 acres.

ACTION TAKEN: With 4 in favor (Doyle, Jones, Mays, Willey) and 14 opposed (Adams, Berkow, Carson, Clark, Craddick, Darcy, Duyck, Fritz, Hoffman, McWilliams, Norris, Parks, Shiprack, Weatherby), the motion did not pass.

MOTION: Mayor Adams moved, and Commissioner Amanda Fritz seconded, to approve the Metro COO's recommendation on incorporating 310 acres for large-lot industrial use into the UGB.

ACTION TAKEN: With 9 in favor (Adams, Carson, Darcy, Fritz, Hoffman, Lehan, McWilliams, Norris, Parks), 8 opposed (Clark, Doyle, Duyck, Jones, Mays, Shiprack, Weatherby, Willey) and 2 abstaining (Craddick, Donnelly) the motion passed.

The committee discussed the proposed change to Title 4 of the Urban Growth Management Functional Plan to adopt additional regulations to protect Regionally Significant Industrial Areas (RSIA) from conflicting uses such as schools.

MOTION: Mayor Jack Hoffman moved, and Ms. Nathalie Darcy seconded, to recommend that the Metro Council adopt additional regulations to protect RSIA's from conflicting uses.

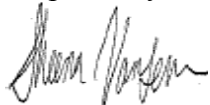
ACTION TAKEN: With all in favor, the motion passed.

The committee decided to postpone a recommendation on a system for replenishing large industrial sites to a later meeting.

8. ADJOURN

Vice Chair Charlotte Lehan adjourned the meeting at 7:16 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR OCTOBER 13, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
5	Report	10/2010	Community Investment Strategy: Engagement strategies and community response	101310m-01
5	Handout	10/2010	Tour of Untimely Departures event handout	101310m-02
5	Handout	10/2010	Salmon homecoming event handout	101310m-03
7.1	Presentation	10/13/2010	UGB alternatives analysis	101310m-04
7.1	Handout	10/13/2010	To: MPAC From: Mayor Adams and Commissioner Fritz Re: Large lot industrial land needs- lot assembly and brownfields	101310m-05
7.1	Handout		Map: North Hillsboro UGB expansion	101310m-06
7.1	Handout	10/8/2010	To: MPAC From: NAIOP Re: Site replenishment system	101310m-07
7.1	Handout	7/2010	Cornelius UGB Expansion 2010 Proposal	101310m-08
7.1	Handout	9/30/2010	To: Metro Council From: City of Forest Grove Re: Proposed UGB expansion, urban reserve area 7B	101310m-09