



METRO POLICY ADVISORY COMMITTEE

October 27, 2010

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams
Matt Berkow
Pat Campbell
Jody Carson
Steve Clark
Nathalie Darcy
Andy Duyck
Amanda Fritz
Jack Hoffman
Dick Jones
Robert Liberty
Marilyn McWilliams
Charlynn Newton
Rod Park
Alice Norris
Mike Weatherby, Chair
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
Washington County Commission
City of Portland Council
City of Lake Oswego, representing Clackamas Co. Largest City
Clackamas County Special Districts
Metro Council
Washington County Special Districts
City of North Plains, representing Washington Co. outside UGB
Metro Council
City of Oregon City, representing Clackamas Co. 2nd Largest City
City of Fairview, representing Multnomah County Other Cities
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Shane Bemis
Dennis Doyle
Carl Hosticka
Charlotte Lehan, Vice Chair
Keith Mays
Judy Shiprack
Wilda Parks
Steve Stuart
Richard Whitman

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
City of Beaverton, representing Washington Co. 2nd Largest City
Metro Council
Clackamas County Commission
City of Sherwood, representing Washington Co. Other Cities
Multnomah County Commission
Clackamas County Citizen
Clark County, Washington Commission
Oregon Department of Land Conservation & Development

ALTERNATES PRESENT

Bob Austin
Shirley Craddick
Lou Ogden
Marc San Soucie

AFFILIATION

Clackamas County Commission
City of Gresham, representing Multnomah Co. 2nd Largest City
City of Tualatin, representing Washington Co. Other Cities
City of Beaverton, representing Washington Co. 2nd Largest City

STAFF: Dick Benner, Alison Kean Campbell, Nick Christensen, Dan Cooper, Andy Cotugno, Robin McArthur, Jim Middaugh, Kelsey Newell, Sherry Oeser, Ken Ray, Ted Reid, Sheena VanLeuven, John Williams

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Mike Weatherby declared a quorum and called the meeting to order at 5:09 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Audience and committee members introduced themselves.

Councilor Duyck announced that Washington County had passed Ordinance 730, covering North Bethany, which will lead to a well-planned neighborhood that meets the goals of the 2040 Growth Concept.

Chair Weatherby asked the committee to add item 6.4 to the agenda, to consider the City of Tualatin's request for Urban Growth Expansion into area F5.

Mr. Steve Clark addressed the committee, expressing frustration with the proceedings and the outcomes of the October 13 MPAC meeting. He encouraged committee members to consider how they can be more effective and give better advice to the Metro Council. The committee discussed Mr. Clark's comments.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

Consideration of the MPAC minutes for October 13, 2010

MOTION: Mayor Alice Norris moved, and Ms. Nathalie Darcy seconded, to approve the October 13, 2010 MPAC minutes

FRIENDLY AMENDMENT: Mayor Willey asked that the October 13 minutes be amended to show in item 7.1 that the City of Forest Grove has requested the consideration of 118 acres for UGB expansion, not 367 as written. Mayor Norris accepted the amendment.

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

5. COUNCIL UPDATE

Councilor Liberty updated the committee on:

- The Land Conservation and Development Commission has delayed its decision on the urban and rural reserves designated by Metro and the three Counties until October 29;
- Public hearings will be held in late November and early December regarding Metro's decision on whether to expand the UGB at the end of the year; and

- Last week Portland hosted the Rail~Volution conference which attracted over 1,000 attendees and participants, including Congressman Blumenauer and Senator Merkeley.

Mr. Jim Middaugh of Metro introduced a new media experiment in which reporter Nick Christensen will post articles to Metro's website on issues related to the Community Investment Strategy. Mr. Middaugh noted that this is an attempt to make Metro more transparent and accessible to the public. He invited feedback from committee members on this experiment.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Addressing the region's large-site industrial needs

Mr. Ted Reid of Metro discussed the issue of maintaining and replenishing an inventory of large industrial sites in the region. He noted that MTAC has come to some agreement that a tiered system is needed, where tier 1 sites are those that are development-ready and would be monitored as part of the replenishment system, and tier 2 sites are opportunity sites such as brownfields, smaller sites that could be assembled into larger ones, or sites still in need of concept planning.

Mr. Tom Armstrong and Ms. Beverley Bookin, MTAC members, were present to comment on the issue of large industrial sites. Mr. Armstrong commented that a tiered system is consistent with Metro's Community Investment Strategy. Ms. Bookin gave further details on how the groups she represents, including the Columbia Corridor Association and the Westside Economic Alliance, have envisioned the tiered system.

Committee discussion included:

- How the development of brownfields would work in the tiered system, and whether the rehabilitated sites would be designated as regionally-significant industrial land;
- How large sites that have certain niche marketability factors and that meet specific needs, such as access to a port or airport, would be replenished, and the possible need for a sub-tier process to determine how these would be replenished;
- Whether permitting on tier 1 sites could be fast-tracked for development approval;
- Concern over what the trigger point would be for the replenishment process to begin and the timeline for the replenishment process;
- The value of improvements to existing sites in raising them from tier 2 to tier 1;
- The importance of being well-informed by the business community, Greenlight Greater Portland, and other groups in order to effectively create land-use strategies to strengthen the economy and advance community aspirations;
- The fact that different jurisdictions have different target industries and that an assortment of industrial site sizes is needed to support those industries;
- The fact that many traded-sector industries have occupied existing facilities rather than building new ones, so it is important to also consider redeveloping existing sites;

- The possibility of forming a subcommittee for brownfield development in 2011 in order to address that issue; and
- The need for more data on where jobs are located and what industries' niches are for industrial land.

The committee showed support through a show of hands for the idea of a replenishment concept and indicated that staff should work on refining the concept for the November 10 meeting.

6.2 Addressing the region's residential needs

Mr. Ted Reid gave background on the range in the residential capacity gap and noted that Metro's Chief Operating Officer has recommended targeting the middle third of the range when making growth management decisions. Councilor Robert Liberty said that the Council had a preliminary discussion on this issue in which the majority of Councilors wanted to focus on the lower end of the middle third of the range.

Committee discussion included:

- Some support for targeting the middle third of the range for reasons of market achievability, considerations about greenhouse gas emissions and regional transportation, and a desire to not risk adding too much or too little land;
- The consideration that smaller houses are coming into favor, and that a tighter UGB might encourage the private sector more to be more innovative in housing development;
- Whether targeting the lower end of the middle third of the range would conflict with local aspirations with regard to housing densities and refill capabilities;
- How data analysis discussed at the June 9, 2010 MPAC meeting lends support to targeting toward the lower end of the range;
- The fact that some of the land brought in to the UGB during the last expansion has not yet been developed and should be before planning for the inclusion of more land;
- That there is large potential for redevelopment on land already in the UGB; and
- Whether the committee's recommendations to the Council depend on knowledge of the relationship between how much land is developed and how it is developed.

MOTION: Ms. Nathalie Darcy moved, and Mr. Steve Clark seconded, to recommend to the Metro Council that it target the lower end of the middle third.

FRIENDLY AMENDMENT: Mayor Ogden asked to amend the main motion to recommend to the Metro Council that it target at least the lower end of the middle third. Ms. Darcy accepted the amendment.

ACTION TAKEN: With 13 in favor (Berkow, Carson, Clark, Craddick, Darcy, Duyck, Hoffman, Jones, McWilliams, Norris, Ogden, San Soucie, Weatherby), and 4 opposed (Adams, Austin, Fritz, Willey), the motion passed.

3 committee members (Jones, Ogden, Willey) showed support, through a show of hands, for recommending that the Metro Council target the upper part of the middle third of the range.

6 committee members (Adams, Austin, Carson, Darcy, Fritz, Norris) showed support, through a show of hands, for recommending that the Metro Council target below the middle third of the range.

4 committee members (Craddick, Jones, Ogden, Willey) showed support, through a show of hands, for recommending that the Metro Council target the middle part of the middle third of the range.

6.3 Implementation Policies- Title 6 of the Urban Growth Management Functional Plan

Ms. Sherry Oeser of Metro outlined the proposed changes to Title 6 of the Urban Growth Management Functional Plan which concerns Centers, Corridors, Station Areas and Main Streets. She discussed MTAC's recommendations on Title 6, which included taking a more incentives-based approach to helping jurisdictions develop centers and corridors.

Committee discussion included:

- Reasons for recommended density in corridors; and
- How incentives offered, such as automatic trip reductions, might not work for all jurisdictions equally; and

Councilor Craddick mentioned that the City of Gresham had questions concerning title 6 outlined in a letter included as supplemental material to the meeting packet. Ms. Oeser handed out a memo that had been sent to MTAC that responded to those questions.

The committee decided to postpone further discussion of this item to a later date.

6.4 In consideration of the City of Tualatin's request for UGB expansion

Mayor Lou Ogden of Tualatin explained the City of Tualatin's request for UGB expansion of 117 acres southwest of Tualatin. He noted that the area in question would provide additional large lot industrial land and would facilitate the development of the area by allowing for the extension of SW 124th Avenue.

Committee discussion included:

- Whether there are environmentally sensitive lands in the proposed expansion area; and
- Whether the proposed expansion would impact the Tonkin trail.

The committee decided to return to this item at a later meeting.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Chair Weatherby adjourned the meeting at 7:12 p.m.

Respectfully submitted,



Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR OCTOBER 27, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
5	Handout	10/20/2010	New media experiment update and policies	102710m-01
5	Handout		Connect with Metro contact card	102710m-02
6.3	Handout	10/26/2010	City of Gresham r.e. proposed amendments to Functional Plan	102710m-03
6.3	Handout	10/26/2010	To: MTAC From: Sherry Oeser R.e. Response to City of Gresham regarding title 6 changes	102710m-04
6.4	Handout	10/27/2010	City of Tualatin proposed UGB expansion request	102710m-05