



Revised

METRO POLICY ADVISORY COMMITTEE  
**November 17, 2010**  
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams  
Matt Berkow  
Pat Campbell  
Steve Clark  
Nathalie Darcy  
Dennis Doyle  
Amanda Fritz  
Jack Hoffman  
Carl Hosticka  
Robert Liberty  
Marilyn McWilliams  
Rod Park  
Wilda Parks  
Mike Weatherby, Chair  
Richard Whitman

AFFILIATION

City of Portland Council  
Multnomah County Citizen  
City of Vancouver  
TriMet Board of Directors  
Washington County Citizen  
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  
Metro Council  
Washington County Special Districts  
Metro Council  
Clackamas County Citizen  
City of Fairview, representing Multnomah County Other Cities  
Oregon Department of Land Conservation & Development

MEMBERS EXCUSED

Shane Bemis  
Jody Carson  
Andy Duyck  
Patricia Holloway  
Charlotte Lehan, Vice Chair  
Keith Mays  
Charlynn Newton  
Alice Norris  
Judy Shiprack  
Steve Stuart  
Jerry Willey, Second Vice Chair

AFFILIATION

City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
City of West Linn, representing Clackamas Co. Other Cities  
Washington County Commission  
Clackamas County Special Districts  
Clackamas County Commission  
City of Sherwood, representing Washington Co. Other Cities  
City of North Plains, representing Washington Co. outside UGB  
City of Oregon City, representing Clackamas Co. 2<sup>nd</sup> Largest City  
Multnomah County Commission  
Clark County, Washington Commission  
City of Hillsboro, representing Washington County Largest City

ALTERNATES PRESENT

Aron Carleson  
Shirley Craddick  
Tim Knapp  
Peter Truax  
William Wild

AFFILIATION

City of Hillsboro, representing Washington County Largest City  
City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
City of Wilsonville, representing Clackamas Co. Other Cities  
City of Forest Grove, representing Washington Co. Other Cities  
Clackamas County Special Districts

STAFF:

Dick Benner, Andy Cotugno, Chris Deffebach, Councilor Kathryn Harrington, Robin McArthur, Kelsey Newell, Sherry Oeser, Ken Ray, Ted Reid, Randy Tucker, Nikolai Ursin, 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 5:07 p.m.

**2. SELF INTRODUCTIONS AND COMMUNICATIONS**

Audience and committee members introduced themselves.

Chair Mike Weatherby announced that there will be no December MPAC meeting and that this meeting would be the final MPAC meeting for 2010.

**3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

There were none.

**4. CONSIDERATION OF THE MPAC MINUTES FOR NOVEMBER 17, 2010**

MOTION: Ms. Wilda Parks moved, and Commissioner Amanda Fritz seconded, to approve the November 10, 2010 MPAC minutes.

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

**5. COUNCIL UPDATE**

Councilor Carl Hosticka updated the committee on:

- The Council is scheduled to adopt the Capacity Ordinance on December 16, and will hold public hearings on November 29, December 2<sup>nd</sup> and December 9<sup>th</sup>; and
- Metro is releasing the third volume of the Community Investment Toolkit on Eco-efficient employment, and events and seminars are planned for 2011 to share ideas and best practices for applying these tools in local communities.

**6. RECOMMENDATIONS: Community Investment Strategy**

**6.1 Implementing Policies- Urban Growth Management Functional Plan**

Councilor Shirley Craddick of Gresham addressed the concerns that the City of Gresham has regarding the proposed changes to Title 6 of the Urban Growth Management Functional Plan, including whether jurisdictions would establish boundaries for centers and corridors and whether work that has been done in this area would be credited to jurisdictions. Mr. John Williams of Metro clarified the intent of the changes to Title 6 and the incentives to local governments to enhance centers and corridors.

Committee discussion included:

- Whether the proposed changes put too much emphasis on transit investments whereas that is only one of many investments that communities may employ for comply with Title 6;
- What the regional policy is for distribution of designation and allocation regional and town centers;
- How mixed-use in corridors differs from strip development;

- What funding sources might be tied to Title 6 compliance in the future, such as TOD or MTIP funds; and
- The importance of engaging the private sector in developing strategies that could facilitate and expand successes the region has had with Centers.

MOTION: Ms. Nathalie Darcy moved, and Mayor Jack Hoffman seconded, to recommend to the Metro Council the adoption of the amendments to Title 6 of the Urban Growth Management Functional Plan.

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

## **6.2 Report from MPAC Housing Planning Subcommittee**

Councilor Robert Liberty gave background on the Housing Planning subcommittee, which was charged with making recommendations to MPAC and the Metro Council about adding specificity to the housing planning requirements for concept planning of urban reserves and comprehensive planning for UGB expansion areas. He outlined the recommended changes to Title 11 and the three principles the subcommittee used to guide revisions to Title 11. Mayor Jack Hoffman of Lake Oswego gave more details on the proposed changes.

Committee discussion included:

- Information handed out by the City of Portland illustrating the distribution of benefits and burdens in the region with regard to affordable housing and homelessness services;
- Whether the language in the proposed amendments is too prescriptive and mandates specific outcomes, and whether the specificity is necessary to ensure that affordable housing for all is achieved;
- That collecting data on these issues is an important accountability measure;
- How “strategies to encourage the development of needed housing types” are addressed in Title 11;
- Whether the proposed language is concurrent with statewide planning Goal 10;
- That the proposed language is intended to help adjust the market to enable the private sector to provide needed housing;
- How a rental/ownership housing mix would be achieved since Cities cannot zone for rental housing; and
- Whether the Metro Council will accept wordsmithing of the proposed language;
- Reactions to the November 10 letter from the Homebuilders Association regarding proposed changes to Title 11.

Committee members unanimously supported the three guiding principles to guide revisions to Title 1, outlined in the November 3 memo to MPAC included in the meeting packet.

Councilor Liberty asked the committee whether it agreed that it is appropriate for the Metro Council to indicate to local jurisdictions that it would like them to discuss the whole range of housing types, what they plan on doing in their urban reserve areas, and how they expect to achieve those expectations. 12 committee members were in support (Berkow, Clark, Craddick, Darcy, Doyle, Fritz, Hoffman, McWilliams, Parks, Weatherby, Wild), one member was not in support (Carlson), and one member abstained (Truax).

### **6.3 Ordinance 10-1244, “For the Purpose of Making the Greatest Place and Providing Capacity for Housing and Employment to the year 2035; Amending the Regional Framework Plan and the Metro Code; and Declaring an Emergency”**

Mr. John Williams summarized the contents of the proposed legislation that addresses Metro’s statutory growth management obligations and includes updates to the Regional Framework Plan, the Urban Growth Management Functional Plan, and the 2040 Growth Concept map, known as the “Capacity Ordinance”. He also outlined MPAC and MTAC discussion on each item where appropriate, including recommendations the committees made to the Metro Council.

Committee discussion included:

- That Chehalem Mountain and Graham Oaks were omitted from the updated 2040 Growth Concept map;
- That the SW mobility corridor should be included on the updated 2040 map;
- Why the updated 2040 map left out the distinction between inner and outer neighborhoods, and whether that distinction should be kept on the map;
- That the description of MPAC’s discussion for these policy items is not substantial enough and that the nuances of the discussion should be passed on to the Metro Council;
- Clarification of the proposed changes to Title 4, in which MPAC recommended stronger protection of regionally significant industrial land;
- Whether proposed revisions to Title 8 would streamline compliance procedures as intended;
- The committee also discussed Commissioner Fritz’s proposed amendment to the Regional Framework Plan, that the first of the 6 desired outcomes for the region read: “People live and work in vibrant communities where they can choose to walk *or roll* for pleasure and to meet their everyday needs.” Commissioner Fritz was dissatisfied with the Council’s proposal to place an asterisk explaining that *walk* is meant to be inclusive, and reaffirmed her recommendation that the language be refined to show the intent that the community be accessible to all regardless of means of transport. Councilor Liberty suggested alternative language and agreed to work with staff to revise the phrasing to address Commissioner Fritz’s comments.

MOTION: Commissioner Amanda Fritz moved, and Mr. Steve Clark seconded, to recommend the changes to Ordinance 10-1244, “For the Purpose of Making the Greatest Place and Providing Capacity for Housing and Employment to the year 2035; Amending the Regional Framework Plan and the Metro Code; and Declaring an Emergency”, to the Metro Council.

FRIENDLY AMENDMENT: Mayor Tim Knapp asked to amend the motion by adding language stating that detailed discussion of MPAC on each item be presented to Council along with results of motion.

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

## **7. MPAC MEMBER COMMUNICATIONS**

There were none.

**8. ADJOURN**

Chair Mike Weatherby adjourned the meeting at 7:03 p.m.

Respectfully submitted,



Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR NOVEMBER 17, 2010:**

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

| <b>ITEM</b> | <b>DOCUMENT TYPE</b> | <b>DOC DATE</b> | <b>DOCUMENT DESCRIPTION</b>  | <b>DOCUMENT No.</b> |
|-------------|----------------------|-----------------|--|---------------------|
|             | Handout              | 11/17/2010      | 2011 MPAC meeting schedule   | 111710m-01          |
| <b>4</b>    | Handout              | 11/10/2010      | November 10, 2010 MPAC Minutes   | 111710m-02          |
| <b>6.2</b>  | Handout              | n/a             | Affordable Housing and Homelessness Services-Regional Analysis   | 111710m-03          |
| <b>6.3</b>  | Handout              | 11/10/2010      | To: MPAC<br>From: Homebuilders Association<br>Re: Proposed Title XI changes on housing planning                | 111710m-04          |
| <b>6.3</b>  | Handout              | 11/16/2010      | To: MPAC<br>From: Commissioner Amanda Fritz<br>Re: Metro Regional Framework Plan Policies, Proposed Amendments | 111710m-05          |