



METRO POLICY ADVISORY COMMITTEE

July 13, 2011

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Pat Campbell
Jody Carson
Steve Clark
Nathalie Darcy
Jennifer Donnelly
Andy Duyck
Kathryn Harrington
Jack Hoffman
Carl Hosticka
Keith Mays
Marilyn McWilliams
Doug Neeley
Barbara Roberts
Loretta Smith, 2nd Vice Chair
Wilda Parks
Norm Thomas
William Wild
Jerry Willey, Vice Chair

ALTERNATES PRESENT

Marc San Soucie

MEMBERS EXCUSED

Sam Adams
Ken Allen
Matt Berkow
Shane Bemis
Charlotte Lehan, Chair
Michael Demagalski
Denny Doyle
Amanda Fritz
Annette Mattson
Steve Stuart

AFFILIATION

City of Vancouver
City of West Linn, representing Clackamas County Other Cities
TriMet Board of Directors
Washington County Citizen
Oregon Department of Land Conservation and Development
Washington County Commission
Metro Council
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
City of Sherwood, representing Washington Co. Other Cities
Tualatin Valley Water District, representing Wash. Co. Special Districts
City of Oregon City, representing Clackamas Co. 2nd Largest City
Metro Council
Multnomah County Commission
Clackamas County Citizen
City of Troutdale, representing Multnomah Co. Other Cities
Oak Lodge Sanitation Dist., representing Clackamas Co. Special Districts
City of Hillsboro, representing Washington County Largest City

AFFILIATION

City of Beaverton, representing Washington Co. 2nd Largest City

AFFILIATION

City of Portland
Port of Portland
Multnomah County Citizen
City of Gresham, representing Multnomah Co. 2nd Largest City
Clackamas County Commission
City of North Plains, representing Washington Co. outside UGB
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
Governing Body of School Districts
Clark County, Washington Commission

STAFF: Jessica Atwater, Andy Cotugno, Dick Benner, Mary Hull-Caballero, Kelsey Newell, Tim O'Brien, Sherry Oeser, Ken Ray, Randy Tucker, Nikolai Ursin, John Williams, Ina Zucker

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Jerry Willey declared a quorum and called the meeting to order at 5:05 p.m.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Audience and committee members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. COUNCIL UPDATE

Councilor Carl Hosticka updated the committee on the following Metro items:

- Metro recruitment for a new Chief Operating Officer closed on June 30. The Council anticipates to have selected a new COO by September 2011.
- Metro recently received a grant for active transportation planning from ODOT for \$280,000. The plan is expected to be developed by 2013 then folded into the Regional Transportation Plan.

Mr. Randy Tucker of Metro to recapped the Oregon Legislature's last session:

- House Bill 3225 (passed – reverses an LCDC rule; authorizes exceptions for building transportation facilities in urban reserves)
- House Bill 2339, 2871 (failed – limits on reserves process)
- House Bill 3438 (failed –elimination of Metro's planning authority)
- Senate Bill 766 (passed –industrial land protection and permit streamlining for key projects)
- Senate Bill 48 (passed – eliminates Metro's authority over boundary changes of service districts unrelated to Metro's core mission)

Committee discussion included the possibility for MPAC to hear briefings on relevant legislation before the end of session, and the implications of House Bill 3225.

The committee also showed support for taking a tour of the Lent's town center district in lieu of the next MPAC meeting. The committee continued to discuss the prospect of 'Get Centered' tours in the region or possibly to Vancouver, BC, Canada.

5. CONSENT AGENDA

- Consideration of the June 8, 2011 MPAC Minutes.
- MTAC member nomination.

MOTION: Councilor Jody Carson moved, and Ms. Wilda Park seconded, to approve the consent agenda.

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

6.0 INFORMATION / DISCUSSION ITEMS

6.1 COO Recommendation for 2011 Growth Management Decision

Mr. John Williams and Mr. Tim O'Brien of Metro presented the findings of the COO Recommendation for the 2011 Growth Management Decision report. They emphasized that this presentation is purely informational, and that no recommendation needs to be made until September, prior to the Council's vote on UGB expansion in October. These decisions also hinge on a favorable decision from the LCDC regarding the regional plan for rural reserves to be made in August. Mr. Williams and Mr. O'Brien also noted that they will be traveling with this presentation within the region, and using Opt-In, to reach out to the public for opinions on potential expansion areas.

Committee members discussed problems with previous UGB expansion areas not being developed, governance in terms of infrastructure, services, and funding, and TriMet's struggle to meet transit demand in current service areas. It was also raised that there is a need to discuss the yield of each potential expansion area. Concerns for the rigor of the selection process were raised and clarified. Concerns regarding accurate assessment of the current housing market and available dwellings were also raised and addressed.

Mr. Tim O'Brien presented the COO Recommendation Report. The areas considered represent where UGB expansion is most appropriate, the four top considerations are:

- South Hillsboro
- South Cooper Mountain
- Roy Rogers West
- Cornelius South

Potential additional areas:

- Sherwood West
- Advance (Wilsonville)
- Maple Lane (Oregon City)

Mr. O'Brien discussed the key comparison factors of each area, the amount of planning already completed for each area, and the most significant pros and cons of developing each area. The total acreage of the top four areas considered is about 2,000.

Committee discussion in specific regard to Mr. O'Brien's presentation included:

South Cooper Mountain:

- The potential expansion for residential development in this area would do well to augment the development and investment that has already gone into Murray Scholl's town center area.
- TriMet is operating under constraints and that higher density development may be necessary to make service feasible. It was noted that TriMet provided information in the report regarding service and potential future service.

Roy Rogers West:

- There is not dense city surrounding this area, and concern was raised of starting development non-contiguous with current cities. It was clarified that UGB expansion parcel #64 is in the works to be annexed to Tigard very soon; 64 must be added before 63 can be considered for annexation.
- Neighborhood-scale commercial development is part of the concept plan for this area.

Maple Lane (Oregon City)

- Oregon City submitted a letter last year requesting that this area not be expanded into as they already have much to plan in other areas.

General committee discussion included:

- MPAC members should make an effort to acquaint themselves with these areas via web or in-person tour to provide more context for their recommendation.
- The issue of governance in terms of providing infrastructure, services, and funding sources for expansion areas. Specific concerns were raised in regards to the City of Beaverton's funding. It was established that there is support from land owner-developers in Beaverton.
- Mr. O'Brien also discussed a potential industrial site in North Hillsboro that was endorsed by Mr. Cooper and MPAC last year.
- There was discussion as to what process MPAC would prefer to use to come to a recommendation for the Metro Council. The comment was made that it would be helpful to hear what areas the COO did not recommend and why to inform the committee's decision. It was established that asking for short reports from the governments that will serve the areas in consideration for UGB expansion would be helpful. It was requested that the coordinating committee discuss this.
- MTAC would like to receive some more specific requests for direction from MPAC.

Mayor Keith Mays stated that Forest Grove and Tualatin would like to know how they may be reconsidered for UGB expansion. It was discussed that whichever mechanism MPAC uses to consider potential areas could be open to all.

7. **MPAC MEMBER COMMUNICATION**

There were no member communications.

8. **ADJOURN**

Vice Chair Jerry Willey adjourned the meeting at 7:04 p.m.

Respectfully submitted,



Jessica Atwater
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR 07/13/11:

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

| ITEM | DOCUMENT TYPE | Doc DATE | DOCUMENT DESCRIPTION | DOCUMENT No. |
|-------------|----------------------|-----------------|--|---------------------|
| 6.1 | CD | 07/13/11 | CD: COO Recommendation for Potential UGB Expansion Areas | 071311m-01 |
| 6.1 | Map | 07/13/11 | COO Recommendation UGB Expansion Options | 071311m-02 |
| 6.1 | Report | 07/13/11 | Preliminary Analysis of Potential UGB Expansion Areas | 071311m-03 |
| 6.1 | Citizen Email | 07/13/11 | To: MPAC From: Christina Kosinski Re: Potential UGB Expansion in Oregon City | 071311m-04 |