



METRO POLICY ADVISORY COMMITTEE

September 14, 2011

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Jody Carson
Pat Campbell
Nathalie Darcy
Dennis Doyle
Andy Duyck
Amanda Fritz
Carl Hosticka
Charlotte Lehan, Chair
Annette Mattson
Keith Mays
Doug Neeley
Wilda Parks
Barbara Roberts
Loretta Smith, 2nd Vice Chair
Norm Thomas
Richard Whitman
William Wild
Jerry Willey, Vice Chair

AFFILIATION

City of West Linn, representing Clackamas Co. Other Cities
City of Vancouver
Washington County Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
Washington County Commission
City of Portland Council
Metro Council
Clackamas County Commission
Governing Body of School Districts
City of Sherwood, representing Washington Co. Other Cities
City of Oregon City, representing Clackamas Co. 2nd Largest City
Clackamas County Citizen
Metro Council
Multnomah County Commission
Other cities in Multnomah County
Oregon Department of Land Conservation & Development
Clackamas County Special Districts
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Sam Adams
Shane Bemis
Steve Clark
Michael Demagalski
Kathryn Harrington
Jack Hoffman
Marilyn McWilliams
Steve Stuart
Mike Weatherby
Jennifer Donnelly

AFFILIATION

City of Portland Council
City of Gresham, representing Multnomah Co. 2nd Largest City
TriMet Board of Directors
City of North Plains, representing Washington Co. outside UGB
Metro Council
City of Lake Oswego, representing Clackamas Co. Largest City
Washington County Special Districts
Clark County, Washington Commission
City of Fairview, representing Multnomah County Other Cities
Oregon Dept. of Land Conservation & Development

ALTERNATES PRESENT

Matt Berkow
Karylenn Echols
Donna Jordan

AFFILIATION

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

STAFF:

Jessica Atwater, Dick Benner, Councilor Shirley Craddick, Nick Christensen, Christina Deffebach, Alison Kean-Campbell, Kelsey Newell, Tim O'Brien, Ken Ray, John Williams

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Lehan declared a quorum at approximately 7:02pm

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Members, staff, and audience introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSIDERATION OF THE MPAC MINUTES FOR AUGUST 10, 2011

Mayor Keith Mays was concerned that the motion to approve the City of Forest Grove's request for 115 acres of industrial land did not pass at the August 10 meeting. He requested that the committee reconsider the motion.

MOTION: Mayor Mays moved, Mayor Jerry Willey, seconded to adopt the August 10, 2011 MPAC minutes.

ACTION: With all in favor, the motion passed.

5. COUNCIL UPDATE

Councilors updated the group on the following points:

- Ms. Martha Bennett has been confirmed as Metro's new COO; her first day is October 31, 2011.
- Metro has implemented a new parking policy. MPAC members will receive free parking or TriMet pass for each committee meeting. Mayors and county commissioner will receive a year-long parking passes. Metro will no longer validate staff or audience member parking.
- Brief overview of the Construction Excise Tax Report highlighting the fact that the quarter ending on June 30, 2011 was the lowest collection rate yet, which impacts the whole region.
- Metro Council authorized President Hughes to sign the Columbia River Crossing Final Environmental Impact Statement (FEIS). Metro's work on the project is still focused on ensuring light rail, biking, and public transit play a role in easing congestion and reducing green house gas emissions; which is why the FEIS decision was delayed to work on a community enhancement fund to assist impacted communities. Once the FEIS is signed, the project is turned over to the federal government, at which time there will be a 30-day public comment period.

- The Oregon Land Conservation and Development Commission acknowledged urban and rural reserves package for Washington County on August 19, 2011. Combined with its prior approval of the Clackamas and Multnomah County packages, Metro can now consider urban reserves throughout the region in the upcoming growth management decision.

6. ACTION ITEMS

6.1 Resolution No. 11-4290, For the Purpose of Endorsing a Consortium Grant Application to the U.S. Department of Housing and Urban Development for a Sustainable Communities Regional Planning Grant

Councilor Barbara Roberts and Metro staff provided background on the resolution, highlighting that this year's improved grant proposal includes opportunity mapping focused on East Portland in the Rockwood, Aloha, and McLoughlin Boulevard corridor areas. The proposal this year also places greater importance on affordable housing and equity in efforts to increase economic activity in disadvantaged areas. The HUD grant will help to address the changing distribution of the population. Metro is working closely with the consortium and communities, increasing the region's community building capacity. The grant will be submitted on October 6, 2011. Metro requested MPAC to support this resolution to submit the HUD application and supporting the signatories to the memorandum of understanding.

Mayor Andy Duyck was concerned that the private sector, specifically the Home Builders Association and Portland Metro Area Realtors, as well as community members of the potentially affected areas, were not included in the consortium. Additionally, Ms. Annette Matson expressed concern that the school districts were not included and requested that districts be included during the small group discussions. Some members also expressed concern regarding capacity to administer grant projects should Metro receive the grant. Staff indicated they would continue to work on those areas in the development of the grant application.

MOTION: Mayor Denny Doyle moved, Councilor Jody Carson seconded, to recommend to the Metro Council approval of Resolution No. 11-4290 and that if the region is successful in receiving a grant, that the Council considers including private sector, school districts, and community members in future discussions.

ACTION: The motion passed.

7. INFORMATION/DISCUSSION ITEMS

7.12011 Growth Management Decision – Residential and Industrial

Mr. John Williams of Metro stated that MPAC's motion on August 10 to recommend approval of the City of Forest Grove's request for 115 acres of industrial did not pass. According to Robert's Rules, an abstaining vote functions as a "no" vote in counting towards a majority of "yes" votes. MPAC agreed to reconsider the motion later in the meeting.

MPAC was asked to provide a recommendation to the Metro Council on which urban growth boundary expansion areas, both industrial and residential, should be noticed. The Council will then consider MPAC's recommendation and decide which areas to notice at their Sept. 20 work session. This deadline will ensure staff has sufficient time to meet notice requirements outlined in the Metro Charter and Measure 2629.

MPAC is scheduled to make final recommendation to the Council at their Sept. 28 meeting. First read and public hearing of the Ordinance is scheduled for Oct. 6, with final read, public hearing and Council consideration and vote on Oct. 20.

Mr. Williams briefly overviewed the COO's recommendation, highlighting that Ordinance No. 11-1264 recommends additional lands be included in the UGB in North Hillsboro, South Hillsboro and South Cooper Mountain for industrial expansion. Total acreage of the proposed areas is equivalent to the low end of the middle third of the targeted range.

The residential range was narrowed by the Council in the 2010 Capacity Ordinance and is not to exceed the high end of the middle third. This is up to 26,000 additional residential units.

INDUSTRIAL:

City of Tualatin

Mayor Lou Ogden provided a brief presentation on the City's request for 117 acres for industrial land in the south and west areas of Tualatin to be considered for recommendation to the Metro Council as an additional UGB expansion area. He highlighted: (1) the lot's adjacency to other developed areas, (2) the potential for the 124th road extension, (3) the majority of the land under single ownership, and (4) a completed concept plan as reasoning. (Letter included as part of the meeting record.)

Discussion: The committee discussed more in-depth why the area was not previously added.

City of Forest Grove

Mayor Keith Mays of Sherwood asked Mr. Michael Sykes of Forest Grove to briefly present the City's request for a 115-acre parcel of large-lot industrial land in north of Forest Grove. Mr. Sykes highlighted (1) the importance of equitable distribution, (2) importance providing a balance in jobs and housing, (3) the acreage is under a single ownership, and (4) the City's established infrastructure (e.g. water and electric power utilities) as reasoning. (Letter included as part of the meeting record.)

Discussion: Members inquired as to what laws are in place to protect industrial properties, and if it can be re-zoned. Currently, Forest Grove only allows for industrial activities on industrial sites—commercial activity is permitted only if it serves the industrial area. Forest Grove's zoning has been in place for 40 years; though representatives acknowledged the conflict of protecting industrial lands and rezoning for development. There is a parcel within this area that has light rail rezoning possibilities.

Combining the Tualatin and Forest Grove large-lot industrial areas with the recommended area in North Hillsboro the total acreage is still within range at 565 acres. Members agreed to consider the proposed Forest Grove and Tualatin UGB industrial expansion areas separately. The committee also agreed to consider residential and industrial separately.

MOTION #1: Commissioner Loretta Smith moved, and Chair Charlotte Lehan seconded, to reconsider the City of Forest Grove's request for 115 acres.

ACTION TAKE ON MOTION #1: With 11 in favor (Doyle, Duyck, Lehan, Mattson, Mays, Neeley, Park, Smith, Thomas, Wild, Willey), 5 opposed (Carson, Darcy, Fritz, Echols, Jordan), and 1 abstention (Berkow) the motion passes.

MOTION #2: Mayor Mays moved, Mayor Denny Doyle seconded, to recommend to the Metro Council to include the City of Forest Grove's request for 115 acres of industrial land in the UGB.

ACTION TAKEN ON MOTION #2: With 10 in favor (Doyle, Duyck, Lehan, Mays, Mattson, Neeley, Parks, Thomas, Wild, Willey), 6 opposed (Carson, Fritz, Darcy, Echols, Smith) and 1 abstention (Berkow) the motion passes.

MOTION #3: Mayor Mays moved, Mayor Doyle seconded, to recommend to the Metro Council to include the City of Tualatin's request for 117 acres for industrial land in the UGB.

ACTION TAKEN #3: With 10 in favor (Doyle, Duyck, Fritz, Jordan, Lehan, Mattson, Mays, Thomas, Wild, Willey), 6 opposed (Berkow, Carson, Echols, Neeley, Parks, Smith), and 1 abstention (Darcy), the motion passes.

UGB RESIDENTIAL ADDITIONS

The COO recommends 1,063 acres in S. Hillsboro and 543 acres in S. Cooper Mountain for UGB expansion of residential areas. The cities of Sherwood, Tigard, Wilsonville, and Cornelius propose to add to that acreage in specific areas within their respective jurisdictions.

Sherwood- Area 5B (276 acres)

Mayor Keith Mays of Sherwood briefly presented the City's request for a 276 acre portion of the area 5B in the COO's recommendation be brought into the UGB. Mayor Mays highlighted that this area allows Sherwood (1) to create a complete community, (2) to improve the transportation issues at the intersection of the Sunset Highway and Highway 99, and (3) to increase service provisions and walkability (4) for development to begin within 10-15 as Sherwood's industrial area progresses as reasoning. Of the 276 acres only 180 acres are developable after accounting for exception lands, schools, roads, and services. Minimum density is 12 units per acre for a total of 2,176 dwelling units, though more could be done. (Letter included as part of the meeting record.)

Discussion: Prior to the reserves process, when soil type dictated expansion areas, Sherwood was often selected for expansion. However, the City states it could not accommodate the population rise from rapid growth that began in the 90s without expansion of the UGB. With the reserves process in place Sherwood feels comfortable with this amount of expansion. Mayor Mays related that the City of Sherwood will run out of residential land within the next 10 years, even with this current expansion; Sherwood aspires to have more people living and working in Sherwood in the next 10 years.

Mayor Mays clarified for the group that the intersection of 99W and Elwert Road is a hazard, and this expansion would allow for it to be improved. The city has already purchased a portion of this land near the hazardous intersection, and there is no known opposition in the area. The citizens of Sherwood currently have four general ways to leave Sherwood; the City plans to use SDCs to pay for the realignment of 124th Avenue. Voter annexation is required in the City of Sherwood.

Some members expressed that they favored remaining within the COO's recommended density of 15 units per acre. The City of Sherwood responded that it could be possible depending on zoning; the City also shared with the group that it would rely on Service District Taxes (SDCs) to pay for new infrastructure, and they have also made a significant investment in a new water reservoir. Members also inquired if the proposed density would allow for rapid transit in the area. Sherwood's goal is to attract rapid transit and develop walkable communities. The group asked why the City of Sherwood could not wait until the next round of UGB expansion, to which Mayor Mays responded that the uncertainty of UGB expansion in the future led the City to try for expansion now.

City of Tigard—Area 6C (Roy Rogers West; 256 acres)

Mayor Craig Dirksen of the City of Tigard briefly presented the City's request for area 6C in the COO's recommendation be brought into the UGB. Mayor Dirksen highlighted several points about this area: (1) allows Tigard to join adjoining UGB expansion areas 63 and 64, (2) that area 64 has already been annexed, 63 is underway, (3) the City has completed concept planning, (4) has already begun community planning for the area, (5) Tigard would be the service provider for area 6C, (6) transportation development would be paid for through SDCs, fees, or developers, (7) roads already exist to area 6C as reasoning. Zoning density would vary by parcel, but would average 15 units per acre over the 250 acres. The three areas total over 700 acres. . (Letter included as part of the meeting record.)

Discussion: Members clarified that this area would be both residential and neighborhood commercial development, which would be served by both King City and Murray-Scholls town centers.

City of Wilsonville—Area 4H (Advance; 316 acres)

Mayor Tim Knapp of the City of Wilsonville briefly presented the City's request for area 6C in the COO's recommendation to be brought into the UGB. Mayor Knapp highlighted that this area allows Wilsonville (1) to equalize the imbalance of jobs and housing, which will ease current congestion (2) to develop a complete community, (3) to accommodate faster-than-projected growth, and (4) the Wilsonville City Council has already passed a resolution supporting the addition, as reasoning. The City of Wilsonville is under requirement to complete the Frog Pond area (brought into the UGB in 2002) by 2015, which is a joint process with area 4H, so 4H must be included by 2015. The net units per acre would be 12, resulting in approximately 2,133-2,900 additional dwelling units. Voter annexation is not required in Wilsonville. (Packet included as part of the meeting record.)

Discussion: Ms. Wilda Parks shared that the Clackamas County Business Alliance supports the addition of this area because it is ready for development. Industry in the South corridor

of this area is dependent on I-5, and a critical planning piece is that the City reserves space in corridors for commerce as there is less and less funding for major highway construction.

City of Cornelius—Area 7D and Mixed Use Area (266 Acres)

City of Cornelius Council President Jeff Dalin and Mr. Richard Meyer briefly presented the City’s request for area 7D in the COO’s recommendation and an adjacent mixed use area to be brought into the UGB. The presenters highlighted several facts about Cornelius: (1) is the region’s only majority minority community, (2) is highly impoverished, (3) Baseline is one of the region’s most heavily travelled corridors, (4) the city limit is currently on the UGB, (5) the proposed area is already concept planned, (6) the Hillsboro school district owns a 40 acre parcel within this area and intends to build a new high school within 3-5 years, (7) development of parks would become possible, and (8) property owners and stakeholders are willing to develop and the City can act quickly to begin development, as reasoning. The proposed area is already concept planned, and should produce 1,900 housing units. All housing and planning is up to date with current codes and 2040 Growth Concept densities. Mr. Dalin and Mr. Meyer stated that there is no opposition in any of the 266 acres. (Letter included as part of the meeting record.)

Discussion: The group discussed if the City of Cornelius could make do with fewer acres, to which the presenters responded the City would, but would rather have more acres. The presenters recommended that MPAC recommend all of these areas for notification, which puts the total housing units in the middle third, instead of the lower third. They related that there is no tract development left in Cornelius, and building a new high school is a critical need as it will center the community.

Group Discussion of the Areas to Be Notified

The group discussed that MPAC could recommend to Council that all areas be notified, which would be an addition of nearly 3,000 acres. Citizens will receive notice on October 1, 2011. After MPAC’s recommendation of UGB residential expansion areas, there will not be a chance for feedback from noticed populations to MPAC. The intent of the notice is to alert property owners to potential changes in their area and provide notice of the Council hearings. Cities whose areas will be noticed asked to view a draft notice if time allowed. There will be approximately 17,000 notices based on COO recommendation, these additional areas would increase that number to be about 20,000, for 37,000 total.

Some members stated that they supported notifying all areas due to the group’s lack of time to discuss each area in more depth, though some members stated that the total acreage of all areas being proposed as UGB expansions is too great. Members also discussed that the East side of the region may be disadvantaged in these proposals. The group noted that if the region rushes into UGB expansion now that could decrease UGB expansion need in the next round. This could crowd out the East side again. The group agreed they have a duty not to make the region lopsided, though there is demonstrated need in the proposals made at the meeting. Mr. Matt Berkow and Metro staff expressed that there are consequences to over-noticing, namely staff time, Metro funds, and the time and energy of the residents of the noticed areas.

MOTION #5: Mayor Keith Mays moved and Councilor Norm Thomas seconded to recommend to the Metro Council that all areas considered, including the four additional areas (5B, 6C, 4H, 7D) recommended by MPAC, be notified of UGB expansion.

ACTION TAKEN ON MOTION #5: With 15 in favor (Carson, Darcy, Echols, Doyle, Duyck, Jordan, Lehan, Mattson, Mays, Neeley, Parks, Smith, Thomas, Wild, Willey) and 1 opposed (Berkow) the motion passed.

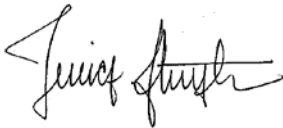
7. MPAC MEMBER COMMUNICATIONS

There were none.

Chair Lehan adjourned the meeting at 7:12pm.

8. ADJOURN

Respectfully submitted,



Jessica Atwater
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR [9/14/11]:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
6.1	Packet	9/14/11	HUD Consortium Members Updated	091411m- 01
7.1	Packet	9/14/11	Advance UGB Area Presentation Booklet for MPAC 09_2011	091411m -02
7.1	Letter	9/14/11	Letter: Clackamas Co Business Alliance supporting Advance	091411m-03
7.1	Letter	9/14/11	Letter: City of Cornelius	091411m-04
7.1	Letter	9/14/11	Letter: City of Forest Grove	091411m-05
7.1	Letter	9/14/11	Letter: City of Sherwood UGB Recommendation	091411m -06
7.1	Resolution	9/14/11	City of Sherwood Resolution	091411m -07
7.1	Letter	9/14/11	Letter: City of Tigard	091411m -08
7.1	Letter	9/14/11	Letter: City of Wilsonville support for Tualatin UGB expansion area 5F	091411m -09
7.1	Information Item	9/14/11	Metro Green Scene Fall 2011	091411m -10