



METRO POLICY ADVISORY COMMITTEE

**September 28, 2011**

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Sam Adams  
Matt Berkow  
Jody Carson  
Pat Campbell  
Steve Clark  
Nathalie Darcy  
Dennis Doyle  
Andy Duyck  
Amanda Fritz  
Kathryn Harrington  
Jack Hoffman  
Carl Hosticka  
Charlotte Lehan, Chair  
Annette Mattson  
Marilyn McWilliams  
Doug Neeley  
Wilda Parks  
Barbara Roberts  
Loretta Smith, 2<sup>nd</sup> Vice Chair  
Steve Stuart  
William Wild  
Jerry Willey, Vice Chair

MEMBERS EXCUSED

Shane Bemis  
Michael Demagalski  
Jennifer Donnelly  
Keith Mays  
Norm Thomas

ALTERNATES PRESENT

Peter Truax  
Stanley Dirks

AFFILIATION

City of Portland Council  
Multnomah County Citizen  
City of West Linn, representing Clackamas Co. Other Cities  
City of Vancouver  
TriMet Board of Directors  
Washington County Citizen  
City of Beaverton, representing Washington Co. 2<sup>nd</sup> Largest City  
Washington County Commission  
City of Portland Council  
Metro Council  
City of Lake Oswego, representing Clackamas Co. Largest City  
Metro Council  
Clackamas County Commission  
Governing Body of School Districts  
Washington County Special Districts  
City of Oregon City, representing Clackamas Co. 2<sup>nd</sup> Largest City  
Clackamas County Citizen  
Metro Council  
Multnomah County Commission  
Clark County, Washington Commission  
Clackamas County Special Districts  
City of Hillsboro, representing Washington County Largest City

AFFILIATION

City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
City of North Plains, representing Washington Co. outside UGB  
Oregon Dept. of Land Conservation & Development  
City of Sherwood, representing Washington Co. Other Cities  
City of Troutdale, representing other cities in Multnomah Co.

AFFILIATION

City of Forest Grove, representing Washington Co. Other Cities  
City of Wood Village, representing other cities in Multnomah Co.

STAFF:

Jessica Atwater, Dick Benner, Andy Cotugno, Councilor Carlotta Collette, Tim O'Brien, Ken Ray, Nikolai Ursin, John Williams, Ina Zucker.

**1. CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Lehan declared a quorum and called the meeting to order at 5:04 pm.

**2. SELF INTRODUCTIONS AND COMMUNICATIONS**

All attendees introduced themselves.

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

Ms. Mary Vogel of the New Urbanism Congress Cascadia Chapter addressed MPAC on the importance of urban planning that incorporates environmental health and reduction of greenhouse gas emissions. She applauded Metro and MPAC for their work on the Climate Smart Scenarios Community planning program, but expressed concern that MPAC's move to vote in favor of expanding the UGB is contradictory to these goals. She cited various articles and sources that emphasize efficient land use, particularly avoiding development on the urban fringe, as critical to environmental health and the reduction of greenhouse gases. Ms. Vogel continued to highlight that expansion should occur in conjunction with policies that promote walkable communities.

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

MOTION: Mayor Dennis Doyle moved, Mayor Peter Truax seconded to adopt the September 14, 2011 MPAC minutes.

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

**5. COUNCIL UPDATE**

Councilor Harrington updated the group on the following points:

- Thanked the group for sitting in alphabetical order to expedite voting.
- Explained the circumstances of Metro staffer, Mark Bosworth's, disappearance, and urged the group to distribute missing person's flyers and support efforts to find Mark.
- Metropolitan Transportation Improvement Plan Regional Flexible Funds allocation process (MTIP RFF) has progressed. Cities and counties have nominated 11 projects for the Council and JPACT to approve. These projects are currently in a public comment period, ending October 13<sup>th</sup>. **NOTE:** Councilor Harrington stated that there would be a joint public hearing on MTIP RFF on October 13<sup>th</sup>; however this event is no longer scheduled to occur.
- Urged the group to view the Southeast youths' photography exhibit on community health and meet the students after the meeting.

Mayor Adams inquired about the Service Employees International Union flyer, to which Councilor Hosticka answered the flyer is about SEIU contact issues. Additional updates include the SEIU contract with Metro.

## 6. ACTION ITEMS

### **6.1 Ordinance No. 11-1264, For the Purpose of Expanding the Urban Growth Boundary to Provide Capacity for Housing and Employment to the Year 2030 and Amending the Metro Code to Conform.**

Councilor Hosticka discussed the proposed growth management ordinance. First read and public hearing of the ordinance will take place at the Metro Council meeting on Thursday, 10/6/11 at the Beaverton library. Councilor consideration and vote on councilor-proposed amendments is scheduled for the Metro Council meeting on Thursday, October 13, 2011. Second read, public hearing, council consideration, and vote on the ordinance will take place at the Metro Council meeting on Thursday, October 20, 2011. Notices to property owners within the urban growth boundary expansion areas will be mailed on September 29<sup>th</sup>, 2011. As MPAC had already made a recommendation on industrial property, which the Metro Council has noted, this meeting considered residential properties to come within the expanded UGB. Councilor Hosticka emphasized that the adopted range is the lower end of the middle third for residential housing. Properties most ready for development and that meet Metro's six desired outcomes (vibrant communities, economic prosperity, safe and reliable transportation, leadership on climate change, clean air and water, and equity) are the properties recommended in the Chief Operating Officer's July 2011 report. South Hillsboro and South Cooper Mountain UGB analysis areas have best met these criterion for residential areas. He related that the Council is not likely to add into the UGB all additional areas previously identified by MPAC for UGB expansion notification. He asked MPAC to consider which point in the range would be preferable to aim for, and if they will recommend any additions or subtractions of residential properties to those included in the Ordinance.

Additionally, Councilor Hosticka clarified that the range is not focused on acres, but on residential units needed to be added to the UGB.

**MOTION #1:** Mayor Sam Adams moved and Commissioner Amanda Fritz seconded to recommend to the Metro Council to target the lower end of the middle third of the forecast range with up to 1600 acres of expansion, and for areas within that expansion to commit to a density of 20 units per acre.

#### *Discussion on Motion #1*

Some members discussed various densities of residential units per acre and their typical development.

Some members expressed support for the motion because it implicitly supports previous work of MPAC, such as centers and corridors, equity, and climate smart communities scenario planning. It was noted that an article recently published in the Oregonian highlighted that the Portland region still has many single-occupancy vehicle trips. While some members felt that denser development may decrease single-occupancy vehicle trips, other members felt that SOV trips may be more related to a need to further develop the mass transit system.

Some members expressed a lack of support for the motion due to a short time line to consider the amendment. Some members felt that while 20 units per acre is a desirable density, it would be impractical to re-plan each area accordingly in time to include the 20 units per acre density within the current expansion period.

Members discussed whether or not the 20 units per acre density would inhibit or stimulate growth. Some members felt that the higher density would inhibit growth as development plans have not been made to accommodate this density, whereas others felt it would stimulate growth by creating more residences within a smaller number of acres. The group clarified that public input and zoning still must be considered in this process. Some members recalled that MPAC had agreed not to recommend to up-zone the region, though that issue may arise again with the Climate Smart Communities Scenarios program. Some members of the group expressed that this density recommendation is a marker to work toward.

ACTION TAKEN ON MOTION #1: With 13 in favor (Adams, Berkow, Carson, Darcy, Dirks, Fritz, Hoffman, Lehan, Mattson, McWilliams, Neeley, Parks, and Wild) and 6 opposed (Doyle, Duyck, Clark, Smith, Truax, and Willey) the motion passed.

MOTION #2: Mr. Steve Clark moved and Ms. Annette Mattson seconded to gauge the level of support for the range as identified in the Ordinance, the lower end of the middle third.

*This motion does not function to overthrow the previous motion, but is to allow members who may have voted against the previous motion due to the 20 units per acre requirement to support the range as identified in the Ordinance.*

ACTION TAKEN ON MOTION #2: With 18 in favor (Adams, Berkow, Carson, Clark, Darcy, Dirks, Doyle, Fritz, Hoffman, Lehan, Mattson, McWilliams, Neeley, Parks, Smith, Truax, Wild, and Willey,) and 1 abstention (Duyck) the motion passed.

MOTION #3: Mayor Doug Neeley moved and Councilor Jody Carson seconded to recommend to the Metro Council to consider the proximity of residential UGB expansion areas to employment areas and industrial lands currently in the UGB or contemplated in Urban Reserves when determining which areas to add.

*Discussion of Motion #3*

Some members discussed the region's low numbers of public transit users. Though adding in active transportation users would make that number higher, the region still relies a lot on cars for transportation. Some members expressed that locating housing near jobs may circumvent the issue of changing attitudes toward driving and public transit while still making a step toward lowering green house gas emissions. Other members, while supportive of this point, were concerned that they did not know if the Metro Council would consider this issue singularly or with other factors. Councilor Harrington clarified that a 'whereas' within the Ordinance dictates that the Council must consider the previously established '6 desired outcomes' when selecting UGB expansion areas.

ACTION TAKEN ON MOTION #3: With 14 in favor (Adams, Berkow, Carson, Clark, Darcy, Hoffman, Lehan, Mattson, McWilliams, Neeley, Parks, Truax, Wild, and Willey) 1 opposed (Fritz), and 4 abstentions (Dirks, Doyle, Duyck, Smith) the motion passed.

**MOTION #4:** Mayor Dennis Doyle moved, Commissioner Amanda Fritz seconded, that the group recommend approval of the Ordinance as amended by MPAC to the Metro Council (including industrial areas).

**ACTION TAKEN ON MOTION #4:** The motion was withdrawn by Mayor Doyle.

*Highlights of the group's general discussion included:*

The group clarified that as opposed to making recommendations on specific UGB residential expansion areas, they made recommendations to Council on the principles by which to consider expansion areas and defer to the Metro Council to select areas for expansion. Some members related that they expected to make recommendations on specific areas, rather than the range and density of the Ordinance.

**7. MPAC MEMBER COMMUNICATIONS**

There were none.

**8. ADJOURN**

Chair Lehan adjourned the meeting at 6:32pm.

Respectfully submitted,



Jessica Atwater  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR 09/28/11:**

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
4.0	Flyer	9/28/11	Flyer: Missing person, Mark Bosworth	092811m-01
5.0	Minutes	9/28/11	Document: 9/14/11 MPAC Minutes	092811m-02
6.1	Letter	9/28/11	Letter: Clackamas Co. support for Wilsonville UGB Area 4H	092811m-03
6.1	Letter	9/28/11	Letter: North Hillsboro 330 Acre Property Owners	092811m-04
6.1	Letter	9/28/11	Letter: City of Tualatin support for Metro UGB Analysis area 4H	092811m-05
6.1	Letter	9/28/11	Letter: City of Portland regarding UGB expansion	092811m-06
6.1	Letter	9/28/11	Citizen Email: Land Owners in Urban Reserve Area 7D	092811m-07
6.1	Press Release	9/28/11	Press Release: Rose Community Development, SE Youths Photo Exhibit	092811m-08

<b>6.1</b>	Packet	9/28/11	City of Sherwood, Sherwood West Preliminary Concept Land Use and Urban Services	092811m-09
<b>6.1</b>	Packet	9/28/11	City of Beaverton: South Cooper Mountain Prospects	092811m-10