



METRO POLICY ADVISORY COMMITTEE

November 28, 2012

Metro Regional Center, Council Chambers

MEMBERS PRESENT

Andy Duyck
Dennis Doyle
Amanda Fritz
Kathryn Harrington
Jack Hoffman
Wilda Parks
Loretta Smith, Vice Chair
Marilyn McWilliams
Doug Neely
Barbara Roberts
Norm Thomas
Bill Turlay
William Wild

AFFILIATION

Washington County Commission
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland Council
Metro Council
City of Lake Oswego, representing Clackamas Co. Largest City
Clackamas County Citizen
Multnomah County Commission
Washington County Special Districts
City of Oregon City, representing Clackamas Co. 2nd Largest City
Metro Council
City of Troutdale, representing other cities in Multnomah Co.
City of Vancouver
Clackamas County Special Districts

MEMBERS EXCUSED

Sam Adams
Shane Bemis
Jody Carson, 2nd Vice Chair
Michael Demagalski
Maxine Fitzpatrick
Carl Hosticka
Charlotte Lehan
Annette Mattson
Keith Mays
Jim Rue
Steve Stuart
Jerry Willey, Chair

AFFILIATION

City of Portland Council
City of Gresham, representing Multnomah Co. 2nd Largest City
City of West Linn, representing Clackamas Co. Other Cities
City of North Plains, representing Washington Co. outside UGB
Multnomah County Citizen
Metro Council
Clackamas County Commission
Governing Body of School Districts
City of Sherwood, representing Washington Co. Other Cities
Oregon Dept. of Land Conservation & Development
Clark County, Washington Commission
City of Hillsboro, representing Washington County Largest City

ALTERNATES PRESENT

Peter Truax

AFFILIATION

City of Forest Grove, representing Washington Co. Other Cities

STAFF:

Andy Cotugno, Alison Kean Campbell, Evan Landman, Kelsey Newell, Ted Reid, John Williams.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Vice Chair Loretta Smith called the meeting to order 5:14. There were insufficient voting members present to declare a quorum.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

All members and attendees introduced themselves.

There were no communications.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. COUNCIL UPDATE

Metro Councilor Barbara Roberts updated the group on two items:

- On November 15, the Metro Council unanimously adopted a Diversity Action Plan to create an inclusive workplace culture and promote broader and more diverse engagement practices to connect more people to Metro's decision-making. The plan outlines two primary goals to public engagement: fully engaging diverse communities in the Metro region, and that Metro's committees reflect the diversity of the region's communities. The plan can be found on Metro's "Get Involved" page at www.oregonmetro.gov/participate.
- The 25th annual ZooLights is underway at the Oregon Zoo through New Year's Eve. ZooLights features more than a millions LED lights in the form of moving sculptures and animal silhouettes. ZooLights gates open at 5:00 p.m. and remain open until 8:00 p.m. Sundays through Thursdays, 8:30 p.m. on Fridays and Saturdays. More information can be found on the Oregon Zoo's website, www.oregonzoo.org.

5. CONSENT AGENDA

There were not sufficient members in attendance to constitute a quorum.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Establish the 2013 Nominating Committee - INFORMATION

Vice Chair Smith requested three MPAC representatives – one from each of the three counties- to serve on the nominating committee for the 2013 MPAC officers. Three members volunteered to serve on the nominating committee:

- Mr. Andy Duyck, representing Washington County
- Mr. Norm Thomas, representing Multnomah County
- Mr. Doug Neeley, representing Clackamas County

6.2 Putting Parcelization into Perspective - INFORMATION/DISCUSSION

Mr. Ted Reid of Metro and Mr. Terry Moore of ECONorthwest presented on the Parcelization Evaluation, conducted by ECONorthwest and Fregonese Associates on behalf of the Metro Council. The study investigated why development is not occurring at commercial sites anticipated in regional and local plans; using case-study analyses and developer feedback, it also assessed the

specific challenges posed by parcelization, and how those obstacles might be overcome. This study did not focus on large industrial sites.

Parcelization is the fragmented ownership of parcels or small tax lots. In some cases, parcelization can be a good thing; it happens with density in neighborhoods and downtowns as land is subdivided. It can be a challenge when it prevents large-format development. Mr. Moore explained that broadly speaking, parcelization is not a great problem in the region, and that there aren't a lot of regional actions that need to be taken immediately. From developer feedback, the study found that market forces are usually more important than public policy, and that policy should focus on fixing more meaningful obstacles like infrastructure and zoning.

Mr. Moore also provided detail on the case-study areas examined in the study. The report looked at places where they expected to find parcelization, so the incidence of parcelization problems is higher in the case-studies than in the region at large. Land availability was a potential development obstacle in all study areas, but other issues were often found to be of equal or greater importance, including market conditions, zoning, lack of infrastructure, and pollution, among others. Parcelization is most important in parcels that are small or oddly-shaped, in a situation where there are multiple owners. Occasionally, this can be a major problem. In centers, parcelization was not usually found to be an important obstacle, but in certain instances it can become a critical problem.

This research also identified different policy actions jurisdictions could take. They examined policies to reduce new and existing parcelization, or mitigate problems caused by parcelization. Public action to reduce new parcelization presents a problem, because it usually accompanies increased density. Reducing or restricting parcelization can have the adverse effect of making densification more difficult.

Land assembly of parcels owned by a single owner is relatively straightforward; the report offers numerous tools for how to resolve the more complicated problems associated with multiple ownership. These tools including land banking of foreclosed properties, a limited liability corporation, or a horizontal development entity. A horizontal development entity issues its members shares in the land based on assessed value or acreage; gains from developing the land are split in proportion to the shared held. An important point is that there are often other public actions that can be taken to offset the costs imposed by parcelization

MPAC members discussed the following topics relating to the parcelization report:

- Members recalled the observation from the presentation that infrastructure is often a more important barrier to development than parcelization, and asked for clarification on which type of infrastructure needs were most prevalent. Mr. Moore explained that the most common infrastructural needs relate to transportation or drainage.
- Members asked whether citing the poor market conditions in the matrix of development obstacles was still appropriate in light of the ongoing economic recovery. The parcelization report's methods looked backwards, using data from the past 5-10 years to analyze why areas were not developing as quickly as intended. While current economic conditions may be improving, during the late 2000s market conditions were inhibiting development.
- Members discussed whether there were regional policies that could be instituted to stop parcelization from becoming a problem. Mr. Moore clarified that in preparing the report, the project team had phrased the question differently: whether addressing parcelization is the most efficient use of resources to reduce obstacles to development. Local jurisdictions now

have information and tools they can use to decide whether they want to deal with parcelization. Regional efforts like the Community Investment Initiative or infrastructure spending can offset parcelization to support development.

- The committee discussed whether the public sector really has a role to play in alleviating problems caused by parcelization, since regulations to limit new parcelization could serve to impinge on property rights. Mr. Moore agreed that it is a private market issue, but described the sort of situation in which a local jurisdiction may want to take action to see redevelopment on a site in a desirable area. Often, the existing development is fully capitalized and provides strong returns to the owner. Redevelopment represents an uncertain return on investment, and the public sector can take action through reducing problems created by obstacles including parcelization, among others, in an effort to limit the owner's risk and encourage redevelopment.
- Metro Councilor Kathryn Harrington expressed her appreciation for the presenters' work on the study. Parcelization and brownfields in centers and corridors were the two areas of concern that emerged from Metro's Making the Greatest Place program. This study was funded to find out the answers to these questions, which can be used moving forward in future urban growth management decisions to decide which actions, if any, should be taken, and at which levels of government.

7. MPAC MEMBER COMMUNICATION

There were none.

8. ADJOURN

Vice Chair Loretta Smith adjourned the meeting at 5:59 PM.

Respectfully submitted,



Evan Landman
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR [DATE]:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.2	Powerpoint	11/28/2012	Parcelization Evaluation: Project Overview and Key Findings	112812m- 01