



METRO POLICY ADVISORY COMMITTEE  
**December 12, 2012**  
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Jody Carson, 2<sup>nd</sup> Vice Chair  
Dennis Doyle  
Andy Duyck  
Bob Grover  
Kathryn Harrington  
Jack Hoffman  
Carl Hosticka  
Tom Imeson  
Charlotte Lehan  
Annette Mattson  
Marilyn McWilliams  
Keith Mays  
Doug Neeley  
Wilda Parks  
Loretta Smith, 1<sup>st</sup> Vice Chair  
Norm Thomas  
Bill Turlay  
William Wild  
Jerry Willey, Chair

AFFILIATION

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

MEMBERS EXCUSED

Sam Adams  
Shane Bemis  
Steve Clark  
Maxine Fitzpatrick  
Amanda Fritz  
Michael Demagalski  
Jim Rue  
Barbara Roberts  
Steve Stuart  
Norm Thomas

AFFILIATION

City of Portland Council  
City of Gresham, representing Multnomah Co. 2<sup>nd</sup> Largest City  
TriMet Board of Directors  
Multnomah County Citizen  
City of Portland Council  
City of North Plains, representing Washington Co. outside UGB  
Oregon Dept. of Land Conservation & Development  
Metro Council  
Clark County, Washington Commission  
City of Troutdale, representing Multnomah Co. Other Cities

ALTERNATES PRESENT

Peter Truax

AFFILIATION

City of Forest Grove, representing Washington Co. Other Cities

STAFF:

Evan Landman, John Williams, Nick Christensen, Alison Kean Campbell, Robin McArthur, Ken Ray, Ramona Perrault, Andy Cotugno, Kelsey Newell

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

Chair Jerry Willey called the meeting to order at 5:06 pm and declared a quorum.

**2. SELF INTRODUCTIONS AND COMMUNICATIONS**

All attendees introduced themselves.

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

Members discussed the proposed parks maintenance local option levy the Metro Council is considering placing before voters. They explained that while they personally supported maintaining the region's parks and natural areas, they requested that MPAC consider future Metro actions of regional significance.

Metro Councilor Kathryn Harrington requested a legal perspective on the issue from Metro Attorney Alison Kean Campbell. Ms. Kean Campbell said that Metro is acting in its home rule charter capacity when it considers putting a levy on the ballot in the same way that local jurisdictions are not required to bring their tax measures before MPAC. Metro is only required by charter to seek the input of MPAC at certain times, including on the RFP and amendments. The proposed levy is not one of the areas of land use or related matters that MPAC is required to weigh in upon.

Chair Willey noted that it is better to do things as a team.

**4. COUNCIL UPDATE**

Metro Councilors Kathryn Harrington and Carl Hosticka provided an update of recent council business to MPAC:

- The Metro Council is considering whether to send voters a five-year local option levy to support ongoing maintenance and preservation at Metro's natural areas. Metro's COO appointed an outside advisory panel, which recommended that the Metro Council refer the levy to the voters. Metro also conducted an Opt In survey with over 5000 responses, which found that a majority of likely voters in the three counties expressed support. The Council will consider a resolution to this effect on Tuesday, December 18, that would put before the voters in May 2013 a five-year levy at a rate of 9.6 cents per \$1000 of assessed value.
- On Thursday, December 6<sup>th</sup>, the Metro Council met in a quasi-judicial hearing to consider a request by the City of Lake Oswego to amend the urban growth boundary to bring in 9.8 acres of city-owned land in order to develop an indoor tennis center. The City went through Metro's established process for off-year UGB amendments and sufficiently demonstrated a need to adjust the UGB now to provide additional recreational facilities and take advantage of favorable financing conditions. The Metro Council voted 4-2 to approve the request.
- MPAC members are invited to a farewell gathering to thank Rex Burkholder, Carl Hosticka and Barbara Roberts for their combined 26 years of service on the Metro Council on the night of December 13<sup>th</sup> from 5 to 7:30 p.m. in the Oregon Ballroom Lobby at the Oregon Convention Center
- The Metro Council expresses its appreciation to the MPAC members for whom this is their last meeting, and recognized the public service of Clackamas County Chair Charlotte Lehan, Portland Mayor Sam Adams, Lake Oswego Mayor Jack Hoffman, Lake Oswego City Councilor

Mary Olson, and Sherwood Mayor Keith Mays. The Council also thanked Hillsboro Mayor Jerry Willey for his service as MPAC chair in 2012.

Lake Oswego Mayor Jack Hoffman commented on the UGB amendment process. Mayor Hoffman was surprised at how complicated the process was. From his perspective, the Metro Council and staff take UGB amendments very seriously.

Councilor Hosticka discussed his no vote on the Lake Oswego UGB amendment. He said that it is in the nature of the system to be very cautious about expanding the UGB, because Metro elected officials answer to the region's voters on this issue.

## **5. CONSIDERATION OF THE CONSENT AGENDA**

- **Consideration of the Nov. 28, 2012 Minutes**
- **Consideration of the Nov. 14, 2012 Minutes**
- **MTAC Member Nominations**

MOTION: Mayor Hoffman moved and Mayor Doug Neeley seconded to adopt the November 28, 2012 and November 14, 2012 Minutes, and the MTAC Member Nominations.

ACTION: With all in favor, motion passed.

## **6. ACTION ITEMS**

### **6.1 Approval of the 2013 MPAC Officer Nominations**

MOTION: Washington County Chair Andy Duyck moved and Mayor Doug Neeley seconded to nominate the 2013 MPAC officers:

- Loretta Smith, Chair
- Jody Carson, 1<sup>st</sup> Vice Chair
- Peter Truax, 2<sup>nd</sup> Vice Chair

ACTION: With all in favor, motion passed.

## **7. INFORMATION / DISCUSSION ITEMS**

### **7.1 Hillsboro Energy Flow Map - INFORMATION**

Mr. Peter Brampton of the City of Hillsboro presented on the energy flow map created by the City in cooperation with Climate Solutions. The map shows energy flows in Hillsboro; it displays the energy sources, economic segments that utilize that energy, and the total GHG that result from the different inputs and outputs. This is a tool that can be used to inform some of the actions the City takes in its energy-related work on both the generation and use sides, its work on its community vision plan, and actions that can be taken at reducing GHG.

Mr. Brampton discussed several of the City of Hillsboro's ongoing programs focused on energy efficiency or clean energy:

- Clean Energy Works Oregon, which incentivizes homeowners to make clean energy improvements
- Hillsboro Solar Advantage encourages people to add solar panels to their home
- The City has made efforts to reduce its own energy use, including a new control system for the civic center which enables more efficient management of the building.
- Hillsboro was recently recognized by EPA's Green Power Challenge as the #2 US city for total green power and #4 for percentage of green power used.
- Hillsboro has been named a finalist in the Bloomberg Mayors Challenge for its mobility hub concept, developed in cooperation with Metro, TriMet, PSU and OTREC. The top prize is \$5 million, and the finalists should be announced late this winter or early next spring.

MPAC member discussion included:

- Members asked how the map incorporates energy use attributable to transportation. Mr. Brampton explained that Climate Solutions and Metro provided methodologies based on population and employment to calculate those figures, and that they are not based on petroleum consumption or transit ridership.
- Members commented that energy generated from non-renewable sources is inefficient, and said that it would be important to shift energy production to the more efficient non-renewable sources such as natural gas as cities build their renewable energy capacity.
- Commissioner Loretta Smith asked about how other communities could pursue similar efforts. Mr. Brampton recommended the work and technical capacity of the New Energy Cities team, which conducts workshops in different cities to help them transition toward a cleaner, more efficient energy system.
- Chair Willey remarked that each jurisdiction needs to be focused on how to use its energy and water more efficiently, because though they are abundant today, looking 20-30 years forward there will be some challenges.

## **7.2 Community Investment Initiative: Development Ready Communities – information**

Mr. Joel Schoening of Metro and Mr. John Southgate of the Hillsboro Chamber of Commerce presented on the development-ready communities assessment tool that a team from the Community Investment Initiative (CII) has been developing. CII is a regional effort between the private sector and civic leadership, of which Metro is a member and provides funding. The 30+ members of the CII leadership council identified 4 strategies in June, one of which is addressed here: to investigate what communities could do better to reach their own development aspirations. The assessment tool is meant to provide communities with information on whether their policies and codes are truly supportive of the type of development they want to see happen. The project team has solicited feedback from the private sector development community, and has come up with a framework of factors that affect development including: fees, permit processes, codes, and construction pricing, among others, which impact the development process,

Mr. Southgate explained that they now feel that they have a definitive list of factors, and are ready to work with a pilot city to test the assessment tool. He emphasized that participation was voluntary, and that this is not something Metro or any other organization is mandating cities participate in. The purpose of the pilot is to hone the assessment tool. The CII will settle on a pilot jurisdiction in January, and will compile a report by June. While they have so far only approached a

select group of cities in terms of size, geography and other factors, other interested jurisdictions are invited to share their viewpoint.

MPAC member discussion included:

- Chair Willey noted that there are many communities that can point to successful public-private partnerships as a way of getting big projects accomplished. As a group, regional leaders are looking into how to properly structure and manage public-private partnerships.
- Members questioned the presenters on how the community would be selected for the pilot project. The team is looking for a location for the pilot where the identified obstacles to development are well-represented, as well as a place that has a good representation in both size and place in the region. They are seeking a community with geographic and size diversity, and which includes employment areas, centers, and corridors.
- Mr. William Wild of the Oak Lodge Sanitary District asked whether this tool pertained to urban unincorporated areas as well. Any entity that oversees a development process or issues permits can use this tool but there may be unique challenges in urbanized unincorporated areas.
- Members discussed the importance of creating communities where businesses are able to operate and expand, and the challenges of balancing that aspect with other aspirations that can sometimes limit the development-readiness of cities.

**8. MPAC MEMBER COMMUNICATION**

Vice Chair Smith reminded MPAC that the first meeting of 2013 will take place on January 23<sup>rd</sup>, and will be an opportunity to talk with the new Metro Council members of MPAC.

**9. ADJOURN**

Vice Chair Smith adjourned the meeting at 6:23 PM.

Respectfully submitted,



Evan Landman  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR OCTOBER 10, 2012**

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
7.1	Powerpoint	12/12/2012	Hillsboro Energy Flow Map	121212m-01