

METRO POLICY ADVISORY COMMITTEE MEETING RECORD

May 26, 2004 – 5:00 p.m.

Metro Regional Center, Council Chambers

Committee Members Present: Charles Becker, Dave Fuller, Bernie Giusto, Ed Gronke, Judie Hammerstad, John Hartsock, Tom Hughes, Richard Kidd, Deanna Mueller-Crispin, Lisa Naito, Doug Neeley, Martha Schrader

Alternates Present: Tim Crail, Jack Hoffman, Laura Hudson, Alice Norris, Lane Shetterly

Also Present: Charlie Allcock, PGE; Betty Atteberry, Westside Economic Alliance; Chris Barhzte, City of Tualatin; Hal Bergsma, City of Beaverton; Beverly Bookin, CCA/CREEC; Cindy Catto, AGC; Bob Clay, City of Portland; Gary Clifford, Multnomah County; Danielle Cowan, City of Wilsonville; Kay Durtchi, MTAC; Meg Fernekees, DLCDC; Mary Gibson, Port of Portland; Delna Jones, CFM; Gil Kelley, City of Portland; Stephen Lashbrook, City of Lake Oswego; Charlotte Lehan, City of Wilsonville; Irene Marvich, League of Women Voters; Doug McClain, Clackamas County; Rebecca Ocken, City of Gresham; Laura Oppenheimer, The Oregonian; Pat Ribellia, City of Hillsboro; Michael Robinson, Perkins Coie; Doug Rux, City of Tualatin; Amy Scheckla-Cox, City of Cornelius; Jonathan Schlueter, Westside Economic Alliance; Marty Stiven, Stiven Planning & Development; Thane Tienson, Landye Bennett; Dave Volz, Citizen; David Zigel, TriMet

Metro Elected Officials Present: Liaisons –David Bragdon, Council President also present: Brian Newman, District 2

Metro Staff Present: Kim Bardes, Dan Cooper, Andy Cotugno, Randy Tucker

INTRODUCTIONS

Mayor Charles Becker, MPAC Chair, called the meeting to order at 5:05 p.m. Those present introduced themselves.

1. ANNOUNCEMENTS

Council President David Bragdon thanked Betty Atteberry for her service to Metro and MPAC.

Betty Atteberry introduced Jonathan Schlueter.

Chair Becker introduced Lane Shetterly.

3. CITIZEN COMMUNICATIONS

There were none.

4. CONSENT AGENDA

Meeting Summary for May 12, 2004.

Due to lack of a full quorum (at that time) this was deferred until the next meeting.

5. COUNCIL UPDATE

Council President Bragdon reported on the adoption of the resolution for Goal 5. The Metro Council had accepted most MPAC recommendations as well as MTAC recommendations. The Council decision was closer to MPAC/MTAC than other committee recommendations. He reviewed those amendments that were adopted. He also reviewed the schedule for Council meetings and public hearings for the Industrial Lands decision. Final vote was scheduled for June 24th.

6. ORDINANCE NO. 04-1045

Kim Ellis reviewed the materials that were included in the packet and forms part of the record.

There was no discussion.

7. CHIEF OPERATING OFFICER RECOMMENDATION ORDINANCE 04-1040

Andy Cotugno said that the material was included in the packet. He said that Lydia Neill would review components of Judie Hammerstad's recommendation.

Lydia Neill reviewed the memorandum and maps pertaining to Mayor Judie Hammerstad's proposal. That memo and maps are attached and form part of the record.

Charlotte Lehan asked why Coffee Creek was not on the map.

Lydia Neill said that it was not part of Judie Hammerstad's proposal.

Judie Hammerstad said that it was not specifically named because it was already there and there was no controversy about it.

Brian Newman said that there were four areas that were accidentally left off of that version: Cornelius, Coffee Creek, Damascus West, and Helvetia.

Judie Hammerstad said that she had not intended to eliminate them by leaving them out of the proposal.

Andy Cotugno reviewed the comments from MTAC. He invited anyone from MTAC to explain their comments to the members.

Gil Kelley, MTAC, reviewed their comments.

Andy Cotugno said that it had been asserted that the conversion rate was assuming 44% from industrial land to commercial non-industrial purposes. He said that was not an accurate representation. If they counted the amount of conversion that they estimated would occur, as a percentage of the existing industrial land inside the boundary, then that rate was a 44% calculation. However, they were also taking credit for 14% or 2,800 acres not being converted because they adopted Title 4. Title 4 should be credited for reducing that conversion rate from 44% to 22%. In addition, whatever amount of industrial land that was added to the boundary in total would bring down that conversion rate to 15%. Therefore, that conversion amount had not been over exaggerated. It was really either 22% within the old UGB or 15% within the new UGB.

Judie Hammerstad referred to the Councilor Newman Amendment to Ordinance No. 04-1040, which is attached and forms part of the record. She referred to the revised need number which was about 1,200 acres, and the amendment suggested how they could get to that number. She said that the amendment included the proposal that she had made at the last meeting. She said that the amendment included Tualatin Quarry, Coffee Creek, Evergreen, Beaver Creek, Cornelius, and Helvetia. If the North Borland area and Wilsonville East were left off, however, the proposal satisfied the land need. The amendment also offered an alternative, which would remove Tualatin and add Noyer Creek. She suggested that in order to make a decision they should break it down into pieces. She suggested that they start with the rezone areas first.

Charlotte Lehan said it was inaccurate to call it rezoning. Those acres in Wilsonville were in a holding zone as rural agriculture, and therefore they hadn't been zoned but were designated as industrial. She said that Wilsonville would have no intention of zoning that land until an application came forward. She said that it was accurate, however, that the 127 acres should be counted as it was in the comprehensive plan designations.

Doug Neeley said that Oregon City was in the same situation. They had just adopted a new comprehensive plan in which it was designated as industrial land, it had been annexed, and it wouldn't be used for any other purposes. He said that their intent was to use that land in conjunction with land east of Beaver Creek Road and across from the college campus and high school, as that was where the industrial lands were located.

Martha Schrader said that Lydia Neill had done a good job covering their arguments. She said that from the perspective of the County, they would have to look very hard at the highway 212 area to make sure that there were adequate jobs and housing. It would be a critical area for them if they were to provide sewer and services in an efficient manner. Boring anticipated an interceptor in the Noyer Creek area and without that interceptor the County would face adding three (3) additional pump stations. So that area was essential to their economic well being. She said that they needed to have Noyer Creek included in the expansion.

Doug Neeley said that the big issue before them was that MPAC had a report from Jim Johnson from the Department of Agriculture. It was a technical report compiled by people looking at proposed industrial lands. They grouped it within a group 4 area and would prefer that to be the hard edge between the agricultural and industrial land. There wasn't really much exception land there, and if the reason for dealing with this was to provide an efficient sewer line, then they should find a way to run a sewer line through agricultural land and still keep the designation agricultural.

Martha Schrader said that it would geographically make sense to provide sewer services in the Noyer Creek area.

Chair Becker said that Gresham had looked at spring water, and that portion which was located in Clackamas County – 90 acre site. He said that the City of Gresham would like to have that added in as industrial land because it was right on highway 26, so it had easy access. It was approximately 50 acres that they were looking at. The southern portion was divided by wetlands. He said that they would be able to service that land.

Andy Cotugno said that before MPAC was the request to make a recommendation on the Chief Operating Officer's ordinance to Council. He said that the COO's recommendation included the removal of that

space on US 26. He said he thought Chair Becker was asking MPAC not to remove the northern portion of that site.

Motion:	Judie Hammerstad, Mayor of Lake Oswego, with a second from Doug Neeley, City of Oregon City, moved to recommend to the Metro Council to reduce the demand to 1,200 acres based on including existing industrial land in Wilsonville and Oregon City.
---------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Vote:	The motion passed unanimously.
-------	--------------------------------

Doug Neeley said that agriculture lands also needed to be adjacent to transportation corridors just as industrial lands.

Charlotte Lehan spoke to the desire to have warehousing facilities in the I-5 corridor. In conjunction with the Hammerstad proposal she wanted to remind people that in the 2002 round of industrial lands Tualatin took in another 330 acres, Wilsonville took in 220 acres and all of those acres were not yet in those cities and had not been master planned yet. That was 550 acres in the corridor waiting to be master planned and brought into those cities. With Coffee Creek at a net 97 acres, Quarry at 236 acres, and Wilsonville's found 127 acres, the total came to another 460 acres in the corridor. Those two numbers together were still over 1,000 acres in the I-5 corridor. That was more than all the industrial that Wilsonville currently had in their city.

Motion:	Judie Hammerstad, Mayor of Lake Oswego, with a second from Doug Neeley, City of Oregon City, moved to recommend to the Metro Council to include the areas listed in the Chief Operating Officer's recommendation (Quarry, Coffee Creek, Beavercreek, Cornelius, Helvetia, and Damascus West) plus Evergreen south of Waible Creek as recommended by Councilor Newman.
---------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Brian Newman asked for clarification on the difference between the 91 acres in Cornelius in the COO recommendation and the 78 acres that was proposed by Judie Hammerstad.

Judie Hammerstad said that they were additional.

Andy Cotugno clarified the acres in question.

David Bragdon asked if that was the same as the COO recommendation minus North Borland, minus Wilsonville East, and plus the portion of Evergreen south of Waible Creek?

Judie Hammerstad said that would be correct. She said that she agreed with the issues that MTAC had been wrestling with. She said that the recommendation by the jurisdictions provided the coordination requirement that hadn't existed until now. They had an opportunity to weigh-in on things that they knew local governments would want to serve. She referred to House Bill 2011 and that the state was looking for willing partners rather than just designating land that could be zoned industrial; they actually wanted it to be productive industrial land. She said that they should have looked at Clark County as a viable location for warehousing and distributions centers. She urged an aye vote on including those properties.

Amendment to Motion:	Chair Becker, Mayor of Gresham, proposed an amendment to add the northern portion of Orient adjacent to highway 26 North – total of 50 acres.
----------------------	-----------------------------------------------------------------------------------------------------------------------------------------------

Doug Neeley said that he understood that they had disagreement with the City of Sandy regarding the separation of Sandy and the Metro area. It was a major concern and that was why it was not brought in. He suggested that they dealt with this as a separate motion.

No one seconded the amendment and it died.

Vote:	The motion passed unanimously.
-------	--------------------------------

Motion:	Judie Hammerstad, Mayor of Lake Oswego, with a second from Richard Kidd, Mayor of Forest Grove, moved to exclude North Borland and Frog Pond (Wilsonville East) from the COO resolution.
---------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Vote:	The motion passed unanimously.
-------	--------------------------------

Motion:	Judie Hammerstad, Mayor of Lake Oswego, with a second from Tom Hughes, Mayor of Hillsboro, moved to remove from the COO's recommendation the Tualatin area.
---------	-------------------------------------------------------------------------------------------------------------------------------------------------------------

Chris Barhyte, City of Tualatin, said that Tualatin was facing a horrific traffic issue and that they would like to see the I-5/99 connector for the industrial area. He said that Tualatin worried that if the land were brought in it would be developed before the connector was planned. He said that if they continued to bring land in and change the alignment, shoving it closer to Wilsonville, and if that area developed, there would not be a place for the alignment. He said that they wanted to see the alignment alleviate the traffic on that side of town. He said that the City of Tualatin, and hopefully other cities, could look at going to the state to discuss changing the hierarchy of lands and the soil requirements in state law, so that they did not have to face this particular issue every 3-5 years.

Brian Newman said that he understood that the northern end of Wilsonville, around the prison, was an area that the City of Wilsonville supported bringing in.

Charlotte Lehan said that Tualatin and Wilsonville agreed that this area would eventually come in. Wherever the connector came in, Wilsonville would be south of it and likely industrial, and Tualatin would be north of it and most likely residential. The issue that Tualatin described as the main concern was a matter of timing. It was reasonable to look at this land in the next periodic review and by then, hopefully, the I-5/99 connector issue would be settled. She said she was happy to support Tualatin on this, with the understanding that eventually some of that area would be industrialized.

Vote:	The motion passed unanimously.
-------	--------------------------------

Doug Neeley asked what the acreage was on Orient.

Chair Becker said that the total was 90 acres. The total for that area was approximately 267 acres, and the agreement with the county and the City of Sandy was for 287 acres.

Motion:	Judie Hammerstad, Mayor of Lake Oswego, with a second from Richard Kidd, Mayor of Forest Grove, moved to consider for inclusion in the recommendation 78 acres in Cornelius.
---------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Amy Scheckla – Cox spoke in support of including the 78 acres in Cornelius in the MPAC recommendation.

Doug Neeley asked if there were any reasons that this was not included in the proposal before?

Andy Cotugno said that the basis for the original recommendation was to limit the EFU lands to be equivalent to the exception lands. The COO recommendation was based upon going to the exception lands due to the hierarchy requirement and the inclusion of the area in between the two exception lands. In order to effectively provide services to the two ends you need the middle. This would add another tier further north of that, and that wasn't recommended because it would go even further into agriculture lands. Staff hooked it to the hierarchy requirement of doing exception lands first.

Tim Crail said he was looking at what was being added and if they were to add Noyer Creek and the northern portion of the Orient area they could potentially end up with 1,400 acres. His concern was that they would end up with more than the requirement.

Doug Neeley said that they were currently at 982 acres.

Martha Schrader said that it was being put forth as a consideration but it was not a guarantee right now.

Lane Shetterly said he did not know the specific property but Meg Fernekees told him that there were some significant agricultural concerns about adding this land and it would require stringent findings and a closer look. He said that they were looking at the COO's recommendation being problematic to begin with, and this was even more problematic.

Charlotte Lehan said they would be concerned about going too far over the 1,200 acre requirement. Adding Noyer Creek would put them well over 1,200 acres without adding anything else. Based on what Mr. Shetterly said, it sounded as though going north was a stretch. She said she would be reluctant to recommend it if it was not needed.

Lisa Naito asked to go as high as the amount needed and not to go above.

Tim Crail said that there was more land under consideration and if everything was approved it would bring the total acres to 1,400 acres.

Martha Schrader said that she would have to make a motion to include Noyer Creek at some point.

Tom Hughes said the land that Cornelius was asking for would allow them to build on the other side of road and provided the ability to create a major transportation corridor. It was not a huge amount of land but it had significance in terms of the way that land could be made suitable for industrial use.

Richard Kidd said that the two lots that Cornelius wanted included were not north of Council Creek but were considerably south of Noyer Creek. He said he wanted to see MPAC support the motion in order to give them something that they could work with and be able to develop.

Vote:	The motion passed with eight (8) aye votes: Becker, Fuller, Gronke, Guisto, Hammerstad, Hartsock, Hughes, and Kidd; and six (6) nay votes: Crail, Katz, Lehan, Naito, Neeley, and Schrader; and one (1) abstention from Mueller-Crispin.
-------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Brian Newman said that the total was now at 1,060 acres.

Motion:	Martha Schrader, Clackamas County, with a second from John Hartsock, Clackamas County Special Districts, moved to include the Noyer Creek area in the recommendation to Council.
---------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Doug Neeley asked if they could put a sewer through agricultural land to serve an urban area.

Dick Benner said that LCDC revised a rule that associated the Goal 11 public facility services to address the sites that had issue. It was about a component of the sewer system that allowed support inside the UGB from outside the boundary. Yes, therefore, it was permitted, but there were criteria that had to be satisfied.

Lane Shetterly said that this was another problematic site based on the criteria. It was a potentially difficult one for the Department to support because the Department of Agriculture ranked this as 13th in their priorities with the agricultural uses, and there was parcelization and topographic constraints that were referred to in the memorandum. He said that he did not specifically know about this property but that he was speaking from what Meg Fernekees had told him and from what was in the memorandum. He wanted to signal the potential issues as they were deliberating.

Judie Hammerstad said that if Damascus was going to be successful as a town center, and if that area was to develop with a reasonable tax base, then there was a very pragmatic reason for doing that. It might not exactly fit the criteria, but it seemed that they needed to be able to make it a little bit easier for that Damascus area to develop because it was tough enough as was. If Clackamas County said it was important for the urbanization of land already within the UGB, she said she was willing to support their activity in that direction.

Martha Schrader thanked Judie Hammerstad. She said that the area had been given serious consideration and it was important for the urbanization of existing communities within the UGB. It also formed a natural boundary that would contain that area.

Doug Neeley said that he felt a need to be consistent, and he had voted against the Cornelius portion based on some of the agricultural issues there, and therefore felt he had to vote against the Noyer Creek portion for the same reasons.

Chair Becker asked Martha Schrader how they would provide wastewater services to that area.

Martha Schrader said that water services were looking at consolidating wastewater services for that whole area.

Richard Kidd said he would support it for the same reason he supported the request for Cornelius. It was hard for the jurisdictions to economically put together a package to justify the cost of land to be developed. He said that if they included the small piece of developable land now it would eliminate the need for large chunks of agricultural land to be utilized in future. If they did not do that, then it would be piecemeal, it wouldn't be developed, and it would require large chunks of agricultural land in the future.

Lisa Naito asked what the total acreage would be if that piece was also included.

Lydia Neill said it would be 1,326 acres total with Noyer Creek.

Tim Crail said he was rethinking the Tualatin property that had been voted out. He said that they were hearing that some day it would be developed industrial. This land was high class EFU land and maybe it made more sense to do the planning that needed to be done including Tualatin. He said, therefore, that he would be voting against this, even though he had already cast a vote to take out Tualatin.

Jack Hartsock said that they might not be aware that some of the long-range plans for that area were looking for the hard line to be at Noyer Creek. They wanted to protect the lands to the east of it, and make that the fence. In the future it would come in, but should it come in now for planning purposes?

Vote:	The motion passed with eleven (11) yea votes: Becker, Fuller, Gronke, Giusto, Hammerstad, Hartsock, Hughes, Kidd, Lehan, Naito, and Schrader; and three (3) nay votes: Crail, Katz, Neeley; and one (1) abstention from Mueller-Crispin.
-------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Chair Becker asked for the total acreage.

Lydia Neill said it 1,326 acres.

Motion:	Chuck Becker, Mayor of Gresham, with a second from Ed Gronke, Clackamas County Citizen, moved to add the northern portion of the Orient area adjacent to Highway 26 to the recommendation to Council.
---------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Ed Gallagher said that it was his understanding that the line they had talked about was at 282nd.

Brian Newman said that his motion was not for the entire red area (on the large display map).

Andy Cotugno said that there were two lines that were being confused. One was an agreement that Metro had between the Metro region and Sandy on how to maintain a green corridor, and that was along US 26 and the dividing line was at county line. Subsequent to that agreement, the 2002 UGB expansion resulted in agreement between Gresham and Multnomah County and the agricultural community to the east of Springwater Corridor to use 282nd, which was the north/south line, as a dividing line between agriculture to the east of that line and the Springwater industrial area to the west of that line. Chair Becker was, therefore, referring to an east to west dividing line at 282nd. They were talking about the north and south of the Multnomah County line.

Doug Neeley asked if that had anything to do with the comments on Sandy?

Andy Cotugno said that the agreement between Sandy and Metro was stay out of the area in Clackamas County.

Judie Hammerstad said they had spent weeks asking for additional properties and vetting them to see if they appeared reasonable inclusions. This property did not surface, and she was therefore not comfortable about adding more property.

Chair Becker said that it had surfaced at the MPAC table.

Charlotte Lehan said that she did not know enough to say if it should be included and since they were over the number of acres required, perhaps they could look at it at a later date. She said that without broad support from local jurisdictions and without Sandy at table, they should ask the question at a later date.

Chair Becker said that his concern was for Sandy moving west and the Metro area unable to support it.

Dave Fuller said he would support Sandy. Gresham had their plate full with what had already been authorized. Sandy as a jurisdiction should be considered and if there was already an agreement in place that they would violate that he would have to vote no also.

Chair Becker said that the land would be easily serviced.

Vote:	The motion failed with three (3) yea votes: Becker, Gronke, Hartsock; and twelve (12) nay votes: Crail, Fuller, Giusto, Hammerstad, Hughes, Katz, Kidd, Lehan, Mueller-Crispin, Naito, Neeley, and Schrader.
-------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Motion:	Laura Hudson, City of Vancouver, with a second from Vera Katz, Mayor of Portland, moved to include Clark County in the next evaluation of need for industrial land.
---------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------

Vote:	The motion passed unanimously.
-------	--------------------------------

Tom Hughes said that the last time they did the UGB expansion staff and council had identified areas of higher levels of risk for being litigated. Some of those identified lands were carved out as separate ordinances. He suggested that process would be good for council to revisit during this decision. The items that go through can pass without problems, while those that get litigated would not hold up the rest.

Council President Bragdon said that Council would like to get guidance from DLCD, as Metro was not the highest authority on this and what Metro does would have to be sustained by DLCD. The net effect of the recommendations put forward has been to take between 600-800 acres of exception land out of the COO's recommendation and substitute about 578 of EFU land. They had heard verbally that there were problems with at least two of those motions. If it got remanded to Council it would go right back to MPAC. He said that the Metro Council would have to take that into account. He said that it would be an issue to take exception land that was near interstate highways and substitute EFU land.

Lane Shetterly said that historically the commission had given preference to exception lands. DLCD would work with Metro staff as soon as possible to see what kind of findings could be made to support the actions taken at MPAC. He said that DLCD would do the best to be supportive and try to let them know as soon as possible what they could not support. The commission would be taking another run at Goal 14 rule making next month and that would give them a chance to play out some issues for the future and the bigger picture.

Richard Kidd said that if they could make a case and show findings to DLCD there should not be a problem in getting those items passed. The two areas in question did have significant special considerations that DLCD could look at to make findings. MPAC should look at rules and regulations to do this via subregional analysis in the future.

John Hartsock asked if those lands did not come in as far as the UGB expansion but were included in the incorporation and therefore could not change its use, would LCDC consider that acceptable.

Lane Shetterly said he did not know.

Dick Benner said that LCDC would not be involved in annexation.

Charlotte Lehan said that the Frog Pond land that was taken out was EFU land.

8. REGIONAL ECONOMIC DEVELOPMENT PARTNERS

Doug Rux and Charlie Allcock gave a PowerPoint presentation and copies of those slides are attached and form part of the record.

Doug Neeley said that they did not have biotech up there and he wondered if there was a specific reason for that.

Charlie Allcock said that was due to the sheer number of people that they had available and the number of clusters that they had to pick from. A lot of this was based on interest by the various industries and their representatives.

Doug Rux said they talked to partners about deciding what additional work they wanted to do on the existing clusters and what clusters to look at next. The intent was that they would eventually get to all those clusters and have technical information. Therefore if company "x" was coming and looking at the Portland region, they would bring in the technical expert who knows about the clusters of a particular region, and put them in direct communication with that particular company. They would be looking strategically for company's that would support the clusters that they had. Clusters were in three (3) types of stages: emerging, middle, and mature. Bio industry was an emerging industry whereas the silicon industry was middle, and the modes of transportation were more mature.

Lane Shetterly said that the state certification had real potential for marketing. To identify sites that had the seal of approval and were ready to go had a great deal of potential.

Charlie Allcock said that was a good point. The total number of acres that was brought in was 900 or so acres on 11 sites around the state. Three of the sites were in the Portland metro area and two of them were properties available only through lease, so when they look at the certified sites there were really on 30 acres that were available for sale. The good news was that they had made tremendous progress in getting sites certified, however it was only 200 acres in the Portland area plus or minus and they had a long ways to go if they hoped to have the Portland area 60%. They should have more than 30 acres for sale to meet that number. He said that he hoped they would continue to work hard with the program.

Charlotte Lehan said that he was talking about certified sites.

He said yes.

John Hartsock asked how they would hold those sites for the right time. How did they hold that land for the best use versus whoever showed up first?

Doug Rux said that was the challenge, and the dynamics at play were such that it was hard to say that someone should hold property for a particular use. They try to make connections between the best locations and the interested businesses. He said that often companies already located within the region wanted to expand and they needed a site.

Vera Katz said that land banking was the solution to that. She said that she had once suggested that they create an urban renewal area in brownfield land and everybody said it would not pencil out; they would not get an increased tax base unless they had somebody actually looking to go in there and make that

investment. They were going to create an urban renewal area in an industrial site and try to clean up some dirty land. She said it was an experiment and that she didn't know if it would work.

Doug Rux said that there were some jurisdictions that did have renewal programs that went out and historically and actively tried to recruit particular companies or types of companies.

Charlotte Lehan said that another thing that slips through cracks of land availability was spinoff such as where a corporation owned land and spun off another company, Infocus for example. She said that they were presuming that they were holding on to their other 100 acres as spinoff. That land did not get shown as available land, but it was as protected as could be for a cluster, because a cluster owned it.

Doug Rux said it was land banking. There was a lot of Japanese investment in the community in the late 80s and early 90s. By and large they bound larger parcels of land and they were banking it in order to expand over time. They were looking towards the future. He said that they talked to companies large or small about thinking 5-10 years into the future.

There being no further business, Chair Becker adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Kim Bardes
MPAC Coordinator

ATTACHMENTS TO THE RECORD FOR MAY 26, 2004

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

#7 COO Recommendation Ordinance 04-1040	May 2004	Councilor Newman Amendment to Ordinance No. 04-1040 and map	052604-MPAC-01
#7 COO Recommendation Ordinance 04-1040	May 25, 2004	Memo from Lydia Neill to Mayor Becker and MPAC members re: Technical Comments on Mayor Hammerstad's Proposal to Amend the UGB for Industrial Use and maps	052604-MPAC-02
#7 COO Recommendation Ordinance 04-1040	May 26, 2004	Memo from Judie Hammerstad to MPAC members re: 2004 UGB expansion areas for Industrial Use Proposed by the cities of Lake Oswego, Tualatin, and Wilsonville	052604-MPAC-03

MPAC Meeting Record

May 26, 2004

Page 12

#7 COO Recommendation Ordinance 04-1040	May 24, 2004	Letter from Lou Ogden to Mayor Becker re: Urban Growth Boundary Recommendations in the Tualatin Area	052604-MPAC-04
#7 COO Recommendation Ordinance 04-1040	May 24, 2004	Memo from Lou Ogden to MPAC members re: Urban Growth Boundary Recommendations in the Tualatin Area	052604-MPAC-05
#7 COO Recommendation Ordinance 04-1040	May 19, 2004	Memo from Warren C. Easley to Chair Becker and MPAC members re: Support for MPAC Proposed Compromise in Industrial Lands Issue	052604-MPAC-06
#7 COO Recommendation Ordinance 04-1040	May 24, 2004	Materials from Charlotte Lehan: Memo in support of the Hosticka Amendment and in opposition to including in the UGB lands south of the Willamette River	052604-MPAC-07
#8 Regional Economic Development Partners General Info	May 18, 2004	Slides of a PowerPoint presentation: Update to the Metro Council on Regional Economic Development Partners Activities	052604-MPAC-08
General Info	May 12, 2004	Letter from United States Department of the Interior, Fish and Wildlife Service to the Metro Council regarding the Goal 5 Program	052604-MPAC-09
