

Minutes of the Council Planning Committee  
September 29, 1994  
Council Chamber

Committee Members Present: Jon Kvistad (Chair), Jim Gardner (Vice Chair), Richard Devlin, Mike Gates, Susan McLain, Rod Monroe, Terry Moore, Ed Washington

Committee Members Absent: none

Other Councilors Present: Judy Wyers

Chair Kvistad called the regular meeting to order at 4:05 p.m.

1. Introduction of Resolutions and Ordinances

Gail Ryder, Senior Council Analyst, introduced Resolution No. 94-2039, For the Purpose of Authorizing Execution of a Memorandum of Understanding (MOU) Regarding Conformity of Portions of the Air Quality Maintenance Area Outside of Metro's Boundaries, a copy of which is included in the record of this meeting.

Motion: Councilor Monroe moved to introduce the Resolution.

Vote: Councilors Monroe, Washington, Moore, Gates, and Kvistad voted aye. Councilors Gardner, Devlin, and McLain were absent. The vote was 5/0 and the motion passed.

Councilor Moore stated she would forward a memorandum from Ric Buhler, MCCI Vice Chair, regarding the potential Ross Island Gardens to be entered into the South/North Corridor and South Willamette Bridge Crossing studies. Councilor Monroe noted the area was environmentally sensitive and other groups might have contrary views as to the appropriate use of the area. Councilor Washington noted many cities use similar island areas as nature preserves in an urban environment. He favored similar use of Ross Island provided the environment could withstand the impact.

2. Regional Earthquake Identification and Preparedness Program - Update

Gerry Uba, Senior Management Analyst, presented and update on the Regional Earthquake Identification and Preparedness Program. He reported on the activities performed by staff under the Federal Grants. He explained requests were being submitted for additional funding from Federal Emergency Management Agency (FEMA). He reported on the success of the Earthquake Conference. He noted local emergency managers supported Metro's participation in preparedness efforts. He reported two workshops would be held in 1995 in the areas of disaster mitigation planning. He explained Metro was currently working on a damage assessment model to be used nationally. He stated Tanya Collier, Multnomah County Commissioner, was considering a plan to consolidate emergency planning and have Metro perform that function. In response to Chair Kvistad, Mr. Uba clarified that Commissioner Collier was only recommending the planning function for consolidation, not the emergency response system.

Councilor Moore encouraged the use of the earthquake mapping in Region 2040 planning decisions. She inferred that the information would be valuable in making decisions related to location of new construction.

Councilor Washington urged support of Senator Hatfield in securing funding for emergency planning.

Councilor Gates stated he totally supported and enjoyed working with Mr. Uba.

3. Consideration of Resolution No. 94-2040, Adopting a Region 2040 Recommended Alternative - In Depth Briefing on Transportation and Land Use Components of Recommendations

Mark Turpel, Senior Regional Planner, introduced himself and Tom Kloster, Senior Transportation Planner. Stuart Todd, Assistant Regional Planner, was present to answer technical questions relative to the modeling activities. Mr. Turpel discussed the philosophy of the recommended alternative: preserve connection with nature; compact form or 6% increase in UGB; regional centers; connection of centers with corridors; job/housing balance on a town center basis; and transportation and land use connection.

He stated the open space based on landscape elements of floodplains, wetlands, streams, hills and buttes consisted of 34,000 acres: 15,000 acres in parks, water, roads or other unbuildable areas; 12,000 acres are vacant; and 6,500 acres are currently developed. Related to population distribution: 1.1 million projected population increase for a total of 2.5 million; and 65.7% in the Metro area, 1.6 rural, 24.8 Clark County, and 7.8% in neighboring cities.

Mr. Turpel reported on the results of the It's Your Turn tabloid survey. He explained a major consideration was a reduction in the average lot size. He stated the tabloid established a citizen approximately 41% agreeing and with 23% disagreeing with reduced lot size. He stated 34% of citizens agreed with reduce parking. He noted 64% of citizens responding supported development along transit corridors.

Mr Turpel explained in the year 2040, the jobs/housing balance would change due to a larger portion of retired citizens living in the metropolitan area. He explained this might call for more service related jobs near housing.

Councilor Moore questioned how to allocate density according to the desires of the community. Mr. Turpel explained that the issue was the Council's decision, but the impact on the transportation system might be significant. Andy Cotugno, Planning Director, explained density levels were assumed based on an average with some consideration to trends. He stated the actual results would differ based on the adopted concept plan. He discussed the interrelation of the components on one another. Councilor Moore asked if each was increased by the same amount. Mr. Cotugno stated the densities were increase according to the map. He stated the results were arrived at by modeling the components. He stated the same amount of density went into each town center, but the availability for growth differed in each area. He explained the difference between the analysis maps and the concept maps. He explained the boundaries of the regional areas would not be adopted, but the general idea of the area was identified.

Mr. Cotugno distributed and explained the Recommended Alternative Summary, a copy of which is included in the record of this meeting. He stated an amendment to the Metropolitan Housing Rule may be necessary to accommodate the concept plan. In response to Councilor Devlin, Larry Shaw, Senior Assistant Counsel, explained that if densities were increased in an area prior to development, the developer would likely used the increased density if allowable.

Councilor McLain stated the modeling for 2015 should not be used or discussed until the regional framework plan discussions occur. Councilor Gardner called for similar data for 50 years in the past. In response to Councilor Washington, Mr. Cotugno noted there were variables that were unpredictable such as national immigration policies, West Coast migration trends, and the economy.

Mr. Cotugno distributed and summarized statistical information related to the regional centers.

Mr. Kloster discussed the modeling related to transportation. Councilor Moore asked if a method for reducing Vehicle Miles Traveled (VMT) would be achieved by not building roads. Mr. Cotugno stated some improvements needed to be made in the jobs/housing ratios to reduce VMT. He said regulatory,

incentive, or market based programs needed to be implemented to achieve the VMT requirements. He spoke to parking costs, road management programs, and other methods of reducing VMT. He said accessibility was important to other issues. He said increasing congestion would reduce length of travel, but other methods were available. He stated the issue was a policy issue the Council would have to decide upon. Chair Kvistad noted there were other technology improvements that would improve air quality control, such as electric cars.

Mr. Cotugno noted the transportation modeling was reasonable for pedestrian modeling, but he stated it did not accurately reflect the bicycle component. Councilor Gardner noted industrial culdesacs were not addressed. He noted those areas were not multi-modal. Mr. Kloster stated any increase in roads through modeling had a positive impact on other modes of transportation including transit, bike, and pedestrian. In response to Councilor Gardner, Mr. Cotugno stated increase in transit service hours did not equate to an increase in ridership. He stated route improvements might be more desirable than increased operation hours.

Councilor Washington noted the price of gasoline is seldom discussed as a strategy for reduction of VMT. He called for further examination of the bicycle as an alternative mode. He called for "tough" measures.

Councilor Moore stated the land use element was dependent upon the road network. She expressed concern about not adopting a road network or plan. Mr. Shaw said an analysis was before the committee. He noted the model was one form of an analysis of the concept. He said the concept was not specific, but conceptual. He stated adoption of plans was not called for at this time. Councilor Moore requested the concept map for road analysis to be included in the concept report. Chair Kvistad noted the intent was to produce a concept and not to provide detail. He stated including detail would destroy the consensus building effort that was underway. Mr. Shaw noted the Region 2040 Study would likely result in a change to many existing regulations, plans, and laws. He explained there would be an adoption of the concept, an acknowledgment of the concept, and then implementation of the concept. He explained the acknowledgment would include requests to amend existing legislation, rules, etc. He stated the implementation stage would provide a detailed road map and specific plans.

Mr. Cotugno stated several jurisdictions asked if Oregon City and Gateway should be regional centers. He stated the impact would be primarily on employment. He said there had been suggestions for other areas to study as urban reserves. He stated he favored allowing input for additional areas to consider. He said the issue of single family lot size needed further comment. He asked for comments to the question: are there places where the jobs/housing are not in balance; and are the industrial areas appropriate?

Chair Kvistad called for general, generic, conceptual concepts of lot size, rather than specific sizes. Councilor McLain noted conflicting testimony and ideas had been made at the local jurisdiction hearings. She stated the Planning Committee should decide following careful discussion, not at the listening posts. Chair Kvistad did not object, stating following the hearings, staff evaluations and recommendations would be made to allow the Planning Committee to consider the issues. Councilor Gardner called for definition of the term consideration. Chair Kvistad called for identifying issues that would require decisions. He did not desire to vote on each amendment and request for amendment but rather combining related issues and then making decisions based on careful discussion and analysis of the issues. Councilor Devlin stated an evaluation could not be made on every amendment request due to staff constraints. He stated the Planning Committee needed to make a decision based on staff recommendation and determine which issues should be forwarded for further discussion. Councilor Washington concurred with Councilor Devlin. Councilor Moore noted the listening posts were for citizen testimony, not Councilor discussion of issues. Chair Kvistad concurred.

#### 4. Region 2040 Comment

No additional comments were made regarding Region 2040.

5. Councilor Communications

No additional comments were made regarding Region 2040.

With no further business before the Committee, Chair Kvistad adjourned the meeting at 7:20 p.m.

Respectfully Submitted,



Susan Lee  
Committee Recorder

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APPROVED  
Date 11.17.94