

# MINUTES OF THE METRO PLANNING COMMITTEE

June 22, 1993  
Metro Regional Center  
Council Chamber

Committee Members Present: George Van Bergen (Chair), Jon Kvistad (Vice Chair), Richard Devlin, Terry Moore, Rod Monroe, Mike Gates

Committee Members Absent: None

Other Councilors Present: Jim Gardner, Susan McLain, Judy Wyers

Chair Van Bergen called the regular meeting to order at 4:00 p.m.

1. Consideration of the February 15, March 9, March 23, April 13, April 27, May 11, May 25, and June 8, 1993 Planning Committee Minutes

Motion: Councilor Kvistad moved to recommend adoption of the minutes as amended.

Vote: Councilors Kvistad, Moore, Gates and Van Bergen voted aye. Councilors Devlin and Monroe were absent. The vote was 4/0 and the motion passed.

2. FY 1993-94 Planning Department Contracts Designation - Discussion

Gail Ryder, Senior Council Analyst, noted a memorandum dated June 18, 1993 designated the contracts, a copy of which is included in the record of this meeting. She noted a correction on page six of the contracts lists, the Parametrix contract was \$300,000, and the Steve Siegel and Associates was a total of \$75,000 with \$40,000 in 1993-94. She noted corrections on page nine, the Tri-Met Demand analysis: Hillsboro corridor, was a B contract; and page 14, Printing Services was a B contract.

Councilor Gates asked for a definition of hypsography. No one was present to answer his question. Planning staff was asked to respond to the question at a later date.

Motion: Councilor Kvistad moved to forward the designations of A and B contracts to the Council for inclusion in the budget document.

Vote: Councilors Kvistad, Monroe, Gates, Moore and Van Bergen voted aye. The vote was 5/0 and the motion passed.

6. Hillsboro Corridor - Briefing (Hillsboro Light Rail Extension Project)

Richard Brandman, Transportation Planning Manager, distributed the Hillsboro Corridor Briefing Document and the Draft Locally Preferred Alternative Report, copies of which are included in the record of this meeting. He said the recommendation likely to come before the Committee would be the Washington Street alignment.

Leon Skiles, Transportation Planning Supervisor, noted the locally preferred alternative report would be attached to a resolution at a later date. He summarized the contents of the report.

In response to discussion about noise mitigation factors, Councilor Monroe noted the light rail did not create significant noise. Mr. Skiles said the concerns related to noise were in residential areas. Mr. Skiles said he expected all of the noise concerns to be mitigated.

3. Consideration of Resolution No. 93-1821, Approving the Selection of Hearings Officers for Contested Case Hearings

Dan Cooper, General Counsel, presented the staff report, a copy of which is included in the record of this meeting.

Motion: Councilor Moore moved to recommend Council adoption of the resolution.

Vote: Councilors Kvistad, Monroe, Gates, Moore and Van Bergen voted aye. Councilor Devlin was absent. The vote was 5/0 and the motion passed.

4. North Plains Urban Growth Boundary Amendment - Discussion

John Fregonese, reviewed Larry Shaw's June 16, 1993 memorandum related to the proposed North Plains Urban Growth Boundary (UGB) Amendment, a copy of which is included in the record of this meeting. He suggested staff prepare analysis of the proposed North Plains UGB Amendment and present options for consideration by the Council.

Councilor Kvistad questioned how far North Plains was from the urban growth boundary (UGB). Mr. Fregonese stated it was approximately three miles from the UGB.

Robert Kindle, Mayor of North Plains, introduced himself. He distributed and summarized a report entitled, North Plains UGB Expansion Fact Sheet, a copy of which is included in the record of this meeting.

John Rankin, Planning Consultant to the City of North Plains, introduced himself. He discussed the proposed UGB Expansion. He discussed the history of growth and proposed expansion in North Plains.

Councilor McLain asked how the City of North Plains decided to expand north and west rather than east and south. Mr. Rankin explained the natural selection was north and west consistent with the existing infrastructure specifically, an interchange. He said existing wetlands were a prohibitive factor in consideration of alternative options.

Councilor Gates asked what type of farming was done in the area. Mayor Kindle said wheat and grass seed farming and nurseries were in the area. Councilor Gates questioned if additional roadway projects were proposed. Mr. Rankin said a factory outlet mall was proposed in the area. Mr. Rankin stated the factory mall was the worst case scenario for the area. He stated it was desirable to develop planning now to prepare for proper utilization of land and development opportunities in the area. Councilor Gates stated he was concerned with creating development that increased automobile use.

Councilor Moore asked why the small portion of land in the northeast corner of the plot map was not included in the UGB expansion. Mr. Rankin stated the owner of the parcel was not interested in development and desired to continue to farm his land. Mr. Rankin explained the use of zoning as a way to control development to Councilor Moore.

Councilor McLain noted seventy-four (74) acres were available for residential development in the area. She expressed concern about the ability of North Plains to demonstrate the need for the expansion in light of the currently available acreage. Mr. Rankin stated the growth in the area was substantial and warranted the expansion. He noted infrastructure would consume part of the available land. He said only one site was ten acres in size. He noted the majority of residential lots were infill lots.

Councilor Kvistad said he preferred to work with the North Plains community in creation of a plan for development.

Councilor McLain asked if the Region 2040 plan addressed the vision of the North Plains community. Mr. Rankin stated North Plains wanted to work together and incorporate the Region 2040 Plan into their community.

Councilor Moore favored requesting North Plains to allow Metro to continue the work related to the Region 2040 study. She said she favored Metro staff preparation of a position paper related to the item.

Chair Van Bergen stated as member of a small community, he did not agree with Metro taking action. He favored allowing North Plains requesting Metro's involvement if they are interested. He said this approach would also allow the Planning staff to respond to the work load of the project.

Councilor McLain said she favored both parties moving forward together. Mr. Rankin noted many citizens in North Plains did not want Metro involvement but others wanted the recognition of North Plains as a satellite community.

In response to a question from Councilor Kvistad, Mr. Fregonese noted North Plains was considered a satellite community in the Region 2040 Study. He noted the base case scenario identified North Plains. He noted the amendment did not propose a significant change with only 300 acres being proposed for expansion.

Councilor Van Bergen asked North Plains to request Metro's involvement if they desired action by Metro. The other Councilors present did not state any objections to Chair Van Bergen's suggested approach.

5. State Earthquake Mitigation Program - Review of Draft Statement of Work for Federal FY 1993-94

Dave Mayer, Assistant Regional Planner, presented a draft of his yearly work plan, a copy of which is included in the record of this meeting. He noted the document would be presented to the Oregon Emergency Management (OEM) and then forwarded to the Federal Emergency Management Agency (FEMA) for allocation of program funds.

Councilor Gates asked if any Oregon jurisdictions were participating in land use mitigation. Mr. Mayer stated no jurisdictions in Oregon were participating in that activity at this time. He noted the use of any such information should be advisory.


Councilor Gates asked about seismic monitoring networks. Mr. Mayer stated he would question the validity of results from such devices. Gerry Uba, Senior Management Analyst, noted the matter was being investigated and a report would be forthcoming.

Councilor Moore suggested including more emphasis be included in the report for the reasoning used to determine a need for the portion of the plan related to reducing school vulnerabilities and risk associated with earthquake preparedness.

Mr. Mayer estimated the expense to Metro for costs related to the project at approximately \$10,000-15,000.

With no further business before the Committee, Chair Van Bergen adjourned the meeting at 5:30 p.m.

Respectfully Submitted,

  
Susan Lee  
Committee Recorder

**APPROVED**  
**Date** 7/13/93