

**Regional Policy Advisory Committee  
Meeting Summary  
March 11, 1992**

Members in attendance included: Committee Chair Jim Gardner and members Jerry Arnold, Mayor Larry Cole, Jim Foster, Alternate, Councilman Jack Gallagher, County Chairwomen Darlene Hooley, Councilwoman Gretchen Kafoury, Councilman Richard Kidd, Peggie Lynch, Alternate, Councilor Susan McLain, Commissioner Linda Peters, Councilman Bruce Thompson, and Jim Zehren.

Others in attendance: Councilor Lawrence Bauer, Councilor Roger Buchannan, Richard Carson, Jeff Condit, Brent Curtis, Norm Scott, Al Siddahl, Ethan Seltzer, Larry Shaw, Stuart Todd and Mark Turpel.

Chairman Gardner called the meeting to order at 5:10 pm.

The minutes from the February 12 meeting were reviewed and unanimously approved.

Newly appointed members Jerry Arnold and Jim Zehren citizen members from Washington and Multnomah counties, respectively, were introduced and welcomed.

Chairman Gardner asked if the Clackamas County city/county representative had been appointed.

Commissioner Hooley stated that they had scheduled interviews and expected a decision shortly, but that several members had been out of town and not available to participate in the decision until very recently.

Ethan Seltzer, gave an overview of Metro's Periodic Review order. He indicated that the periodic review was comprised of three elements, 1) the Regional Urban Growth Goals and Objectives, (RUGGO), 2) the urban growth boundary land supply findings and 3) the urban growth boundary amendment procedures. Ethan summarized the three elements, indicating that the urban land supply numbers were the best available to date. He also stated that within the next year, the growth forecast/allocation process would provide much better supply/need numbers for comparison and that these would be used to reassess the boundary at that time.

Mark Turpel provided an overview of the urban growth boundary procedures, including a 5 page synopsis.

Councilwoman Kafoury asked about the "5%" figure on page 63.

Mark Turpel responded that in the latest revision of the document, the RTAC had agreed to strike this number. It also appeared in several other parts of the document and had been deleted. This reference was also intended to be deleted and replaced with the language which states that a number will be established at a later date.

Chairman Gardner asked how the appropriate number would be determined.

Ethan Seltzer stated that an infill and redevelopment analysis was underway and that the results of this analysis would provide support for a reasonable number or process for reaching an answer.

Commissioner Hooley asked about p. 60, lines 37-40. She asked if this language would preclude a "satellite" urban form. She also stated that at page 71, lines 20-26 "d", the same question applied.

Chairman Gardner noted that Wilsonville was a "satellite" as were Forest Grove/Cornelius.

Jim Zehren asked if a viable satellite city was developed as a result of Region 2040, could we change procedures at any time?

Ethan Seltzer stated that a change to the urban growth boundary procedures could occur any time that the Metro Council felt a change was appropriate; any such change would have to be consistent with state requirements for notice. He indicated that such a recommendation for change could be made by RPAC.

Commissioner Hooley asked about the natural area locational adjustments. She stated that it should be easier to bring in natural areas alone than developable land plus natural area. She indicated that it appeared as though this may not be the case.

Ethan Seltzer stated that he agreed that it should be easier to do so and would look into revisions to make this happen.

Mayor Cole asked why bring natural areas in?

Commissioner Hooley stated that some park districts extend only to UGB, and there may be the desire to extend beyond those bounds, without necessarily extending the ugb.

Councilor McLain referred to page 71, lines 46-48 and the 50 percent figure. She asked whether this was a new provision.

Ethan Seltzer responded that this provision was part of the existing, adopted regulations and that it was staff's recommendation that it continue.

Chairman Gardner asked about the growth projections, their timing and the process.

Ethan Seltzer responded that the present projections were done for the period 1987 through the year 2010. He stated that the forthcoming new forecast would be for the 1993-2015 period and that this was in keeping with forecasts at least every 5 years.

Councilor Kafoury made a motion to adopt the periodic review with the amendments suggested by her regarding the 5% figure and the amendment made by Commissioner Hooley regarding

the natural area locational adjustments.

Commissioner Hooley seconded the motion.

A vote was taken and passed unanimously.

Ethan Seltzer gave a report on the status of Region 2040, indicating that the first public effort would be held at the Annual Growth Conference on April 21 at the Oregon Convention Center.

Councilor Gardner stated that it was appropriate with the mention of new projects to report on the status of Metro's planning program. He stated that there have been major changes made including the reduction of staff by 7 persons and the merging of the Planning and Development Department into either the Transportation or Solid Waste Departments. He stated that the growth management and greenspaces projects would continue, that the essential work will not be impacted and could actually be enhanced.

Commissioner Kafoury asked about the chance to review the urban growth boundary numbers.

Ethan Seltzer referred to the land supply findings of the period review (pages 45 through 53), and explained that through either method used to assess whether a 20 land supply was available, the numbers showed a sufficiency.

Mayor Cole stated that there was heavy growth after 1987 and asked whether there was any newer information?

Ethan Seltzer stated that the cited numbers were the best available to date and noted that with the new forecast and the RLIS geographic information system, a more precise and current accounting could be made.

Jim Zehren stated that he would like to talk about growth forecast, what other forecasts were, how they compared. He asked what if we plan to accommodate a mid-range forecast and we get higher growth?

Ethan Seltzer stated that staff was preparing a presentation for RPAC at its next meeting.

Councilman Thompson stated that it would also be instructive to look at several demographic trends like households size, etc.

The next scheduled meeting will be on April 8, 1992.

The meeting was adjourned at 6:27 p.m.

Respectfully submitted by Mark Turpel.