

**Regional Policy Advisory Committee
Meeting Summary
September 9, 1992**

RPAC was convened by Chairman Gardner at 5:14 p.m., Wednesday, September 9, 1992.

Members in attendance included: Chairman Jim Gardner, Commissioner Pauline Anderson, Jerry Arnold, Mayor Larry Cole, Chris Foster, Commissioner Darlene Hooley, Councilwoman Gretchen Kafoury, Councilman Richard Kidd, Mayor Robert Liddell, Mayor Craig Lomnicki, Peggy Lynch, Mayor Gussie McRobert, Commissioner Roy Rogers, Councilor Bruce Thompson and Jim Zehren.

Others in attendance: Dick Bolen, Andy Cotugno, Ken Gervais, Madeleine Girardin-Schuback, Pat Lee, Al Siddahl, Bob Stacey, Mary Weber and Mark Turpel.

Chairman Gardner began the meeting with Agenda Item I, Approval of Minutes. He asked for corrections and hearing none, the minutes of the July 8th RPAC meeting were ratified unanimously by the members present.

Chairman Gardner asked for citizen communications. Hearing none, he moved to Agenda Item III, Amendment of the Regional Wastewater Management Plan.

Rosemary Furfey made a presentation of the proposed amendments to the 208 Water Quality plan. She stated that the proposed amendments had been sent to all agencies in the region and that responses from all agencies had been received. She stated that the proposed amendments had been recommended for approval by WRPAC on July 29, 1992 and assuming local approval, the amendments would be submitted to DEQ for recertification to the Environmental Protection Agency.

Rosemary Furfey stated that the amendments were in two categories. She indicated that one was changes to the collection map, and that the cities of Wilsonville and Tigard, because of annexations, had requested amendments. She described the second type of change was to the treatment map and that the City of Wilsonville had requested a change.

Mayor Cole asked what the period of time that was considered for annexations.

Rosemary Furfey stated that it was from July 1991 through July 1992.

Mayor Cole asked if there had been a response from all cities and that the City of Beaverton had annexations during the period.

Rosemary Furfey stated that in many cases the 208 boundaries were larger than present city boundaries, but in the case of the amendments before RPAC, this was not the situation.

Mayor Liddell asked what area the City of Wilsonville took in.

Rosemary Furfey stated that the area was Dammasch, the former state hospital site.

Jerry Arnold asked about the Portland Tualatin Valley area and any changes there.

Rosemary Furfey stated that this area was the subject of negotiations, but that no changes had occurred to date.

Chairman Gardner stated that the 208 Plan was before the RPAC because the Metro Council looks to RPAC for recommendations. He stated that as a long-term goal, the Metro Council would be looking at RPAC for advice about water resources of the region.

Andy Cotugno stated that he would suggest one further step - that RPAC would assume this role and that this direction had already been set in motion. He stated that RPAC is a policy-making body and that WRPAC was a technical group. He stated that WRPAC contained key agencies and individuals for technical, but that RPAC would function as the policy group.

Mayor Cole moved to amend the 208 Water Quality Plan as proposed. Councilwoman Kafoury seconded the motion. Chairman Gardner called for a vote and the vote was unanimous for approval.

Chairman Gardner asked Andy Cotugno for a presentation concerning Region 2040.

Andy Cotugno stated provided a background on Region 2040. He stated that the project was on schedule to complete Phase I by December. He stated that the objective of Phase I was to conclude which regional growth concepts constituted a reasonable range of alternatives. He stated that it was important to consider what are the choices, not which concept you like best. He stated that there had been public involvement to date including a telephone survey, stakeholder interviews, city and county workshops, 4 public open houses, the annual growth conference and workshops with other groups and organizations. He stated that work had begun translating these responses to concepts. He stated that Phase II would evaluate the differences in benefits, costs and quality of life, providing a factual basis for comparison.

He stated that the Phase I question was - if we evaluate, what do we evaluate? He stated that Region 2040 was not a comprehensive plan and that there was a need to focus on major regional issues, not detailed issues which are local governments' function. He stated that on August 18th, members of RPAC and JPACT along with TPAC and RTAC members had been asked to respond to preliminary proposals.

He stated that parallel to the policy review there was a technical review being coordinated. He stated that there would be a population growth forecast review, a sewer/water providers review and that local government responses were being sought.

He stated that the principal target in the fall was interest groups as opposed to the general public. He stated that Phase II of the project will provide a higher level of general public review because the project will be equipped at that time to do so.

He described the three growth concepts and stated that they could be differentiated by their urban forms, the growth patterns inside the forms and the transportation systems designed to serve the growth patterns.

Jerry Arnold noted that where the septic tanks fail that's where growth will occur.

Mayor Liddell asked if the concepts were based on economic information?

Andy Cotugno responded that the three concepts were at this point very general and did not take economics into consideration, but that extension^{ve} economic information was being developed for inclusion in the concepts by end of year. He further noted that demographically based projections had been completed and that economic projections were being completed. ←

Mayor Liddell stated that he had attended a Building Owners and Managers (BOMA) local chapter meeting and that Mary Tobias had addressed the group about economic concerns. He stated that the Board of Realtors and other groups would be very concerned about the economic implications of the growth concepts and that Region 2040 must address these types of concerns or risk lack of support.

Andy Cotugno stated that the Disaggregated Residential Allocation Model and the Employment Allocation Model (DRAM/EMPAL) will consider demand not just supply. He indicated that these computer models were the economic information that he was referring to earlier.

Mayor Liddell asked if these models took into consideration international trade. He stated that world-wide economic trade including such actions such as the agreement between the US, Canada and Mexico would have far-reaching consequences for the economy of the region and should be considered.

Andy Cotugno responded that a "Growth Forum" comprised of outside professional economists and demographers from the region would be convened to review and respond to the economic and demographic forecasts being prepared by Metro staff. He indicated that Metro would be looking to this group and others to help analyze these types of concerns and issues.

Mayor McRobert stated that she believed that there were significant intra-regional factors to consider as well as those that were inter-regional or international. She stated that actions taken in Multnomah County can benefit Washington and Clackamas County and vice-versa.

Mayor Cole asked how Clark County would be considered in this process.

→ Andy Cotugno responded that Clark County was currently doing three alternatives, too. He stated that Region 2040 ~~will~~ wouldn't plan for Clark County, but must take into consideration the capacity for growth that Clark County may have, its plans and the consequences of Oregon actions on Clark County.

Commissioner Rogers stated that Clark County was often the recipient of some of our policies and that maybe the Oregon side of the metropolitan area should be looking for positions that may be more enticing than what the Washington side can offer. He stated that it makes no sense to pay Oregon taxes when you can get what the region offers and lower taxes on the Washington side. He asked what planning should we do? He asked if the Oregon side should continue to be an incubator for industry and people to go across the river.

Andy Cotugno stated that this raised two issues: 1) what can we do to be competitive and 2) transportation trips have two ends and affecting one likely would affect both.

Mayor Cole stated that there was a third. He asked why do we need to take all population growth?

Andy Cotugno continued with the description of the three growth concepts.

Chairman Gardner asked whether the satellites should be proximate to the growth boundary or whether they should be at greater distances from the urban growth boundary? He asked about whether the dotted areas that were intended to indicate other potential locations could include such places as North Plains, Canby, etc.

Andy Cotugno stated that there were other alternatives to the satellite locations depicted on the map and that these were shown as dotted lines. He further indicated that a further ring of cities could be added for consideration as a fair alternative, but that staff was not now prepared to answer feasibility questions.

Bob Stacey asked whether there was a detailed description of the map legends.

Andy Cotugno stated that there was, that he could not recite all of the details and that a copy would be provided to him.

Gussie McRobert asked whether the project would be considering other services, such as the carrying capacity of the region's airshed or watersheds.

Andy Cotugno responded that planning for public facilities such as water were typically done on a 20 year time frame and that Region 2040 would allow taking the time frame out another 30 years, considering capacities and the best locations for growth.

Chairman Gardner stated that when one thought about the year 1942 and the differences and amount of change that occurs in 50 years, it was a sobering thought.

He further stated that there would be further discussions during fall RPAC meetings concerning Region 2040 and its implications. He stated that Metro would be consulting with the cities and counties of the region, neighborhoods and interest groups and that staff would be bringing this information back to RPAC. He stated that it was important for RPAC to dig into the issues and stated that he had received a five-page, thoughtful, letter from Jim Zehren and that responses such as that was exactly what he wanted.

Jerry Arnold stated that there must be a sensitivity to other side of river. He stated that the region couldn't get air quality attainment, as an example, without better cooperation.

Gussie McRobert asked if there was a report on this.

Andy Cotugno responded that at the August 18th joint RPAC/JPACT/TPAC/RTAC meeting reports were circulated concerning historical, design and public involvement aspects of the work completed to date. He stated that as a result of the comments received there was a change in the audience to be targeted in the mailer/tabloid. He stated that the targeted audience for the next round would primarily be the informed public, which includes those that have already been involved with some aspect of growth management, such as neighborhood organizations, special interest groups, city and county policy makers.

Mayor Liddell indicated that special interest groups may have different understanding of the issues. He indicated that an effective way to gather support was to have contact with groups such as chambers of commerce, NAHOPS, etc. He stated that if these groups were supportive, then it would be much easier when the general public is approached.

Andy Cotugno indicated that at this point in the process they were not trying to get supporters of individual concepts, but that it was important to inform and be informed by all groups with an interest in the issues.

Mayor McRobert stated that the general public shouldn't be underestimated.

Andy Cotugno stated that Phase II will really target general public -- when there is sufficient information about the costs and consequences.

Mayor Cole asked about the amount of population growth in the last 50 years.

Dick Bolen responded that the amount of past growth was similar to that project for the future -- About 100,000 per decade.

Mayor Cole stated that this information would help to put in perspective the growth forecasts.

Mayor Liddell stated that the rate of past economic growth at least the economic high points even back to 1943 would help people understand projected growth and the economic implications.

Commissioner Rogers stated that business was driven by the availability of land and that not everyone was convinced that mega-government take over was the answer. He stated that as Pedestrian-oriented developments (POD's) developed there would be mixes of population and there was the need for a balance. He stated that communities could not be totally autonomous, that they must build links. He stated that economic development must occur in Clackamas and Multnomah counties as well as Washington County and asked how do you achieve a balance?

Mayor McRobert stated that there is lots of growth in Multnomah County, but ^{it} ~~it~~ can be affected by others policies. ←

Andy Cotugno stated that the Region 2040 project will be looking at whether balance exists.

Commissioner Rogers stated that there was probably the need to share inventories of land supply and industrial, residential, commercial development.

Andy Cotugno responded that the project can affect supply, but cannot create demand.

Darlene Hooley stated that a healthy downtown financial center - Portland -- is important to us all. She stated that as we look at densities, we don't see anyone else taking density.

Mayor Cole stated that he was clear on residential densities, but what about other land uses.

Dick Bolen stated that for employment there was a wide range with an average of about 19 employees per acre. He stated that there were about 5-8 employees per acre in warehousing and 45 per acre for a Tektronix type use. He indicated that the highest was 800 employees per acre at the First Interstate tower in downtown Portland.

Mayor Liddell stated that an issue for Region 2040 was for the next 50 years, what kind of employment do we want and how should we plan for it.

Mayor McRobert stated that with the long-term effects of Measure 5, infrastructure could end up like it is in Mississippi with no Research and Development highly skilled, high wage jobs - that most jobs might be assembly/low wage jobs.

Andy Cotugno stated that he was not sure how to factor in these factors, but these were clearly important concerns.

Chairman Gardner cautioned against getting into factors or issues that the region would have a hard time affecting.

Jerry Arnold indicated that Clark County was taking steps to encourage high skill/high wage jobs by finding a branch home for Washington State University.

Mayor Liddell stated that the rest of the state of Oregon, the non-metropolitan area, feels that the metropolitan area is getting more help than they are and are asking where is our help from the state.

Chairman Gardner stated that RPAC will focus on the Region 2040 project this fall and that staff should get information out to RPAC with as long a review period as possible.

Mayor Cole stated that over last several years job growth outpaced residential growth in downtown Portland and that there must be substantial new residential growth in downtown Portland to address air quality, congestion problems. That is, if a jobs/ housing balance was not pursued, substantial impacts would result.

Councilwoman Kafoury stated that the City was working to hopefully double the number of homes in the downtown.

Councilor Rogers asked if with the new residential development there would be access to the Willamette river?

Bob Stacey stated that the City plans to expand access to the river concurrent with new development.

Mayor Liddell stated that support for the project was very important. He stated that he had been contacted by at least five retired engineers from BPA, CH2M-Hill and other organizations who have been very concerned with growth and interested in no or very slow growth. He stated that he has not had independent data with which to consider or respond to their concerns. He also stated that perhaps a good way to address the issue was to put it on Town Hall. He stated that with more opportunities for participation, there would be less trying to derail the work.

Chairman Gardner stated that there was a need for a consistent message -- not pro one concept or anti- another. He stated that there was a need not to spring anything on people at the last minute.

Mayor Liddell stated that his council was broadcast on cable television and that the more information provided, the better. He stated that especially right now there was a recognition that the region is a jewel and that management was important.

Commissioner Hooley stated that she agreed with Mayor Liddell.

Commissioner Hooley asked who gave the advice on August 18th to go with a targeted audience. She stated that the more project exposure, the better.

Andy Cotugno stated that this project did not have a large budget. In addition, it was concluded that because people were not being asked to choose and sufficient information was not available now about costs and consequences, a more targeted audience was judged to be more appropriate at this time.

Commissioner Hooley stated that she would like to see the cable companies approached about providing some coverage of the project and issues.

Chairman Gardner stated that the Metro Council was televised on cable, and that project updates could be included as one additional way to inform people.

Mayor Liddell stated that he thought that Jack Faust, the host of Town Hall should be contacted.

Chairman Gardner agreed.

Councilwoman Kafoury suggested that it might be important to discuss how no or slow growth could be implemented as a way of understanding the consequences.

Mayor Cole stated that the City of Beaverton has lots of immigrants from high tech areas and that it could be helpful to mention the impacts, that people have a right to move, and other impacts.

Andy Cotugno stated that he would pose to the RPAC, should Region 2040 address the no or slow growth question in a more pointed way? He asked whether the project should figure out what policies would be necessary to create this alternative and what would be the consequences - or- not include a no or slow growth alternative with an explanation of why not. He stated that there was a need to get at some of the facts. He stated that there will be an effort to figure out the impact of no growth.

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Mayor Liddell stated that the schools and water providers were approaching West Linn with suggestions for moratoriums.

Larry Cole stated that it was important to understand all of the consequences and that care should be taken so that it may look good - but it doesn't consider all consequences.

Commissioner Rogers stated that it is not constitutional to stop growth and that the question was how much growth you accommodated.

Chairman Gardner stated that petroleum resources were limited and that there were many side effects that must be considered.

Andy Cotugno stated that there were resource limits, but that there could be no more capacity of one or more resources and still growth could occur.

Mayor Liddell stated that quality of life had to be a very important consideration.

Jim Zehren stated that people will be interested in other cities' experiences and are we going to do something different? He stated that the public will be interested in what will make us different than California or Washington. If the current course or alternatives to it are ultimately not realistic ~~we~~ people will be receptive to this approach.

Mayor Cole stated that this should be a special agenda item.

Andy Cotugno -- UGB periodic review.

Chairman Gardner adjourned the meeting at 6:46 p.m.

Respectfully submitted by Mark Turpel.

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