

## METRO POLICY ADVISORY COMMITTEE

Special Meeting, Oregon Convention Center  
May 26, 1993 - Meeting Summary

Board Members in attendance were: Gussie McRobert, Chair; Bill Bloom, Richard Devlin, Bud Farm, Judith Fessler, Charlie Hales, Bonnie Hays, Darlene Hooley, Gretchen Kafoury, Bob Liddell, Arnold Polk, John Reeves, Vergie Ries, Jean Schreiber, Sandra Suran, Bruce Thompson and Jim Zehren.

Other in attendance included: Barbara Duncan, John Fregonese, Ken Gervais, Larry Shaw, Alf Siddall, Stuart Todd, Mark Turpel, Dave Yaden, Merrie Waylett and Mary Weber.

### I. Call to Order

The meeting was called to order by Chair McRobert at 5:05 p.m. and a quorum was declared.

### II. Introductions and Recognition - none

### III. Visitors Comments on Items Not on the Agenda - none

### IV. Approval of Minutes of May 12, 1993 Meeting

Councilor Devlin had a correction on page 7:

"..~~Future Vision Plan~~ Framework Plan.."

Chair McRobert had an addition on page 2:

"..was created by the Governor Neil Goldschmidt ..."

The attendance list was corrected to include Bud Farm and Bill Bloom. Also "Ben Small" should read "Dan Small."

Chair McRobert had a correction on page 3:

"..~~already have~~ are planning local progress boards.."

Mayor Liddell moved to adopt the minutes as corrected, motion was seconded by Councilor Fessler and unanimously approved.

### V. Descriptive Indicators Survey

John Fregonese gave an update of the Region 2040 project. He stated that the technical group or "Users Group" has met four times. The first task was to model the base case and allocate growth based on the assumption of one million additional residents in the area in 50 years. John Fregonese stated that most of the growth is handled by expansion of the Urban Growth Boundary (UGB) by 150,000 acres.

Commissioner Hales asked if they used the data from 1000 Friends of Oregon?

John Fregonese stated yes, and the Users group decided to use a 10 percent underbuild figure to account for area used for roads, landscaping, etc. The technical group has refined guidelines for developable land in relation to sewer basins and rural land. John Fregonese stated that the land needs for the new base case would require 67,000 acres to accommodate one million people, with housing and jobs. The UGB would expand by 214,000 acres.

Commissioner Kafoury asked if only one-third of the acreage is developable?

John Fregonese stated yes, based on mid-range population estimates, 67,000 acres of the 214,000 acres are actual house or apartment lots. The range of population estimates, for 50 years, is 600,000 to 1,000,000. The range for land consumption is 100,000 to 300,000 acres.

Commissioner Hales asked how the 214,000 added acres compares with the land currently inside the UGB?

John Fregonese responded that there are currently 225,000 acres in the UGB.

Commissioner Hales stated that this presumes a significant reduction of density compared to the urban area.

John Fregonese stated that there are 1,100,000 people in the UGB, so the base case is similar, and is about double.

Commissioner Hales stated that is assuming a balance of housing, industrial and commercial land in the new growth. He stated this assumes build out within the UGB.

John Fregonese stated that yes, they are assuming build out at 90 percent within the UGB.

Mayor Liddell asked of the 214,000 acres, only 67,000 are usable?

John Fregonese stated that yes, net acreage for the lots only, with additional land for streets, parks, etc., that is about 100,000 acres. This works out to 14 persons per acre.

Councilor Devlin asked if the one-third to one-half acreage being lost to uses other than housing is driven by existing development outside the UGB?

John Fregonese responded yes, it is driven by environmental constraints, wetlands, slopes, etc., and by existing development.

Mayor Liddell stated that the population figures in the expansion of the UGB do not meet 50-year population projections and will require adjustment.

John Fregonese stated that 75,000 acres are available within the UGB and more in Clark County. He stated that currently 18 percent of land is being used for commercial/industrial, while comprehensive plans have 35 percent of land for commercial/industrial.

Commissioner Hays stated the same types of employment are assumed, can we look at how changes in manufacturing/employment trends effect land use?

John Fregonese agreed we need to look at that in the fine modeling stage.

Sandra Suran stated that it may be best to plan using the highest estimates of population, rather than middle range estimates.

John Fregonese agreed. He stated that in this modeling stage, we need to keep the population numbers constant, then we will analyze each model under a range of population estimates.

Councilor Fessler stated that the final modeling will need input from the cities.

John Fregonese stated that the next step is to define Concepts A, B and C under the goals of LCDC and RUGGO as well as federal and state laws on air quality, etc. At the next meeting we will have the input from local planners. John Fregonese introduced the results from the **descriptive indicators survey**, and stated that there was no category that people were uninterested in.

Ken Gervais stated that the results are not final, but a working process toward consensus. He stated that we would like to get suggestions on how we can measure minimum standards.

Commissioner Kafoury was concerned with the large number of issues.

Ken Gervais stated that eventually we will have specific policies for specific accomplishments and costs. This will require more market and pricing information.

Councilor Devlin asked for a comparison between these items and what is required in the Charter and the Framework Plan.

Jim Zehren asked about "minimum standards," does that mean uniform, region-wide standards?

Ken Gervais responded that minimum standards such as air quality will be applied to the concepts.

Jim Zehren stated that air quality could be regional, but other standards would vary throughout the region.

Commissioner Hooley stated that it is all integrated, but we need to decide on a few issues to concentrate on in the next three to five years.

Ken Gervais stated that we also need timelines, and to start now on some of the things we know we want to do.

Councilor Thompson stated that some minimum standards would be very hard to measure.

Councilor Fessler asked if a new form with the minimum standard question reworded would be helpful.

Mayor Liddell stated that you can weigh the issues on time spent and prioritize.

John Fregonese stated that we also need to look at what can Metro do about the issue.

Mayor Liddell agreed, if it is beyond Metro's scope, we can identify the agency that would deal with that issue.

Rob Mitchell stated economics need to be addressed, the effects of UGB policies on real estate markets.

Ken Gervais stated the tax equity question will need to be addressed.

Commissioner Hays asked if the other counties were taxing on the potential of the land's zoning versus taxed on its current use.

John Fregonese stated that land is taxed on its market value, which is due to its zoning, but there are still 11,000 acres on farm deferral.

Chair McRobert asked if farm deferrals were abolished by Measure 5?

Commissioner Hays responded no.

Ken Gervais asked should we aim for a cushion above the federal air quality standards?

Commissioner Hays stated that we should meet the minimum standards as soon as possible and then create a cushion later as resources are available.

Commissioner Hooley stated information is needed on what it would take to meet these standards.

Ken Gervais stated that it is a moving target, but Goal 12 calls for a 12 percent reduction of vehicle miles traveled.

Commissioner Hooley stated that as the region grows, meeting the federal standards may be all we can do.

Mayor Liddell stated that we should aim for the standard and then improve on that as it is interconnected with economic growth and livability.

Councilor Thompson stated that vehicles are not the only source of emissions and that we might have to look at a system like Southern California that requires a percentage non-polluting (electric) vehicles.

Mayor Liddell asked if air quality is being addressed outside the region?

Ken Gervais responded yes, and Salem is included in our metropolitan region.

Councilor Schreiber stated that the question is who will mandate the standards.

Commissioner Hales stated that Metro is required under the Charter to mandate those standards, and could be taken to court to require enforcement.

Ken Gervais asked for input on water supply issues.

Commissioner Hays stated concern that supply and wastewater not be segregated.

Ken Gervais agreed that sewer and water need to be treated as one package.

John Fregonese stated that while this is important, it is not key to Region 2040, and a water plan is underway in the region.

Mayor Liddell stated that a message statement from MPAC to groups working on the water plan advocating information sharing would be appropriate.

Rob Mitchell stated he agreed with Commissioner Hays and what water supplies need to know is if we are growing up or out, because they require very different planning.

Jim Zehren asked about cost of delivery of services.

John Fregonese stated that you probably spend the same amount of money, but in different places (capital, not operational). We also need to look at what will be replaced soon anyway due to age.

Arnold Polk stated that economics may be a way of influencing where growth goes, we can make it expensive to grow one way versus another.

Mayor Liddell stated a differential charge system for development, which puts the price on development for growth, not the citizens.

Commissioner Hooley asked at what point do you raise all rates due to growth?

Rob Mitchell stated that growth doesn't cost anything due to system developer charges.

Commissioner Hays stated that system development charges can take in to account maintenance of existing systems, expansion costs due to growth and what existing residents need to set aside for replacement value.

Ken Gervais asked about systems development charges for schools.

Commissioner Hays stated that with schools it is difficult to determine development charges.

Ken Gervais asked for input on the urban/rural transition issue. Can we keep existing communities within the UGB separate from each other and can we keep a separation between the UGB and the surrounding areas? A community needs a center and a perimeter. Fifty years from now the important thing will not be how an area developed, but what land remains undeveloped.

John Fregonese mentioned the idea of rural housing, not necessarily farms, as a rural preserve and greenbelt.

Ken Gervais stated that design becomes an issue, hiding the houses for a rural appearance is desirable.

Arnold Polk stated that we need to carefully define and explain Greenspace versus greenbelt.

John Fregonese stated that greenbelts cover thousands of acres and you cannot afford to buy all that land. He stated that at the next meeting we will talk about Concepts A, B and C. We will stay involved with the technical people. John Fregonese stated that the decisions will increase in intensity over the next year. He asked that the informal second monthly meeting (on the fourth Wednesday of the month) continue in order to discuss these issues.

Chair McRobert and members agreed.

Sandra Suran asked that brief updates be provided on items discussed at previous meetings such as the parks merger issue.

Ken Gervais stated that a Memorandum of Understanding is being developed on that and will be forwarded to MPAC as soon as it is available.

John Fregonese stated that Merrie Waylett would be the Metro staff contact for issues other than planning. The first meeting of the month will be for MPAC business and all other issues and the second meeting will be devoted to planning.

Chair McRobert stated that the next MPAC meeting is on June 9, 1993.

The meeting was adjourned at 6:37 p.m.

Respectfully submitted by Barbara Duncan

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