



METRO POLICY ADVISORY COMMITTEE  
Oct. 22, 2014  
Metro Regional Center, Council Chamber

MEMBERS PRESENT

Ruth Adkins  
Jody Carson, *Chair*  
Sam Chase  
Tim Clark  
Denny Doyle  
Kathryn Harrington  
Dick Jones  
Keith Mays  
Anne McEnerny-Ogle  
Marilyn McWilliams  
Doug Neeley  
Craig Prosser  
Martha Schrader  
Loretta Smith  
Bob Stacey  
Jerry Willey

AFFILIATION

Portland Public Schools, Governing Body of School Districts  
City of West Linn, Clackamas Co. Other Cities  
Metro Council  
City of Wood Village, Multnomah Co. Other Cities  
City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
Metro Council  
Oak Lodge Water District  
Washington Co. Citizen  
City of Vancouver  
Tualatin Valley Water District, Washington Co. Special Districts  
City of Oregon City, Clackamas Co. 2<sup>nd</sup> Largest City  
TriMet Board of Directors  
Clackamas Co.  
Multnomah Co.  
Metro Council  
City of Hillsboro, Washington Co. Largest City

MEMBERS EXCUSED

Maxine Fitzpatrick  
Lise Glancy  
Jerry Hinton  
Carrie MacLaren  
Wilda Parks

AFFILIATION

Multnomah Co. Citizen  
Port of Portland  
City of Gresham, Multnomah Co. 2<sup>nd</sup> Largest City  
Oregon Department of Land Conservation and Development  
Clackamas Co. City

ALTERNATES PRESENT

Jeff Gudman  
Jeff Swanson

AFFILIATION

City of Lake Oswego, Clackamas Co.  
Clark County

STAFF:

Nick Christenson, Alexandra Eldridge, Kim Ellis, Ramona Perrault, Ken Ray, Ted Reid, Jill Schmidt, Nikolai Ursin, and Ina Zucker.

**1. CALL TO ORDER**

Chair Jody Carson declared a quorum and called the meeting to order at 5:05 p.m.

**2. INTRODUCTIONS AND COMMUNICATIONS**

Chair Carson called for volunteers for 2015 Metro Policy Advisory Committee (MPAC) officers. She explained that MPAC nominates and elects three officers for the calendar year at the first meeting of each year, including: Chair, first Vice Chair, and second Vice Chair. She called for volunteers to serve on the next year's nominating committee and stated the committee would be appointed at the next meeting. Ms. Marilyn McWilliams and Mr. Tim Clark volunteered to serve on the committee.

### **3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

Mayor Tim Knapp, City of Wilsonville: Mr. Knapp distributed a handout outlining Wilsonville's concerns about the draft Urban Growth Report (UGR). He explained that Wilsonville is preparing a new master plan, discussing the city's growth rate and anticipated developable land supply. He discussed the importance of proximity between residents and their employment for quality of life.

### **4. COUNCIL UPDATE**

Metro Councilor Harrington updated members on the following items:

- Metro hosted an off-site Council meeting in Oregon City on Oct. 16.
- In November, voters will vote whether to extend or end a provision in the Metro Charter designating that only cities and counties can increase density in most single-family neighborhoods.
- Construction is progressing on four Metro-supported Transit Oriented Development (TOD) projects: Rose Apartments in Gateway, Moreland Station apartments near the MAX Orange Line, Radiator mixed-use building on North Vancouver Avenue and The Core mixed-use project at Orenco Station.
- A gala presentation of Metro's Let's Talk Trash Film contest will be held at 7 p.m. on Monday, Nov. 10 at the Portland Art Museum.
- Metro-managed facilities will host a number of upcoming events this Fall, including: Haunted Forest trick-or-treat path, the Tour of Untimely Departures, America's Largest Antique and Collectible Show, Portland's Largest Garage Sale, Portland Metro RV Dealers RV Show, and the ski and snowboard show.

### **5. APPROVAL OF OCT. 8, 2014 MPAC MINUTES**

MOTION: Mr. Denny Doyle moved, Mr. Dick Jones seconded, to amend the minutes from Oct. 8 to include Ms. Lise Glancy and Ms. Anne McEnery-Ogle under Members Present.

ACTION: With all in favor, the motion passed.

### **6. CLIMATE SMART COMMUNITIES SCENARIOS PROJECT: REVIEW DRAFT REGIONAL POLICIES AND SHORT LIST OF TOOLBOX ACTIONS**

Chair Carson introduced Ms. Kim Ellis to provide an update on the Climate Smart Communities scenarios project leading to the joint Metro advisory committee meeting on Nov. 7 with a final recommendation to the Metro Council on Dec. 10.

Climate Smart Communities Scenarios Project was initiated in response to a mandate from the 2009 Oregon Legislature to develop and implement a strategy to reduce per capita greenhouse gas emissions from cars and small trucks by 20 percent below 2005 levels by 2035. In June, the Metro

Council directed staff to test the draft approach as unanimously recommended for study on May 30 by the Metro Policy Advisory Committee (MPAC) and JPACT. Staff completed the evaluation in August and prepared materials that were released for a 45-day public comment period from Sept. 15 to Oct. 30, 2014. A joint meeting will be held on Nov. 7 for MPAC and JPACT to consider public comments received and continue shaping their final recommendation to the Metro Council. Mr. John Williams stated that tonight's discussion would focus on the draft ordinance, Ordinance No. 14-1346, and the associated framework plan elements. He summarized the content of the ordinance which is available in the meeting packet record.

Ms. Kim Ellis provided an overview of the draft Regional Framework Plan amendments and directed members to a memo summarizing comments received by Metro Technical Advisory Committee (MTAC) and JPACT [Climate Smart Communities Scenarios Project: Update on 45-day public comment period and early comments on draft Regional Framework Plan Amendments]. She stated that the framework plan serves to provide regional policy direction on how key components will be implemented and that LCDC's review will look for policy language that reflects the key components of the Climate Smart Strategy and intention to implement. Ms. Ellis highlighted revisions in the document, which focused on Chapter 1 (Land Use) and Chapter 2 (Transportation). The plan is available in redlined track changes within existing policy to reflect that the actions are not only to follow regionally established policy, but also to address climate change.

Mr. Williams noted that there are very few changes proposed because the Climate Smart Strategy is based on adopted local and regional plans, much of which is already reflected in Regional Framework Plan.

Member comments on the draft Regional Framework Plan included:

- Mr. Doug Neeley suggested that item 1.1 Compact Urban Form bullet 1.14 be revised to: "incentivize and encourage elimination of unnecessary barriers to compact, mixed-use, pedestrian-friendly and transit-supportive development within Centers, Corridors, Station Communities and Main Streets."
- Mr. Neeley discussed the need for a more adequate employment and housing balance.
- Ms. Ruth Adkins inquired whether it would be appropriate to include children, youth, and/or schools under 1.10 Urban Design. She suggested listing "schools" under 1.10.1.c and to explicitly mentioned schools relative to safe walking and bicycling under Goal 11 in Chapter 2.
- Ms. Martha Schrader stated satisfaction with language regarding safe and reliable streets and highways. She shared Clackamas County's concern with ensuring the Climate Smart Strategy allows for investments in highway capacity in areas like I-205 to support related goods and freight movement and balancing urban and rural needs. She indicated it is important for the strategy to support addressing regional capacity needs as well as other multi-modal needs.
- Councilor Stacey explained any approach to addressing transportation needs isn't about redirecting money that is already available for projects. He also noted the Climate Smart project has successfully raised addressing needs that aren't always spoken to, but that are very important for achieving the state mandate. The transit and active transportation components of the draft strategy will require new money, and the region needs new money for roads as well. Arguing between modes is counter-productive.
- Mr. Doyle proposed revising 11.3 under Goal 11 to include "such as" before listing possible actions to be taken in 2015-2016. Members agreed on revising language to be more illustrative of the types of actions that local governments and other could take to help

implement the Climate Smart Strategy.

Member comments on Ordinance No. 14-1346 included:

- In response to member inquiry, Mr. Williams clarified that the draft Regional Framework Plan amendments would be included as Exhibit B to the ordinance. He explained the Framework Plan amendments are explicitly required by the Land Conservation and Development Commission through the administrative rule OAR 066-044-0040.
- In response to member inquiry, staff explained that the findings of compliance with the LCDC administrative rule would be available in Dec. as part of the Metro Council's final adoption materials. Exhibit E will be provided to Metro's technical advisory committees with recommended changes to each of the exhibits (Exhibits A-D) that respond to comments received during the public comment period.
- Mr. Jerry Willey proposed revising language of the fifth whereas on page 3 to include "draft concepts, except for..." to recognize the need for a list of priorities given the funding limitations.
- Members discussed the need for a plan to prioritize projects if the region cannot attain the funding needed to implement the adopted approach.
- Chair Carson requested that further member communications with Metro staff be shared with the committee.

#### **7. GROWTH MANAGEMENT DECISION: DRAFT 2014 URBAN GROWTH REPORT ASSESSMENT OF EMPLOYMENT CAPACITY NEEDS AND REGIONAL INDUSTRIAL SITE READINESS**

Chair Carson introduced Mr. Ted Reid to provide an update on the employment component of the draft 2014 UGR and the regional industrial site readiness inventory. She stated that MPAC would be making a formal recommendation on the UGR to Metro Council on Nov. 12. The purpose of the information would be to begin formulating that recommendation as it relates to the employment piece of the draft UGR.

Mr. Reid provided a brief update on the urban growth management process. He directed members to the draft resolution provided in the packet and the memo distributed at the meeting [MTAC recommendations on components of the draft 2014 Urban Growth Report]. He summarized Metro Council's work session discussion on employment in the UGR stating that Council expressed a desire to discuss committing to make sites already in the Urban Growth Boundary (UGB) ready for development and employment.

Mr. Williams introduced Mr. Mike Williams and Ms. Marion Haynes, two partners of the Regional Industrial Site Readiness Project who provided an overview of the region's industrial site readiness inventory.

Mike Williams, business development officer for Business Oregon, provided background on the intention and origin of the inventory. He provided an overview of the significance of industrial land to the region and presented site requirements by industries in Oregon. Mr. Williams explained that the project team sought to determine the supply and readiness of large industrial sites within the Portland Metro region. He provided a brief overview of the 2014 inventory development, including: vacant parcels inside the UGB and selected urban reserves, site analysis, market readiness, and tiers.

Ms. Haynes of Portland Business Alliance shared the 2014 inventory findings. She stated that 54 industrial sites were identified with 25 or more net developable acres. She provided an overview of the distribution of the sites by tier and size. She also discussed development constraints on sites by tier.

Ms. Haynes presented main conclusions drawn from the inventory assessment and available in the meeting packet record.

Mr. Williams shared other work supporting industrial site readiness in the metro urban growth boundary. He described the implications for the 2014 UGR as follows:

- The draft UGR identifies a surplus of large industrial sites inside the UGB
- The supply of market-ready sites of 50 acres or more is more limited
- A 20-year jobs forecast only works if industrial lands are market ready
- It's important to track planning aspirations with market reality
- The industrial site readiness inventory will be included in the 2014 UGR appendix and used in future UGR updates
- The Metro Council resolution on the UGR should reference the importance of policy focus on site readiness

Member comments included:

- Mayor Willey requested a footnote on Hillsboro inventories in tier 2, noting prohibitions against dividing some large sites into smaller parcels, limiting their potential marketability and causing the city to carefully consider how much to invest in making the sites ready.
- Mr. Sam Chase inquired about the prevalence of industrial land at edges of the urban growth boundary and implications for new residents of the region. Mr. Williams and Ms. Haynes explained that industrial sites are likely to be at the urban edges of fast growing regions. Ms. Glancy noted that sites closer in are quickly absorbed.
- Ms. Marilyn McWilliams inquired about medical research or biotechnology site preparedness. Mr. Williams and Ms. Haynes stated that another study is looking at demand for such sites.
- Mr. Jeff Gudman inquired about implications for the 2014 UGR in regard to expansion of the UGB. Staff explained that Metro must consider the policy response if the region wants to plan for high demand of industrial sites. Staff stated that there is a need to invest in developable industrial sites inside the UGB, but no need to expand the UGB for additional industrial sites.
- Chair Carson stated that it would be significant to include a policy on industrial site readiness since the presentation showed there is not a need for site space, but there is a need for time to ready the sites.

## **8. MPAC MEMBER COMMUNICATION**

Ms. McWilliams announced that the Tualatin Valley Water District was awarded the Sustainable Water Utility Management Award from the Association of Metropolitan Water Agencies.

Mr. Prosser announced that the TriMet Board approved a new collective bargaining agreement with Amalgamated Transit Union 757.

**9. ADJOURN**

Chair Carson adjourned the meeting at 7:02 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "J. Schmidt".

Jill Schmidt, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCT. 22, 2014**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
3.0	Testimony	10/22/2014	Testimony from Mayor Tim Knapp Re: Issues of Concern with the Draft Urban Growth Report (UGR) Before MPAC	102214m-01
4.0	Handout	11/10/2014	Let's Talk Trash Film Gala	102214m-02
5.0	Minutes	10/8/2014	MPAC Minutes from Oct. 8, 2014	102214m-03
6.0	Memo	10/22/2014	Climates Smart Communities Scenarios Project: Update on 45-day public comment period and early comments on draft Regional Framework Plan Amendments	102214m-04
6.0	Handout	N/A	Draft Ordinance No. 14-1346	102214m-05
6.0	Handout	11/7/2014	Joint MPAC and JPACT Nov. 7 Agenda	102214m-06
7.0	Memo	10/16/2014	MTAC recommendations on components of the draft 2014 urban growth management decision	102214m-07
7.0	Handout	9/2014	Portland Economic Indicators	102214m-08
7.0	Memo	10/15/2014	Employment gains and losses since the Great Recession	102214m-09
7.0	Handout	N/A	Site Size and Tier Distribution by County	102214m-10
7.0	Presentation	10/22/2014	Update on Portland Metro Industrial Site Readiness Inventory	102214m-11