



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

February 25, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Ruth Adkins
Sam Chase
Carlotta Collette
Tim Clark, *1st Vice Chair*
Denny Doyle
Maxine Fitzpatrick
Mark Gamba
Jeff Gudman
Jerry Hinton
Brian Hodson
Dick Jones
Anne McEnery-Ogle
Marilyn McWilliams
Bob Stacey
Peter Truax, *Chair*

AFFILIATION

Portland Public Schools, Governing Body of School Districts
Metro Council
Metro Council
City of Wood Village, Multnomah Co. Other Cities
City of Beaverton, Washington Co. 2nd Largest City
Multnomah County Citizen
City of Milwaukie, Clackamas Co. Other Cities
City of Lake Oswego, Clackamas Co. Largest City
City of Gresham, Multnomah Co. 2nd Largest City
City of Canby, City of Clackamas Co. Outside UGB
Oak Lodge Water District, Clackamas Co. Special Districts
City of Vancouver
Tualatin Valley Water District, Washington Co. Special Districts
Metro Council
City of Forest Grove, Washington Co. Other Cities

MEMBERS EXCUSED

Dan Holladay
Craig Prosser
Martha Schrader, *2nd Vice Chair*

AFFILIATION

City of Oregon City, Clackamas Co. 2nd Largest City
TriMet Board of Directors
Clackamas County

ALTERNATES PRESENT

Jackie Dingfelder
Jennifer Donnelly
Ed Gronke
Carrie MacLaren

AFFILIATION

City of Portland
Oregon Department of Land Conservation and Development
Clackamas County Citizen
Oregon Department of Land Conservation and Development

OTHERS PRESENT: Tom Armstrong, Chris Deffebach, Kay Durtschi, Eric Hesse, Zoe Monahan, Kelly Ross

STAFF: Roger Alfred, Alexandra Eldridge, Kim Ellis, Elissa Gertler, Megan Gibb, Tom Kloster, Ted Leybold, Nellie Papsdorf, Ramona Perrault, Ted Reid, Gerry Uba, Nikolai Ursin

1. CALL TO ORDER AND DECLARATION OF A QUORUM

MPAC Chair Peter Truax called the meeting to order at 5:05 p.m. and declared a quorum at 5:11 p.m. after member introductions.

2. SELF INTRODUCTIONS & COMMUNICATIONS

All attendees introduced themselves.

3. CITIZEN COMMUNICATION ON NON-AGENDA ITEMS

There were none.

4. COUNCIL UPDATE

Councilor Sam Chase notified MPAC members of the following items:

- Enterprising Places is a new Metro program that offers grants to help revitalize downtowns and main streets. The program offers matching grants of up to \$50,000 for Storefront Improvement projects and District Transformation grants of up to \$10,000 to support other types of revitalization initiatives. The first round of applications was received in February; they will be reviewed on March 16 and grant awards will be announced in early April. Future rounds of applications will be considered in May, August, and November.
- Metro serves local business by receiving food scraps from restaurants, grocery stores, and other businesses at the Metro Central transfer station to take to a facility that converts food scraps into energy and compost. Starting on March 1, the Metro Central station will begin prohibiting all non-food items in its commercial organics waste stream in an effort to reduce cost and improve energy conversion rates. Councilor Chase noted that this change does not affect Portland's residential food scraps program, so cardboard can still be recycled in those receptacles.

5. CONSENT AGENDA

5.1 Consideration of February 11, 2015 Minutes

MOTION: Mayor Denny Doyle moved and Dick Jones seconded, to approve the February 11, 2015 minutes.

ACTION: With all in favor, the motion passed.

6. ACTION ITEMS

6.1 Community Planning and Development Grant Administrative Rules: Recommendation to Metro Council

Chair Truax introduced the item and reminded members that at the February 11 MPAC meeting, staff presented the Metro Technical Advisory Committee's (MTAC) recommendations on revisions to Metro's Administrative Rules for implementation of the Construction Excise Tax (CET) and Community Planning and Development grants (CPDG). He added that a recommendation of these rules to the Metro Council was requested, following a discussion of additional comments provided by MTAC. He also alerted the committee that Mayor Jerry Willey of Hillsboro and Mayor Shane Bemis of Gresham had given written testimony on the item, distributed at the meeting.

Gerry Uba, Regional Planner at Metro, provided an overview of the proposed CPDG Administrative Rule changes, including grant proposal and screening committee selection criteria changes.

Mr. Uba discussed the revised rules in relation to Title 6 of the Metro Urban Growth Management Functional Plan. He explained that the Metro Council had directed MPAC and MTAC to address how CPDG funding could be used to advance development in centers, corridors, station communities and main streets; areas that were defined as principal centers of urban life in the region in Title 6 of the Functional Plan. Title 6 calls for actions and investments by cities and counties, complemented by regional investments, to enhance these areas. Mr. Uba noted that MTAC discussed Title 6 at their meeting on February 18 and recommended that its standards not be required of local governments applying for CPDG funding. Instead MTAC recommended that applicants address recommendations and standards in Title 6 they have adhered to in the past and that they plan to incorporate in their proposed projects so the selection committee can better understand how these projects may promote Title 6's goals.

Mr. Uba also noted that MTAC members requested that Metro staff share with MPAC how many projects were proposed in Title 6 areas (corridors, main streets, etc.) in 2002 and 2003 in order to better understand how much funding has focused on Title 6 projects in different cycles. Mr. Uba stated that there was a significant decline in projects proposed in these areas from cycle 2 to cycle 3 and as a result, MTAC suggested that if such a decline continues in the upcoming cycle 4, a solution may be to designate a portion of future CET funding for projects in these areas.

Mr. Uba then gave a brief overview of the CPDG schedule. He noted that if the proposed administrative rules are passed by the Metro Council, a pre-application meeting will be held on March 25 with letters of intent due to Metro staff by April 16 and applications due by June 1. In June and July the screening committee will review applications and make recommendations to Metro's Chief Operating Officer Martha Bennett before the recommended recipient list is sent to the Metro Council.

Member discussion included:

Councilor Bob Stacey noted that the Metro Council had discussed whether or not the CPDG grants should be used to achieve compliance with Title 6 of Metro's Functional Plan in order to encourage growth in the region's urban centers. He pointed out that changes to program criteria do not prioritize grants located in Title 6 areas and offer jurisdictions the ability to apply for grants in other locations, such as employment and concept planning areas. He also agreed that Metro needed to develop a handbook describing how jurisdictions can become compliant with Title 6 before requiring compliance as a condition for receiving a grant.

Councilor Mark Gamba clarified that the CPDG grants are only to be used for planning and not infrastructure projects. Mr. Gamba also asked about the Construction Excise Tax and grant caps, which Gerry Uba noted are assessed by the CET and CPDG stakeholder advisory committee.

Members discussed the addition of social equity criteria to the revised rules. Councilor Sam Chase mentioned that after cycle 3 of the CPDG awards, one of the steering committee's conclusions was that the equity criterion was unclear. He explained that equity criteria added in the revised rules addressed this issue by heightening social equity expertise on the CPDG steering committee, clarifying outcome criteria to include social equity outcomes, and allowing jurisdictions to apply for grants that aim to specifically address equity issues in their communities. Councilor Chase noted

that these changes provided a greater opportunity for local governments to improve equity in their jurisdictions.

MOTION: Maxine Fitzpatrick moved and Ruth Adkins seconded, to recommend the revised Community Planning and Development Grants Administrative Rules as proposed by MTAC.

ACTION: With all in favor, the motion passed.

7. INFORMATION/DISCUSSION ITEMS

7.1 Urban Growth Management Decision: Revised Work Program for 2015

Chair Truax began discussion of the revised 2015 work program. He noted that at recent MPAC meetings, members had heard summaries of the legal status of Metro's urban reserves and how the recent remand impacted the Metro Council's ability to make an urban growth management (UGM) decision in 2015. He added that in light of that remand, Metro staff have been working to develop a revised work program for the UGM decision.

Ted Reid from Metro's Planning and Development department gave a general outline of the revised 2015 MPAC work program. He noted that it was an opportunity for the region to evaluate how its communities are growing, and what opportunities and challenges they may face moving forward. He noted that the original work program aimed for a UGM decision in December 2015 and that due to the recent changes, the Metro Council would instead make a decision in fall 2015 on one of two options moving forward: 1. Conclude the UGB decision in 2015, prior to a resolution of the urban reserves in Clackamas and Multnomah Counties or, 2. Request an extension from the state for the UGM decision to wait for the resolution of the urban reserves and to allow for additional discussion of housing needs in the region.

Mr. Reid noted that in order to inform the Metro Council's decision-making on which growth management process option to pursue in fall 2015, Metro staff proposed to focus policy discussions in upcoming months on the following three topics related to regional housing needs: 1. Residential development potential in Damascus. 2. Residential development potential in centers such as Portland. 3. Choosing a point in the range forecast.

Mr. Reid also noted that Metro staff anticipate coming up with issue papers to guide discussion of these topics in 2015. He added that MPAC and the Metro Council have also identified a number of other items for discussion in the context of growth management including housing affordability and infrastructure costs, and that these issues also deserve ongoing discussion.

Member discussion included:

Maxine Fitzpatrick pointed out low-income community displacement as a result of urban growth and asked how these impacts were addressed in the urban growth report (UGR). Ted Reid noted that displacement and affordability are some of the issues highlighted in the UGR. Elissa Gertler, Metro's Director of Planning and Development, added that Metro's Planning department is trying to address these issues with programs such as the Equitable Transit-Oriented Development program.

Ed Gronke mentioned the need for improved growth plans in Clackamas County. He noted that current comprehensive plans will not be able to accommodate projected growth, and argued that these plans need to be adjusted to allow for the multi-story/mixed-use development needed in

areas such as the McLoughlin Boulevard Area. Councilor Carlotta Collette suggested that the McLoughlin Area Plan Implementation Team's (MAP-IT) efforts might be a good project for a CET grant.

Members discussed discounted growth capacity figures and their relation to the market. They also discussed the City of Damascus, and possible consequences of decisions related to that jurisdiction.

Members discussed potential market effects of the recent legalization of marijuana pertaining to industrial warehouses used for indoor grow operations and other zoning issues related to dispensaries.

Carrie MacLaren of the Oregon Department of Land Conservation and Development (DLCD) noted that should a UGM decision extension be sought, DLCD would be able to consider a request earlier than the December timeframe.

Members discussed the different options regarding the UGM decision and effects they might have on the UGM timeline. Ted Reid clarified that the option of asking for an extension, listed as a second option at the last MPAC meeting, had been added as a possible addition to the first option of concluding the decision in 2015, instead of being listed as its own option.

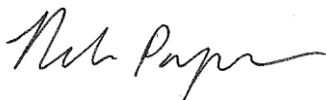
8. MPAC MEMBER COMMUNICATION

- Mayor Truax alerted members to the revised 2015 MPAC work program, made available at the meeting and online.
- Councilor Jeff Gudman noted that at the January 28 MPAC meeting he requested that MTAC review Metro's current deadline requirement for local jurisdictions to provide Metro notice of proposed land use actions. He asked that this review move forward and Elissa Gertler, Metro's Director of Planning and Development, agreed to check on the issue at MTAC.

9. ADJOURN

MPAC Chair Peter Truax adjourned the meeting at 6:40 p.m.

Respectfully Submitted,



Nellie Papsdorf
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF FEB. 25, 2015

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
N/A	Memo	02/23/15	Revised 022515 MPAC Agenda	022515m-01
N/A	Handout	02/25/15	Updated 2015 MPAC Work Program	022515m-02
4.0	Handout	02/25/15	Enterprising Places Grants Brochure	022515m-03
6.1	Worksheet	02/25/15	Revised Administrative Rules for CET and CPDG Implementation	022515m-04
6.1	Handout	02/25/15	Title 6 Centers, Corridors, Station Communities and Main Streets	022515m-05
6.1	Handout	05/14/14	CET and CPDG Cycle Collections and Awards	022515m-06
6.1	Handout	02/25/15	Pre-Application Meeting for Cycle 4 of Community Planning and Development Grants	022515m-07
6.1	Letter	02/24/15	RE: Community Planning and Development Grant Administrative Rules	022515m-08