



Metro

600 NE Grand Ave.
Portland, OR 97232-2736

Meeting minutes

Meeting: MPAC
Date/time: Wednesday, October 22, 2025
Place: Zoom

Attendees

Vince Jones-Dixon, Multnomah County Commissioner
Elana Pirtle-Guiney, City of Portland Council President
Candace Avalos, City of Portland Councilor
Jerry Hinton, Gresham Council President
Keith Kudrna, City of Fairview Mayor
Terri Preeg-Riggsby, West Multnomah Soil and Water Conservation District Director
Diana Helm, Clackamas County Commissioner
Joe Buck, Lake Oswego Mayor
Brett Sherman, Happy Valley Councilor
Sherry French, Clackamas River Water District Board Member
Ed Gronke, Resident of Clackamas County
Pam Treece, Washington County Commissioner
Beach Pace, Hillsboro Mayor
Allison Tivnon, City of Beaverton Councilor
Tim Rosner, City of Sherwood Mayor
Miles Palacios, Tualatin Hills Parks and Recreation District Board Member
Kirstin Greene, Oregon Department of Land Conservation and Development Deputy Director
Ty Stober, City of Vancouver Councilor
Denyse McGriff, City of Oregon City Mayor
Omar Qutub, Resident of Multnomah County
Luis Nava, Resident of Washington County
Gerritt Rosenthal, Metro Councilor
Mary Nolan, Metro Councilor
Duncan Hwang, Metro Councilor
Marsha Banks, City of Banks Mayor

Absent

JT Flowers, TriMet Board Member
Wil Fuentes, Clark County Councilor
Dan Eisenbeis, Portland of Portland
Brian Hodson, City of Canby Mayor

PUBLIC COMMUNICATIONS ON MPAC AGENDA ITEMS

None.

COUNCIL UPDATE

Nolan provided the Metro update and specifically noted the Supportive Housing Services reform work and the opening of an affordable housing project.

Rosenthal added information about another affordable housing project.

COMMITTEE MEMBER UPDATE

Stover shared that Vancouver is going through its Comprehensive Planning Process, Our Vancouver 2025, and it will affect the entire metro area. He would like to bring a presentation on it to MPAC.

Helm shared that the Sunrise Corridor team held an event to celebrate moving from vision to implementation. They appreciate the RFFA funds they were given, and they are excited make this project a reality.

Sherman asked if the MPAC meeting on December 17 could be online instead of in person. There seemed to be support for that proposal.

INFORMATION/DISCUSSION ITEMS

Future Vision Update

Pace gave a brief summary of the Future Vision Committee October meeting.

Jess Zdeb provided additional information and described the next steps and upcoming events.

Sherman asked about engagement with communities and asked about additional “lessons learned” from the last process that will be different this time.

CONSENT AGENDA

Pace requested amendment to the minutes. (*This request has been completed in the record*)

Motion to pass the consent agenda: Preeg-Rigsby

Second: Pace

The motion passes

INFORMATION/DISCUSSION ITEMS

Introduction to 2025 Metro Code Land Use Minor Amendments

Glen Hamburg provided a presentation.

Sherman asked for additional clarity on potential bad consequences.

Rosener asked staff to clarify the comments about Goal 5 rule changes.

Greene answered questions about the timing of the Goal 5 rule changes.

Gronke asked staff how notifications between now and the end of the year will be handled.

Sherman asked members if they would be comfortable with having this item return in November on the consent agenda. Based on member response, the item will be placed on the consent agenda.

Perrault explained how to pull the item from consent should a member want to do so.

Metro's State-Mandated Regional Housing Coordination

Eryn Kehe and Emily Lieb provided a presentation.

Pace asked staff about brownfields and if channeling money to brownfields will pull money from other priorities. She also asked if Metro would consider how to ensure funding is equally

distributed across the region. She further asked if detail could be added that would assess Metro's current bond program and determine what areas can be improved to produce more housing units.

Treece believes the approach is broader than what the state required, particularly concerning including actions that are targeted toward operations and ongoing support of housing units and services. That would be better addressed through the regional SHS program with housing staff and providers. Washington County would like to remove those items from this report.

Helm shared that Clackamas County appreciates action item 15. Regional cooperation has been helpful with transportation and could be for housing, too. The County requests the timeline on convening partners be sooner than suggested in the report. She would also would like to see item 14 expedited.

Pirtle-Guiney asked about the brownfield program and whether it would be a new program or expanding an existing program. She also asked about how feedback from jurisdictions has been.

Treece followed up that all three counties should be part of the conversation on ongoing operations of affordable housing.

Happy Valley Presentation on Downtown Development

Sherman introduced the topic and Happy Valley staff.

Laura Terway and Kevin McGrane provided a presentation

Helm acknowledged the hard work. She appreciates they included Rock Creek as an amenity. She asked about where people will work and worried about the lack of jobs land in Happy Valley. She also believes that Sunrise Corridor should be a bigger part of the plan.

Hinton shared his excitement for this plan. He asked staff if this land is already in the UGB; about the timeline; and whether Happy Valley is considering annexing further to the east to include the buttes.

ADJOURNMENT

Sherman adjourned the meeting at 7:02 PM