



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

## METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes  
September 25, 2024

### MEMBERS PRESENT

Sharon Meieran  
Kristin Greene  
Mark Shull  
Thomas Kim  
Tim Rosener  
Pam Treece (Chair)  
Mary Nolan  
Brett Sherman  
Omar Qutub  
Gerritt Rosenthal  
Sherry French  
Joe Buck  
Duncan Hwang  
Steve Callaway  
Jim Duggan  
Miles Palacios  
Ty Stober  
Glen Yung  
Luis Nava  
Denyse McGriff  
Terri Preeg Riggsby

### AFFILIATION

Multnomah County  
Oregon Department of Land Conservation and Development  
Clackamas County  
TriMet  
Other Cities in Washington County  
Washington County  
Metro Council  
City of Happy Valley, Other Cities in Clackamas County  
Citizen of Multnomah County  
Metro Council  
Special Districts in Clackamas County  
City of Lake Oswego, Largest City in Clackamas County  
Metro Council  
Largest City in Washington County  
Tualatin Valley Water District  
Tualatin Hills Park and Recreation District  
City of Vancouver  
Clark County  
Citizen of Washington County  
Largest City in Clackamas County  
Special Districts in Multnomah County

### MEMBERS EXCUSED

Emerald Bogue  
Vince Jones-Dixon  
Ted Wheeler  
Brian Hodson  
James Fage  
Carmen Rubio  
Ed Gronke  
Susan Greenberg  
Keith Kudrna  
Alison Tivnon

### AFFILIATION

Port of Portland  
City of Gresham, Second Largest City in Multnomah County  
City of Portland  
City in Clackamas County outside UGB  
City in Washington County outside UGB  
City of Portland  
Citizen of Clackamas County  
Governing Body of a School District  
Other Cities in Multnomah County  
Second Largest City in Washington County

### ALTERNATES PRESENT

Laura Kelly  
Anthony Martin  
Kevin Teater

### AFFILIATION

Oregon Department of Land Conservation and Development  
Largest City in Washington County  
City of Beaverton

OTHERS PRESENT: Stephen Roberts, Kevin Cook, Adam Torres, Medha Pulla, Dan Rutzick, Anna Slatinsky, Marc Farrar, Jeffrey Kleinman, Fiona Lyon, Hayley Still, Eric Rutledge, Sarah Iannarone, Jamie Stasny, Mariann Hyland, Daniel Mal, Tiffany Gehrke, Schuyler Warren, Alexandra Brown, Brendon Haggerty, Ariel Nelson, Jaimie Lorenzin, Joe Gall, Teddy Russell, Katherine Kelly, Cheryl Bell, Dan Dias

STAFF: Georgia Langer, Sam Hart, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Ted Reid, Jaye Cromwell, Eyrn Kehe, Ted Reid, Estee Segal, Marta McGuire, Laura Combs, Marissa Grass, Robyn Stowers, Clint Chiavarini, Tom Stuart, Kim Ellis, Anneliese Koehler

## **1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS**

MPAC Chair Pam Treece called the meeting to order at 5:00 PM.

Metro staff Georgia Langer (she/they) called the role.

## **2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

MPAC Chair Pam Treece read aloud the instructions for providing public testimony.

Jacob Apenes – Apenes, a member of the Urban League's Youth Cohort, emphasized the need for more high-paying jobs and affordable housing, and expressed concerns that the Sherwood West plan lacks sufficient density, walkability, and environmental sustainability, urging for more dense, mixed-use housing to meet the goals set for the area.

Troy Williver – Williver, a supporter of the West of Sherwood Farm Alliance, testified against the Sherwood West plan, arguing that Sherwood's housing preferences for low-density, expensive single-family homes contradict the region's need for affordable housing. He highlighted the mismatch between Sherwood's current housing prices and median income levels, calling for the rejection of the staff recommendation and citing concerns over transportation capacity due to new construction.

Diane Jarvis – Jarvis, another supporter of the West of Sherwood Farm Alliance, testified against the COO recommendation to expand Sherwood's UGB, citing an analysis of vacant land within Sherwood's current planning area that could meet housing and employment needs as well as preserve wildlife habitats and farmland.

David Nemarnik – Nemarnik, a resident of Sherwood and supporter of the West of Sherwood Farm Alliance, testified against the COO recommendation, emphasizing that Sherwood has enough vacant land to meet housing and employment needs without expanding the urban growth boundary. He criticized Metro staff for not presenting alternative plans and urged the Council to consider more compact, community-focused development rather than continuing with sprawling growth.

Todd Christiansen – Christiansen testified against the COO recommendation, arguing that Metro's own forecasts do not support the need for expansion. He also expressed concern that decisions may have been influenced by campaign contributions and urged the committee to carefully consider all testimony before making a decision.

Seeing no further testimony, Chair Treece moved onto the next agenda item.

### 3. **COUNCIL UPDATES**

Councilor Hwang provided updates on the following topics:

**Housing:** Metro Council is working with partners to explore potential areas of agreement for improving housing outcomes and services, with a focus on shared success.

**Future Regional Housing Funding:** Discussions continue about extending the SHS tax, expanding spending to include affordable housing, and considering reforms for oversight, with a potential measure for the 2025 ballot.

**Planning, Development & Research:** Step 2 of the Regional Flexible Funds Allocation is open for applications from local governments to support transportation infrastructure projects until Nov. 15, 2024.

**TV Highway:** Metro and TriMet are seeking community feedback on station locations for the TV Highway Transit Project through an online survey available until Oct. 13.

**Waste Prevention and Environmental Services:** Metro is hosting a roundtable on Oct. 7 to discuss business food scraps recycling, a key effort in reducing food waste and carbon emissions.

DLCD Deputy Director Kirstin Greene provided an update on the following topics:

**Oregon Housing Needs Analysis (OHNA) Allocation Methodology:** The draft methodology required by House Bill 2001 (2023) has been released, and public comments are being accepted through October 4. There are opportunities to provide input at the LCDC hearing on September 27 or via written comments.

**OHNA Rulemaking:** LCDC will hold a public hearing on the draft rules on October 25. Public comments will be accepted through November 14, with final adoption expected at the December 5/6 meeting.

**Goal 5 Cultural Areas Rulemaking:** A public hearing on the proposed rule will be held on September 26, with final adoption anticipated at the December 5/6 LCDC meeting. Additional resources, including webinars and informational sessions, are available.

**Goal 9 Target Industries Approach Rulemaking:** A public hearing will take place on September 26, with final adoption also expected at the December 5/6 meeting.

**Farm and Forest Modernization Program Rulemaking:** An update was published on September 26, with opportunities for public engagement.

Mayor Steve Callaway suggested decoupling two elements of the expansion proposal and to vote on them separately. Chair Treece consulted Roger Alfred, Metro Attorney, on the legal viability.

With no further discussion, Chair Pam Treece moved on to the Consent Agenda.

#### 4. CONSENT AGENDA

Chair Treece noted that there were two items on the consent agenda: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions and Consideration of the July 24, 2024 MPAC Minutes.

**MOTION:** Moved by Mayor Joe Buck and seconded by Mayor Steve Callaway.

**ACTION:** With all in favor, the consent agenda passed.

Seeing no further discussion, Chair Treece moved onto the next agenda item

#### 5. ACTION ITEMS

##### 5.1 **UGB Expansion Recommendation to Metro**

Chair Treece introduced Eryn Kehe, Urban Policy and Development Manager, Metro, and Ted Reid, Principal Regional Planner, Metro, to present on the topic.

Chair Treece proposed that MPAC make a recommendation to the Metro Council to approve the COO/Staff recommendation, with amendments providing additional recommendations.

**MOTION:** Moved by Mayor Steve Callaway and seconded by Commissioner Mark Shull

**ACTION:** Motion passed 10-1 with 3 abstentions.

##### *Presentation Summary*

Presenters outlined the current stage of the Urban Growth Boundary expansion decision-making process, highlighting ongoing discussions among Metro's committees, county partners, and community leaders regarding the COO and staff recommendations. They emphasized the extensive public feedback received during the 45-day comment period, which included concerns about housing affordability, job opportunities, farmland preservation, and infrastructure impacts. The presentation detailed the proposed addition of the Sherwood West Urban Reserve to the UGB, including conditions for housing density, affordability protections, and industrial site safeguards. Additionally, presenters discussed future growth management strategies, such as updating regional planning documents to address climate change and racial equity and enhancing tribal consultations. They also provided an overview of upcoming meetings and deadlines, setting the stage for a final decision by December.

##### *Council Discussion*

Sherry French emphasized the importance of farmland, and asked why this issue is not up for a vote to the people. Reid explained that one of Metro's core functions is managing the Urban Growth Boundary.

Mayor Tim Rosener reminded people that this is not an annexation plan.

Mayor Joe Buck asked presenters to go through the differences between the concept plan and the conditions, and Kehe explained that the density number is the main difference.

Commissioner Sharon Meieran brought up that the Governor is likely to use her executive authority to add many additional acres to Oregon's application to the federal research lab, and asked how staff included that in their evaluation. Presenters responded that the information is very new and they do not know enough yet to wrap it into their analysis, but that they need to keep the process moving to meet the deadline required by the state.

Commissioner Mark Shull expressed concern over the lack of attention for larger industrial parcels in this plan, as well as urged attention to readiness.

Vice Chair Brett Sherman clarified that if this recommendation goes through, it will not guarantee that the land will be developed, it only opens the opportunity to be developed. Presenters confirmed that no property owners will be forced to do anything with the land they already own.

Councilor Mary Nolan asked what contributions from the Youth Cohort were incorporated into the recommendation. Kehe offered the full report from the Youth Cohort and noted affordable housing as a key part of their discussions.

Mayor Callaway asked if the slope requirements were changed to 5% how many acres would be left, and Reid responded that they would need to find those numbers.

Mayor Rosener commented that some of the assumptions that were used to create these models could be looked at more closely, like slope and other factors for land readiness.

Metro Attorney Roger Alfred and Mayor Callaway discussed the legal procedures of decoupling this vote.

Councilor Sherman commented that MPAC, as an advisory board, can approve this overarching recommendation but also give feedback on it for its next phase going to Metro Council.

Chair Treece explained further the ways that recommendations from MPAC can be passed along to Council, but they cannot change the COO's recommendation.

Kristin Greene asked if models took historic underproduction into account, and Reid confirmed that they did.

Thomas Kim pointed out that the expansion is mostly single-family zoned, which does not align with TriMet's goals of density that can be served better by them.

Mayor Rosener asked for clarification on why the COO's recommendation cannot be amended, and Malu Wilkinson explained how MPAC can recommend amendments or considerations for the Metro Council.

### **Amendment 1**

Mayor Callaway proposed the amendment that MPAC would recommend to Metro Council that they adopt the high growth forecast instead of the baseline forecast.

**MOTION:** Moved by Mayor Steve Callaway and seconded by Mayor Joe Buck

**ACTION:** Motion passed 10-2 with 1 abstention.

Kehe described some of the changes that would need to happen to include this amendment.

Councilor Sherman clarified what those changes would affect, and Reid explained that most forecasts have overshoot growth rather than underestimated it.

Councilor Ty Stober brought up that housing and employment is a regional issue and expressed concern with the low-density target that is proposed.

Mayor Rosener described the years-long process with the community to agree on this plan, and that that process would have to be restarted entirely if Metro were to impose a higher density requirement.

### **Amendment 2**

Commissioner Carmen Rubio proposed an amendment adding two parts to the recommendation:

1. In order to achieve a mix of housing types, the Metro Council should establish an expectation for a minimum number of homes. This should be 4,100 units or an average of 12 units per acre, which is slightly higher than the range proposed by the city of Sherwood's adopted Sherwood West Concept Plan (base density of 9.2 units per acre to a maximum density of 16.4 units per acre). The difference between these reflects the actualization of "missing middle" housing allowed by HB 2001 (2019). The city of Sherwood would determine housing mix details in their comprehensive planning process.
2. Staff's recommendation to create and protect large industrial sites is intended to achieve widely shared goals to grow our region's high-tech manufacturing sectors. The Metro Council should establish specific goals or restrictions to make sure this happens by designating this area as a Regionally Significant Industrial Area (RSIA) on Metro's Title 4 map.

**MOTION:** Moved by Commissioner Carmen Rubio and seconded by Commissioner Sharon Meieran

**ACTION:** Motion failed 9-3 with 1 abstention.

Mayor Rosener explained how the current proposal interacts with HB 2001, noting the opportunity for higher density because of that.

Kevin Teater asked if units per acre were based on net or gross numbers, including natural areas, and Kehe responded that they used net.

### **Amendment 3**

Commissioner Shall proposed an amendment to recommend that Metro create and host or commit to having Senior staff participate in a task force ending no later than mid-2025 with a report back to the Council highlighting opportunities for creating growth and capacity models that are more reflective of

market realities. The goal will be to work with local jurisdictions and private sector partners to address the employment lands challenges identified through the UGR process including but not limited to slope and lot size.

**MOTION:** Moved by Commissioner Mark Shull and seconded by Vice Chair Brett Sherman

**ACTION:** Motion passed 7-2 with 5 abstentions.

#### **Amendment 4**

Mayor Buck proposed an amendment to recommend that Metro shall not impose any additional requirements on the City of Sherwood that are not articulated in the Sherwood West Concept Plan.

**MOTION:** Moved by Mayor Joe Buck and seconded by Vice Chair Brett Sherman

**ACTION:** Motion passed 8-5 with 1 abstention.

#### **Final UGB Expansion Recommendation Vote**

Chair Treece proposed that MPAC make a recommendation to the Metro Council to approve the COO/Staff recommendation, with the approved amendments.

**MOTION:** Moved by Mayor Steve Callaway and seconded by Commissioner Mark Shull

**ACTION:** Motion passed 10-1 with 3 abstentions.

## **6. INFORMATION/ DISCUSSION ITEMS**

### **6.1 Garbage and Recycling System Facilities Plan- Phase 4 Draft Plan**

Chair Treece introduced Marta McGuire, Director of Waste Prevention and Environmental Services, Metro, Estee Segal, Principal Solid Waste Planner, Metro, and Luis Sandoval, Principal Solid Waste Planner, Metro, to present on the topic.

#### *Presentation summary*

McGuire outlined the development of WPES's Regional Systems Plan. The presentation highlighted the collaborative 18-month process involving local governments, industry, and community partners. The plan focuses on four key investment areas: community depots for waste drop-off, support for reuse and repair businesses, organics infrastructure improvements, and partnerships for commercial garbage management. The plan aims to address system gaps, especially in underserved areas, with public input shaping the final version. The team emphasized engagement, including public comment, before the plan's adoption in December.

#### *MPAC Member Discussion*

Commissioner Shull expressed concern about RWAC and if everything will be done by December.

McGuire explained that the various committees that WPES has already been engaging with, and noted that October is the month they plan to spend engaging with MPAC further on this topic.

Mayor Rosener emphasized how significant a small increase like this is and suggested that RWAC has another pass at it. He noted how much lower the rates are outside of Portland and commented that the study did not look further into why rates are so high in Portland.

7. **ADJOURN**

Chair Pam Treece adjourned the meeting at 7:28 pm.

Respectfully Submitted,

*Sam Hart*

Sam Hart  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF September 24, 2024**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
5.1	Presentation	09/25/2024	UGB Expansion Recommendation Presentation	092524m-01
6.1	Presentation	9/25/2024	Garbage and Recycling System Facilities Phase 4 Draft Plan Presentation	092524m-02