



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

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

September 12, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Steve Callaway
Sam Chase
Amanda Fritz
Mark Gamba
Jeff Gudman
Kathryn Harrington
Gordon Hovies
Peter Truax
Mark Watson

Jerry Hinton
Martha Schrader (Chair)
Steve Callaway
Linda Glover
Don Trotter
Ed Gonke
Betty Dominguez
Luis Nava

ALTERNATES PRESENT

John Griffiths

Bob Terry
Gretchen Buehner
Carrie MacLaren
Theresa Kohlhoff
Jennifer Donnelly

MEMBERS EXCUSED

Denny Doyle
Loretta Smith

AFFILIATION

City of Hillsboro, Largest City in Washington County
Metro Council
City of Portland
City of Milwaukie, Other Cities in Clackamas County
City of Lake Oswego, Largest City in Clackamas County
Metro Council
Tualatin Fire and Rescue, Special Districts in Washington County
City of Forest Grove, Other Cities in Washington County
Hillsboro School District Board of Directors, Governing Body of a School District
City of Gresham, Second Largest City in Multnomah County
Clackamas County
City of Hillsboro, Largest City in Washington County
City of Vancouver
Clackamas County Fire District #1, Special Districts in Clackamas County
Citizen of Clackamas County
Metro Council
Citizen of Washington County

AFFILIATION

Tualatin Hills Park & Recreation District, Special Districts in Washington County
Washington County
City of King City, Other Cities in Washington County
Oregon Department of Land Conservation and Development
City of Lake Oswego, Largest City in Clackamas County
Oregon Department of Land Conservation and Development

AFFILIATION

City of Beaverton, Second Largest City in Washington County
Multnomah County

OTHERS PRESENT: Colin Cooper, Laura Weigel, Jeff Owen, Kelly Ross, Jennifer Hughes, Chris Deffebach, Tom Armstrong, Linda Glover, Lindsey Shafar, Matt Ferrie-Smith, Katherine Kelly, Shelby Polake, Adam Barber, Jonathan Schlueter

STAFF: Ernest Hayes, Ramona Perrault, Sara Farrokhzadian, Megan Gibb, Rebecca Hamilton, Tom Hughes, Ted Reid, Martha Bennett, and Sima Anekonda

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Chair Martha Schrader called the meeting to order at 5:03 PM.

2. PUBLIC COMMUNICATIONS ON AGENDA ITEMS

Matt Ferris Smith—stated that he was a resident of the Metro region and urged MPAC to look critically at the four UGB expansion proposals. He said that Metro underwent a thoughtful decision making process, but was concerned over the apartment bans in the proposals. He said that these bans did not add housing. Mr. Smith said that he was disappointed that each proposal did not include multifamily housing. He disagreed with the COO recommendation and stated that multifamily housing was not expensive given that land was shared. He cited that the COO recommendation stated that multifamily housing did not include certain amenities such as storage units. He said that providing housing to low income individuals was more important than such amenities. He recommended MPAC reject each of the UGB expansion proposals.

3. COUNCIL UPDATE

Councilor Sam Chase provided an update on Metro acquisitions for open space lands. He mentioned the Clackamas Bluff's acquisition, wherein Metro acquired 100 acres. He stated that there were about 263 wildlife species in that area. He said that initial restorations efforts would remove various invasive species such as ivy and holly.

Councilor Chase relayed that the food scrap administrative rules public comment period was open. Metro drafted administrative rules to guide the implementation of the business food scraps separation policy. Councilor Chase said it was adopted by the Council on July 26th and mentioned that the public comment period would be open until September 28th. He added that public hearing on the draft would be held on September 26th.

Councilor Chase announced that Metro was undergoing a process to bring parks and natural areas under compliance with the American with Disabilities Act (ADA). He said the playgrounds, trails, parking, restrooms, and more would be redeveloped to comply with ADA regulations.

Councilor Chase said that the Killin Wetlands Nature Park opening would taking place on Saturday, September 22nd.

4. MPAC MEMBER COMMUNICATION

There were none.

5. CONSENT AGENDA

MOTION: Councilor Jeff Gudman moved and Councilor Betty Dominguez seconded to approve the consent agenda.

ACTION: With all in favor, the motion passed.

6. INFORMATION/DISCUSSION ITEMS

6.1 2018 Urban Growth management Decision: Recommendations to the metro Council

Key elements of the presentation included:

Ms. Martha Bennett contextualized Metro's UGB as a product of city planning in the 1970s. She said Oregon experienced rapid growth in the 1970s which caused individuals to become concerned over valuable farm and forest land. She stated that these sentiments lead the Metro area to develop a separation between urban and natural areas. She also noted that creating separate urban growth boundaries would lead cities to expand into one another.

Ms. Bennett said that the Metro Council engaged with developers and local officials in an effort to learn from previous decisions to not expand the UGB. She said that while analyzing the process, Metro looked at the numbers associated with the plans and considered how to tangibly accommodate growth. She identified three major factors which effected a jurisdictions ability to accommodate new growth: 1) the ability to plan and make predictable development decisions; 2) development and infrastructure finance; and 3) the ability to know where the markets wanted to go.

Ms. Bennett expressed excitement over the recommendation to expand all four of the urban growth boundaries. She stated that innovation took advantage of previous work centered on the urban reserves. She said that growth management would protect valuable resource lands and would prepare Metro to accommodate more people. She iterated that the expansion would be used as a next step.

Mr. Ted Reid stated the UGB expansion would only produce jobs or housing if governance, infrastructure and markets were addressed. He reminded MPAC of the old decision making process which mostly focused on numbers and land. Mr. Reid said that this system failed to encourage housing and job development. He described the system used to create the COO

recommendation which utilized the following: the agreed upon urban reserves, a concept plan requirement, and a consideration of the outcomes of each proposal.

Mr. Reid highlighted MPAC's work in considering these proposals. He expressed how MPAC has assisted in technical matters and identified various topics MPAC engaged in over the last few years. He referenced the City Readiness Advisory Group which provided outside perspectives on each of the city proposals.

Ms. Bennett considered whether development in the existing center would support supply of housing and the 2040 growth concept. She assured that, although four areas would be added, most of the development would be concentrated in the existing centers and corridors. She stated that the recommendation considered whether the proposals would allow for development in the agreed upon areas. She also stated the recommendation took into account whether there was a variety of housing types. She expressed that the UGM would help supply market rate housing and stated that market supply would not address deeply affordable housing needs.

Ms. Bennett summarized that her recommendation allowed for the expansion of all four cities as they met policy objectives. She emphasized that these proposals would supply a mixture of housing types when considered together. She highlighted these expansion areas addressed 5% of housing the region would need in the future.

Ms. Elissa Gertler spoke to a number of concerns raised in regards to the expansion. She cited that there were criticisms that the UGB extension only dealt with residential land and did not consider areas for employment opportunities. She remarked that there was a need for jobs in this area. Ms. Gertler stated that the COO recommendation advised that there be a body of work which pursued employment land in 2019.

Ms. Gertler also recommended that the 2040 growth plan be reevaluated with a modern perspective. She said that convening again in 2019 would allow Metro to map out how the next 20 years would look. She acknowledged that when the 2040 plan was created, marginalized populations were not involved. She emphasized the need to include these groups when reevaluating the plan.

Mr. Reid reviewed the decision making timeline wherein direction to staff by resolution would occur on September 20th and 27th and by ordinance on December 6th and 13th.

Member discussion included:

- Mayor Mark Gamba supported the UGB expansion for each city. He stated that the expansion provided an opportunity to design a livable community. He discussed his work creating a climate action plan surrounding single family housing and added that the expansion would develop areas in a sustainable way. Mayor Gamba spoke to the opportunity to create new neighborhoods in the expanded areas. He elaborated

on the planning challenges in areas that did not have many green fields or consisted mostly of single family housing. He highlighted that if these expansions were granted, then expanding in the future would be less expensive. Mayor Gamba said that these newer neighborhoods would be more walkable and therefore more environmentally friendly.

- Commissioner Amanda Fritz recommended that the four cities be granted their desired expansions. She stated that Portland added more housing units which provided the opportunity to reanalyze zoning processes. Commissioner Fritz then gave insights into Airbnb usages in Portland, stating that only 22% of these short term rental units had permits. She also stated that 21% of these were accessory dwelling units. Commissioner Fritz expressed concern over the condition of approval over these accessory dwelling units. She voiced apprehension over commercializing single family neighborhoods and urged MPAC to get a handle on the short term rental housing market. She discussed how Portland changed their system development charges for the new units so individuals paid less for smaller units. She said that this was a good way of providing incentives for smaller housing.
- Mr. John Griffiths asked about Metro's expectations of development in the preexisting UGBs for cities requesting an expansion. Ms. Bennett stated that previous development occurred within a city's UGB even after being given an expansion. She said that there was sufficient land to accommodate future growth. She noted that adding land did not necessarily lead to development since cities needed to be willing to govern the new area. She assured this process would be revisited in 6 years to ensure planning for future was effective.
- Mayor Peter Truax responded to Commissioner Fritz's comments and stated that the history of UGB expansions was imperfect. He said that Metro learned lessons from previous planning issues. He expressed confidence in how each city proposal was analyzed. He added that Metro was purposeful in ensuring that these plans spoke to their values.
- Mr. Ed Gronke stated that he was at Metro when the 2040 plan was created and agreed with the COO recommendation to revisit it.
- Mayor Steve Callaway stated how Hillsboro encouraged accessible dwelling units and described that Hillsboro did not allow HOA's to regulate them. He stated the partnership with TriMet would increase services to specified areas. He added that he supported the COO recommendation.
- Councilor Dominguez thanked Mr. Gronke for his involvement in the 2040 plan.
- Councilor Jeff Gudman concurred with the improvements and process that was undertaken throughout the consideration of the proposals. He hoped that the Metro Council would consult with appropriate bodies to create region wide recommendations as they related to density. He stated that the region was becoming denser and there needed to be planning which addressed these changes.
- Mr. Don Trotter supported the expectations provided in the COO recommendation provided for each city.
- Commissioner Fritz asked how Metro would enforce the recommendations. Ms. Bennett explained that once the areas were added, there would be more

comprehensive planning to permit development on the sites. She stated that Metro would work collaboratively with different jurisdictions to understand what each city would be willing to do. Ms. Bennett stated that cities would request another expansion in the future and mentioned that the proposals did well to consider the regional vision. Commissioner Fritz expressed concern over the reliance on accessory dwelling units. She wondered what kinds of additional conditions could be added to encourage more holistic communities. Councilor Harrington said that discussions with the COO ensured there would be a resolution. Councilor Chase reiterated that it was time to listen to recommendations in order to develop more missing middle strategies.

- Commissioner Fritz asked if it was the intent of the Metro Council to review the comprehensive plan. Mr. Reid stated that Metro staff participated in the local planning effort on technical advisory groups. He stated that Metro's work was to push best practices. Commissioner Fritz recommended that jurisdictions concurrently show how they would increase density while adding the new units. Ms. Bennett asserted that jurisdictions completed that work. She also mentioned Hillsboro for their downtown redevelopment and stated that expansions areas helped create more complete communities.
- Mayor Callaway remarked that industrial lands were not addressed in the report and he recommended that economic professional be brought in to discuss this. Councilor Harrington stated that a body of individuals spoke to this a few months earlier. She added the UGR would be informed by the Metro Area Industrial Site Readiness Update. Councilor Harrington explained that MPAC looked at the trends for employment in relation to industry and utilized global and domestic forecasts. She highlighted that future COO recommendations would improve with each cycle. Councilor Chase added that it was important to consider future job growth in all sectors. He stated that Metro along with the Port of Portland was funding a study which evaluated uses of regional workforce lands.
- Commissioner Bob Terry read a statement from Washington County. He remarked that Washington County supported the expansion of all four cities. Commissioner Terry read that Washington County acknowledged the need for affordable and single family housing. Commissioner Terry's statement expressed disappointment in Metro's 20-year employment forecast. He relayed that Washington County recommended that MPAC and Metro delay making a decision on regional employment needs until more research was conducted. He indicated that Washington County supported the COO recommendation to revisit Metro's 2040 Growth Concept. Commissioner Terry identified inconsistencies with previous work done on employment projections and emphasized the need for an industrial workforce. His statement provided suggestions on affordable housing and density. Commissioner Terry identified concerns regarding sustainability and the environment. He also addressed other reports which suggested that the expansion not be granted. Councilor Dominguez concurred with Commissioner Terry's comments. She said that was a topic that would be addressed in the future. She added that the meeting was to discuss the COO recommendation and residential lands.

- Mayor Callaway addressed Councilor Harrington's earlier comments and stated that it would still be worthwhile to revisit industrial lands. He added that it he wanted to move forward with the residential recommendation.
- Commissioner Schrader said that this consideration process was structured and added how Councilor Harrington contributed to its success. She spoke to concerns regarding housing affordability and the workforce. She emphasized that as communities move forward, there should be an in depth look at their mission. She stated that many cities looked at single family housing and spoke to the importance of meeting larger regional needs such as density. Commissioner Schrader agreed that it would be important to reexamine the changing economy in 2019. She was interested in learning of underlying assumptions and manufacturing.

MOTION: Mayor Truax moved and Councilor Gudman seconded, to recommend adoption of the COO recommendation on the UGB expansion to the Metro Council

Action: With all in favor, the motion passed.

7. ADJOURN

MPAC Chair Doyle adjourned the meeting at 6:59 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Sima Anekonda', with a large, stylized 'A' and a circular flourish.

Sima Anekonda
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 12, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	9/12/18	Urban Growth Management Decision: Chief Operating Officer recommendations	091218m-01