



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

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes  
November 8, 2023

MEMBERS PRESENT

Vince Jones-Dixon (Chair)  
Alex Howard  
Gordon Hovies  
Gerritt Rosenthal  
Sherry French  
Nadia Hasan  
Mark Shull  
Tim Rosener  
Pam Treece  
Ed Gronke  
Mary Nolan  
Omar Qutub  
Thomas Kim  
Denyse McGriff

AFFILIATION

City of Gresham, Second Largest City in Multnomah County  
Port of Portland  
Special Districts in Washington County  
Metro Council  
Special Districts in Clackamas County  
City of Beaverton, Second Largest City in Washington County  
Clackamas County  
Other Cities in Washington County  
Washington County  
Citizen of Clackamas County  
Metro Council  
Citizen of Multnomah County  
TriMet  
City of Oregon City, Second Largest City in Clackamas County

MEMBERS EXCUSED

Ted Wheeler  
Sharon Meieran  
Brian Cooper  
Brian Hodson  
James Fage  
Susan Greenberg  
Kim Harless  
Terri Preeg Riggsby  
Steve Callaway  
Glen Yung  
Luis Nava  
Carmen Rubio  
Joe Buck  
Brett Sherman  
Duncan Hwang  
Kirstin Greene

AFFILIATION

City of Portland  
Multnomah County  
City of Fairview, Other Cities in Multnomah County  
City of Canby, City in Clackamas County outside UGB  
City of North Plains, City in Washington County outside UGB  
Beaverton School Board, Governing Body of a School District  
City of Vancouver  
Special Districts in Multnomah County  
Largest City in Washington County  
Clark County  
Citizen of Washington County  
City of Portland  
City of Lake Oswego, Largest City in Clackamas County  
City of Happy Valley, Other Cities in Clackamas County  
Metro Council  
Oregon Department of Land Conservation and Development

ALTERNATES PRESENT

Mike Mitchel

Anthony Martin

Rebecca Stavenjord

Laura Kelly

AFFILIATION

City of Oregon City, Second Largest City in Clackamas County

Largest City in Washington County

Other Cities in Clackamas County

Oregon Department of Land Conservation and Development

OTHERS PRESENT: Cristina Nieves, Jessica Pelz, Stephen Roberts, Jean Senechal Biggs, Dan Rutzick, Adam Barber, Tom Armstrong, COHV, Medha, Jamie Stasny, Annadiana, Mat Dolata

STAFF: Connor Ayers, Jemeshia Taylor, Roger Alfred, Ina Zucker, Catherine Ciarlo, Tom Kloster, Tim Collins, Kim Ellis, Ted Reid, Jaye Cromwell, Malu Wilkinson,

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

MPAC Chair Vince Jones-Dixon called the Zoom meeting to order at 5:00 PM.

Metro staff Connor Ayers (he/they) called the role.

**2. PUBLIC COMMUNICATION ON AGENDA ITEMS**

Chair Jones-Dixon read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

**3. COUNCIL UPDATES**

Chair Jones-Dixon stated that there were no council updates.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

**4. COMMITTEE MEMBER COMMUNICATIONS**

Washington County Commissioner Pam Treece asked if they had a quorum.

Metro Staff Roger Alfred mentioned that they are close to a quorum but that the Multnomah County commissioners were absent.

Ayers explained that Christina Nieves was from Multnomah County and does not count for quorum. He added that there are no action items for the meeting

Alfred commented that he will post in the chat if they reach quorum.

City of Oregon City Mayor Denyse McGriff gave an update on the 4<sup>th</sup> Joint Work Session with their West Linn colleagues.

Chair Jones-Dixon shared that JPACT will vote on TPAC recommendation on November 16<sup>th</sup> and the next steps in the RTP adoption process.

Tualatin Valley Fire & Rescue Vice President Gordon Hovies asked if JPACT has considered the amendments made at the MPAC meeting.

Metro Staff Malu Wilkinson explained that JPACT will meet on November 16<sup>th</sup> and will hear MPAC's recommendation. She mentioned that the Metro Council will hear both MPAC's and JPACT's recommendations on November 30<sup>th</sup>.

Clackamas County Commissioner Mark Shull stated that Clackamas County Commissioner Paul Savas will present their recommendations at the JPACT meeting.

In the chat, Mayor McGriff asked what MPAC's recommendation was.

Metro Staff Catherine Ciarlo stated that MPAC recommended that the Metro Council approve the RTP. She summarized the MPAC amendments including the amendment to phase the Regional Mobility Pricing Project (RMPP). Ciarlo explained TPAC's recommendation to JPACT and that TPAC did not make a final decision on the phasing of the RMPP amendment from MPAC. She mentioned that TPACT had asked JPACT to think more about the phasing of the RMPP.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

## **5. INFORMATION/ DISCUSSION ITEMS**

### **5.1 Urban Growth Management discussion: Overview of approach to estimating UGB growth capacity**

Chair Jones-Dixon introduced Metro staff Ted Reid (he/him).

Reid discussed capacity in the UGR, the overview of determining UGB expansion and the typical approach in other places in Oregon. Reid summarized Metro's approach to determine UGB capacity. This approach includes categorizing land as developed or vacant, removing land that is not developable, applying generalized zoning and using the pro forma model. He discussed the buildable land inventory process, the Proforma model, the model's assumptions and the 2024 UGM decision timeline.

In the chat, City of Sherwood Mayor Tim Rosener asked how current the aerial photos in the beginning of the presentation are. However, Mayor Rosener left the meeting before the question could be answered.

Ed Gronke asked if the recent change in state law allowing more intensive development in land zoned R-1 was considered in the modeling.

Reid confirmed that Gronke was referring to House Bill 2001, which requires cities and counties to allow

for middle housing in single-family neighborhoods. He explained that they are using the Proforma model and consultants to understand how the market might respond now that those types of housing are allowed.

Gronke asked if they had considered the huge demand for affordable housing in their model. He stated that with all the expenses, he did not believe that affordable housing could be developed within the current Urban Growth Boundary.

Reid mentioned they will work with ECO Northwest on the housing needs analysis. He explained that they will look at the housing needs for different income groups and make sure that their plans provide opportunities to meet those needs.

Washington County Commissioner Pam Treece asked if there are any changes to the timeline since their last meeting.

Reid confirmed that it is the same timeline.

City of Hillsboro Councilor Anthony Martin asked the extent that the capacity analysis factors in proximity of utilities to service vacant lands. Councilor Martin also asked what factors would result in the redevelopment capacity being less than the theoretical capacity and how that would be calculated.

Reid noted that this is intended to be a regional estimate. He commented that much investment in land readiness is needed to accommodate housing and jobs.

Reid explained that the model will look at market conditions in that part of the region and what kinds of rents can be produced from the property. He added that the model would go through different prototypes to determine the highest and best use for the property given the possible returns for the developer.

Chair Jones-Dixon asked Mayor McGriff to summarize her comments from the chat.

Mayor McGriff suggested that they should help developers and cities to reuse land within the Urban Growth Boundary, instead of using raw land outside the boundary.

Councilor Martin noted that he was using Metro's definition of vacant land. He added that there are many areas in Portland that are not served via the appropriate services.

Metro Councilor Gerritt Rosenthal commented that most services are provided by local or special districts and on the difficulty of obtaining transportation infrastructure funding.

Gronke raised concerns from previous boundary expansions when a developer might file a lawsuit and that Metro may lose the case before the LCDC. He believed that developing affordable housing inside the UGB was not possible without government funding.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

## 5.2 Regional Freight Delay and Commodities Movement Study

Chair Jones-Dixon introduced Metro staff Tim Collins.

Collins discussed the main study objectives, E-commerce trends and their impacts in the region. He noted the regional key findings on commodities movement for 2020 and used I-5 and I-205 on the north end of the region as an example. Collins explained the mobility and reliability issues related to speed and travel time reliability for several locations in the region. He mentioned four regional freight policy questions and explained what lessons they have learned for each of the questions. Lastly, Collins mentioned the final report outline.

Commissioner Treece asked how the information will inform the West Side Multi-Modal Improvement Study group. She suggested that the information should be shared with that group, not just the staff.

Collins mentioned that they have talked with that group's staff and Metro staff.

Wilkinson stated that they will make sure the study is shared with the group.

City of Milwaukie Councilor Rebecca Stavenjord asked if the dark store analysis has changed after COVID and its impact on capacity. She also asked about last mile delivery expansion outside of Portland, particularly for cities on the other side of the Clackamas County border.

Collins noted that they have not seen dark store conversions, but the conversions have happened in other places in the country. He mentioned that if there is interest, the public sector can make sure the zoning allows conversion and look at the potential impacts.

Collins mentioned that the demands for alternative modes, like cargo bikes, have been focused more on the central city. He explained that the density in the inner city makes it difficult for larger trucks to go in and out. Collins noted that expansion into centers closer to the edge, like Oregon City, could be looked at.

Councilor Rosenthal asked how they are considering transloading between rail and truck.

Collins explained that the study did not consider the commodities traveling on rail. He noted that the increase in e-commerce has led to more trucks at the air freight facility to take the commodities coming off cargo planes. Collins added that they also included commodities moved onto railcars at the marine terminal.

Gronke asked they are working with Reid so that they do not look at the same properties for apartment housing and for conversion. He commented that in the McLoughlin Corridor there are properties that could be either for distribution or residential uses.

Collins mentioned that he will work with Reid on the next freight study that investigates industrial lands and what the needs are. He discussed how there may not be many conflicts because of the different zoning for industrial and residential lands.

Councilor Martin asked if the next study would look at inter-regional closed commodity flows, particularly on Highway 26.

Collins stated that the regional freight model does include it. He added that they did include the Inner jurisdictional commodity flows that are going out the region.

Mayor McGriff asked how they considering the impact of tolling on their model.

Collins stated that the study did not look at the impacts of tolling.

Councilor Rosenthal asked if there has been a cost efficiency or cost flexibility study done on tolling.

Collins stated that he did not know and that they have not done that kind of cost analysis. He explained that truckers may be more willing to pay a toll if it saves them time on deliveries.

Chair Jones-Dixon asked the MPAC members if they wanted to have their last meeting at the Zoo.

Most of the members were interested in having the meeting at the Zoo.

Councilor Mary Nolan mentioned that Zoo lights is going on and that it would be disappointing to the team if no one attended the meeting.

Commissioner Treece commented on reasoning for having the meeting at the Zoo and agreed with Councilor Nolan.

**6. ADJOURN**

Chair Jones-Dixon adjourned the meeting at 6:17pm.

Respectfully Submitted,



Jemeshia Taylor  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF NOVEMBER 8, 2023**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NO.</b>
5.1	Presentation	11/08/2023	Land Capacity for Growth Presentation	110823m-01
5.2	Presentation	11/08/2023	Regional Freight Delay and Commodities Movement Study Presentation	110823m-02
	Testimony	11/08/2023	Dee Anders Testimony	110823m-03