



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

April 22, 2015

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Sam Chase  
Carlotta Collette  
Tim Clark, *1st Vice Chair*  
Denny Doyle  
Maxine Fitzpatrick  
Mark Gamba  
Jeff Gudman  
Dick Jones  
Marilyn McWilliams  
Martha Schrader, *2nd Vice Chair*  
Bob Stacey  
Peter Truax, *Chair*  
Jerry Willey

**AFFILIATION**

Metro Council  
Metro Council  
City of Wood Village, Multnomah Co. Other Cities  
City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
Multnomah County Citizen  
City of Milwaukie, Clackamas Co. Other Cities  
City of Lake Oswego, Clackamas Co. Largest City  
Oak Lodge Water District, Clackamas Co. Special Districts  
Tualatin Valley Water District, Washington Co. Special Districts  
Clackamas County  
Metro Council  
City of Forest Grove, Washington Co. Other Cities  
City of Hillsboro, Washington Co. Largest City

**MEMBERS EXCUSED**

Jerry Hinton  
Craig Prosser

**AFFILIATION**

City of Gresham, Multnomah Co. 2<sup>nd</sup> Largest City  
TriMet Board of Directors

**ALTERNATES PRESENT**

Chad Eiken  
Ed Gronke  
Jeff Swanson

**AFFILIATION**

City of Vancouver  
Clackamas County Citizen  
Clark County

**OTHERS PRESENT:** Tom Armstrong, Anne Debbaut, Kathryn Harrington, Emily Klepper, Zoe Monahan, Kelly Ross, Jeannine Rustad

**STAFF:** Kathleen Brennan-Hunter, Nick Christensen, Andy Cotugno, Elissa Gertler, Alison Kean, Brian Kennedy, Emily Lieb, Laura Odom, Nellie Papsdorf, Ted Reid, Randy Tucker, Nikolai Ursin, John Williams, Ina Zucker

**1. CALL TO ORDER AND DECLARATION OF A QUORUM**

MPAC Chair Peter Truax called the meeting to order 5:05 p.m. and declared a quorum at 5:20 p.m.

## **2. SELF INTRODUCTIONS & COMMUNICATIONS**

All attendees introduced themselves.

## **3. CITIZEN COMMUNICATION ON NON-AGENDA ITEMS**

There were none.

## **4. COUNCIL UPDATE**

Councilor Carlotta Collette notified MPAC members of the following items:

- Metro has released its draft 2015-2016 budget. The budget includes 513.6 million dollars in appropriations ranging from management of Metro's visitor venues and natural areas to operations of the solid waste system. The draft budget is available online and is open for public comment until mid-June.
- The Metro Council President and Councilors, as well as the Chief Operating Officer Martha Bennett and Metro staff, are participating in a series of forums across the region called Our Shared Region to talk about Metro and its role in the region, and to discuss with local jurisdictions how to best achieve their shared goals. Councilor Collette noted that the last meeting would be April 23 in Fairview and encouraged MPAC members to attend.
- Metro's Let's Talk Trash series continues May 5 with a discussion of food scraps and the role they play in achieving greater benefits from the region's waste stream. The event is in conjunction with Science on Tap with doors open at 6 p.m. at the Clinton Street Theater.

## **5. CONSENT AGENDA**

### **5.1 Consideration of April 8, 2015 Minutes**

### **5.2 MTAC Member Appointment**

MOTION: Councilor Jeff Gudman moved and Councilor Mark Gamba seconded, to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

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

### **6.1 Metro Parks and Natural Areas System Plan**

Councilor Collette introduced the Parks and Natural Areas System Plan, Metro's management plan for the future of its system of parks, trails, and natural areas. Councilor Collette noted that in the past two decades voters passed two bond measures and a levy to invest in regional parks, trails, wildlife, and natural areas. She noted that Metro now owns around 17,000 acres of parks and natural areas and added that Metro staff hoped to receive input on the plan from MPAC.

Chair Truax introduced Metro's Interim Director of Sustainability Kathleen Brennan-Hunter. Ms. Brennan-Hunter gave an overview of Metro's history managing many of the region's natural areas, beginning with the first Metro-owned natural area, the Smith and Bybee Wetlands. She provided

insight into fundamental aspects of the management of Metro's parks and natural areas, including funding from the bond measures and levy as well as numerous partnerships with local neighborhoods, community groups, watershed councils, and non-profits.

Ms. Brennan-Hunter explained that a strategic path for moving forward could elevate Metro's network into a world-class parks and natural areas system. She noted that the System Plan would help organize Metro's work in this effort by guiding future decision-making, continuing beneficial stewardship, and increasing public access to parks and natural areas.

Ms. Brennan-Hunter then reviewed how the Parks and Natural Areas system operates today, including its investments in local communities. She explained that a total of 69 million dollars was dedicated to help local cities and counties buy additional natural areas, transform parks and trails, and improve existing areas. She also noted that about 200 Nature in Neighborhoods grants have been distributed across the region representing 15 million dollars of investment. Ms. Brennan-Hunter gave some examples of Nature in Neighborhoods projects and noted that the projects were the result of successful partnerships between Metro and its local partners.

Ms. Brennan-Hunter provided an overview of the parks, trails, and natural areas managed by Metro on behalf of the public and went over some new nature parks and trails Metro has recently developed, including future plans for Chehalem Ridge in Washington County.

Ms. Brennan-Hunter noted that another of the Parks' significant focuses was engaging diverse and historically underserved communities with the region's parks and natural areas and gave examples, including partnerships with the Center for Intercultural Organization, the Immigrant and Refugee Community Organization, and Self Enhancement, Inc. She added that Metro's Parks and Natural Areas also provide more traditional programs, such as conservation education, wildflower walks, and outdoor skills classes.

Ms. Brennan-Hunter then went over different forms of public outreach that Parks and Natural Areas staff have used to engage the public in the management of Metro's sites, including surveys and event booths. She explained that initial outreach efforts culminated with a set of six values to provide a foundation for the System Plan: nature, outdoor recreation, equity, connections with nature, vibrant communities, and stewardship.

Ms. Brennan-Hunter noted that the System Plan would be considered by the Metro Council in 2016 and thanked MPAC for its ongoing support.

*Member discussion included:*

Members discussed upcoming Natural Areas projects.

Councilor Mark Gamba thanked Natural Areas staff for their work with underserved communities, noting in particular the bridge over Kellogg Lake in the City of Milwaukie. He explained that providing connections to nature for underserved communities was important, and added that many low-income neighborhoods in Milwaukie have no parks within easy distance. He also noted a need for increased funding for local governments' parks projects.

Councilor Carlotta Collette agreed that funding is the number one need she hears from local governments and community groups. She added that Metro's grants programs such as the Nature in Neighborhoods capital grants are an essential part of Metro's commitment to maintaining and

improving the region's natural areas.

Chair Truax noted that the City of Forest Grove is continuing its work with the Fernhill Wetlands and stressed the importance of wildlife areas.

Ed Gronke stated that he found the Metro's Greenspaces Master Plan program to be a tremendous success. He asked if Metro was involved with other organizations such as the Nature Conservancy in order to expand available resources. Ms. Brennan-Hunter responded that Metro works closely with the Nature Conservancy and also partners with groups such as Columbia Land Trust that can leverage different funds.

Mayor Denny Doyle noted that the City of Beaverton would like to connect with Metro staff to discuss purchasing available land for natural areas and how to collaborate on such projects.

Marilyn McWilliams asked about the status of the Tonkin Trail. She also added that the community uses the water trails along the Tualatin River and asked if Metro works with the Tualatin Valley Riverkeepers. Ms. Brennan-Hunter responded that Metro partners with the Riverkeepers and currently has a project in the pipeline concerning development of a new river access site on Farmington Road.

Ms. Brennan-Hunter asked committee members about the role they would like to play in the development of the System Plan moving forward. Chair Truax noted that he would like MPAC to have ample time to provide input in developing the System Plan. Mayor Willey agreed with Chair Truax, and added that regular updates and discussions would be needed to have successful regional collaboration.

## **6.2 2015 Legislative Session Update**

Chair Truax introduced Randy Tucker, Metro's Legislative Affairs Manager. Mr. Tucker provided an update on legislative affairs at the Oregon Legislature. He noted that several bills died on April 21, as they did not meet the end-of-the-day deadline for a committee vote. Mr. Tucker then gave an overview of some of the key bills that did not make it through committee, including a number of land use bills.

Mr. Tucker noted that the possibility of a transportation package coming out of the 2015 legislative session had been somewhat complicated by the controversy concerning the Clean Fuels Program but that there was still interest from some parties, noting Governor Kate Brown's focus on a transportation package in her State of the State address. He also added that the Oregon Transportation Forum would reconvene to organize a plan for moving forward and that a number of its provisions survived in other bills.

Mr. Tucker then gave an overview of some land use bills that survived the deadline, including a bill that would require conditional work permits to build new trails in farm zones and several bills related to the City of Damascus. Mr. Tucker also gave an overview of some economic development bills that survived, including an industrial site readiness funding bill and a brownfields clean-up and redevelopment bill.

Mr. Tucker noted that the City of Beaverton is leading an effort to lift the sunset on the vertical housing program which provides property tax abatements for multistory, mixed-use development. Mr. Tucker added that the bill is moving forward with significant leadership from the City of

Beaverton's lobbyists and has the support of Metro and the League of Oregon Cities.

*Member discussion included:*

Members discussed the pending legislation concerning the City of Damascus and its context.

Councilor Chase asked about possible legislation related to accessibility issues in Metro's Smith and Bybee Wetlands Natural Area. Mr. Tucker responded that the legislation was still being devised and was projected to head to the legislature next session.

Commissioner Martha Schrader thanked Randy Tucker for the update. She noted that although it wasn't passed, House Bill 3211 did provide leverage for Clackamas County to meet with people to discuss the remand, and added that she felt there was a positive outcome in terms of constructive conversation.

Members discussed Senate Bill 27 concerning the proposed Oregon Convention Center hotel.

Members discussed the inclusionary zoning bill and its conditions. Members also discussed affordable housing and potential budgeting issues related to the Oregon tax rebate.

Councilor Jeff Gudman asked about possible transportation package funding in light of the Clean Fuels program. Mr. Tucker responded that funding was uncertain. Members discussed different approaches to a transportation package. Chair Truax stated that there seemed to be a renewed focus on transportation needs. Mr. Tucker added that the focus seemed to be on maintenance as it is generally the first priority for local governments.

### **6.3 Urban Growth Management Decision: Likelihood of development in urban centers such as Portland**

Chair Truax introduced the topic, explaining that it related to the urban growth management (UGM) decision and focused on the likelihood of development in urban centers such as Portland over the next 20 years. He introduced Ted Reid from Metro's Planning Department. Mr. Reid reminded MPAC members that Metro staff had proposed to focus policy discussions related to the UGM decision on the following three topics related to regional housing needs: 1. Residential development potential in urban centers such as Portland. 2. Residential development potential in areas brought into the urban growth boundary (UGB) such as Damascus. 3. Choosing a point in the range forecast. Mr. Reid noted that the meeting's discussion of likelihood of development in urban centers such as Portland was the second of three installments focused on the Portland area.

Mr. Reid gave a brief overview of the last sixteen years of residential development in the region, demonstrating Portland's preeminence in terms of residential growth. Mr. Reid then gave some examples of the growth, including areas of Northwest Portland, North Williams Street, North Mississippi Street, and Southeast Division Street. Mr. Reid noted that the changes caused concern in communities as well, particularly in terms of gentrification and the lack of affordable housing.

Mr. Reid finished by emphasizing the need to consider who the region is planning for. He reminded MPAC members that 60% of new households will include just one or two people and will make less than \$50,000 per year. He also noted that half will be headed by someone over the age of 65.

Mr. Reid then introduced Tom Armstrong from the City of Portland's Bureau of Planning and

Sustainability.

Mr. Armstrong provided an overview of more recent development in the City of Portland, highlighting the city's ongoing focus on its centers and corridors. He noted that 50% of residential growth allocation will focus on centers and corridors, while 30% of residential growth allocation will focus on the central city, and the last 20% on residential neighborhoods. Mr. Armstrong noted that these focuses follow population trends for Portland over the past 14 years and also look ahead to Metro's 2035 regional forecast distribution.

Mr. Armstrong explained that there have been shifts in development activity in past years. He gave the example of East Portland, noting that its neighborhoods had not yet returned to pre-recession development levels, compared to the significant amount of growth in the inner neighborhoods. Mr. Armstrong noted that part of helping East Portland recover would rely on investing in the infrastructure gaps between neighborhoods, and gave a brief overview of a transportation planning project called East Portland in Motion that hopes to minimize these gaps.

Mr. Reid and Mr. Armstrong then introduced Ben Kaiser, an architect and general contractor as well as Principal and Owner of the Kaiser Group, a firm that has been very active in development in the City of Portland.

Mr. Kaiser shared his perspective as a developer in the Portland area. He noted the progression of development in Portland following the recession and added that the city is in its largest phase of construction ever, with more square footage in permits than ever before, particularly in East Portland. He explained that a large amount of the development is coming from companies based outside of Oregon, who have significant funding available for quick construction. As a member of the Design Commission, Mr. Kaiser noted that he has had telling experiences with many of the firms coming to Portland and gave insight into their role in Portland's development. Mr. Kaiser also went over the role of the urban growth boundary (UGB) in the city's development, noting that he felt the UGB helped Portland recover relatively quickly from the effects of the recession, as it helped maintained the built environment and strong core that attracts many develops to the area.

*Member discussion included:*

Marilyn McWilliams asked if Mr. Kaiser's firm built with Oregon's seismic risk in mind. Mr. Kaiser gave an overview of some steps firms take to prepare for seismic events.

Ed Gronke noted that he understood Metro's residential growth forecast but questioned aspects of its housing predictions. He added that he has seen a lot of resistance to upzoning neighborhoods in order to accommodate population in his district.

Mr. Kaiser expressed a need for better education of consumers in regards to zoning and housing. He proposed that citizen outreach might improve the public's understanding of the region's neighborhoods and how they are developed.

Mr. Armstrong added that zoning is an issue that continues to develop and argued that frequent reviews and revisions of the city's zoning codes were necessary to keep up with the region's development needs.

Mayor Willey noted that many of the mayors in the region had concerns about the Urban Growth Report, specifically regarding a potential lack of housing options, and pointed out that in all areas

except Multnomah County, single-family housing outweighs multi-family housing. He also shared concerns about housing affordability and focusing most of the residential growth in the Portland area.

Maxine Fitzpatrick noted that in terms of the UGM discussion, it was important to consider impacts of residential growth not only on newcomers, but also on the region's existing population. She explained that at the city's Development Review Advisory Committee meetings, residents often share concerns about the significant amount of development in their neighborhoods. She added that there is also a serious issue of displacement that the region needs to consider and respond to.

Dick Jones noted that parking and congestion often come with multistory developments, particularly in suburban areas of the region without nearby access to transit.

Mayor Doyle expressed concern about Metro's projection that 60 percent of new households will earn less than \$50,000 per year, noting that the region should focus on improving that statistic. He explained that addressing this issue would be significant hurdle for local governments to overcome in the years ahead.

Councilor Gamba agreed with concerns about the projected income levels, adding that he felt many residents in the region were struggling to pay for housing. He inquired about other forms of single-family housing that might reduce the cost of housing and still allow people to enjoy the kinds of housing they would like to have. Mr. Kaiser agreed that there was large demand for alternative forms of single-family housing, particularly in high-density areas.

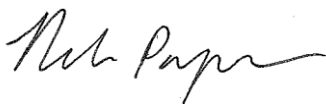
## **7. MPAC MEMBER COMMUNICATION**

- Councilor Jeff Gudman asked about his request that the Metro Technical Advisory Committee (MTAC) review Metro's deadline requirement for local jurisdictions to provide Metro notice of proposed land use actions. Metro's Deputy Director of Planning John Williams responded that Metro's Planning Department intended to adjust its deadline to match the Oregon Department of Land Conservation and Development's (DLCD) new deadline the next time it updated its codes. He added that in the meantime, DLCD's deadline of 35 days would be observed by Metro staff.
- Chair Truax alerted members to a discussion topic he proposed for the May 13 MPAC meeting concerning regional relationships. He noted that he would distribute more information soon and hoped for a vibrant discussion.

## **8. ADJOURN**

MPAC Chair Peter Truax adjourned the meeting at 7:04 p.m.

Respectfully Submitted,



Nellie Papsdorf  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APR. 22, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>2.0</b>	Handout	04/22/15	Updated 2015 MPAC Work Program	042215m-01
<b>4.0</b>	Memo	N/A	Let's Talk Trash Invitation	042215m-02
<b>5.0</b>	Flyer	04/13/15	MTAC Nomination for MPAC Consideration	042215m-03