



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

September 9, 2015

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Sam Chase  
Tim Clark, *1<sup>st</sup> Vice Chair*  
Carlotta Collette  
Andy Duyck  
Mark Gamba  
Ed Gronke  
Jeff Gudman  
Charlie Hales  
Dick Jones  
Carrie MacLaren  
Keith Mays  
Anne McEnerny-Ogle  
Marilyn McWilliams  
Craig Prosser  
Martha Schrader, *2<sup>nd</sup> Vice Chair*  
Loretta Smith  
Bob Stacey  
Peter Truax, *Chair*  
Jerry Willey

AFFILIATION

Metro Council  
City of Wood Village, Multnomah Co. Other Cities  
Metro Council  
Washington County  
City of Milwaukie, Clackamas Co. Other Cities  
Clackamas County Citizen  
City of Lake Oswego, Clackamas Co. Largest City  
City of Portland  
Oak Lodge Water District, Clackamas Co. Special Districts  
Department of Land Conservation and Development  
Washington County Citizen  
City of Vancouver  
Tualatin Valley Water District, Washington Co. Special Districts  
TriMet Board of Directors  
Clackamas County  
Multnomah County  
Metro Council  
City of Forest Grove, Washington Co. Other Cities  
City of Hillsboro, Washington Co. Largest City

MEMBERS EXCUSED

Denny Doyle  
Jerry Hinton  
Susie Lahsene

AFFILIATION

City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
City of Gresham, Multnomah Co. 2<sup>nd</sup> Largest City  
Port of Portland

ALTERNATES PRESENT

Jackie Dingfelder  
Jennifer Donnelly  
Marc San Soucie  
Jeff Swanson

AFFILIATION

City of Portland  
Department of Land Conservation and Development  
City of Beaverton, Washington Co. 2<sup>nd</sup> Largest City  
Clark County

OTHERS PRESENT: Tom Armstrong, Adam Barber, Dan Chandler, Colin Cooper, Chris Deffebach, Betty Dominguez, Kathryn Harrington, Eric Hesse, Emily Klepper, Brian Martin, Zoe Monahan, Jonathan Schlueter, Laura Weigel

STAFF: Roger Alfred, Martha Bennett, Nick Christensen, Jeff Frkonja, Elissa Gertler, Alison Kean, Les McCarter, Nellie Papsdorf, Ted Reid, Andy Shaw, Randy Tucker, John Williams, Ina Zucker

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

MPAC Chair Peter Truax called the meeting to order at 5:04 p.m. and declared a quorum. All attendees introduced themselves.

Chair Truax notified members of the following events:

- The Smart Urban Freight Strategies Workshop would be held at the Portland Building on Wednesday, September 16 from 8-10am.
- The 2015 Washington County Livability Solutions Forum would be held at the Beaverton Building on Tuesday, September 22 from 12:30-4:30pm.

Chair Truax explained that the MPAC meeting scheduled for September 23 coincided with the upcoming League of Oregon Cities conference in the City of Bend and as a result a number of members would be unable to attend MPAC. He then asked if the committee would like to cancel the meeting. Members expressed support and the meeting was cancelled.

## **2. ACTION ITEMS**

### **2.1 2015 Urban Growth Management Decision**

Chair Truax introduced the item by explaining that the committee had been discussing the upcoming urban growth management (UGM) decision for a couple of years and that MPAC would be voting to provide the Metro Council with a formal recommendation on the decision. Chair Truax then thanked Metro Chief Operating Officer Martha Bennett and Principal Regional Planner Ted Reid for joining the discussion.

COO Martha Bennett summarized the seven recommendations she covered at the August 26 MPAC meeting. She reminded the committee that there were three main factors in the urban growth decision: economic conditions (the lack of middle income jobs and the projection of more than 60 percent of new residents earning less than \$50,000 annually as the economic reality of the region), legal and political factors (particularly related to the status of the urban reserves decision in Multnomah and Clackamas Counties and the fact that many areas positioned for future urban growth are not currently available for expansion), and the success of regional and local policies (evidence from around the region that local investments are working, yielding the type of development the region has been planning for since the mid-1990s).

Mr. Ted Reid summarized the key components of the Metro Technical Advisory Committee (MTAC) discussion on the proposed Ordinance No. 15-1361 at its September 2 meeting, including the interest in creating timelines for developing the next Urban Growth Report and updating the UGM process.

Chair Truax noted that the packet included an updated ordinance that encompassed MTAC's additions. He also reminded members that there had been a number of letters regarding the urban growth management decision from various stakeholders that were available at the meeting.

#### *Member discussion included:*

Chair Andy Duyck noted that the letters shared by stakeholders demonstrated the concerns many people have with the recommendation. He expressed concerns with the validity of the data in the Urban Growth Report (UGR), the appeals process, and the timeline. He noted that flawed data,

particularly related to population growth as well as location, household, and income level trends, was his biggest concern. He explained that for these reasons, he would not be recommending the ordinance.

Mr. Keith Mays noted that he also could not support recommending the decision to the Metro Council due to concerns about inaccurate data and the reserves issue.

Mayor Jerry Willey expressed his concerns about the UGR, including inaccurate assumptions and unreliable data. He explained that many local organizations and jurisdictions had challenged the data presented in the UGR, including the suggestion that the City of Portland will absorb the majority of the growth in multi-family housing units. Mayor Willey noted that the City of Portland was currently unable to meet that demand and would need almost \$4 billion in infrastructure costs to meet such projections. He referenced a recently published Kiplinger letter that addressed shifting housing preferences and suggested that youth's interests in particular would change as they grew older and started families. Mayor Willey recommended redoing the UGR to include such variables and provide better housing choices to the region's residents, and opposed the current recommendation.

Mayor Charlie Hales expressed his support for recommending the UGM decision ordinance to the Metro Council. He explained that the growth the Portland metropolitan area is currently experiencing brings significant stressors to the region that necessitate figuring out how to best accommodate the huge shifts in demand and demography driving the region's markets. He noted that he felt that the UGR was conservative in terms of scope and duration of the region's growth, and shared some experiences he had with local housing needs. He reminded the committee that the growth was not strictly due to a preference for downtown living, but that there were also huge rates of construction along corridors such as Vancouver, Williams, and Division. He noted that in the City of Portland's Comprehensive Plan, there were many opportunities for redeveloping areas farther outside of the city core that could build capacity for growth. He added that his support for the recommendation did not mean he felt the committee should not work on improving the UGM process and tuning the system to be more responsive.

Mr. Craig Prosser noted that a key part of the recommendation was not expanding the UGB now, but returning for another assessment in three years. He agreed that there were many uncertainties in the UGR, including potential effects of the recession and shifting housing preferences. He explained that these uncertainties seemed to agree with the recommendation not to expand the UGB, as it was unclear if the data would change further in the next three years. He then asked what would happen if the Metro Council did not accept the COO recommendations and if that would mean the whole process would be reset.

COO Martha Bennett noted that there were other options available, such as asking for an extension of up to two years, but staff felt this alternative was not useful in responding to concerns about data as the extension would still work with the current UGR and its projections.

2<sup>nd</sup> Vice Chair Martha Schrader noted that one issue Clackamas County struggled with was its employment land needs. She explained that many believed the county had a severe deficit. She added that from her perspective, it was important to continue to work collaboratively on the UGM issue. She explained that she had concerns not only about the forecasting, but also that the ordinance directs Metro staff to produce another UGR in three years from the date of the ordinance, however not until the remands are resolved in all three counties. 2<sup>nd</sup> Vice Chair Schrader noted that

accomplishing that task in three years could be a challenge so potentially jeopardizing the entire process in that way would be ill-advised. She emphasized that the remands issue and its pressures were a significant factor in her decision.

Mayor Mark Gamba agreed that there were ongoing issues that made the report imperfect, including state regulations and problematic data such as the City of Damascus's growth projections. He noted that it was also clear that a majority of the population would not be able to afford the kinds of single-family homes that would be built by developers, regardless of whether the urban growth boundary (UGB) was expanded or not. He explained that because of this, he felt that it would be best to recommend the UGM decision as is, in order to begin to explore how to solve the region's housing affordability issues and improve the UGM process. He recommended working to improve the UGM process before the rural reserves question was answered, acknowledging that the problems needed to be remedied as soon as possible.

Councilor Marc San Soucie expressed support for the recommendation. He noted that the City of Beaverton felt that the UGR accurately expressed the city's experiences including housing analyses the city had done with consulting firms to support its ongoing Comprehensive Plan update. Councilor San Soucie explained that the UGR provided in-depth and highly-detailed analyses of the changes occurring across the region and the City of Beaverton was not seeing enough dissonance with that data to disagree with the recommendation. He added that he agreed that it would be best to start discussing how to improve the UGM process even before the reserves issue was settled, in order to help the entire region work in collaboration.

Mayor Willey disagreed and explained that he felt that none of the reserves in the three counties were adequate. He explained that he was not necessarily advocating for an expansion of the urban growth boundary, but more so for an Urban Growth Report that meets the criteria of the region's organizations and municipalities. He noted that he would like the process to be fixed before the region moves to the next phase of the process.

Mr. Ed Gronke explained that he had listened carefully to the arguments shared and found many of them very persuasive; as a result, he could understand the concerns members raised. He went over the challenges that had made developing the UGR and UGM recommendation so difficult, such as housing affordability and the recent recession. He explained that the report's findings, though disheartening in many ways, seemed convincing and for that reason he would support adoption of the recommendation.

Councilor Gudman thanked committee members for their thoughtful comments and analyses. He noted that some members seemed to not approve of the Urban Growth Report, or the UGM process, but he had not heard anyone reject the conclusion that the UGB should not be expanded. He added that he concurred with many of the comments made concerning the process' challenges but stressed that the recommendation was chiefly concerned with whether or not the UGB should be expanded in this cycle. Because of this, he recommended accepting the conclusion as identified in the first of the COO recommendations.

MOTION: Mr. Craig Prosser moved and 2<sup>nd</sup> Vice Chair Martha Schrader seconded, to amend Section 3 of Ordinance No. 15-1361 to remove the following clause:

“but not until urban and rural reserves are acknowledged in all three counties.”

ACTION: With all in favor, the motion passed.

*Notes:* Mr. Prosser recommended that Section 3, as amended, read as follows: “The Metro Council directs staff to produce a new draft urban growth report within three years from the date of this ordinance.”

*Member discussion included:*

Commissioner Loretta Smith shared concerns about amending documents superfluously and emphasized the need to ensure that the process move forward efficiently.

Members expressed their support for the amendment. 2<sup>nd</sup> Vice Chair Schrader explained that she felt the amendment was a pragmatic solution to some of the concerns mentioned. She agreed with Mayor Gamba’s suggestion to fix the UGM process and move forward.

Mayor Willey asked if MPAC has the authority to modify the ordinance or if the committee was making a modification to its recommendation to the Metro Council. Chair Truax clarified that the committee has the authority to make amendments to its recommendations as an advisory body, but that the Metro Council was not required to include them.

MOTION: 2<sup>nd</sup> Vice Chair Martha Schrader moved and 1<sup>st</sup> Vice Chair Tim Clark seconded, to recommend the urban growth management ordinance to the Metro Council as amended.

ACTION: With eleven in favor and four opposed (Chair Andy Duyck, Mr. Dick Jones, Mr. Keith Mays, and Mayor Jerry Willey), the motion passed.

### **3. CITIZEN COMMUNICATIONS**

There were none.

### **4. COUNCIL UPDATE**

Councilor Stacey notified MPAC members of the following items:

- On Thursday, September 24 the Metro Council will consider the Powell-Division Transit Action Plan at an off-site Metro Council meeting to be held at Harrison Park School in Southeast Portland. The meeting will also include the first public hearing on the urban growth management (UGM) decision as well as award over \$4.7 million in Community Planning and Development Grants to projects from across the region.
- On Friday, September 18 Metro will host a presentation and panel discussion on housing affordability in the Portland metropolitan region. Kim-Mai Cutler, a journalist known for reporting on the City of San Francisco’s housing issues and their connection to the tech industry, will share observations from the Bay Area to provide insight for the future of the region. The discussion will be held from 8-10am at the Metro Regional Center.

### **5. MPAC MEMBER COMMUNICATION**

Ms. Marilyn McWilliams invited MPAC to attend a celebration of the groundbreaking of upcoming roadway and pipeline projects in Washington County, scheduled for Wednesday, September 16 at 10am at the south side of Tualatin-Sherwood Road and Southwest 124<sup>th</sup> Avenue. She noted that the celebration highlighted the important partnership between the Willamette Water Supply Program

and Washington County, along with the Cities of Sherwood, Tualatin, Wilsonville, and Hillsboro, and marked great progress for the local communities.

Mr. Craig Prosser invited the committee to the MAX Orange Line's grand opening on September 12, noting that there will be celebrations across the region, including a light show on the Tilikum Bridge and free transit all day. He added that the TriMet Board of Directors would also be considering a payroll tax increase on Wednesday, September 16 that would help support implementation of TriMet's Service Enhancement Plans. Mr. Prosser also shared that Moody's, which reflects the credit worthiness of government bonds, had recently awarded TriMet with an AAA rating, making it the highest rated transit agency in the county.

Councilor Anne McEnerney-Ogle noted that on Thursday, September 10 the Federal Transit Administration's Acting Administrator, Therese McMillan and C-TRAN's Executive Director/CEO Jeff Hamm will co-sign documents that formally give C-TRAN a \$38.5 million grant that allows C-TRAN to officially begin construction on the Vine, C-TRAN's largest capital project in the agency's history.

Chair Truax reminded the committee that would be hosting a policy breakfast featuring Beth Osborne, Transportation for America's senior policy advisor, on Friday, September 11 from 7:30-9am at the Metro Regional Center.

Chair Truax informed members that former mayor Cliff Clark, who served as mayor of the City of Forest Grove for seven years, had died. He explained that Clark had served the City of Forest Grove well and expressed his condolences.

## **6. CONSENT AGENDA**

### **6.1 Consideration of August 26, 2015 Minutes**

MOTION: Councilor Jeff Gudman moved and Mayor Mark Gamba seconded, to adopt the August 26, 2015 minutes.

ACTION: With all in favor, the motion passed.

## **7. ADJOURN**

MPAC Chair Truax adjourned the meeting at 7:01 p.m.

Respectfully Submitted,



Nellie Papsdorf  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 9, 2015**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
6.1	Handout	09/03/15	Updated Draft Ordinance No. 15-1361	090915m-01
6.1	Letter	08/26/15	Re: 2015 Urban Growth Management Decision	090915m-02
6.1	Letter	09/08/15	Re: Urban Growth Management Report	090915m-03
6.1	Letter	09/09/15	Re: Suggestions for Improvements to the Metro Urban Growth Management (UGM) and Urban Growth Management (UGR) Process	090915m-04
6.1	Letter	09/09/15	Re: Urban Growth Management Decision	090915m-05