



**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

June 13, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Emerald Bogue  
Sam Chase  
Betty Dominguez  
Denny Doyle (*Chair*)  
Amanda Fritz  
Mark Gamba  
Linda Glover  
Ed Gronke  
Kathryn Harrington  
Jerry Hinton  
Gordon Hovies  
Martha Schrader  
Linda Simmons  
Loretta Smith  
Don Trotter  
Pete Truax  
Mark Watson

AFFILIATION

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

ALTERNATES PRESENT

Gretchen Buehner  
Jennifer Donnelly  
Theresa Kohlhoff  
Carrie Maclaren  
Anthony Martin

AFFILIATION

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  
City of Hillsboro, Largest City in Washington County

MEMBERS EXCUSED

Andy Duyck

AFFILIATION

Washington County

OTHERS PRESENT: Adam Barber, Kelly Ross, Laura Weigel, Jeff Owen, Jennifer Hughes

STAFF: Miranda Mishan, Ramona Perrault, Ernest Hayes, Kate Fagerholm, Alison Kean, Ted Reid, Sima Anekonda

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

Chair Doyle called the meeting to order at 5:05 PM.

**2. PUBLIC COMMUNICATIONS**

*There were none.*

**3. COUNCIL UPDATE**

Councilor Kathryn Harrington shared that the Regional Transportation Plan (RTP) is undergoing a public comment period. She stated that RTP will be discussed during the upcoming MPAC's meetings because the public comment is dealing with the preliminary draft of RTP policies. Councilor Harrington stated that the Metro Council will have a public hearing at the beginning of August before the public comment period ends. She also detailed that public comment period of the Southwest corridor, taking place until the end of July, and the Urban Growth Boundary, which will last from June 8<sup>th</sup> – July 9<sup>th</sup>.

Councilor Harrington detailed the changes Oxbow Regional Park has undergone. The major improvements included were: a new welcome center, two nature based play areas, a restoration of the salmon habitat along the Sandy River, and 17 new campsites. The Welcome Center will serve as a gateway to the park and will contain new interpretive designs. The combined cost of the improvement totaled to \$3.2 million. Councilor Harrington stated that funds were garnered through the 2006 Natural Areas Bond Measure, the 2013 Parks and Natural Areas Levy, and various Oregon State grants. Construction will end in the Fall.

Councilor Harrington discussed that Metro referred an affordable housing bond to the November 6th ballot. The packet includes two resolutions: Res. 18-4896 and Res. 18-4898.

**4. MPAC MEMBER COMMUNICATION**

Councilor Martha Schrader provided updates on the Pedcore project which sought to build homes off of 82<sup>nd</sup> avenue and service citizens with 30% below average median income.

Councilor Schrader also attended a Homeless Solutions Coalition of Clackamas County meeting. She stated that the group was working to expand housing in Oregon City.

Councilor Betty Dominguez stated that the Pedcore Project was looking to create pedestrian paths to connect people to transit services using TODD funds.

Mayor Pete Truax attended the retirement celebration for Dr. Sandra Fowler Hill, the president of the Rock Creek Campus of PCC. He stated that Dr. Hill did immense work with West Hillsboro and Washington County.

## **5. CONSENT AGENDA**

MOTION: Mayor Mark Gamba moved and Mayor Truax seconded to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

## **6. ACTION ITEMS**

### **6.1 MPAC 2<sup>nd</sup> Vice Chair Nomination**

Mayor Mark Gamba explained that a committee was put in place to nominate a 2<sup>nd</sup> Vice Chair. He stated that the Committee unanimously agreed to nominate Commissioner Martha Schrader as Vice Chair.

MOTION: Mayor Mark Gamba moved and Mayor Truax seconded to appoint Commissioner Schrader as Vice Chair.

ACTION: With all in favor and with Commissioner Schrader abstaining, the motion passed.

## **7. INFORMATION/DISCUSSION ITEMS**

### **7.1 City Proposals for UGB Expansions (Hillsboro/King City)**

Chair Doyle stated that the MPAC committee would hear the proposals for UGB expansion from Hillsboro and King City. He also noted that Beaverton and Wilsonville have also submitted proposals for UGB expansion. Chair Doyle introduced Mr. Ted Reid, Metro staff.

*Key elements of the presentation included:*

Mr. Reid reminded MPAC members that the Metro Council was scheduled to make a UGB decision this year. Mr. Reid stated that the Council would look to MPAC for guidance on this matter. He expressed that MPAC previously advised proposals would be evaluated based on their merits. He stated that the Council would ask cities how they plan to remove barriers to housing, how they would create

affordable housing in urban areas, how to make development viable, and how expanding would help the city reach desired outcomes.

Mr. Reid briefly outlined the following six desired outcomes for city planning: access to daily needs, transportation options, economic vitality of the region, clean air and water, providing leadership on climate change, and equitable distribution of benefits and burdens of growth.

Councilor Anthony Martin, City of Hillsboro, stated the city made an effort to create a regional center and town center and station areas along the blue line. Due to Hillsboro's increasing population, Councilor Martin expressed the city's need to develop new housing. He stated that the city developed a plan to expand the UGB 150 acres South of Hillsboro. He then introduced Mr. Colin Cooper and Ms. Laura Weigel as the presenter for the City Hillsboro.

Mr. Cooper, Planning Director of City of Hillsboro, provided an overview of Hillsboro's growth rate and demographics. He noted that the city's population is increasing steadily, fueling the need to provide more housing. He also mentioned that the median household income was \$70,000, however the area also saw an increase of low-income citizens. Mr. Cooper mentioned Hillsboro's racial diversity, large family sizes, and young median age.

Mr. Cooper outlined the following target areas: downtown Hillsboro, North Hillsboro's industrial area, Orenco, and Tanasbourne, and South Hillsboro. He stated the plan would instigate density in specific areas in Hillsboro in connection with Metro's 2040 Plan.

Mr. Cooper stated the plan for Downtown Hillsboro would incorporate mixed use housing and create a total of 3,000 units. Additionally, the city would partner with institutions, including OHSU, PCC, Pacific University, for employment opportunities in the area. Mr. Cooper articulated that Tanasbourne saw immense growth and development without economic incentives. He then described Morinco Station as a traditional area with 2,300 homes developed and an urban plaza. Mr. Cooper explained that North Hillsboro experienced significant employment opportunities and worked with ODOT and Metro to create jobs continuously.

Mr. Cooper described that 70% of housing built was multifamily housing. Attached housing, stack homes and apartments were also common. He stated that single family housing development lagged. Mr. Cooper stated the plan would place housing within a quarter mile of light rail, transit options, parks, and other amenities.

Ms. Weigel stated that plan used housing needs analysis to reveal that Hillsboro lacked affordable housing and single family housing. The analysis showed that Hillsboro was short 1,300 units.

Mr. Cooper remarked that affordable housing was the number one priority. He stated the city made sure the plan addressed affordable housing impediments and looked at partnering with community housing organizations.

Mr. Cooper stated that the plan looked to provide infrastructure in North Hillsboro to attract additional employment. He stated the City's plan included a policy framework to support multi-modalism and walkability, and therefore, sustainability.

Mr. Cooper addressed the city's relationship to clean air and water policies. He stated the city partnered with seven other cities to address issues of storm water runoff. Additionally, Mr. Cooper discussed the city's greenway trail to connect different areas of Hillsboro.

Mr. Cooper discussed how the city would spread benefits and burdens of developing. He stated that the City's award winning 2020 vision ensured everyone was involved in the planning process.

Ms. Weigel oriented the council to the layout of Hillsboro. She stated that South Hillsboro has a plan to accommodate 8,000 housing units to accommodate 20,000 people. She also stated that South Hillsboro is an easy area to urbanize, with several property owners in the area interested in entering the UGB. She stated that financing looked at how development could pay as they go rather burdening citizens with such costs.

Ms. Weigel summarized the City's plan to utilize natural resources, place medium density housing to the west, and place lower density housing along the golf course area. Ms. Weigel stated that neighborhood parks would include active and nature parks and would contain numerous trail systems. She mentioned the plan covered the Northern area

Ms. Weigel stated that the plan used partners in the region, a technical team, ODOT TriMet, and Washington County, property owners and community members, a planning commission, and the city council.

*Member discussion included:*

- Mayor Mark Gamba asked if attaining the Earth Advantage Silver Rating was required or negotiated. Mr. Cooper explained that it was not required by the state; however development agreements use annexation agreements to agree on this. Mr. Cooper stated that old and new neighborhood would be connected to the internet
- Commissioner Loretta Smith asked if the low density housing would be market rate. She also asked about the sizes of the houses. Ms. Weigel stated that low density housing would be market rate. Mr. Cooper said that sizing would depend on the developer.

- Mr. Ed Gronke asked how the plan addressed people living substantially below the median income and if it included inclusionary zoning. He also asked if Hillsboro experiences a homeless problem. Mr. Cooper stated that the plan does not include inclusionary zoning. Mr. Cooper stated that Hillsboro did see a rise in homeless not unlike other cities across the state.
- Councilor Betty Dominguez asked what the ranges for the 2,300 affordable housing units would be, if they would provide affordable housing for the working poor, and what the affordability efforts would be. Mr. Cooper stated that they did not have understanding of what the 23,000 units' ranges would be.

Chair Doyle introduced Mayor Ken Gibson and Mike Weston, City Manager. Mayor Gibson and Mr. Weston presented King City's UGB expansion proposal.

*Key elements of the presentation included:*

Mayor Gibson stated that King City was determined to find a solution to the housing crisis. He explained that King City was once considered to be a mostly white area with an older community. He then expressed that King City increased in diversity from 2000 to 2010. He stated that King City's diversity was reflected in their City Council members. Mayor Gibson stressed to the council that all of their city council members were elected. He then stated the importance of community involvement in planning efforts.

Mr. Mike Weston revealed that the City relied on charettes, open houses, city planning workshops, and city council hearings to develop the plan. He stated the plan called upon private partnerships, stakeholders, DVNFT, Metro, Washington County, City of Tigard, technical advisory boards, and property owners.

Mr. Weston stated that King City was a relatively dense area and contained a large range of condos, townhomes, and apartment complexes. He stated that this type of housing showed King City's changing demographic area. In addition to this type of housing, Mr. Weston stated that King City had numerous small lot housing lots.

Mr. Weston expressed that King City had manufactured dwellings in every zone to address the low income niche. Mr. Weston expressed that this was particularly important because most residents were below average median income.

Mr. Weston explained that King City Started as retirement area in 1966 and was age restricted until the late 1990s. Mr. Weston explained the city had built out and used Metro for previous UGB expansion needs. He stated that the City approached Metro with a concept plan to create vertical ability and mixed use areas. Mr. Weston described that Washington County addressed bike lane and pedestrian features by removing barriers to build and working with ODOT.

Mr. Weston stated that King City's continuous populated growth caused the City to run out of buildable land. He stated that the City only had enough buildable land to last the throughout the year. On the open land, Mr. Weston stated that King City could establish 3500 units.

Mr. Weston described how the plan utilized natural resources. He stated the plan created interaction with the natural area and different neighborhoods.

Mr. Weston described four distinct neighborhoods. He began with the Main Street Town Center which would be transit oriented, would use vertical integrated mixed use housing, would have multifamily homes and businesses, and educational possibilities. The Central Neighborhood would be closer to natural resource areas and would contain less multi-family housing. The area would still utilize cottage clusters, row homes, and single family detached homes.

Mr. Weston stated that the road network was based off of a grid to provide interconnectedness and access to natural areas. This used multimodal concepts and bike paths

Mr. Weston explained that financing would require \$88 million to build out. This cost was broken down into local district and sub district in order to retrieve the oversized framework costs. This amount was \$53 million and be assumed by the city. He also stated that King City is incentivizing multifamily. Mr. Weston described next steps for the plan. These steps included developing an affordable housing strategy and provide a wide array of housing types.

*Member Discussion Included:*

- Councilor Dominguez stated that King City should be innovative with their civic center. She also suggested that the vertical housing tax credit was a tool King City may consider utilizing.
- Mr. Mark Watson asked how the school districts would cope with the population increase. Mr. Weston stated that the school district already had plans for an elementary school.
- Councilor Anthony Martin asked Mayor Gibson and Mr Weston to speak to the City's plan to increase their housing units by a substantial amount. Mr. Weston stated that the increase would serve to build a cultural center for the community.
- Mayor Mark Gamba asked how many acres would be used in the plan. Mr. Weston stated that there were 528 acres in total, but 228 acres were constrained by natural resources.

## **8. ADJOURN**

Chair Doyle adjourned the meeting at 6:35 PM.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a large 'A' and a horizontal line extending to the right.

Sima Anekonda  
Recording Secretary



**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 13, 2018**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>7.1</b>	Presentation	6/13/18	Hillsboro UGB Expansion Proposal Presentation	061318m-01
<b>7.1</b>	Presentation	6/13/18	King City UGB Expansion Proposal Presentation	061318m-02