

**METRO POLICY ADVISORY COMMITTEE (MPAC)**

Meeting Minutes

June 27, 2018

Metro Regional Center, Council Chamber

**MEMBERS PRESENT**

Sam Chase  
Denny Doyle (*Chair*)  
Amanda Fritz  
Ed Gronke  
Jerry Hinton  
Gordon Hovies  
Linda Simmons  
Don Trotter  
Mark Watson

Jeff Gudman  
Carrie MacLaren

**AFFILIATION**

Metro Council  
City of Beaverton, Second Largest City in Washington County  
City of Portland  
Citizen of Clackamas County  
City of Gresham, Second Largest City in Multnomah County  
Tualatin Fire and Rescue, Special Districts in Washington County  
TriMet  
Clackamas County Fire District #1, Special Districts in Clackamas County  
Hillsboro School District Board of Directors, Governing Body of a School District  
City of Lake Oswego, Largest City in Clackamas County  
Oregon Department of Land Conservation and Development

**ALTERNATES PRESENT**

Gretchen Buehner  
Theresa Kohlhoff  
Anthony Martin  
John Griffiths

**AFFILIATION**

City of King City, Other Cities in Washington County  
City of Lake Oswego, Largest City in Clackamas County  
City of Hillsboro, Largest City in Washington County  
Tualatin Hills Park & Recreation District, Special Districts in Washington County

**MEMBERS EXCUSED**

Martha Schrader

**AFFILIATION**

Clackamas County

**OTHERS PRESENT:** Adam Barber, Miranda Bateschell, Chis Neamtzu, Anna Slatinsky, and Laura Weigel

**STAFF:** Miranda Mishan, Ted Reid, Megan Gibb, Alison Kean, Elissa Gertler, and Sima Anekonda

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

Chair Denny Doyle called the meeting to order at 5:02 PM.

**2. PUBLIC COMMUNICATIONS**

*There were none.*

**3. COUNCIL UPDATE**

Councilor Sam Chase, Metro Council, described the Regional Transportation Plan as a blue print that would guide travel in the region. He stated that based on the direction of MPAC, JPACT, the Metro Council, and ODOT, there would be a public comment opening on June 29, 2018 to August 13, 2018.

Councilor Chase reported that the Oregon Zoo received two different kinds of lemurs: a black and white roughed lemurs and a three ringed tailed lemurs. He stated that a group of lemurs is called a conspiracy.

Councilor Chase expressed that an application to join a stakeholder committee within the Parks and Nature Stakeholder Advisory Table has opened and would be due on July 9<sup>th</sup>. He stated that committee would help develop a potential 2019 bond measure to protect clean water and restore fish and wildlife habitat.

**4. MPAC MEMBER COMMUNICATIONS**

Commissioner Amanda Fritz, attended a League of Cities meeting where she learned that there is a ballot measure regarding the grocery tax. She stated that tax would include local food and beverages taxes. Fritz mentioned that the League of Cities opposed the bond measure and stated that an argument would be placed in the voter's pamphlet.

Commissioner Fritz also shared that there was constitutional amendment that would allow Metro's Affordable Housing Bond measure to be used by both government and nonprofit entities. The board did not pass the amendment as they required more information. She expressed that she would get more information to the delegates. Commissioner Fritz stated that the amendment was qualified for the ballots. She urged the council to provide more information as well. Councilor Chase stated that he would assist.

Councilor Gretchen Buehner, City of King City, Other Cities in Washington County, stated that King City would be having its second annual 4<sup>th</sup> of July parade.

Councilor Jeff Gudman mentioned that a company in Texas, ICON, could 3D print a 350 square foot unit of housing within 48 hours. He included an article entitled “Your Next Home could be 3D-Printed” that detailed this endeavor.

Chair Doyle amplified Commissioner Fritz’s sentiments and added that the grocery tax would infringe on city rights.

## **5. CONSENT AGENDA**

Commissioner Fritz recommend a change to the June 13<sup>th</sup>, 2018 MPAC minutes.

MOTION: Councilor Jeff Gudman moved and Councilor Gretchen Buehner seconded to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

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

### **6.1 City Proposals for UGB Expansions (Wilsonville/Beaverton)**

Chair Doyle summarized that four cities had proposals for UGB expansions: Beaverton, Hillsboro, King City, and Wilsonville. Chair Doyle stated that the council would hear from Beaverton and Wilsonville. He proceeded to introduce Mr. Ted Reid, Metro.

Mr. Reid stated that MPAC would play a crucial role in the decision making process. He mentioned Wilsonville and Beaverton would respond to code factors Metro adopted as per MPAC’s recommendation. Mr. Reid added that the cities would seek housing affordability and choice, and payment options.

*Key elements of Wilsonville’s presentation included:*

Mr. Chris Neamtzu, City of Wilsonville, spoke to Wilsonville’s UGB expansion proposal. He mentioned that Wilsonville had requested the same expansion area twice before in 2011 and 2014. He stated that the plan was complete and contained a high level of detail due to the luxury of time. Mr. Neamtzu continued to introduce Ms. Miranda Bateschell, City of Wilsonville.

Ms. Bateschell began the presentation on Wilsonville’s Advanced Road Urban Reserve. She expressed the City looked at the area specified in the proposal for long term growth for the residential build out. Ms. Bateschell stated that Wilsonville completed a housing need analysis in 2014 which formed the basis of their long range planning, informed housing choices and overall housing plan and propelled the town center redevelopment projects. She detailed the key findings of the analysis and stated that Wilsonville

contained a strong mix of housing types. Ms. Bateschell mentioned that the City had a 57% multifamily to 43% single family housing ratio at the time the study was published. She recalled that the 43% of single family housing units included attached townhomes. Ms. Bateschell explained that the analysis pointed out the City required more single family units. Ms. Bateschell stated that plan unit development style zoning encouraged the large mix of housing. She reported that the analysis pointed to a potential capacity issue and that without the expansion, Wilsonville would not meet their 20 year demand for housing.

Ms. Bateschell described the proposal referred to the Advanced Urban Reserve located within the Frog Pond area. She reported that the total area was about 500 acres and the Urban Reserve Area was 275 of those acres. She stated that the concept plan dealt with the following areas: Frog Pond West, Frog Pond East, and Frog Pond South. She stated that the puzzle piece located south of Frog Pond South was brought into the UGB for the Meridian Creek Middle School.

Ms. Bateschell showed the land use framework map for the concept plan. She stated that the colors represented the mix of houses and lot sizes. She pointed out how the framework marked out a complete community that includes: small neighborhood retail nodes, parks and trails, schools, multimodal connectivity network, and natural areas.

Ms. Bateschell described the first phase of concept plan which sought to increase single family housing in Frog Pond West, an area that was already in the UGB. She articulated that the first phase of the plan would focus on detached single family housing in a variety of lot sizes. She emphasized that incorporating a variety of lot sizes would meet the diverse needs of the community. Ms Bateschell noted the master plan included cohousing and cottage housing and mentioned these characteristics would continue in Frog Pong East and South.

Ms. Bateschell detailed plans for Frog Pond East and South. She stated the City included a full mix of housing types: small lots, attached housing, cottage housing, etc. She stated that adding a retail node would support residents and would add to the area's connectivity network. She mentioned that while going through the housing process, Wilsonville sought to achieve housing diversity using average techniques. She used the map to point out larger lots for single family attached units. She then detailed the commercial areas which would introduce attached and cottage type housing clusters. She stated these duplexes and cottages could all interact together. Ms. Bateschell mentioned that Wilsonville also conducted a site study to better understand the area and address public concerns.

Mr. Neamtzu pointed out that all 3 neighborhoods would deliver approximately 1,932 units and that the net density would be just under 10 dwelling units per acre. He addressed how the current transportation network would connect with new areas. He stated the City was faced with a number of rural roads such as: Beckman Road, Stafford Road, and Frog Pond Lane. He stated these areas needed an urban upgrade so that transportation systems could connect back into the city. Mr. Neamtzu conveyed that Wilsonville looked at bicycle and pedestrian frameworks, mapped safe routes to school, and developed trails to the high school. He stated that a considerable time looked at parks and engaged with school district partners and mentioned that Wilsonville purchased land from one of the school's for the creation of a park.

Mr. Neamtzu detailed the Frog Pond West master Plan which included new zoning code section, significant design guidelines that family homes need to meet, and a chapter on infrastructure funding. He stated the master plan was created with the cooperation of development partners. Mr. Neamtzu shared that Wilsonville used a sub-district approach to lay out the density and lot standards, and that the residential design standards in Frog Pond were applied to facades facing streets as well as bicycle and pedestrian pathways. He conveyed that design standards addressed main entrances and garage placement as well. Mr. Neamtzu stated that the plan provided opportunities for alleys and showed how homes could be clustered along the irregular edge. He showed that main entries were grouped along a common lane, and that the plan utilized a lineal street grid to allow for terminal vistas and views.

He then discussed the street demonstration plan, which knit together 25 ownership plans. Mr. Neamtzu stated that design guidelines for perimeter fencing were included to bring neighborhood together. He mentioned that the green connections located on the map represented Oregon wide oak groves where pedestrian connectivity was preferred. Mr. Neamtzu noted that there has not been pedestrian connection plans, but described innovative street designs. He stated the plan detailed street cross sections and mapped the street trees.

Mr. Neamtzu reported that the plan identified \$12 million worth of project, of that, \$7 million would fall on developers. Mr. Neamtzu stated that the City was initially interested in utilizing developers, but were ultimately concerned about how it would disrupt the neighborhood.

Ms. Bateschell described Wilsonville's population increase and household growth. Using the needs analysis, she reported that 37% of last year's construction were townhomes. She stated that this spoke to the diversity of housing types being built. Ms. Bateschell mentioned that 2,500 homes were expected to be in full build out and that the City provided 90% of the entitlements. She added that Wilsonville provided mental health

housing and reiterated the City's commitment to diversity. Ms. Bateschell reflected on how the commercial center has grown and stated that people would be able to live a full life cycle in that area.

Ms. Bateschell informed MPAC that the City worked to promote affordable housing and regulated affordable housing units. She stated the City partnered with affordable housing organizations and achieved 500 regulated units on 14 different sites. She mentioned that that Wilsonville contained 14% of Clackamas County affordable housing units, but the City itself only represents 6% of the county. She further discussed that 100% of those units are within a quarter mile of transit and within a half mile of a park. Ms. Bateschell listed the ways in which the City has provided affordable housing including their partnership with Northwest Housing Alternatives to build creek side wood which created 84 housing units. Ms. Bateschell described how the city has built relationships with the Latino community. She stated that Wilsonville partnered with La Tienda, provided interpretive services, and held open houses in Spanish.

Ms. Bateschell described the town center as the hub and the heart of the community. For this reason, she stated that it was vital the city support that area's vibrancy. To do this, she mentioned the town center plan. She stated that the plan would include the following: increasing density and land uses, developing a main street through heart of community, and creating a multimodal network within the center. She remarked that market and regulatory assessments helped develop implementation actions. The plan would also include displacement programs for local businesses and affordable housing.

Ms. Bateschell took a moment to address Wilsonville's vast number of job opportunities. She revealed that the City is looking for next generation employment in Coffee Creek and Basalt Creek areas. She mentioned that Wilsonville adopted one of the first industrial form based codes which would ensure that the design and construction of jobs were high quality. She mentioned the following transportation programs: improved safety, increased freight travel, increased non-vehicular transportation activity, and a pedestrian and bike connectivity plan

Ms. Bateschell described the City's dedication to that environmental stewardship. She revealed the City was involved in the following: Tree City USA, Overcoming Obesity, Backyard habitat program, and various restoration programs.

*Member discussion included:*

- Ms. Buehner stated that senior citizens were being driven out of their homes due to rising housing prices. She inquired whether Wilsonville was doing outreach to the senior population to cope with the issue. She included that it was important to include senior needs into the plan as they would mentor the kids in the area

and would create a balanced community. Mr. Neamtzu stated that the City had not outreach to the senior population. He mentioned the concept of co-housing and how it would be an interesting opportunity to embrace. He continued to discuss single level housing and stated that the area is not rich with those opportunities. Mr. Neamtzu indicated that the City would do more outreach to that segment. Gretchen added that she had seen more individuals interested in single story or attached housing to blend into a mixed community.

- Ms. Linda Simmons, asked if Frog Pond West already brought into the UGB? Mr. Neamtzu said that area was brought into the UGB in 2002. Ms. Simmons then asked about the orientation of the maps included in their slideshow to better understand the placement of Frog Pond West. She also sought to understand the lot sizes based on the map. Mr. Neamtzu and Ms. Bateschell clarified the maps orientation and lot sizes.
- Mr. John Griffiths asked what the difference was between a SDC and a supplemental fee. Mr. Neamtzu stated that there were a lot of statutory requirements with an SDC that are tied to a specified infrastructure segment. He stated that the City created a list of projects and single bucket of funding that would be filled with supplemental fee. He mentioned that this process would quicken completion of projects. Mr. Griffiths then asked if the supplemental fee was allocated on a per door basis. Mr. Neamtzu confirmed Mr. Griffiths question and added that this proceed would create a more fluid environment.
- Councilor Gudman compared Wilsonville's use of supplemental fees with Hillsboro's addition. Mr. Neamtzu confirmed this comparison. Councilor Gudman then asked how many more people would enter into the City between now and 2040 with the addition. Mr. Neamtzu approximated that the City could expect 35,000 build out.
- Mr. Ed Gronke, was impressed with the plan's detail. Mr. Gronke stated that Wilsonville a separate community and questioned if low-income families could commute to Portland metro area. He inquired if there would be rental properties designed for low income individuals. Mr. Gronke also asked if low income individuals could work and live in Wilsonville or if they would have to commute. Ms. Bateschell stated the city's annual housing report has helped better understand the supply and price of housing. She stated that Wilsonville, when compared to the rest of the region, contained cheaper housing opportunities. She also mentioned Wilsonville's wide array of unit types and price points. Ms. Bateschell stated that Wilsonville would provide jobs within the City as well as a number of transportation opportunities.
- Ms. Kathy Wai, asked if they could provide a ball park figure for the home values in the three neighborhoods they described. Ms. Neamtzu stated that smaller lots would be around 4,000 square feet and would cost over \$400,000 and that larger lot sizes would be over \$800,000.

*Key elements of Beaverton's presentation included:*

Ms. Anna Slatinsky, City of Beaverton, presented Beaverton's UGB expansion plan and stated that the City wanted to provide a place for growing families. Ms. Slatinsky indicated that the presentation would include what Hillsboro was doing for equity, transportation, and downtown development. For context, she mentioned that the City had 95,000 residents and 65,000 jobs.

Ms. Slatinsky emphasized that Beaverton's plan was guided by a community vision and which was constantly being updated to best represent the public. Ms. Slatinsky included a bulleted history of Beaverton's achievements and detailed the Voices of Beaverton Project. She said that the project was collaboration between the Diversity Advisory and city staff and included interviews with over 30 Beaverton residents. She stated that the project sought to better understand housing concerns. Ms. Slatinsky shared a narrative of a family living in Beaverton who was considered wealthy, but still struggled to live comfortably in the area. She included this story to indicate that rising costs of housing effected people at all levels.

Ms. Slatinsky said that Beaverton was on its second round of the 5-year housing program which included: affordable housing, homelessness issues, city investments and property, and dollar figures over the 5 years. Ms. Slatinsky highlighted that Hillsboro was able to finish their Affordable Multifamily Housing and Preservation study with Metro's help. She stated that the purpose of the study was to analyze the amount of rental housing units in the City that were naturally affordable. Ms. Slatinsky also stated that the study looked at the characteristics of that housing and created strategies to preserve low cost market rate housing.

Ms. Slatinsky expressed Beaverton's excitement to adopt a transportation plan that would be safe, comfortable, and inclusive to cyclists, pedestrians and cars.

Ms. Slatinsky said that Beaverton was looking to create a more vibrant and dense downtown. She mentioned that over 460 units of housing were built in that area in the last 5 years. She said that the City is in the process of creating an urban design framework that would promote density, jobs, and home creation in the downtown area. She also noted that Beaverton is near transit and therefore could cope with increased density, however would not be able to manage with housing needs. She said that this was why the City needed to expand the urban reserve.

Ms. Slatinsky said that expanding the UGB would help create a comprehensive neighborhood. She gestured to the presentation which depicted an area in blue. She mentioned that this area was covered by the South Cooper Mountain Concept plan. She



mentioned that area that was planned at Metro request. The plan recognized that North Cooper Mountain, South Cooper Mountain, and the urban reserves needed to function together. She said that adding the urban reserve portion would allow the plan to be fully realized.

Ms. Slatinsky reported on the housing needs which was completed in 2014 and adopted by Beaverton in 2015. She stated that the analysis indicated a high need for housing in order to adapt to a growing community. She said the analysis showed that Beaverton required over 12,000 units of housing by 2035. She mentioned that the urban reserve was 1,200 acres, however only half of that is buildable and would yield about 3,700 units. She continued to state that South Cooper Mountain was an area that was planned in detail along with the concept plan and has received land use approval. She said that the number of units that receive this approval would spark construction

Ms. Slatinsky walked through the different parts of the urban reserve. She mentioned that the colors on the map indicated density. She pointed out a drainage systems and park that was a Metro facility. She discussed one section of the land and described it as a high level habitat. Because it is a high level habitat, she said that there was not a potential for housing. Ms. Slatinsky spoke in detail on housing types and density.

Ms. Slatinsky showed that there were not many high density neighborhoods within the urban reserves. She stated that: middle density was signified through the beige color on the map, single family areas were encoded with the color yellow, and that green areas indicated larger lot sizes. She mentioned that the net density is actually at 10 and 6 units per acre. She said that this number is calculated to factor in streets and parks. Ms. Slatinsky explained that the South Cooper Mountain and urban reserve area densities averaged to 11.2 units per acre.

Councilor Buehner inquired about the density along the tile flat area. Ms. Slatinsky pointed out the tile flat region and stated that were a variety of densities in that area. She explained that the white area was hybrid habitat area and would not be developed on.

Ms. Slatinsky addressed the following transportation features: North-South Connections (where the West edge would be developed as a regional arterial) and areas around 175<sup>th</sup>. She stated that this would help build out urban reserves, urbanize Washington County, and connect different cities. She mentioned that Washington County was doing planning work to address feasibility of constructing arterials which required developing possible financing strategies. She said that the area was outside of the UGB, but there would be a process the City would go through in order to build roadways. She noted that developers would pay for and build part of the transportation facility.

Ms. Slatinsky said that due to the slopes and drainage for the water sewer systems, the City of Beaverton is in the process of updating their concept plan. The concept plan detailed alignments, capacity, and financing strategies.

Ms. Slatinsky said that the concept plan anticipated developer and SDC financing and the creation of supplement SDCs. She noted that South Cooper Mountain established SDCs for transportation and parks. She emphasized that the City would want to use this toolkit to ensure infrastructure could be paid for in a sensible way. She explained that transportation funding was complex because there would be additional sources of funding and it would build roads. To exemplify this, said that South Cooper Mountain did not include the establishment of a local improvement district for that area. Ms. Slatinsky said that if it had that local improvement district, it would have given the area to the opportunity to spread out costs. She acknowledged an agreement between two developers in South Cooper Mountain and the City to construct a high pressure water line.

Ms. Slatinsky described the following project the City of Beaverton had taken on: creation of a new high school road work on 175<sup>th</sup>, investment in a new reservoir, and continued updates to the Sewer and Water Master Plans. Ms. Slatinsky concluded the presentation by stating that the plan sought long term planning to ensure supply of land. She stated that adding the area would create complete neighborhoods and best utilize resources.

*Member discussion included:*

- Mr. Griffiths drew MPAC's attention to the corridors presented in the plan. He explained that the mountain side structure on the south facing slope of Cooper Mountain was characterized as highly at risk yet biologically rich in 1995 by Metro's Citizen Advisory Committee. He described that the original vision for that area was to build park, however the property owners did not want to sell the land for outside UGB prices. He said that in order to complete the park, the stream corridors needed to be protected and a path needed to be created to allow wildlife to migrate. He mentioned the Metro and THPRD had a joint property acquisition on a large block nearby, but was ultimately unsuccessful. He emphasized that this park be completed and that it was necessary for the area to come into the UGB. He said that when the park was open, it was extremely popular among residents.
- Mr. Gronke asked what incentives they would offer developers so that it would be economically intriguing to provide affordable housing. Ms. Slatinsky explained that Beaverton had a wide variety of programs to facilitate affordable housing. She detailed a tax exemption, mentioned a vertical housing development zone, and said that the City looks for properties that would contain

affordable housing. She then said that the City partners with developers to find ways to carve out areas for affordable housing. Ms. Slatinsky identified a feature City's housing policy which looked to facilitate housing development. She explained that affordable housing in urban reserves was different from other areas and mentioned that families that would live in the area would probably have access to a car. Mr. Gronke then asked if the City was satisfied with their success rate in affordable housing. Ms. Slatinsky stated that most people are disappointed because need was so much greater than supply.

- Councilor Gudman asked how many more people would in Beaverton over the next 20 years with the addition of land. Ms. Slatinsky said that it was hard to answer because Beaverton is surrounded by urbanized unincorporated Washington County. She also stated that there was a green field area that would affect population size. She then deferred to the Urban Growth Report because it looked at population regionally. Councilor Gudman stated it would be helpful to know this information compare to Wilsonville, Hillsboro, King City, Beaverton and Portland.
- Ms. Gertler stated that the Urban Growth Report would address regional population and employment projections. She then mentioned that adding all of the requests together would total to 9,200 housing units. Ms. Gertler reported that that was about a year's worth of growth. Ms. Simmons noted that Beaverton needed 12,300 housing units by 2035. Councilor Gudman responded and said that Metro looks at the totality of the urban growth boundary. He said that this would impact other cities and overall planning. Ms. Gertler stated that there are different ways to accommodate growth and emphasized the complexity of the discussion.
- Ms. Carrie MacLaren, asked if the City of Beaverton tracked the number of times a certain affordable housing tool was used? She stated this is important information to know while developing model codes or technical assistance for communities. Ms. Gertler recommended review of the Regional Equitable Housing Initiative as it would provide insight into those concerns.
- Ms. Simmons sought clarify of the areas West and North of the new high school in Beaverton. Ms. Slatinsky stated that 2,600 developers had their land use entitlements, 300 units were still undergoing that process, and a couple of parcels had not come into the UGB yet.
- Ms. Simmons emphasized the difficulty of providing transportation to such a dense area. She then reflected on Mr. Griffiths point and encouraged the protection of that area. Ms. Slatinsky emphasized that access to regional nature could be facilitated through development to preserve and enhance habitat.
- Councilor Buehner described various transit issues on 175<sup>th</sup> and asked if Beaverton would do necessary improvements outside of the UGB to connect transit to Scholls Ferry Road. Ms. Slatinsky remarked that that would not be a Beaverton endeavor, however highlighted the importance of the North and

South Corridors. Councilor Buehner wondered if making North and South movement viable due to the typography with the land. Ms. Slatinsky responded to the concerns and stated that transit was a complex issue and mentioned that Beaverton had sat down with different city planners to see how this could be improved. Gretchen mentioned that she tried explaining these matters to Trimet to no avail and recommended the Beaverton become more aggressive on improving this issue.

- Mr. Mark Watson clarified how density was presented on the map. Ms. Slatinsky stated that the concept plan looked at where future transit could be located and pointed at the densest areas where in South Cooper Mountain. She maintained that steep slopes in the area created difficulty for density. Ms. Slatinsky stated that creating a mix of housing types would accommodate different densities.

## **7. ADJOURN**

Chair Doyle adjourned the meeting at 6:58 PM.

Respectfully Submitted,

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

Sima Anekonda  
Recording Secretary

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JUNE 27, 2018**

| <b>ITEM</b> | <b>DOCUMENT TYPE</b> | <b>DOC<br/>DATE</b> | <b>DOCUMENT DESCRIPTION</b>                     | <b>DOCUMENT No.</b> |
|-------------|----------------------|---------------------|---|---------------------|
| <b>4.0</b>  | Handout              | 6/27/18             | Your Next Home Could Be 3D Printed              | 062718m-01          |
| <b>6.1</b>  | Presentation         | 6/13/18             | Wilsonville UGB Expansion Proposal Presentation | 062718m-02          |
| <b>6.1</b>  | Presentation         | 6/13/18             | Beaveton UGB Expansion Proposal Presentation    | 062718m-03          |