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oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

July 25, 2018

Metro Regional Center, Council Chamber

MEMBERS PRESENT

Bob Stacey
Denny Doyle (*Chair*)
Amanda Fritz
Ed Gronke
Gordon Hovies
Mark Watson

Kathy Wai
Jeff Gudman
Martha Schrader
Emerald Bogue
Mark Gamba
Betty Dominguez

ALTERNATES PRESENT

Gretchen Buehner
Terri Preeg Riggsby

Theresa Kohlhoff
Anthony Martin
John Griffiths

Carrie MacLaren
Jennifer Donnelly

MEMBERS EXCUSED

Peter Truax
Kathryn Harrington
Don Trotter

AFFILIATION

Metro Council
City of Beaverton, Second Largest City in Washington County
City of Portland
Citizen of Clackamas County
Tualatin Valley Fire and Rescue, Special Districts in Washington County
Hillsboro School District Board of Directors, Governing Body of a School District
TriMet
City of Lake Oswego, Largest City in Clackamas County
Clackamas County
Port of Portland
City of Milwaukie, Other Cities in Clackamas County
Metro Council

AFFILIATION

City of King City, Other Cities in Washington County
West Multnomah Soil & Water Conservation District, Special Districts in Multnomah 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
Oregon Department of Land Conservation and Development
Oregon Department of Land Conservation and Development

AFFLIATION

City of Forest Grove, Other Cities in Washington County
Metro Council
Clackamas County Fire District #1, Special Districts in Clackamas County

OTHERS PRESENT: Adam Barber, Kelly Ross, Jeff Owen, Anna Slatinsky, Katherine Kelly, Mary Kyle McCurdy, and Andrew Tull

STAFF: Ted Reid, Rebecca Hamilton Jon Blasher, Heather Nelson Kent, Megan Gibb, Sara Farrokhzadian Sima Anekonda

1. CALL TO ORDER, SELF INTRODUCTIONS, CHAIR COMMUNICATIONS

Chair Denny Doyle called the meeting to order at 5:04 PM.

2. PUBLIC COMMUNICATIONS

There were none.

3. COUNCIL UPDATE

Councilor Bob Stacey remarked that the contents of Saint John's Prairie was decomposing and was producing methane. He stated that the amount of methane being produced was decreasing with no change in operations.

Councilor Betty Dominguez announced that a work group tasked with recruiting more women and people of color in construction related trades began. She stated that this program was called the Construction Career Pathways Projects. She stated that Metro was working on this with many partners and would be learning about barriers to career paths in the construction workforce. She emphasized that construction work produced high paying jobs, but did not include women or people of color. Councilor Dominguez added that this group would meet monthly for the next year to better address the complexity of this public policy issue.

Councilor Stacey recognized the final public comment period on the RTP. He emphasized the RTP's importance and stated that it was possible to make progress on safety and equity issues in transportation. He pointed out the danger of congestion and discussed that there was still not enough funding to achieve each goal in the RTP. Councilor Stacey added that MPAC would look at the proposed amendments of the RTP in September and would provide recommendations in October.

4. MPAC MEMBER COMMUNICATIONS

Councilor Jeff Gudman wished Councilor Kathryn Harrington a quick recovery.

Chair Doyle announced that the financing arrangements for the Center for Performing Arts in Beaverton were presented a week earlier.

5. CONSENT AGENDA

MOTION: Councilor Jeff Gudman moved and Councilor Betty Dominguez seconded to adopt the consent agenda.

ACTION: With all in favor, the motion passed.

6. INFORMATION/DISCUSSION ITEMS

6.1 Metro Parks and Nature Capital Investments and Land Acquisition Program

Key elements of Wilsonville's presentation included:

Mr. Jon Blasher stated that parks were important to Oregonians and the state played a unique role as a steward for the land. He said that parks stimulated the economy and attracted people into green spaces. He emphasized the importance of preserving these areas and acknowledged how important these areas were to the public. Mr. Blasher stated that the Metro Parks and Nature team supported two bonds and levies over the past 20 years which was favored by the public.

Mr. Blasher remarked that there was a new level of urgency and a greater need to invest in the future. He highlighted the unique role Metro played in planning and discussed limited resources for land conservation. He urged Metro to take a regional role to ensure the parks and nature system was managed.

Ms. Heather Nelson Kent highlighted previous projects and expressed that most of those projects were accomplished with local jurisdictions and communities. She said that Metro focused funding on special places, improving existing parks, and restoration. Ms. Kent said that the land conservation program allowed \$278 million to be invested in land and streams. She stated that 6,000 acres of land was protected thanks to a bond and emphasized that the area still added half a million people to the region. She expressed that conservation areas included protecting rare habitats and key water sources.

Ms. Kent explained that the land acquisition program invested in urban area in a smaller scale. She stated that there was more attention placed on developing sites Metro had already acquired. She provided information on projects that were in the planning process, starting, or were completed.

Ms. Kent relayed that people wanted to access nature and Metro had adopted several plans that could not be completed without additional planning. She pointed to a map which outlined projects that were invested in by local communities. She stated that 300 projects were funded by Metro's bond measure. She indicated that communities were focused on creating new parks that were accessible. She described also described how community activists helped encourage the creation of a Gresham park.

Mr. Blasher emphasized the need to adapt with the region and see how parks and nature could provide livability. He stated that land was becoming more expensive and recommended that Metro should stay ahead of growth. He expressed that investment was occurring in areas that aligned with growth. He also noted that communities were growing and large projects were concentrated in certain areas.

Mr. Blasher stated that there was an increase in diversity and expressed that more people were moving out of the traditional urban cores. He expressed that there were ways to support this movement and discussed the idea of refuge.

Mr. Blasher said that refuge was about creating a livable spaces that add value to life. He recounted that urban areas were experiencing more flooding, however outlined efforts which mitigated the issue. He expressed the need for civically engaged youths to feel at home. He expressed that investing in Parks and Nature helped respond to community needs, housing, and transportation. He listed the following goals for the future: align with regional policy and vision, keep pace with changing local needs, increase benefits for more people, and maintain momentum. Mr. Blasher suggested to protect land through acquisition, continue local share projects and provide grant investments. He explained the following next steps: stakeholder table to provide gain direction on decision-making, continue local partner engagement and community engagement, and implement on online survey. He noted that the Council needed to provide direction for this framework at the end of 2018.

Member discussion included:

- Councilor Betty Dominguez said she participated in a public open house and expressed her gratitude for the engagement opportunity. She added that public parks and open spaces were important to health and urged to preserve those spaces.
- Mayor Mark Gamba asked about future planning that addressed the effects of climate change. He asked if there were areas dedicated to storm or flood management. Mr. Blasher said that information was being collected to see if those items could be included in the bond. Mr. Blasher explained that community groups needed to be included in this discussion as well.

- Councilor Jerry Hinton asked if there were policy strategies on homelessness in parks and nature space. Mr. Blasher said that this issue required continued effort in order to obtain key insights and opportunities for collaboration. He added the RID patrol was a tool that was already available. Councilor Stacey added that rent control was available on Metro land.
- Mr. Ed Gronke inquired about the funding for Willamette Falls Legacy project. Mr. Blasher indicated that the project was in conversation, however funding had not been specified. Councilor Dominguez said that more information would be provided in the future.
- Ms. Kathy Wai said that Happy Valley experienced rapid growth and increased in diversity. She questioned how community outreach would look like to people of color and requested clarity on community partners that were engaged. Ms. Kent said that levy policy included a call to better serve communities of color. She said that different community organizations and projects were also utilized to engage people of color. Mr. Blasher added that more research could be done to increase engagement in Happy Valley. Ms. Wai noted that community organizations were not always located in areas with growing populations.
- Councilor Gretchen Buehner asked how to balance the creation not of parks and the need for housing. Councilor Stacey said that Metro had four lines of work and emphasized the public's need for affordable housing. He stated that Metro had an obligation to continue building all livability matters that affect the region.
- Councilor Anthony Martin sought clarity on rates. He suggested that there needed to be more prioritization regarding housing, parks, and transportation bonds. He inquired about the parks and nature work plan. Mr. Blasher stated that the Park department was hoping to meet with MPAC in the future to further address the plan.
- Mr. John Griffiths stated that Metro was doing great work in terms of parks and nature. He informed that the 2006 measure was facing increased housing costs. He detailed that importance of connecting growth to nature. He expressed that polling indicated desire for increased access to parks and nature. He asked MPAC to be open to something more than the current bill rate and stated that higher dollars to complete the vision considering land was becoming more expensive.
- Councilor Dominguez remarked that parks and nature was extremely important to marginalized communities. She informed that these communities were often located in areas that did not have access to nature experienced high levels of pollution and adverse health affects.
- Councilor Jeff Gudman inquired about flood plans and acquisition. Mr. Blasher stated that he needed to confer with their science team and stated water protections was desired.
- Commissioner Martha Schrader asked if there was quantitative data about ecological impacts and benefits of current acquisitions. She stated that metric of success needed to be analyzed and presented. Commissioner Amanda Fritz

mentioned that Tryon Creek and Johnson Creek experienced success since both saw an increase in fish. Commissioner Schrader said that she had seen improvements in Clackamas County. She added that it would be beneficial to see these effects aggregated in one place. Councilor Buehner suggested that MPAC contact the Clean Water Services since they did a study on this topic.

- Mr. Griffiths indicated a resurgence in wildlife and explained how nature parks would impact migration.

6.2 Merits of City Proposal For UGB Expansion

Key elements of Wilsonville's presentation included:

Mr. Ted Reid advised MPAC to think of technical questions at the next meeting.

Ms. Rebecca Hamilton discuss the two part process regarding the urban growth boundary: the urban growth report and the city proposals. She stated that early decisions were based on modeling mathematics and soil maps. She said that land itself would not guarantee jobs and emphasized the need for urban areas, parks, schools, favorable markets, and infrastructure.

Ms. Hamilton said that each proposal was modestly sized. She stated that a Metro-convened advisory group charged with providing expertise in the following: residential and commercial development, multimodal transportation, parks and natural spaces, equity, affordable housing, land use, and housing supply.

Ms. Hamilton explained that after the proposals were reviewed and the City Readiness Advisory Group (CRAG) had convened. She said that during the evaluation process, differences in city needs were considered. She described the evaluation factors as a list of details that needed to be considered. She said that each plan met the Title 11 compliant.

Mr. Andrew Tull described his work with the Home Builders Association. He said he was impressed with King City's Proposal and proceeded to summarize comments posed by CRAG. Mr. Tull said that staff was looking to maximize benefits that came from those developments and specifically referred to Hillsboro. He said that there were a number of overarching thoughts when it came to pursuing higher density areas with a more integrated zoning plan. He explained sentiments around the affordable housing plan and stated that Metro would need help with funding.

Ms. Mary Kyle McCurdy discussed CRAG's approach to assessing the proposals. She said that CRAG members did not rank each of the plans and highlighted a few common sentiments CRAG members discussed. She mentioned a few common concerns

pertaining each of the cities, however she assured that these issues could be addressed prior to the decision. She stated that each proposal still reflected segregated housing types and emphasized the need for mixed housing options.

Ms. McCurdy said that each proposal spoke to housing affordability, but that it was not clear how the cities were committing to this. She remarked that there were many comments related to transportation, specifically in regards to trails and connectivity. She felt none of the areas would support a robust transit system and highlighted the discussions of who would provide a transportation system.

Member discussion included:

- Chair Doyle stated that affordable housing and transit were intertwined.
- Councilor Buehner stated that King City was advised to do a housing analysis which considered the existing community.
- Ms. Kathy Wai referred to a TriMet meeting regarding expanded access. She said that TriMet would refer to HB 2017 to understand which areas were growing and needed increased transportation services.
- Councilor Anthony Martin acknowledged Hillsboro's response to CRAG. He clarified that the concept plan and the proposals were two distinct documents and mentioned there may have been some misunderstanding among cities. He said that expansion areas fulfilled a particular need and suggested that there needed to be a conversation on where affordable housing was best suited. He said that Hillsboro wants affordable housing and encouraged Metro, TriMet, and Hillsboro to work on transit.
- Mr. Mark Watson mentioned that cities were not obligated to provide a response to the CRAG comments.
- Councilor Gudman discussed the increasing density in the Metro area and stated that the urban growth boundary did not need to be expanded. He urged MPAC to consider ways of increasing density.
- Mayor Mark Gamba asked if the proposal were functionally possible. Ms. McCurdy said that infrastructure could not be funded, however every city was committed to their plan. She acknowledged the need for a public subsidy in order to help fund these plans. Mr. Tull agreed and stated that Title 11 would be effective. He said that tools be used to implement the plans would help guide decision making. Mayor Gamba asked if the areas had been evaluated to ensure that they were developable in terms of geography and infrastructure. Mr. Reid stated that cities were required to do that analysis before their application.
- Councilor Buehner called upon Mr. Michael Weston, King City's City Manager to speak to this concern. Mr. Weston stated that King City would be able to expand

infrastructure. He spoke to King City's financial plan as it related to storm water, sewage, retention, facilities, bridges, and a number of other services.

- Mr. Griffiths inquired about the transition into farm and forest land. Mr. Reid discussed Rural Reserves and mentioned how certain areas would not be developed on for the next 50 years.
- Ms. Carrie MacLaren stated that under the State Planning Land Use Program, farm land was protected. She spoke to previous issues with protecting farm land and UGB expansion areas and addressed the creation of Rural Reserves which made long term investments. Ms. McCurdy added that the reserves represent a compromise and stated that some of those areas were needed to grow food.
- Mr. Ed Gronke spoke to Councilor Gudman's comments and questioned what circumstances warranted a UGB expansion. He highlighted that the UGB expansion was a political discussion which posed the question of where to develop.

7. **ADJOURN**

Chair Doyle adjourned the meeting at 6:59 PM.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Sima Anekonda', written in a cursive style.

Sima Anekonda
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF July 25, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	7/25/18	Parks and Nature: Looking Forward Presentation	072518m-01
6.2	Presentation	7/25/18	2018 UGB Growth Management Decision: City Readiness Advisory Group Discussion Presentation	072518m-02
6.2	Handout	7/25/18	CRAG Comments on UGB Expansion Proposal for Witch Hazel Village	072518m-03
6.2	Handout	7/25/18	King City Responses to CRAG Analysis	072518m-04