

# Metro

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Metro

## Minutes

**Tuesday, September 27, 2022**

**10:30 AM**

**<https://zoom.us/j/615079992> (Webinar ID: 615079992) or  
929-205-6099 (toll free)**

**Council work session**

**10:30 Call to Order and Roll Call**

Councilor Shirley Craddick called the Work Session to order at 10:30 a.m.

Present - Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, Councilor Gerritt Rosenthal, Councilor Duncan Hwang, Councilor Shirely Craddick

Excused - President Lynn Peterson and Councilor Mary Nolan

**Work Session Topics:**

10:35 Planning for growth: Housing, jobs, and future development in the region

Presenter(s): Andy Shaw, Metro  
Sam Diaz, 1000 Friends of Oregon,  
Jacque Duyck Jones, Oregon Berries, Washington County Farmer  
Karin Power, Business for a Better Portland  
Bob Salinger, Audubon Society  
Kieron Wilde, Founder of First Nature Tours

Attachments: [Worksheet](#)

Councilor Craddick introduced Andy Shaw, Metro to present on the topic.

Shaw mentioned that the panel is to broad set of perspectives about growth

Sam Diaz, 1000 Friends of Oregon pulled up the *1000 Friends of Oregon: Planning for Growth Presentation Powerpoint* to present to Council.

Diaz discussed some of the Oregon statewide land use planning goals. He explained that Goal 10 requires local capacity, and that coordination is need with Oregon's economic clusters. Diaz discussed a scenario where jobs, environment and equity can all succeed.

Jacque Duyck Jones, Oregon Berries, Washington County Farmer discussed her family farm business and agriculture in the Oregon She mentioned that agriculture interest should be included in the discussions and that Metro should continue to engage with them. Jones noted some of the challenges in the agriculture industry, including to the growth of their businesses. She raised concerns about Metro buying farmland outside of the Urban Growth Boundary and how Metro communicates about certain issues related to agriculture

Karin Power, Business for a Better Portland introduce herself and discussed the Business for a Better Portland organization. She introduced two of the organization's board members, Bryson Davis and Hope Beraka. Davis explained some of the issues including affordability and support for small businesses. Beraka discussed some concerns from businesses like safety, bad press and that small businesses are not being supported. She also mentioned that there is a lot of land, but developers need additional support.

Bob Salinger, Audubon Society discussed the organization's work and Oregon's environment and wildlife. He mentioned that lower-income and minority communities are disproportionately affect by unhealthy environments. Salinger also discussed several issues related to the environment and gave several suggestions to the Council including about land use and community engagement.

Kieron Wilde, Founder of First Nature Tours explained what his business does and discussed the tourism industry in Oregon. He raised several concerns including the negative perceptions about the city because of the homeless

population and the difficulty of getting tourist to areas outside of Portland.

Shaw mentioned some reflections from the conversation, including about the land use planning goals and the need for engagement.

**Councilor Craddick** thanked the panelists.

*Council Discussion*

**Councilor Hwang** asked how the mandatory 20-year supply of industrial land and mandatory land for future land development is determined. He also asked how they determine if there is enough land when there are different employment land densities.

Roger Alfred, Metro mentioned that Metro does the analysis as part of its Urban Growth Management decision. He explained that staff does an inventory of land inside the boundary and explained the process.

Shaw discussed the process for forecasting population and jobs. He mentioned the issue of land readiness for the land they do have.

**Councilor Hwang** asked the panelists for their thoughts about the guiding focus for the region.

Salinger noted that the jurisdictions also have their own analysis for economic opportunity. He commented that climate action and climate justice should be a part of the focus.

Beraka mentioned that equity should also be included in the mission.

Jones suggested that Metro should protect farmland and the farmland.

**Councilor Gonzalez** commented on the 2040 Vision update and suggested that they not be afraid to take risks. He appreciated hearing the panelists perspectives and looking forward to future conversations.

Power noted that she will save her comments for her one-on-one meeting with some of the Councilors.

**Councilor Rosenthal** commented on state tax and revenue policy for certain zone and asked Power to speak on this. He also mentioned the changes overtime in the region, such as the industrial base and transportation.

Power discussed tax breaks for businesses. She mentioned that government processes are important, but also take up a lot of time and do not always make sense to people. Power noted the lack of women and minority owned businesses in Oregon, climate challenges and inflow migration.

Beraka discussed issues related to housing and challenges for businesses.

Diaz mentioned a report done on agriculture during the pandemic and mentioned some statistics about the agriculture sector. He mentioned the importance of Oregon's natural resources to other states that are experiencing climate challenges to their agriculture and ranching operations.

**Councilor Rosenthal** commented on the importance of agriculture.

**Councilor Lewis** mentioned the regional investment plan and asked the panelist what opportunities they see for revenue. She commented that they should hear more from the workforce interest.

Wilde mentioned that the tourism sector is seasonal, that the wineries are a great year-round tourist activity and the rise of bike tourism.

**Councilor Craddick** asked Councilor Lewis to restate her question and comment.

**Councilor Lewis** clarified that they need to connect these issues with Metro's Regional Investment Plan. She asked about where they should invest to produce more revenue activity.

Diaz explained that city staff do not have enough time or resources to do some of this work, so Metro's grants can help them build capacity. He discussed vacant buildings and the need for planners to do work, such as engage the community and that the building is up to code.

Beraka added that they also need to improve the wait time for permits.

Sallinger mentioned the difficulty for coalitions to connect to capital and the system. He suggested that they make investments for coalitions to connect to resources.

Davis suggested that Metro help centralize information about the resources.

**Councilor Craddick** commented on large empty properties

that might be opportunities for jobs. She asked what the Council can do to convert these properties to create more jobs, particularly high-technology jobs.

Beraka mentioned that they can help fast track the planning and review process. She explained that Metro could make investments to help people to partner together.

Jones noted that enough though it is cheaper for Metro to convert farmland, production agriculture has no other alternatives. She suggested that Metro keep the agriculture interest in the discussions and to convert other land besides farmland.

**Councilor Rosenthal** asked Jones if the agriculture industry feels like it is a part of the decision. He also asked her how Metro can encourage community-scale agriculture around the metro area.

Jones explained that some people that believe it was inappropriate for Metro to buy the Killin Wetlands and the Chehalem Ridge. She raised concerns about the unintentional consequences of not including the agriculture in the discussions. Jones gave examples of how Metro's statements related to agriculture could be perceived negatively by the agriculture industry.

Wilde referred to Councilor Craddick's question and suggested that Metro can do a challenge for people to make designs to reimagine empty properties.

Beraka mentioned that Mudbone Grown, a black-owned farm in Corbett, OR has partnered with community development partners on projects. She mentioned that Metro could help incentivize or give grants to support

projects.

Sallinger mentioned that Killin Wetlands is important for migratory birds and noted that there is going to be support and opposition for acquiring land outside the UGB.

Shaw noted that the next major process in the 2024 Urban Growth decision will be launched next year. He mentioned that they are considering an urban growth land exchange and their continued work with the semi-conductor competitiveness taskforce.

#### **12:00 Chief Operating Officer Communication**

#### **12:05 Councilor Communication**

arissa Madrigal provided an update on the following events or items:

- Several clean-up projects for public spaces in the Metro region, including the removal of some boats in the Columbia River and the Metro Regional Refresh fund.

#### *Council Discussion*

**Councilor Gonzalez** asked if there were any specific goals or outcomes of the funding that was awarded. He also asked what other jurisdictions received awards.

Madrigal explained that the funding was to help address the dumping and improperly disposed items that accumulated during the pandemic. She noted that it does not include the long-term work that needs to be done.

Madrigal noted that they can follow-up with the Council about who else received awards.

**Councilor Craddick** commented on illegal dumping.

Madrigal mentioned that they need to look at the system and see why people choose to illegally dump.

- The Metro Mayors Contortion to discuss garbage and recycling in the region and to hear the concerns from mayors from the region.

**12:10 Adjourn**

There being no further business, Council President Peterson adjourned the Metro Work Session at 1:24 p.m.

Respectfully submitted,



Jemeshia Taylor, Legislative Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 27, 2022**

There were no attachments to the public record for this meeting.