

# Metro

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Metro

## Minutes

Thursday, September 15, 2022

10:30 AM

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

**Council meeting**

**1. Call to Order and Roll Call**

Deputy Council President Lewis called the Metro Council Meeting to order at 10:30 a.m.

**Present:** 6 - Councilor Shirley Craddick, Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, Councilor Mary Nolan, Councilor Gerritt Rosenthal, and Councilor Duncan Hwang

**Excused:** 1 - Council President Lynn Peterson

**2. Public Communication**

Deputy Council President Lewis opened the meeting to members of the public wanting to testify on a non-agenda items.

**Andrea Demico** testified against the UGB urban exchange.

**John Stone** testified regarding his concerns around the UGB exchange and the River Terrace Project.

**Brett M.** provided additional context to Council, regarding the complications the exchange will cause in Washington County.

Seeing no further discussion on the topic, Deputy Council President Lewis moved on to the next agenda item.

**3. Councilor Bob Stacey Remembrance**

Council shared remarks about the late former Councilor Bob Stacey.

**4. Ordinances (Second Reading & Vote)**

4.1 Ordinance No. 22-1483, For the Purpose of Amending Metro Code Section 2.01.055 to Clarify Attendance and Participation of Council Members by Electronic Means

**Councilor Rosenthal** asked for clarification regarding the purpose of the ordinance.

Deputy Council President Lewis provided clarification, that this ordinance would allow Council to declare a quorum even if some Councilors are attending remotely.

**A motion was made by Councilor Rosenthal, seconded by Councilor Gonzalez, that this item be adopted. The motion passed by the following vote:**

**Aye:** 6 - Councilor Craddick, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 1 - Council President Peterson

## 5. Other Business

### 5.1 UGB Exchange process check in and proposed exchange considerations

Deputy Council President Lewis called on [Andy Shaw] [he/him], Metro, [Tim O'Brien] [he/him], Metro, and [Ted Reid] [he/him], Metro, to present to Council.

Staff pulled up the [*Tigard UGB Exchange Metro Council Presentation*] to present to Council.

*Council Discussion:*

**Councilor Nolan** asked staff to address previously expressed concerns regarding a western bypass right through the Tigard property.

Tim provided a technical overview of the proposed bypass and its intended purpose.

**Councilor Gonzalez** asked how many housing units the proposed expansion support would. He also asked if Staff knew how many ownership vs rental opportunities there would be.

Staff explained that the expansion would allow for 20 units per acre. The preliminary concept plan projects anywhere from 3,000-4,500 units, but it will depend on how the

project progresses. However, it does not contain any projections around ownership vs rental opportunities.

**Councilor Craddick** wanted to address the concerns brought up during the earlier public testimony. She clarified that the proposal is not an expansion of the Urban Growth Boundary, but an exchange of land. One person expressed concerns regarding the potential destruction of natural wetlands; she asked Staff to explain the Title XIII restrictions that prevent development of any wetlands.

**Councilor Craddick** then asked to hear Staff's thoughts about her own concerns, the potential impacts of building an additional road on the Northern limits of the UGB.

Staff provided a brief history of the efforts to build a bypass in that area, but reassured Council that this proposal is not a plan to build something as large as a freeway.

**Councilor Rosenthal** asked if Staff knew the projected capacity of the proposed extension.

Staff felt ill equipped to answer these questions, and recommended asking the City of Tigard directly, rather than speculating.

**Deputy Council President Lewis** asked staff to present the 4 considerations Staff brought to Council.

Staff reiterated the considerations for narrowing options:

- How long properties have been in the UGB
- Whether they were brought in for a specific purpose
- Their planning, infrastructure, and development status
- Number of exchange areas
- Property owners' wishes
- Jurisdiction's position

**Councilor Rosenthal** asked if they had sufficient information

about each identified area, and asked if the “island” is tradable.

Two of the considerations would disqualify the island from Staff’s list. Staff then explained their plans for the COO recommendation, which will include multiple different scenarios for Council to consider.

**Councilor Nolan** asked what proactive steps Staff has taken to ensure that landowners, especially from marginalized communities, who are affected by the UGB exchange have access to information and support, so they can make choices that are aligned with their interests.

Tim explained that there is a process where landowners within a certain distance of a given UGB expansion are notified.

**Councilor Hwang** asked if Metro encourages landowners to exert their independence, like through a land-use council. He also expressed his desire for Staff to apply Metro’s equity lens while doing this work.

Staff explained that changes to the UGB boundary do not affect property values or what one can do on their property, and were unsure if something like a land-use council would do much. However, Staff believed they could do more outreach and education for landowners.

**Councilor Nolan** would prefer that 2-4 parcels of land are removed, rather than 30-40 smaller parcels. They would also prefer the exchange include 350 buildable acres and 150 non-buildable acres.

**Councilor Rosenthal** asked if the exchange could be for 200 acres instead of 350.

Staff said yes, though this is not what Tigard is requesting.

They recommended Council speak directly with the City of Tigard regarding this question.

**Councilor Craddick** encouraged caution while proceeding with this exchange.

**Councilor Gonzalez** expressed his appreciation and support for Staff's hard work, shared his thoughts about designating land, and gave his preferences, that the exchange include as many contiguous blocks and as few jurisdictions as possible.

**Councilor Craddick** continued the discussion around land designation, and stated her preference that Staff avoid using the "undesigned" designation.

**Deputy Council President Lewis** expressed hope that Staff brings more detailed information to Council, as they engage more with local governments. She is particularly interested in their work with Oregon City, as they experience leadership turnover.

Seeing no further discussion, Deputy Council President Lewis moved on to the next agenda item.

## 6. Chief Operating Officer Communication

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

- The City of Portland is currently bidding to hold the NCAA women's Final Four rounds.
- Metro's condor breeding facility was within the evacuation zone of the McGuyver Fire. Many staff gave up their weekends to prepare for a possible evacuation which, thankfully, was not required.

## 7. Councilor Communication

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Councilors provided updates on the following meetings and events:

- **Councilor Gonzalez** updated Council regarding Metro’s involvement in the “Infrastructure Talent Pipeline Challenge.”
- **Councilor Craddick** updated Council regarding the monthly JPACT meeting
- **Councilor Rosenthal** updated Council regarding the City of Tigard’s Tigerfest.

**8. Adjourn**

There being no further business, Deputy Council President Lewis adjourned the Metro Council Meeting at 12:33 p.m.

Respectfully submitted,

*Nathan Kim*  
Nathan Kim, Legislative Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF September 15, 2022**

<b>ITEM</b>	<b>DOCUMENT TYPE</b>	<b>DOC DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT No.</b>
<b>1.0</b>	Testimony	9/15/2022	Lily Stone Testimony	091522c-01
<b>2.0</b>	Presentation	9/15/2022	Tigard UGB Exchange Metro Council Work Session Presentation	091522c-02