

METRO POLICY ADVISORY COMMITTEE (MPAC)Meeting Minutes
December 13, 2023**MEMBERS PRESENT**

Vince Jones-Dixon (Chair)
Gordon Hovies
Sherry French
Nadia Hasan
Mark Shull
Tim Rosener
Pam Treece
Mary Nolan
Randy Lauer
Glen Yung
Terri Preeg Riggsby
Brett Sherman
Duncan Hwang
Kirstin Greene
Denyse McGriff

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Special Districts in Washington County
Special Districts in Clackamas County
City of Beaverton, Second Largest City in Washington County
Clackamas County
Other Cities in Washington County
Washington County
Metro Council
City of Troutdale, Other Cities in Multnomah County
Clark County
Special Districts in Multnomah County
City of Happy Valley, Other Cities in Clackamas County
Metro Council
Oregon Department of Land Conservation and Development
City of Oregon City, Second Largest City in Clackamas County

MEMBERS EXCUSED

Ted Wheeler
Gerritt Rosenthal
Ed Gronke
Omar Qutub
Thomas Kim
Sharon Meieran
Brian Hodson
James Fage
Susan Greenberg
Kim Harless
Steve Callaway
Luis Nava
Carmen Rubio
Joe Buck
Alex Howard

AFFILIATION

City of Portland
Metro Council
Citizen of Clackamas County
Citizen of Multnomah County
TriMet
Multnomah County
City of Canby, City in Clackamas County outside UGB
City of North Plains, City in Washington County outside UGB
Beaverton School Board, Governing Body of a School District
City of Vancouver
Largest City in Washington County
Citizen of Washington County
City of Portland
City of Lake Oswego, Largest City in Clackamas County
Port of Portland

ALTERNATES PRESENT

Anthony Martin
Rebecca Stavenjord
Laura Kelly

AFFILIATION

Largest City in Washington County
Other Cities in Clackamas County
Oregon Department of Land Conservation and
Development

OTHERS PRESENT: Dan Rutzick, Eric Rutledge, Marc, Laurie Petrie, Jessica Pelz, Medha, Anna Slatinsky, Erika Palmer, Jaimie Lorenzini, Stephen Roberts, Adam Barber, Bruce Coleman

STAFF: Connor Ayers, Jemeshia Taylor, Roger Alfred, Laura Combs, Andy Shaw, Eryn Kehe, Ted Reid, Jaye Cromwell, Malu Wilkinson,

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Vice Chair Pam Treece called the Zoom meeting to order at 5:00 PM.

Metro staff Connor Ayers (he/they) called the role.

MPAC Chair Vince Jones-Dixon asked if they had reached quorum.

Ayers and Metro staff Roger Alfred noted that they were not at quorum yet.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

Chair Jones-Dixon read aloud the instructions for providing public testimony.

No members of the public provided testimony.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

3. COUNCIL UPDATES

Metro Councilor Mary Nolan mentioned that the Metro Council approved the Regional Transportation Plan without the amendment regarding tolling. They also mentioned that in 2024, the Council will be deliberating on the Urban Growth Boundary and on their annual budget. Councilor Nolan noted that the city of Sherwood is the only city to submit a letter of interest for an expansion.

Metro Councilor Duncan Hwang thanked Chair Jones-Dixon for his service on MPAC.

Washington County Commissioner Pam Treece thanked Chair Jones-Dixon for his work. She mentioned that he will be second vice chair for the interim.

Chair Jones-Dixon thanked Metro Staff for their work.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

4. COMMITTEE MEMBER COMMUNICATIONS

No members of the committee provided an update.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

5. CONSENT AGENDA

5.1 Consideration of the October 25, 2023 MPAC Minutes

5.2 Consideration of the November 8, 2023 MPAC Minutes

Chair Jones-Dixon stated that they had reached quorum.

Chair Jones-Dixon called for a motion to approve the consent agenda.

MOTION: City of Sherwood Mayor Tim Rosener moved to approve the consent agenda. City of Beaverton Councilor Nadia Hasan seconded.

ACTION: With all in favor, the consent agenda was approved.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Update on Buildable Land Inventory

Chair Jones-Dixon introduced Metro staff Eryn Kehe and Ted Reid to present.

Kehe discussed the timeline for the 2024 Urban Growth Management (UGM) decision and capacity in the Urban Growth Report (UGR). Kehe mentioned the basic equation to determine the need for more land and land capacity for housing and jobs. Reid explained the buildable land inventory process, the local city and county review and the next steps.

Mayor Rosener asked what kind of outputs that staff expect to get for jobs or land. He commented that there is demand for large parcels of land. Mayor Rosener also asked about the quality of data and if they are getting information back from the jurisdictions.

Reid explained that they use their employment forecast to determine demand for acres for certain types of employment sectors. He noted that for industrial employment, they tend to need larger sites.

Reid noted that they received feedback from 16 of the 27 jurisdictions, which represents 90 percent of the land area. He mentioned that they received comments and edits on around 5,000 of the tax lots in inventory.

City of Hillsboro Councilor Anthony Martin asked how much acreage the edited tax lots in the inventory was. He commented that 1 percent of parcels could be thousands or hundreds of acres depending on the scale.

Reid noted that there were edits on 200 acres to the inventory. He explained that those acres were recategorized, but they represent a very small percentage of the total acreage in the UGB.

Councilor Martin asked if Metro had accepted all the edits from the jurisdictions. He also asked Metro Staff how they are considering the Governor's desired targets to add 36,000 housing units and income levels into their analysis.

Reid confirmed that Metro did accept all the edits.

Kehe explained that they are focusing on capacity now, but needs are a part of the demands portion of the analysis. She noted that demand is based on undersupply and future growth.

Reid explained that staff are working on a household growth forecast with ECO Northwest that includes household size, income, and other demographic information. He mentioned that this forecast to estimate demand for housing of different types and at different price points.

Kehe referenced the UGM decision timeline, and mentioned when the regional forecast and housing needs forecast will be.

City of Happy Valley Councilor Brett Sherman noted the pro forma model for land development financial feasibility. He asked how detailed the financial feasibility overlay is. He mentioned that Happy Valley is not looking to annex the 4,100 acres east of Damascus within twenty years.

Kehe mentioned that they want to have a realistic estimate of what is buildable within the next 20 years. She thanked Councilor Sherman for clarifying Happy Valley's intention. She noted that they are using the model to get a probability on a general set of properties, not on each individual property.

Clark County Councilor Glen Yung mentioned that City of Vancouver, Clark County, WA and Metro are using ECO Northwest.

Seeing no further discussion, Chair Jones-Dixon moved onto the next agenda item.

6.2 Draft Sherwood West Concept Plan

Chair Jones-Dixon introduced City of Sherwood staff Erika Palmer and Eric Rutledge to present.

Mayor Rosener mentioned that there was a previous plan, but the plan being presented is their re-look.

Rutledge mentioned the Sherwood West Concept Plan's role, where the area is and the reasoning for a re-look of the plan. Palmer discussed the community engagement and shared the vision and goals of the plan. Palmer explained the existing conditions of Sherwood West and several land use alternatives. Rutledge discussed the residential land uses of the approved concept plan.

Councilor Nolan asked about density in residential lands and density of jobs in industrial and commercial land. They also asked if Sherwood is considering minimum density on zoning.

Rutledge referred to the housing estimates slide of the presentation. Rutledge mentioned that there is not a minimum density in the plan, but the possibility of not permitting single family housing within middle housing and cottage cluster zones. Rutledge noted that they need to go through the full

planning process.

City of Troutdale Mayor Randy Lauer asked if they hoped that cottage clusters would be more for homeownership opportunities or more for rental opportunities.

Ruttledge noted that there would be middle housing only and cottage cluster housing only zones. Ruttledge explained that this was because of House Bill 2001 and development in Sherwood mostly single-family residential housing. Ruttledge mentioned that they provide homeownership and rental opportunities in smaller units.

City of Oregon City Mayor Denyse McGriff asked how the Sherwood High School was built before Sherwood West.

Ruttledge explained that the school district did a UGB expansion application that would have been approved by Metro.

Mayor Rosener added that the school system was looking for space for the high school and the only opportunity was to use land in the urban reserves.

Mayor McGriff asked if there were two high schools in Sherwood.

Mayor Rosener stated that there is one large high school, and the old high school is currently being used as a middle school.

For the Housing Estimates slide, Mayor Rosener commented that they went through the concept plan process after HB 2001 and so they could not exactly predict the kind of density in each zone.

Ruttledge continued to explain the residential and employment land uses of the approved concept plan. Ruttledge discussed the transportation network, the parks and trails network and the implementation process of the concept plan.

In the chat, Mayor McGriff asked if they must get signoff from the local government first.

Councilor Sherman asked how Chicken Creek got its name. He also asked if the trails that reference were exist or are a part of the plan.

Ruttledge noted that he did not know how Chicken Creek got its name.

Ruttledge explained that those trails are planned and that they will need development and capital to build the whole trail system.

Councilor Sherman asked about the cost of their bridge concept and how the plan to make it happen.

Mayor Rosener stated that the \$21 million contract for the bridge with the builder was approved last night. He explained that the funding was coming from the state lottery, URA and other sources.

Councilor Martin asked what the cottage housing zoning concept was based on.

Palmer noted that people in Sherwood supportive of cottage cluster housing and the zoning was created so that the housing type will be developed over time. Palmer mentioned the River Terrace 2.0 in the City of Tigard as an example of cottage cluster housing.

Ruttledge mentioned the Salish Pond Cottages in the City of Fairview as an example of cottage cluster housing.

Mayor Rosener mentioned that cottage cluster housing is great for people aging in place and starter homes.

Councilor Martin mentioned interest in knowing the cost of crossing the creek in the future.

Commissioner Treece supported the idea of having employment and hospitality zones.

Metro Staff Malu Wilkinson answered Mayor McGriff's question by explaining that the amendment process asks for a statement from the local jurisdiction. She mentioned that it is not uncommon for school districts to be ahead of the development process, like how Sherwood High School was built before other development.

Mayor Rosener noted that there was a lot of partnership with the school district on the high school, including on issues with design and transportation.

Palmer mentioned that there are two additional schools in the plan that they coordinated with the Sherwood school district on.

Tualatin Valley Fire & Rescue Vice President Gordon Hovies mentioned that in the past, the school district was opposed to the Sherwood West plan moving forward. He also mentioned that the presentation was excellent.

Mayor Rosener noted that six years ago the school system asked to pause the plan. He explained that at that time, the school system was concerned that they would not have enough bonding capacity to build new schools. Mayor Rosener mentioned that the school system now supports moving forward with the plan.

7. ADJOURN

Chair Jones-Dixon adjourned the meeting at 6:32 pm.

Respectfully Submitted,



Jemeshia Taylor
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF DECEMBER 13, 2023

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
6.1	Presentation	12/13/2023	Buildable Land Inventory Update Presentation	121323m-01
6.2	Presentation	12/13/2023	Sherwood West Concept Plan Presentation	121323m-02