



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes

July 24, 2024

MEMBERS PRESENT

Vince Jones-Dixon
Mark Shull
Tim Rosener
Pam Treece (Chair)
Mary Nolan
Brett Sherman
Omar Qutub
Gerritt Rosenthal
Sherry French
Denyse McGriff
Luis Nava
Joe Buck
Glen Yung
Emerald Bogue
Keith Kudrna
Duncan Hwang
Ty Stober
Steve Callaway

AFFILIATION

City of Gresham, Second Largest City in Multnomah County
Clackamas County
Other Cities in Washington County
Washington County
Metro Council
City of Happy Valley, Other Cities in Clackamas County
Citizen of Multnomah County
Metro Council
Special Districts in Clackamas County
Largest City in Clackamas County
Citizen of Washington County
City of Lake Oswego, Largest City in Clackamas County
Clark County
Port of Portland
Other Cities in Multnomah County
Metro Council
City of Vancouver
Largest City in Washington County

MEMBERS EXCUSED

Ted Wheeler
Brian Hodson
James Fage
Thomas Kim
Terri Preeg Riggsby
Carmen Rubio
Kristin Greene
Alison Tivnon
Sharon Meieran
Ed Gronke
Susan Greenberg

AFFILIATION

City of Portland
City in Clackamas County outside UGB
City in Washington County outside UGB
TriMet
Special Districts in Multnomah County
City of Portland
Oregon Department of Land Conservation and Development
Second Largest City in Washington County
Multnomah County
Citizen of Clackamas County
Governing Body of a School District

ALTERNATES PRESENT

Laura Kelly
Anthony Martin
Colin Rowan
Nafisa Fai
Ashley Hartmeier-Prigg

AFFILIATION

Oregon Department of Land Conservation and Development
Largest City in Washington County
Special Districts in Multnomah County
Washington County
Second Largest City in Washington County

OTHERS PRESENT: Mark Watson, Brian Dorsey, Taylor Giles, Miles Palacios, Tyler Barns, Julie, Stephen Roberts, Kevin Cook, Al Pearson, Gohar Shafiq, Adam Torres, Syringa, Medha Pulla, Jessica Pelz, Eric Rutledge, Jeffery Kleinman, Theresa Scott, Beth Voydat, Bruce Coleman, Mariann Hyland, Daveid Newmarnik, Kimberly, Dan Rutzick, Gwen, Jan Tysoe, Dr. Smart Ocholi, Jaimie Lorenzini, Tom Armstrong, Anna Slatinsky, Jim Duggan, Brian Hobson

STAFF: Connor Ayers, Georgia Langer, Andy Shaw, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Marissa Madrigal, Anne Buzzini, Val Galstad, Ina Zucker, Ted Reid, Jaye Cromwell, Glen Hamburg, Eyrn Kehe, Laura Combs, Ted Reid

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

MPAC Vice Chair Brett Sherman meeting to order at 5:00 PM.

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

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

MPAC Vice Chair Brett Sherman read aloud the instructions for providing public testimony.

Councilor Taylor Giles shared that there is a need to address the housing crisis in Oregon and expressed his support for Sherwood West Concept Plan.

Brian Hobson, Sherwood Police Advisory Board and Sherwood West Community Advisory Committee, expressed his support for the Sherwood West Concept Plan.

Julie Horowitz, Sherwood resident, expressed disapproval for the Sherwood West Concept Plan. She added that most residents agree that they should not expand the urban growth boundary.

Al Pearson expressed opposition to the Sherwood West Concept Plan, citing tax issues as a large concern.

Peter Dinsdale, Sherwood resident, expressed opposition to the Sherwood West Concept Plan, noting that the housing that will be built will not be affordable for young people.

Tyler Barns expressed support for the Sherwood West Concept Plan.

Seeing no further testimony, Vice Chair Brett Sherman moved onto the next agenda item.

3. COUNCIL UPDATES

Councilor Nolan shared that Blue Lake Park opened Memorial Day after 9 months of infrastructure updates and is now very popular. Metro Council approved \$2.5M in grants, supporting parks across the region. They added that the Parks & Nature Bond is conducting ongoing work on implementing the bond

as they close out the 2019 phase. Councilor Nolan added that they are working with Lane County on battery producer responsibility policy and legislation set to take effect in 2026. They also mentioned the multi-agency cleanup of 5 miles of I-84, removing 10,000 pounds of garbage, and the incremental improvements planned in waste collection, recycling, and reuse over the next few months. Councilor Nolan noted that the staff draft report on Sherwood's urban growth is open for public comment until August 22 and shared that Metro Council continues to discuss aligning homeless services with affordable housing funding. There is no November ballot measure this year, but possibly in May.

Seeing no further discussion, MPAC Vice Chair Brett Sherman moved onto the next agenda item.

MPAC Committee Member Updates

Mayor Denyse McGriff shared that she attended the Lamprey festival with Councilor Rosenthal and it was a successful event.

4. CONSENT AGENDA

Vice Chair Brett Sherman noted that there were two items on the consent agenda: the Consideration of the June 26, 2024 MPAC Minutes 24-6100 and the Consideration of the May 22, 2024 MPAC Minutes.

MOTION: Moved by Mayor McGriff, and seconded by Mayor Rosener.

ACTION: With all in favor, the consent agenda passed.

Seeing no further discussion, Vice Chair Brett Sherman moved onto the next agenda item.

5. Action Items

Vice Chair Brett Sherman introduced Glen Hamburg to present on the Functional Plan Amendment Recommendation.

Presentation Summary:

The presenter discussed the 2040 Growth Concept, sharing information about central city centers, regional centers, and town centers. He discussed the changes under the CFEC and the draft title 6 amendments. The presenter asked MPAC if they recommend that the amendments to Title 6, as proposed in Attachment B, be adopted by Metro Council.

MPAC Member Discussion:

Commissioner Mark Shull shared that Clackamas County staff supports these amendments.

Councilor Rosenthal asked if one of the cities in District Three, specifically King City, which includes the Thurston Kingston Terrace area, would be bound by the 2025 regulation if they moved their town center further. He also inquired about how adopting these measures would affect planning for the western edge

of District Three, which is expected to grow by around 50,000 people.

Glen Hamburg explained that King City has a conceptualized town center on the growth concept map, and it will be the city's responsibility to define its location on a map by the end of next year, consistent with the designated area near King City. Glen Hamburg explained that this area is roughly around the current King City City Hall and already has a land use plan that aligns with the idea of a traditional town center. He noted that they are not required under the amendments to establish a town center in the western part of the Kingston Terrace 2018 UGB expansion area, although they have the option to do so if desired. However, there is no town center planned for that area on the 2040 growth concept map.

Councilor Rosenthal asked about a common town center between Tigard and the city of King City, asking how that would work.

Glen Hamburg shared that the city is creating what will look a lot like a town center, but because that town center is not on the growth concept map, they will not be required to prescribe a boundary under this provision.

Mayor Rosener asked if the main driver for the update due to the CFEC, or if this is coming from other efforts.

Hamburg shared that yes, that is correct, this is only happening due to the requirements.

Mayor Rosener asked what will happen if CFEC gets thrown out by the Supreme Court.

Hamburg shared that he does not think they will no longer require the local adoption of center boundaries.

MOTION: Moved by Commissioner Mark Shull and seconded by Councilor Vince Jones-Dixon

ACTION: With all in favor, the action item was approved.

Seeing no further discussion, MPAC Vice Chair Brett Sherman moved onto the next agenda item.

6. INFORMATION/ DISCUSSION ITEMS

6.1 Urban Growth Management: Draft Urban Growth Report

Vice Chair Brett Sherman introduced Ted Reid and Eryn Kehe to present on the agenda item.

Presentation Summary:

The presenters shared the timeline of the Urban Growth Report (UGR) and discussed the committee engagement processes that have taken place. They discussed their technical reviews and shared the results from their housing and commercial land research. The presenters presented the policy options, noting that one option is no expansion, and the other option is expansion. They also shared the next steps.

Vice Chair Brett Sherman thanked the MPAC members for the questions they asked. Vice Chair Brett

Sherman asked about the draft report's mention that vacant office space is not considered the same as buildable land and is not factored into commercial need assessments. He expressed curiosity about how post-pandemic vacancy rates, given the likely high levels of empty office space, might impact the decision-making process moving forward.

Reid responded by confirming that vacant office space is not counted as buildable land but is accounted for when translating employment forecasts into land needs. He noted that the current office vacancy rate is around 15%, which is historically high, but optimistically projected to return to a more normal rate of 7-7.5%. He shared that the difference between the current and projected vacancy rates is considered as capacity, not buildable land, but it will help accommodate future office demand.

Mayor Callaway asked how the feedback of the draft will be incorporated into a final draft.

Eryn Kehe shared that they will put the comments into the packet and send it to them. Kehe explained that the urban growth report is finalized after incorporating the direction set by the Metro Council, which narrows the ranges and leads to their decision. While the COO recommendation will provide a direction for discussion, the urban growth report itself doesn't become final until the very end, as it is a product of the urban growth boundary decision. Kehe also assured that a summary of the feedback received will be provided to assist in the decision-making process.

Mayor Rosener asked whether there is a repository where committee members can access the letters of support, opposition, or neutral comments being submitted to Metro regarding the Urban Growth Report and the Sherwood West expansion proposal. He mentioned that while some letters have been sent out, he hasn't seen them shared with committee members. He compared this to his experience on the city council, where such materials are provided to council members before decisions are made as part of their packets.

Kehe explained that the process is more complex because people are submitting comments directly to MPAC or the council. All comments on the Urban Growth Report, whether by letter, email, or survey, will be compiled into a public engagement report after the comment period closes on August 21. This report will include all input received and will be provided to the committee. Some written testimonies are also submitted directly to MPAC members, and efforts are being made to track and incorporate all feedback into the final reporting to ensure everyone has access to the same information.

Mayor Rosener asked if the report will include an appendix of all the public comments so they can see the raw data.

Kehe responded that they need to check with staff about that.

Mayor Rosener asked if there was a process for having technical committees revisit certain analyses during the review process. Specifically, he mentioned the impact of using a 7% slope versus a 25% slope in land availability calculations, noting that if the 7% slope were used, it would remove about 1,300 acres of available land, potentially creating a deficit in the high-side forecast. He requested that this be reconsidered by the technical committees or, at minimum, that footnotes or commentary be included in the Urban Growth Report to explain the discrepancy. He also expressed difficulty reconciling a low vacancy rate for certain buildings in Washington County with the large availability of land shown.

Reid shared that that would be something to discuss as MPAC members about whether or not that is something they would like.

Mayor Rosener highlighted the uncertainty surrounding future in-migration and whether it will continue at historic levels. He suggested that this be included in the discussion, noting that the current Urban Growth Report will not only influence the upcoming urban growth decision but will also be used in future assessments, such as the mid-cycle review in three years. He emphasized the importance of considering potential faster-than-expected job growth, as the report will have long-term implications beyond this cycle.

Kehe added that if a mid-cycle review occurs, the Urban Growth Report will be updated to reflect new information, allowing for adjustments based on what has happened during that period. He emphasized that the current analysis, which addresses the need for large sites and the Sherwood proposal's role in providing them, follows well-established processes to ensure legally supportable decision-making. He noted that changing slope requirements might introduce uncertainties in capacity calculations and could pose challenges in terms of support from DLCD or other entities. Kehe also pointed out that the approach to assessing industrial land needs has been used before, including in 2011, and is intended to provide a reliable basis for decision-making.

Mayor Rosener shared that he would like to double check what they have done in the past and if that applies now, as some folks are looking for small manufacturing places and it will be cheaper to do it in Sherwood.

Commissioner Mark Shull questioned the thoroughness of the analysis used to assess the adequacy of industrial lands within the UGB, emphasizing the need to match quantity with market factors and business needs. He highlighted the importance of updating the 2040 plan, which dates back to 1990, and inquired about MPAC's role in this process. Additionally, he expressed concerns about high land and permit costs affecting housing and industrial land supply, referencing recent investment losses like Intel's move to Ohio, and stressed the need for a detailed analysis of land quality to attract businesses and address supply-demand issues.

Malu Wilkinson acknowledged that the 2040 growth concept, developed in 1995, has not been updated, though some pieces of the regional framework plan have been. She highlighted that work on updating the future vision is forthcoming, with initial guidance from the Metro Council expected next week. The update is set to kick off in early 2025, and MPAC will be involved in scoping this effort. Wilkinson noted that MPAC will be consulted for input on this update, likely starting in October or November, and emphasized MPAC's crucial role in guiding and recommending to the Metro Council, similar to their role in the 2024 growth management decision.

Councilor Ty Stober remarked that the analysis of industrial lands should consider both quantity and quality to align with business needs and market factors. He noted that while the current UGB analysis indicates an adequate supply, understanding the real-world applicability of this land is crucial. He supported Commissioner Shull's call for a detailed analysis of industrial land quality and expressed concern about the implications of high land and permit costs on housing and industrial development.

Eryn Kehe clarified that the scenarios presented are based on projections of what is most likely to

happen over the next 20 years, considering patterns of development and local decisions about what is built. She acknowledged that her earlier description might have led to confusion but emphasized that the scenarios are designed to reflect future trends and accommodate anticipated population growth, rather than personal preferences or affordability alone. She noted that a certain number of people will be coming into the region in the coming years, and they need to determine how much land they need.

Mayor McGriff questioned how transportation issues, particularly with TriMet, are being addressed to reduce car usage. She also asked about strategies for redeveloping existing greenfields and brownfields within UGBs, including commercial and industrial sites, emphasizing the importance of utilizing already-serviced land. She cited the Oregon City shopping center as an example of a site that could be redeveloped and wanted to know how such redevelopment is considered in growth scenarios and planning.

Reid confirmed that the region has long focused on efficiently using land within the urban growth boundary, with most new housing historically coming from redevelopment and infill. He mentioned that a regional pro forma model developed by Jerry Johnson of Johnson Economics helps estimate the financial feasibility and likelihood of such redevelopment over the next 20 years. This redevelopment is a significant component of the growth capacity considered in the growth report.

Commissioner Nafisa Fai noted that the Washington County Board of Commissioners approved a letter to the Metro Council on July 16, emphasizing two main points. She noted that first, the letter expressed strong support for Sherwood's application to expand the urban growth boundary to include 1,291 acres in the Sherwood West urban reserve area, highlighting Sherwood's readiness to manage the area with appropriate governance and infrastructure. Second, she stated that the letter urged the Metro Council to consider selecting high growth rates for both population and employment, as these rates guide regional policy and funding decisions related to housing, employment, and infrastructure.

Mayor Kudrna expressed concerns about the affordability of housing on sloped lots within the urban growth boundary. He noted that designing and constructing on such slopes significantly increases costs, making housing less affordable. With over 30 years in the industry, he recounted a conversation with one of the original urban growth boundary designers, who suggested that slopes beyond 10-15% are impractical for affordable housing. Mayor Kudrna urged Metro to reexamine the allowable slope for buildable land, emphasizing that excessively steep slopes are financially unfeasible for builders and unaffordable for buyers.

ADJOURN

Vice Chair Brett Sherman adjourned the meeting at 7:01 pm.

Respectfully Submitted,



Georgia Langer
Recording Secretary

07/24/2024 MPAC

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ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF JULY 24, 2024

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
5.1	Presentation	07/24/2024	Prospective Title 6 Amendments Presentation	072424m-01
6.1	Presentation	07/24/2024	2024 Draft Urban Growth Report	072424m-02