

# **Metro**

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



**Metro**

## **Minutes**

**Thursday, September 12, 2024**

**10:30 AM**

**Metro Regional Center, Council chamber and  
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or  
888-475-4499 (toll free)**

**Council meeting**

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

You can join the meeting on your computer or other device by using this link:

<https://zoom.us/j/615079992> (Webinar ID: 615 079 992)

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

Council President Peterson called the Metro Council Meeting to order at 10:32 a.m.

Councilor Nolan was present from 10:48 a.m.

**Present:** 6 - Council President Lynn Peterson, Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, Councilor Mary Nolan, Councilor Gerritt Rosenthal, and Councilor Duncan Hwang

**Excused:** 1 - Councilor Ashton Simpson

## **2. Public Communication**

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Those wishing to testify in person should fill out a blue card found in the back of the Council Chamber. Those requesting to comment virtually during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at [legislativecoordinator@oregonmetro.gov](mailto:legislativecoordinator@oregonmetro.gov). Individuals will have three minutes to testify unless otherwise stated at the meeting.

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

There were none.

**3. Consent Agenda**

## 3.1 Consideration of the August 1, 2024 Council Meeting Minutes

Attachments: [Minutes](#)

Council President Peterson called for a motion to approve the Consent Agenda.

**A motion was made by Councilor Gonzalez, seconded by Councilor Rosenthal, to approve the Consent Agenda.**

**The motion carried by the following vote:**

**Aye:** 6 - Council President Peterson, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 1 - Councilor Simpson

**4. Ordinances (First Reading and Public Hearing)**4.1 **Ordinance No. 24-1518**, For the Purpose of Annexing to the Metro District approximately 6.94 Acres in Hillsboro on the North Side of NE Schaaf St at the intersection with NE 62nd AveAttachments: [Ordinance No. 24-1518](#)  
[Staff Report](#)  
[Exhibit A](#)  
[Attachment 1](#)

Council President Peterson introduced Ordinance No. 24-1518 and called on Carrie MacLaren, Metro Attorney, to read the procedural requirements for the next portion of the meeting.

*Staff Presentation*

Glen Hamburg explained that the territory on the North Side of NE Schaaf St. was added to Urban Growth Boundary in 2004 (Metro Ordinance 04-1040B). He shared that the City of Hillsboro is scheduled to hold a public hearing to consider annexing the territory, which would rezone it for urban industrial use. The property is currently within Washington County's land use jurisdiction, and owners of the territory

have consented to the proposed annexation.

#### 4.1.1 Public Comment for Ordinance No. 24-1518

Council President Peterson opened the meeting to members of the public wanting to testify on Ordinance No. 24-1518.

There were none.

Councilor President Peterson closed the public hearing, and second consideration was set for September 19, 2024.

### 5. Ordinances (Second Reading and Vote)

- 5.1 **Ordinance No. 24-1517** For the Purpose of Amending Metro Code Chapter 2.19.120 and Repealing Metro Code Chapter 2.19.140 To Update Procedures For Metro-Administered Community Enhancement Committees and to Sunset the North Portland Rehabilitation and Enhancement Committee

Attachments: [Ordinance No. 24-1517](#)  
[Exhibit A](#)  
[Staff Report](#)

Council President Peterson introduced Ordinance No. 24-1517, For the Purpose of Amending Metro Code Chapter 2.19.120 and Repealing Metro Code Chapter 2.19.140 To Update Procedures for Metro-Administered Community Enhancement Committees and to Sunset the North Portland Rehabilitation and Enhancement Committee.

Council President Peterson stated that the first reading and public hearing for Ordinance No. 24-1517 took place on Thursday, September 5, 2024, and explained that the code change updates the recruitment process for Metro-Administered Community Enhancement Committees in line with the 2030 Regional Waste Plan and Metro's Strategic Plan to advance racial equity, as well as repeals the North Portland Rehabilitation and Enhancement Committee

because the program is no longer in existence.

Council President Peterson invited Noelle Dobson, Community Enhancement Grant Program Manager, to answer questions from the Council.

Councilor Rosenthal inquired about the wording of the original document, which Dobson stated was resolved in the current legislation.

Seeing no further discussion, Council President Peterson called for a motion to approve the Ordinance No. 24-1517.

**A motion was made by Councilor Gonzalez, seconded by Councilor Nolan, that the Ordinance be approved.**

**The motion carried by the following vote:**

**Aye:** 6 - Council President Peterson, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, Councilor Rosenthal, and Councilor Hwang

**Excused:** 1 - Councilor Simpson

**6. Other Business**

6.1 2024 Urban Growth Management: Chief Operating Officer Recommendations

Attachments: [Staff report](#)  
[Attachment 1](#)  
[Attachment 2](#)

Council President Peterson called on COO Marissa Madrigal to open the presentation on the 2024 Urban Growth Management: Chief Operating Officer Recommendations. Staff pulled up the 2024 Urban Growth Management: COO Recommendations slides to present to Council.

Staff Presentation

COO Marissa Madrigal conveyed that the COO/Staff Recommendation is aligned with Metro’s broader goals and

seeks to balance a variety of perspectives. She expressed that the recommendations are ultimately suggestions and stated the goal of hearing the Council's initial reactions to the proposal of bringing Sherwood West inside the Urban Growth Boundary.

COO Madrigal introduced Planning, Development, and Research staff Eryn Kehe (she/her) and Ted Reid (he/him) to further present on the topic. Kehe shared the timeline for committee discussions and introducing legislation to the Council by the end of the year. She highlighted the major themes from the public comment survey, such as affordable housing. Reid stated that the majority of growth will occur within the current boundary. Regarding the proposed expansion, he described the specific need for large industrial sites and adding the urban reserve to the boundary. Kehe requested that Councilors share their initial thoughts on the topics and any conditions of approval, noting that a public hearing was scheduled for September 26, 2024.

#### Council Discussion

Councilor Nolan inquired about the analysis on the deficit of affordable housing and transportation-adjacent housing.

Kehe responded that the population forecasts, including demographic factors, demonstrated a need for single family housing and middle housing.

Reid explained that lifestyle and housing preferences factor into the assessment, and the need for additional land is related to need for certain types of housing.

COO Madrigal remarked that the deficit is considered in the calculations.

Councilor Hwang inquired about the broader goals and values of the expansion, such as the overall vision for Sherwood and what support is necessary to make that vision a reality.

Kehe expressed that Metro is looking for opportunities to engage with city of Sherwood, and Metro's role in the process has been to use its regional authority rather than make specific plans with the local government.

Councilor Lewis expressed support for more affordable housing but highlighted Sherwood's willingness to partner with Metro about land use as a possible condition of approval.

Councilor Rosenthal raised concerns about whether the concept plan aligns with the numbers and density proposed for housing units.

Kehe mentioned that it is difficult to know what will be produced this early in the planning phase and acknowledged the number of housing units as a potential condition, with the desired outcome to support the community in terms of both housing demand and employment demand.

Councilor Gonzalez remarked on the housing shortage at the state and regional level and expressed that there has been feedback to the city of Sherwood to find a housing solution that serves everyone.

Councilor Nolan raised the issue of climate change and expressed that the proposal should focus on mitigating greenhouse gas emissions. Councilor Nolan emphasized that the plan should maintain that most development will occur within the existing growth boundary.

Reid stated that the current Urban Growth Boundary will accommodate most of the region's growth.

COO Madrigal clarified that emissions were outside the scope of the UGM report and recommendation.

Councilor Rosenthal remarked that the southwest corridor is growing into a large and high-technology sector and advised that workforce housing should be taken into consideration along with mass transit.

Councilor Lewis raised the issue of transportation and encouraged Sherwood to not sacrifice the accessibility of "complete community" for urban density when addressing housing solutions.

Council President Peterson expressed support for the COO Recommendation on the Sherwood expansion with conditions for approval. Council President Peterson advised that staff set specific expectations for achieving practical, near-term goals and offer a different foundation for the UGM conversation going forward.

Kehe expressed gratitude for the Council's feedback and the staff participants.

COO Madrigal noted the Council's support for inclusion of the expansion area and inquired about developing draft language around affordability and Sherwood's assurances.

Council President Peterson reviewed the major points for future consideration and thanked staff and the city of Sherwood for their engagement in the process.



**7. Chief Operating Officer Communication**

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

- Metro is beginning the next phase of implementing the statewide Pay Equity Law
- Acknowledged and thanked IT staff for the implementation of a new timekeeping system

**8. Councilor Communication**

Councilors provided updates on the following meetings and events:

- Councilor Lewis: Tri-County Planning Body welcomed two new members and the three counties discussed plans for the six regional goals and the budget items
- Councilor Rosenthal: for LatinA Heritage Month, there will be a celebration in the Metro Regional Center, invitation to join Centro Cultural’s community celebration in Hillsboro, and the Hispanic Metropolitan Chamber’s Gala at the Hilton Hotel

**9. Adjourn**

There being no further business, Council President Peterson adjourned the Metro Council Meeting at 12:24 p.m.

Respectfully submitted,

*Emma McIntosh*

Emma McIntosh, Legislative Assistant