



METRO POLICY ADVISORY COMMITTEE (MPAC)

Meeting Minutes
September 11, 2024

MEMBERS PRESENT

Sharon Meieran
Alison Tivnon
Kristin Greene
Mark Shull
Thomas Kim
Tim Rosener
Pam Treece (Chair)
Mary Nolan
Brett Sherman
Omar Qutub
Gerritt Rosenthal
Sherry French
Joe Buck
Keith Kudrna
Duncan Hwang
Steve Callaway

AFFILIATION

Multnomah County
Second Largest City in Washington County
Oregon Department of Land Conservation and Development
Clackamas County
TriMet
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
City of Lake Oswego, Largest City in Clackamas County
Other Cities in Multnomah County
Metro Council
Largest City in Washington County

MEMBERS EXCUSED

Ty Stober
Emerald Bogue
Glen Yung
Luis Nava
Denyse McGriff
Vince Jones-Dixon
Ted Wheeler
Brian Hodson
James Fage
Terri Preeg Riggsby
Carmen Rubio
Ed Gronke
Susan Greenberg

AFFILIATION

City of Vancouver
Port of Portland
Clark County
Citizen of Washington County
Largest City in Clackamas County
City of Gresham, Second Largest City in Multnomah County
City of Portland
City in Clackamas County outside UGB
City in Washington County outside UGB
Special Districts in Multnomah County
City of Portland
Citizen of Clackamas County
Governing Body of a School District

ALTERNATES PRESENT

Laura Kelly
Anthony Martin
Eric Engstrom

AFFILIATION

Oregon Department of Land Conservation and Development
Largest City in Washington County
City of Portland

OTHERS PRESENT: Stephen Roberts, Kevin Cook, Adam Torres, Medha Pulla, Jessica Pelz, Eric Rutledge, Bruce Coleman, Dan Rutzick, Tom Armstrong, Anna Slatinsky, Jim Duggan, Scott Eisenstein, Marc Farrar, Mary Kyle McCurdy, Beth Cooke, Jeffrey Kleinman, Kelly Ross, Kelly Ritz, Diego Murphy-Mendez, Christina Ghan, Fiona Lyon, Glen Bolen, Hayley Still, Al Jeck

STAFF: Georgia Langer, Sam Hart, Roger Alfred, Catherine Ciarlo, Malu Wilkinson, Ted Reid, Jaye Cromwell, Eyrn Kehe, Ted Reid, Marissa Grass, Kim Ellis, Anneliese Koehler

1. CALL TO ORDER, INTRODUCTIONS, CHAIR COMMUNICATIONS

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

Metro staff Georgia Langer (she/they) called the role.

2. PUBLIC COMMUNICATION ON AGENDA ITEMS

MPAC Chair Pam Treece read aloud the instructions for providing public testimony.

Kelly Ritz – Testified in favor of the Sherwood UGB expansion, and, as a local homebuilder and developer, she urged Metro not to add too many conditions to the approval process. She noted the housing crisis and the importance of this step to plan ahead.

Seeing no further testimony, Chair Treece moved onto the next agenda item.

3. COUNCIL UPDATES

Councilor Rosenthal gave updates on Metro's housing, parks, and planning efforts. The Council is reviewing recommendations for future housing funding, including permitting reforms and a potential 2025 ballot measure for homeless services and affordable housing. Feedback from county partners and community advocates is being gathered, with possible legislation expected this fall. At Blue Lake Park, summer improvements facilitated water activities, and a public survey on the park's renovation is ongoing. In waste management, Metro staff will present plans for system facilities, policy changes, and budget development at the upcoming MPAC meeting. Additionally, Community Placemaking grants are available for equity-centered, arts-based projects.

With no further discussion, Chair Pam Treece moved to the Council Update.

4. CONSENT AGENDA – NO QUORUM

Chair Treece noted that there was one item on the consent agenda: Metro Technical Advisory Committee (MTAC) Nominations for Member/Alternative Member Positions.

Due to lack of quorum, Chair Pam Treece moved the consent agenda to the next meeting.

5. INFORMATION/ DISCUSSION ITEMS

5.1 2024 UGM Decision: Metro Chief Operating Officer/Staff recommendation and public comment feedback

Chair Treece introduced Eryn Kehe, Urban Policy and Development Manager, Metro, and Ted Reid, Principal Regional Planner, Metro, to present on the topic.

Presentation summary:

Presenters outlined the Urban Growth Boundary (UGB) decision process, focusing on the Chief Operating Officer (COO) and staff recommendations. They introduced the recommendations, discussed the public comment report, and detailed the COO's recommendation to add Sherwood West to the UGB to address housing needs, emphasizing conditions like minimum housing density and large industrial site protections. Presenters also highlighted the importance of community engagement, tribal consultation, and the need to update Metro's long-term regional planning strategies. The presentation highlighted the complexities of planning housing in Sherwood, especially in light of House Bill 2001, which gives developers flexibility in housing types, complicating precise projections. The city aims to address regional housing needs while preserving its unique character, focusing on expanding middle housing options like duplexes and cottage clusters. Sherwood is also working to provide more affordable housing and reduce long commutes by creating local job opportunities.

MPAC Member Discussion:

Mayor Tim Roesner expressed support for the recommendation and provided additional context on how this process relates to Sherwood's wider goals. He noted that rather than choosing to turn single-family zones into middle-housing zones, they have chosen to expand into new areas that can be denser to increase the housing stock and improve affordability without compromising what they already have. He hoped to ease the fears of tension between Metro and Sherwood.

Chair Treece asked the group if they agreed with the recommendation to add Sherwood West to the UGB.

Vice Chair Brett Sherman expressed tentative for the sake of expanding both industrial areas and housing stock in a region needing more housing.

Mayor Joe Buck noted community opposition to expansion and denser housing, and commended staff members for getting the community on board with this project through successful engagement efforts. He also asked if the Sherwood concept plan met Metro's conditions for approval. Eryn Kehe responded that Metro works with their partners to ensure that their approval conditions are in line with the project's goals as well as the region's goals. Mayor Buck noted the balance between Metro's control and overburdening municipalities with requirements.

Eric Engstrom, standing in for Commissioner Rubio, expressed appreciation for the discussion and noted that the City of Portland would prefer a higher density requirement, but that he understands the obstacles to that.

Alison Tivnon expressed support for Sherwood's plan, applauding their intentional approach and community outreach efforts, and emphasized the importance of letting the local jurisdictions take the lead on these types of projects.

Chair Treece asked the group if they agree with the categories identified in the recommendation.

Vice Chair Sherman asked for clarification on the slope threshold numbers, and presenters gave more detail. He expressed support for all the categories.

Mayor Rosener also expressed support for the categories, appreciated staff for getting the slope threshold number down, and noted industrial land vacancies. He also suggested a 'truth on the ground' database as a regional resource for land use decisions.

Councilor Gerritt Rosenthal inquired about Sherwood's broadband fiber program and their ability to meet water/sewer needs of new developments. Mayor Rosener noted Sherwood's access to plenty of clean water, as well as a solid plan for sewer needs.

Mayor Steve Callaway inquired about the details for assessing equity in their requirements. Kehe noted that any major changes would come back to MPAC for discussion, and also explained the opportunity Metro has to ensure that an equity lens is used in access to new developments.

Councilor Mary Nolan brought up affordability, emphasizing that housing development alone will not solve the region's housing crisis if it is not affordable. Chair Treece clarified that Sherwood intended to work with other funding sources to establish the ability to create affordable units in their plan. Vice Chair Sherman agreed with Councilor Nolan, and explained how external funding sources are the only way to ensure new units can be affordable, because the market is not providing it on its own. Mayor Rosener reiterated Sherman's points and the intention Sherwood must find external funding sources to make affordable expansion possible.

Commissioner Sharon Meieran asked how the community will continue to be engaged in this conversation, specifically those who have not historically been engaged.

Vice Chair Sherman gave some examples of situations where adjustments would need to be made with developers, and asked if this plan would allow for that kind of flexibility. Mayor Roesner reassured the committee that there has already been interest in industrial development of the land in discussion.

Mayor Buck appreciated the way this process has been handled, but also noted that this process has been the same for this region for a long time and there is still an extreme housing shortage, and asked if they are doing it differently this time. Presenters agreed that is something they should continue to think about.

Kirstin Greene expressed support for the tribal consultation condition, and gave some additional context.

Commissioner Mark Shull recommended an analysis of already available land for site readiness, and presenters clarified that they agree but they are also concerned with a 20-year land supply.

Seeing no further discussion, MPAC Chair Treece moved onto the next agenda item

6. ADJOURN

Chair Pam Treece adjourned the meeting at 7:00 pm.

Respectfully Submitted,

Sam Hart

Sam Hart
Recording Secretary

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

ITEM	DOCUMENT TYPE	DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
5.1	Presentation	09/11/2024	UGM Decision COO Recommendation Presentation	091124m-01