

## MINUTES OF THE METRO COUNCIL MEETING

Thursday, October 6, 2005  
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Robert Liberty, Rex Burkholder

Councilors Absent: Brian Newman (excused), Carl Hosticka (excused), Rod Park (excused), Susan McLain (excused),

Council President Bragdon convened the Informational Council Meeting at 2:01 p.m. and noted there would be no action items taken at this meeting due to a lack of quorum.

### 1. INTRODUCTIONS

There were none.

### 2. CITIZEN COMMUNICATIONS

There were none.

### 3. COUNCIL DIRECTION TO HOUSING CHOICE TASK FORCE

Councilor Liberty introduced the Housing Choice Task Force members Tom Cusack, Richard Meyer and Bill Ashworth. Mr. Cusack noted the materials provided. He chaired the Land Use Subcommittee. He said he had previously served on the Affordable Housing Task Force (HTAC). They were looking at linkage between transportation and housing supply. Since the HTAC recommendations had been developed there had been about 50,000 housing units built. They did not have solid information about housing supply, particularly affordable housing. They were focusing on how to measure housing supply. He said they were also trying to expand the universe of what gets reported. They were working with a variety of entities to collect this data. The group would be looking for a signal from Metro that this was important information because it was time intensive. The other two areas that they were trying to focus on were affordable housing and issues having to do with Urban Growth Boundary expansion. Councilor Liberty explained why they were trying to determine housing supply. Mr. Cusack observed that they had identified communities that had provided additional affordable housing. Councilor Burkholder said an additional part of the work of this group was to look at housing cost, was it costing more than it should?

Mr. Meyer reported on the Funding Solution Team's work. Their goal was come up with \$10 million for an initial funding phase for affordable housing. There were two mechanisms that the group was considering: construction excise tax and real estate transfer fee. He asked for feedback from Councilors. The committee was likely to recommend a use of a revenue bond reimbursed by the two aforementioned mechanisms. Councilor Liberty talked about need and asked about how they chose the \$10 million figure. Mr. Meyer responded to his question. They wanted to fund two or three programs to show success immediately.

Mr. Ashworth has been working with the Pilot Project Team. He had met with several jurisdictions about this idea. They met with Clackamas County. He spoke to their findings. They also met with Wilsonville. They had received good feedback and also shared concerns. They were concerned about the retention of affordable housing. They wanted to see an increase in work

force housing. He noted issues with manufactured home tenants. They asked if Council had comments or suggestions on a physical pilot project they would like to see. Councilor Liberty noted Mr. Ashworth's credentials. He acknowledged that Wilsonville had a wide variety of issues and therefore was an excellent jurisdiction to speak with.

Council President Bragdon asked Mr. Ashworth about the Overland Park issue. Mr. Ashworth said there were four or five concerns. He explained that the properties were undervalued in anticipation of services being provided to the area. He expressed some of the fears of the residents with property value and displacement. Council President Bragdon suggested that people in Mr. Ashworth's line of work would be able to identify those kinds of areas within the region. He suggested that they could get ahead of those trends. Mr. Ashworth said many times residents were unaware of impacts of changes such as road widening. One of the biggest things they could accomplish was a strong educational program as well as helping to provide funding. Council President Bragdon said he was intrigued by alliances that were developing. Mr. Ashworth said they were looking at a wide spectrum of background and will in Wilsonville. Councilor Liberty talked about the variety of housing in the region, increased values of housing and impacts on rentals.

Councilor Burkholder thanked the members who appeared before Council today. He spoke to next steps, a draft report from the Task Force by mid-December and final action in Spring 2006. He felt the pilot project with Wilsonville would provide lessons for future opportunities. Council President Bragdon talked about connections and obstacles they would learn in the process of the pilot project. Mr. Ashworth said what ever the pilot project was they hoped they could record it, translate it and provide this information to other jurisdictions.

Gerry Uba, Planning Department, acknowledged the work of this group of experts. He noted the long list of issues that they were trying to find solutions on, over 50. They were trying to figure out how some of these solutions were going to be implemented. Not all solutions would be implemented by Metro. He acknowledged Metro staff that had helped on the project. They were coordinating their activities with the Transit Oriented Development (TOD) program closely.

#### **4. SMITH AND BYBEE STUDY**

Jim Desmond, Regional Parks and Greenspaces Director, talked about the history and the dream of a trail at Smith and Bybee Lakes. He found that there were strong beliefs from members of the public. They decided to do a feasibility study as well as form a stakeholder committee. The goal was intended to review all of the alignments and his hope was to find consensus. He acknowledged Councilor Burkholder's efforts in this process. They were successful on the goal of bringing everyone together. They were successful on their second goal of additional information to draw from. They did not reach consensus. There were differing value judgments at the heart of the effort. He spoke to the varying values of the group. He acknowledged Jane Hart's efforts. The study was to establish a baseline of information. Council President Bragdon asked about the management plan for the area.

Jane Hart, Regional Parks and Greenspaces Department, said the goal of the Smith and Bybee Wetland was to preserve the habitat and allowing appropriate recreational uses. Elaine Stewart, Regional Parks and Greenspaces Department, shared a map of the area and visitor facilities. Council President Bragdon said he was curious about the history of the master plan. Ms. Stewart spoke to the goals of the management plan and also the objectives of natural area protection as well as connection to the 20-Mile Loop Trail. Ms. Hart posed three questions to the Council (a copy of which is included in the meeting record). Councilors asked additional questions. They felt

the questions Ms. Hart posed were accurate. Councilor Liberty asked if more money would make a difference in resolving the issues of risk to wildlife and recreational uses. Mr. Desmond suggested more money was not the answer. Councilor Burkholder said staff had asked what the outcome of this study should be. They were posing policy questions that Council needed to answer. He had asked staff to give Council the facts to help with their policy decisions. He spoke to Metro's natural resource portfolio and how important was this piece of property? It was a values question. It was an intense urban environment but had great value in terms natural resources. Councilor Liberty said his answer to the questions was yes to #1 question, #2 could answer yet, #3 was yes and #4 was yes. Council President Bragdon talked about the ancient Forest Park area where people were not allowed certain times of the year. Ms. Hart said they had discussed these types of issues but were unable to make decisions about the alignment that would apply to all of the issues. Ms. Stewart responded to the issue of protecting the painted turtles and that they moved the boat launch away from their habitat area. Council President Bragdon responded to the four questions; #1 yes, #2 he still had some management questions, #3 there was a variety of values that needed to be addressed. He said he would canvas the rest of the Council about their priorities and values on these issues. Mr. Desmond suggested a more detailed work session on the issue. Councilor Burkholder said he felt they were all over the map on this issue and needed further discussion.

## **5. COOPER MOUNTAIN MASTER PLAN PRESENTATION**

Jim Desmond introduced Chris Carlson, Regional Parks and Greenspaces Department. He said she had a long history in landscape architecture and was a tremendous asset to Metro. Ms. Carlson talked about management practices and clarity of values. They had just completed the draft master plan and would be available for public comment this month, October 12<sup>th</sup> through November 4<sup>th</sup>. They would then finalize public comments and present a recommended master plan in December. She provided a power point presentation on the Master Plan (a copy of which is included in the meeting record). She reviewed the purpose of the master plan, the planning and design process, the public involvement process, and information gathered. She shared a map of the natural resource inventory including sensitive species and land suitability. They had also done a recreational analysis and addressed issues and opportunities. She reviewed the site concept; trail network, concept plan, facilities, interpretation, maintenance and operations.

Councilors asked questions about maintenance and operations. Regional Parks and Greenspaces Department staff responded to their questions. Ms. Carlson continued her presentation with talking about phases of the project, estimated costs and next steps. They were excited about having Cooper Mountain. It was one of the richest resources in Washington County. Councilor Liberty asked questions about specific parts of the plan. Council President Bragdon said they wanted to highlight the management agreement. He wanted to have a discussion relative to other providers in the region.

## **6. CONSENT AGENDA**

### **6.1 Consideration of minutes of the September 29, 2005 Regular Council Meetings.**

No action was taken due to a lack of quorum.

Functional Plan.

No action was taken, this item will be considered at the October 13, 2005 Council meeting.

**8. EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e).  
DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL  
PROPERTY TRANSACTIONS.**

This information would be provided to individuals.

**9. CHIEF OPERATING OFFICER COMMUNICATION**

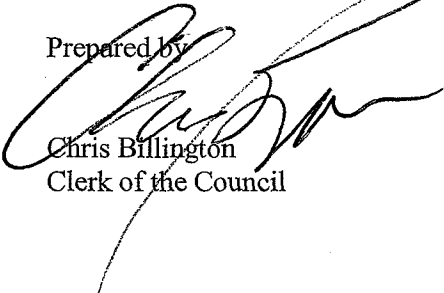
There was none.

**10. COUNCILOR COMMUNICATION**

**11. ADJOURN**

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:15 p.m.

Prepared by

  
Chris Billington  
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 6, 2005**

<b>Item</b>	<b>Topic</b>	<b>Doc Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
3	Presentation Materials	10/6/05	To: Metro Council From: Gerry Uba, Planning Department Re: Presentation of the Status of Housing Choice Task Force work to the Metro Council for Direction	100605c-01
4	Questions on Smith and Bybee	10/6/05	To: Metro Council From: Jane Hart, Regional Parks and Greenspaces Department Re: Metro Council Informal Presentation Smith and Bybee Wetlands Trail Feasibility Study	100605c-02
5	Power Point Presentation	10/06/05	To: Metro Council From: Chris Carlson, Regional Parks and Greenspaces Department Re: Cooper Mountain Master Plan	100605c-03
3	Draft Master Plan	10/06/05	To: Metro Council From: Chris Carlson, Regional Parks and Greenspaces Department Re: Cooper Mountain Master Plan	100605C-04