

## MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Wednesday, March 15, 2006  
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Carl Hosticka, Susan McLain, Rod Park, Robert Liberty, Rex Burkholder, Brian Newman

Councilors Absent:

Council President Bragdon convened the Metro Council Work Session Meeting at 2:05 p.m.

### 1. PROGRESS TO DATE

#### *- Shape of the Region Work Program Elements*

Councilor Carl Hosticka gave an overview of the Shape of the Region Work Program Elements.

Councilor Brian Newman reviewed the process as it related to this particular work product.

Councilor Rod Park gave input on the agricultural view, pertaining to agricultural reserves, of this process.

Councilor Susan McLain reported on the positive connection and concerns with the neighboring cities.

There was discussion about what the product would be, what it would include, come December, which included a visual representation and list. There was discussion about whether the map should be drafted before the rule, or the rule drafted before the map.

Michael Jordan, Chief Operating Officer, said that this process was fundamentally different from Metro's usual process. He said he was inclined to think that Councilor Hosticka's hunch about most people being able to agree about most of the spots on the map was pretty close to the truth. He said he also agreed that there would be "trouble" spots. He said he thought it would be appropriate for the Councilors to go through that exercise of placing items on the map and then finding where there was agreement and where there was disagreement. He said it would, however, be death to the process if they considered that map to be the basis for policy making. He said it would help inform their opinions for where they were ultimately headed, but they all had to be deadly serious about trying to make sure that this effort was perceived as a regional conversation working towards solutions to regional issues. The process should involve all the players and partners.

Councilor Rex Burkholder said issues to consider were housing costs, commuting long distances, and how limited commuters perceived their boundaries and input to be. He said that the issue was how to define the problem in a way that created a new process to respond to that problem. He said that the commute sheds created inter-relationships in a broad part of the valley with no political ability to decide where farms, communities, or development would belong. He wondered how to create structures to implement the map once the map was determined or settled upon? He wondered if they should be working with cities or counties on this. He said he thought the cities were very concerned.

Councilor Robert Liberty said they were playing with gasoline. He said that they would need to confine their attention to the edges where they already know there will be areas of conflict.

Council President David Bragdon said he was mystified by item #3 of “Shape of the Region, Major Work Elements.” The item, “Great Communities Identification and Assessment,” sounded to him like Metro was taking a highly big and subjective question and punting it off to a consultant. He said that he did not understand what the objective was. He said he thought there needed to be a greater element of finance in terms of who pays for what – in particular regards to urban expansion and in a fashion that could be weighed in a tradeoff sense versus redevelopment. He said that a lot of the collective effort, whether inside or outside the boundary, was about who would pay and how they would pay. The New Look was generally about money and he would be more explicit about that. The actual costs of growth on the fringe needed to be highlighted, particularly in the tradeoff sense. He said that the governance issue was related to the finance issue. He said that putting places into the cities, which they had agreed was the best place for urban neighborhoods to be, was getting harder rather than easier. He said he would be cautious about neighboring cities and a shared transportation agenda. He said that a lot of what the New Look was going to do related to state law. He said that they would have to be mindful of where state law served the concept or where it diverged from the New Look concept in order to be effective.

Councilor Liberty said he agreed with David Bragdon’s comments about finance. He said it might turn out for a particular landscape that incremental growth was cheaper per acre than large-scale growth. He said that transportation authorities throughout the region had very different theories about how to serve an area that also included very different costs.

Councilor Hosticka said that what they were trying to do with the New Look was see how new/incoming areas could relate to existing areas. He said that from a transportation/livability point of view many areas have been disastrous because they weren’t thought of as communities themselves or even part of the larger community.

Mr. Jordan said that there were many, many views about what a complete community was and there was a need to put sideboards on this analysis. He said that they came up with the following questions: 1) how do you fund it? 2) who pays? 3) how does it get paid for? 4) how do you govern it? 5) would it be in a city or not? 6) what was the potential for that as they completed a comparative analysis around the boundary? 7) what would the land use design types and 2040 forms be?

Councilor Park said that in the course of the last UGB decision they had been shooting in the dark. He said that this proposed process should help them make better and more informed decisions. He said that the current process was only making it easier to urbanize land that was currently zoned as agriculture land.

Councilor Newman said that the whole New Look effort was about framing communications, framing choices for citizens, and giving people a different set of tradeoffs for the kind of decisions that Metro makes.

Councilor Burkholder said that the discussion should evolve from “Investing in our Communities Work Program.” He said that for the next boundary decision they needed to be more mindful of how land was brought in. He said that they needed to know inventory within the boundary and to

think about infill. He said that the next time they would need to look more closely at how things fit together and to use more definite numbers to help them make decisions.

Councilor McLain said she agreed that they must have an inventory.

Councilor Newman said that what he kept hearing over and over regarding the UGB process and agricultural land was 1) what was the certainty that the farm community in Cornelius had over the future of their industry, 2) the zoning on ground did not reflect what was actually happening (not always farmland but rather wineries, nurseries, etc.), and 3) focus on reasons that they would not want to urbanize a piece of land – not always just farming concerns.

Councilor Liberty said that the battle was not being fought over the Exclusive Farm-Use land (EFU) zones but rather over the edge of the UGB. He said that once the research was completed Metro could potentially create a set of choices regarding centers and the edge for the region as a whole. Those scenarios would outline basic big picture items such as what the region would gain, lose, how much each choice would cost, and who would pay for it. He said they would also have to deal with Measure 37 issues.

Councilor Burkholder said that the product of the work elements contained judgment or value related pieces and were not just straight inventory. He said that they should take the judgment statements out of it, just do the inventory, and worry about the policy decisions later in the process.

*- Investing in our Communities Work Program Elements*

Council President Bragdon reviewed major points of the “investing in our communities” handout, which is attached and forms part of the record. He said that the time for framing questions was now over. It was time to develop tools and strategies to facilitate investment – he focused his discussion on this section of the handout.

Councilor Liberty said that every city should be having a debate about how much growth they wanted to add to centers. He said he was interested in knowing how much of the regional growth for jobs and housing went into the centers and how much went into the corridors. He said he wanted real information for specific centers and corridors.

Robin McArthur, Regional Planning Director, distributed a proposal for Request for Proposal (RFP) for Consultant Services Requested to Increase Funding Tools, which is attached and forms part of the record. She asked the councilors to review the proposal as it would become an official RFP in the next few days.

Councilor Burkholder distributed a sheet with meeting highlights from the Metro Region Transportation Plan discussion on one side and the JPACT discussion of same on the reverse side. That sheet is attached and forms part of the record. He briefly reviewed that sheet for the Councilors.

**2. NEW LOOK COMMUNICATIONS**

*- What Have We Heard?*

*- Communications Phases for 2006/Regional Forums*

Ms. McArthur distributed an Event Brief for the Mayors' and Chairs' Forum IV which is attached and forms part of the record.

Mike Wetter, Senior Advisor to the Council President, briefly reviewed that handout for the Councilors.

There was discussion about the forum purpose and related communication strategy.

Ms. McArthur distributed the "2006 New Look Events – Draft Summary March 15, 2006" sheet and the "New Look Outreach Scheduled and Proposed or Tentative Presentations March 16 Through May," both of which are attached and form part of the record.

Paul Couey, Planning, reviewed the "2006 New Look Events – Draft Summary March 15, 2006" sheet of events for the Councilors.

John Coney, Senior Public Affairs Specialist, reviewed the "Outreach Scheduled and Proposed or Tentative Presentations" sheet for the Councilors.

Ms. McArthur distributed a "New Look at Regional Choices" packet, which is attached and forms part of the record.

Council President Bragdon said that the time to ask everyone what they think regarding the New Look was over and it was now time to move on to the substantive phase of the process so that they could move forward.

There was discussion about having substantive renderings, scenarios, and samples to demonstrate what Metro would be asking people to do.

### **3. NEXT STEPS**

Council President Bragdon said that the next step was to identify the call to action or the conditions that Metro was trying to create. He said that they would be trying to create an atmosphere where what Metro decided in 2008 would be sustained by the public and those that had to carry it out. He said he had concern that there weren't aspirations to be urban in our region. He said he hoped that posing the tradeoffs would help to change the aspirations of local partners.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:23 p.m.

Prepared by,



Kim Bardes  
Executive Assistant to the COO

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 15,  
2006**

Item	Topic	Doc Date	Document Description	Doc. Number
#1	Shape of Region	March 2006	Shape of the Region, Goals for 2006, Regional agreement handout	031506cw-01
#1	Investing in our communities	March 2006	Investing in Our Communities	031506cw-02
#1	Investing in our communities	3/15/06	Consultant Services Requested to Increase Funding Tools & Remove Barriers to Higher Density and Mixed-Use Development handout	031506cw-03
#1	Investing in our communities	3/7/06	Notes from Metro Regional Transportation Plan and JPACT Regional Transportation Plan meetings	031506cw-04
#2	Communications	3/15/06	Event Brief: Draft Mayors' and Chairs' Forum IV	031506cw-05
#2	Communications	3/15/06	2006 New Look Events – Draft Summary, March 15, 2006	031506cw-06
#2	Communications	March 2006	New Look Outreach Scheduled and Proposed or Tentative Presentations March 16 Through May	031506cw-07
#2	Communications	February 2006	New Look at Regional Choices packet	031506cw-08