

**MINUTES OF THE METRO COUNCIL  
NEW LOOK WORK SESSION MEETING**

Tualatin Hills Nature Park Interpretive Center 15655 SW Millikan Way Beaverton  
Wednesday, May 30, 2007

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

Councilors Absent:

Deputy Council President Park convened the Metro Council Work Session Meeting at 2:03 p.m. and announced the Council President Bragdon and Councilor Liberty would be arriving shortly.

Robin McArthur, Planning Department, said a year ago they had talked about revising the Urban Growth Boundary (UGB) process. They felt the process was broken. They needed to figure out where an additional million people were going to live, work and play. We were not getting as much out of our center, corridors and town centers as desired. All of this was exacerbated by the fact that they were on a five year cycle which didn't give them enough time to do any collaboration, retooling in investing which was necessary to accomplishing development.

They had three things on the legislative agenda that they were pursuing as a region; 1) get an extension to the five year cycle, 2) look at urban reserves and establish rural reserves and 3) transportation funding. She noted subtopics to discuss including infrastructure funding. What they wanted to accomplish at this work session was to provide more details on the three items mentioned above.

They had done some thinking about how to frame and tell the story for this next phase of the New Look. They also wanted to show how they were retooling the Planning Department and the budget implications. Council President Bragdon would be framing the updates.

Ms. McArthur noted that they needed to determine an infrastructure strategy as well as performance based growth management. She said they also needed to do work with local jurisdiction to inspire and provide tools to focus development in downtown areas. They wanted to provide a framework for the sequencing of events and the way to deliver the message through different themes. They would connect this back to the reserves work. They also wanted to talk a bit about workload. Councilor Park summarized that the message that needed to occur was that they did have a plan. Ms. McArthur said a lot of the work was evolving and moving forward.

Councilor Newman said Councilors Park, Hosticka and he were liaisons to Shaping the Region issue. He recapped the performance based urban growth boundary work. They had broken out some of the work. The first year was spent doing research such as the agricultural inventory, the natural resources inventory, the great communities work with the consultant, and the legislative agenda which would then provide the framework to move the work forward. He briefed the Council on where they stood with legislation before the Legislature. He noted amendments were being considered today and the legislation would soon be on the floor. The next step after the passage of the legislation would be to do some media around the legislation. He talked about the coalition that worked together to get the legislation passed and the importance of celebration. Second, he suggested acknowledge how significant these changes were. There were still a lot of details that had to happen when it came to rule making. This was one of the most significant changes to the State land use system since the system passed in the 1970s. It was important to take stock of this and celebrate the coalition that had succeeded in passing the legislation and set

the groundwork for rule making. The staff had already been developing some framing for the work that was to begin for the rule making process going all the way through the urban and rural reserves work. One of the first things they would be working on was principles of engagement. They were committed to keeping everyone around the table. They would be sitting down with the counties and various interest groups to shape the rules of engagement to move forward. They would have signed agreements to shape the urban and rural reserves work as well as rule making. There were more details that governed that process. Staff was finishing up the work on the DLCDC grant to fund the great communities work. The good news was that they had received a TGM grant that would fund the neighboring community coordination. They wanted to continue that work and throw some resources behind it and frame it as a conversation on alternative growth scenarios for the metropolitan region and the neighboring cities. Staff could provide additional information on next steps.

Councilor Harrington asked about the current thinking about that information going before the Council, would it be on a one on one basis or have the benefit of hearing Council discussion on it. Councilor Newman said it definitely be part of the larger Council discussion. Chris Deffebach, Planning Department, felt the discussion with Council should be sooner rather than later. She suggested individual meetings as well as discussions with the whole Council. She suggested June 20<sup>th</sup> work session as a part of that discussion. Councilor Park suggested being sensitive to discussions that had not occurred out in the communities yet. Councilor Newman said there was nothing shocking in the document, it was really first steps. He felt the biggest accomplishment was not necessarily the passing of the legislation but the new working relationship and the local trust around the table. This draft talked about how they continue that conversation and how did they formalize it to some degree. He had principles on their working relationship to build that trust and to formalize the relationship. He said there was a proposed committee structure that focused the regional government to be collaborative and included the counties, cities and other interests. It also included a technical committee and a series of events that were based on geographic sub areas so experts in those areas could inform them on work that needed to be done to identify the urban and rural reserves. Ms. McArthur noted that this was a draft. Councilor Harrington said her concern was not the content but the need for Council discussion sooner rather than later. She felt four weeks from now was long time to make sure that Council was in sync before they had too much engagement with staff and folks outside of Metro.

Council President Bragdon talked about their general approach in terms of structure and how they channel outside resources. How they actually populate the groups was appropriate after legislation passed. He felt this approach was general consistent with the Council's direction thus far. Councilor Burkholder suggested including a discussion about green corridors with the neighbor city coordination. He knew there were concerns with the neighboring cities and separation of cities with green corridors. He suggested enforcing these through intergovernmental agreements. He felt there were some other transportation issues that would come up as they moved forward. He talked about connection between land use and transportation planning. Councilor Newman suggested that staff help them understand the rule making process. Ms. McArthur explained that a working committee would be established to work on rule making. There was a very tight timeframe. They would be looking to our region for expertise and the aggregate research that the region had already done. The working committee would then bring their recommendation to the Commission. The Commission would debate it and then establish the rules. Council President Bragdon said there was awareness on the Commission's part that the sophistication about these issues doesn't reside in their area but was a culmination of expertise from this region. He said he felt there would be a high degree of interaction with the regional leaders. Mr. Jordan said there was a core group of governments that had come together to support

the initiative. Mayors Hughes and Lehan had testified in support of this process. Councilor Harrington said she wanted to make sure there was care and feeding of this issue continued with LDCD. Councilor Park noted that it would take an effort on all of the Councilors' parts to work with their local governments to make sure all of the parts worked together. Council President Bragdon shared what happened at the hearing last Monday. The more substantive this gets, the harder it gets in terms of keeping it together. They needed to be clear that there would be contention and controversy. Controversy was what decision making was about, it was what democracy was about. The important part to everyone was that it be fair, rationale and transparent. He felt the questions at the public hearing were thorough.

Councilor Hosticka reported on the Performance Based Growth Management work and the work in progress on the reserves. They had committed to basing future expansions of the UGB on urban performance both performance on areas within the UGB and how any expansion of the UGB would contribute to that performance in terms of meeting the 2040 goals. It may or may not relate even if they didn't do reserves. Once the reserves were there, how and when do we broaden those reserves. They were still working on identifying a problem statement about how they felt about the decisions that were made in the past and what changes needed to be made. They wanted to make sure that any decisions made in the future were based on past performance and how they project future performance contributing to achieving our goals. What they expected was by the end of next month, they would have a formal project proposal which would designate staff, a timeline and Council liaisons. The first iteration is a technical analysis of what do you mean by performance and how will we know it not necessarily policy analysis. They would be working with the same coalition that was working on the reserves to identify performance measures and then determine how they would be used in the decision making.

Councilor Burkholder wondered about the order of the schedule. He was concerned that they didn't have agreement that performance based growth makes sense. Should they put energy into this when it was not as clear if they had agreement from their partners? Councilor Hosticka said he felt they had agreement amongst the Council, the work that needed to be done needed to ensure it was region. Councilor Burkholder wondered if thinking should be reversed. He acknowledge the there was consent among the Council, which meant there was regional agreement. The question was, how did you implement this so that people thought it was a good approach. Councilor Newman noted that he wasn't sure what performance based growth was. He felt they needed to spend some time working on what the criteria might be or people couldn't imagine switching from one paradigm to another. He was hopeful that some form of planning occurred. He was not operating under the assumption that they would have more frequent UGB amendments but it may be the opposite but the request might be smaller and they were based on a plan where parcels were near reserves. Councilor Hosticka said that part of the performance based growth idea was trying to link performance within the UGB to these decisions about whether or not to expand it. One of the key elements was how the reserves related to the rest of the picture. That was the challenge. This was both looking at performance inside and outside the UGB and how the two fit.

Councilor Harrington asked about the past data gathering. Councilor Hosticka said they had rough scenarios about what an area might look like. Paul Couey, Planning Department, explained the scenarios process. Councilor Hosticka provided examples of scenarios. Council President Bragdon said this concept meant different things to different people. Councilor Hosticka said they wanted to find some measures that had texture. Density, acreage, number of people was all one dimensional. They don't tell you what it looks like and how things should be clustered. They wanted to find measures that distinguished between flat landscape of uniform density and vibrant

communities with centers. Our traditional measure wouldn't tell you that. He provided some examples of textured measures. Mr. Couey further explained measures they were considering. Councilor Hosticka said to a certain extent they were breaking new ground. He said the Northwest Power Planning Council was trying to do this and it was a very sophisticated way of going about this process. They were trying to see what they could learn from that. Ms. McArthur talked about the iterative nature of all of these things. She felt the rule making and reserves work would inform as well as the infrastructure and lands work. She said they also were looking at employment trends and how you understand the trends. They were also looking at efficiency of lands.

Council President Bragdon said the urban perspective had not been part of the reserves team. There needed to have urban perspectives on the work group either jurisdictional or economic interests that were devoted to urban development. If this project was going to deal with the interior as well, you have to be inclusionary with the urban piece. Councilor Hosticka said they were trying to expunge the word edge and instead talk about 2040 concept with multimodal centers and multiple communities that have their own integrity. When they were talking about urban reserve areas, they were talking about urban form. Councilor Park talked about the things that needed to be measured determined the reserves. He mentioned the sub-regional issue.

Councilor Newman said if they moved towards this model, what were the obstacles in statute or rule? Maybe we assume there are obstacles but there really aren't. Mr. Jordan talked about the five year cycle. It would need to be retooled to some degree. Council President Bragdon said they vehicle for this was the Big Look. Mr. Jordan said the analysis needed to be done as to what degree there would be change. Council President Bragdon talked about their regional vision and that the Big Look would be putting a whole package together for consideration of the Legislature in 2009. Mr. Jordan said you could envision a similar construct that was used in SB 1011 which was to create an alternate path.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 5:10 p.m.

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF**  
**MAY 30, 2007**

<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
5/30/07	To: Metro Council From: Robin McArthur Re: Packet of Work Session Materials	053007c-01