

NATURAL RESOURCES COMMITTEE MINUTES

September 4, 2002  
Council Chambers

Present: Susan McLain, Chair, Carl Hosticka, Vice Chair, Bill Atherton

Absent: David Bragdon (excused), Rod Park (excused)

Chair Susan McLain called the meeting to order at 1:05 p.m.

**1. Consideration of the Minutes of the August 7, 2002 Natural Resources Committee Meeting**

Councilor Atherton made a motion to approve the minutes, however, they were set over to the next meeting for lack of a quorum since Councilor Hosticka was not present at the last meeting.

**2. Resolution No. 02-3212, For the Purpose of Confirming the Appointments of Ela Whelan, John Nagy and Rick Gruen to the Water Resources Policy Advisory Committee**

Mark Turpel, Planning Department, was available to answer questions. Councilor Atherton pointed out the number of Washington County vacancies. Chair McLain commented that the requirement for active privileges had changed with a provision regarding three consecutive absences.

**Motion:** Councilor Hosticka moved approval of Resolution No. 02-3212.

**Vote:** The vote was 3 yes/0 no/0 abstain, unanimously approving Resolution No. 02-3212. Councilor Atherton will carry the legislation to Council.

**3. Resolution No. 02-3221, For the Purpose of Authorizing the Executive Officer to Purchase a Conservation Easement Over the King Property in the Gales Creek Target Area**

Nancy Chase, Parks and Greenspaces Department, explained the legislation regarding the 47-acre parcel on the Tualatin River, north of Cornelius. Metro Code and Oregon law require conservation easement hearings be publicly held. This parcel meets all the workplan criteria and would raise the Gales Creek Target Area total to 653 acres. Metro had originally attempted to purchase the property but because it is EFU land it could not be separated from the industrial zoned portion. The alternative was to purchase a conservation easement which covers all of the property for natural area purposes, ultimate park use and public access, except the cabinet shop. The property could be sold but the conservation easement remains in place. With appropriate zoning approvals, park structures could be built.

Chair McLain opened a public hearing. There were no testifiers. Chair McLain closed the public hearing.

**Motion:** Councilor Hosticka moved approval of Resolution No. 02-3221.

**Vote:** The vote was 3 yes/0 no/ 0 abstain, unanimously approving Resolution No. 02-3221. Chair McLain will carry the legislation to Council.

**4. Resolution No. 02-3220, For the Purpose of Authorizing the Executive Officer to Establish “The Northern Willamette Valley Habitat Conservation Fund” in Partnership with the National Fish and Wildlife Foundation**

Charlie Ciecko, Regional Parks and Greenspaces Department, introduced Krystyna Wolniakowski, Director, Pacific Northwest National Fish and Wildlife Foundation (“Foundation”) who explained that the Foundation was established as non-profit by Congress in 1984 and authorized to accept appropriated federal funding to build partnerships with non-federal partners to fund conservation-oriented projects only. Two years ago, a Portland office was opened to expand work in Oregon, Washington, Idaho and Alaska. The Foundation Board has approved a one year, \$240,000 seed fund to match a contribution from Metro to build a program. The funds would be invested in local projects with local volunteers on Metro properties, as well as private properties. A partnership agreement has been prepared specifying the Foundation’s role of banking funds, with the intent of making grants to projects that are good conservation investments through community partnering. Funding reports, as well as other needed information, would be provided to Metro. Locating non-federal funding sources are a priority, as an annual report is submitted to Congress demonstrating non-federal funding compared to federal funding, which to date is a 3:1 ratio.

Mr. Ciecko added that the focus of the Northwest Willamette Valley Habitat Conservation Fund will be the regional system, as envisioned in the Greenspaces Master Plan and the Regional Framework Plan. Project types will include restoration and enhancements to include sites purchased since 1995, potentials to reintroduce rare species and elimination of non-native species, as well as promotion of environmental educational programs. Metro’s contribution of \$200,000 is from open spaces bond funds dedicated to stabilization. These activities will continue to be subject to bond measure restrictions and limitations. Metro’s key responsibilities include identification of project implementation areas, assisting in the development of the grants committee, proposal guidelines and implementation of a schedule, and promote funding opportunities to Metro’s local partners. Metro will also participate in providing technical assistance regarding the development and implementation of the project, development of appropriate marketing materials, as well as providing regular reports to the Metro Council. Grants will not be awarded without Metro’s approval.

Councilor Atherton suggested Metro might benefit from a relationship with an organization called Oregon Climate Trust. Mr. Ciecko said it sounded like an opportunity that should be investigated.

Ms. Wolniakowski added that the Foundation serves as a fiscal agent for settlement and mitigation issues, as well as for habitat restoration. They currently manage accounts of that nature approximating \$100 million in value.

Councilor McLain said this partnership is definitely a positive, however, Metro’s seed money came from the voters by means of the bond measure, and that the projects needed to relate to the terms of the bond funding requirements. She asked for a legal comment from staff attorney. Ken Helm, Legal Counsel, said General Counsel is satisfied that the way in which the funds will be monitored and spent is compliant with the bond measure requirements. Chair McLain continued to stress that the bond measure was dedicated to regional funding to benefit the regional system, and that projects need Council approval before going forward. Mr. Ciecko clarified that the bond funds will be utilized consistent with the regional share of the bond measure. Metro’s \$200,000 contribution would most likely be returned to Metro-owned properties or the acquisition of properties within Council established target areas. Bond funds will not go to local governments. The intent of the agreement is to provide Metro the opportunity to grant administrative approval, not necessarily requiring the grants to come before the Council. The Council would be kept informed of fund activities. Any variation from Metro Council established policy would require Council review and action. Councilor Hosticka asked if there were any plans beyond the

first year regarding future contributions from the stabilization fund. Mr. Cieccko replied that in the short term, one or two projects would be identified, and shared with potential donors. Chair McLain asked if the grant review committee would have a Metro representative on it. Mr. Cieccko said the committee would have technical representation regarding habitat conservation, local governments, and the US Fish and Wildlife Department. Chair McLain requested Council representation on the committee. Mr. Cieccko said he would take that recommendation forward as the group is assembled.

Chair McLain asked who the “duly authorized representative” would be after January 1, 2003. Mr. Cieccko replied he understood that it would be the new Metro Council President. Mr. Helm said whatever decisions the Council made regarding authorized representation would prevail. The departments do not have independent authority to make decisions for the agency, that the default is that the Council is the responsible party for the agency. He further stated the document could be made more clear if the committee preferred. Councilor Atherton commented that the document should be clarified. He also asked if Metro’s investment rules were consistent with the Foundation’s. Ms. Wolniakowski responded that the Foundation Board holds itself to a very high standard. Councilor Atherton asked that the investment standards between Metro and the Foundation be clarified in the agreement. Ms. Wolniakowski said she would be happy to provide the necessary information.

Chair McLain summed up saying there would be no amendments to the agreement without Council approval; membership criteria would be stated to include a Metro Councilor; and an analysis undertaken verifying that the fund management is consistent with Metro’s standards of higher risk investments.

Mr. Cieccko was asked to bring Resolution No. 02-3220 back to the next meeting of this committee.

## **5. Fish and Wildlife Habitat Update**

Mark Turpel, Planning Department, briefly explained the draft approach for the economic analysis which is one of the building blocks of the Economic, Social, Environmental and Energy (ESEE) Analysis consequences of protecting or not protecting those areas designated as regionally significant riparian corridors and wildlife habitat. Any comments will be taken to the Economic Technical Advisory Committee (ETAC) which will be meeting Monday, September 9, 2002. Their comments will be brought back to this committee to be used in a planned approach.

Mr. Turpel reviewed the draft document included in the meeting packet. It recommended: 1) That lands be ranked for their economic value in order to compare economic value with environmental, energy and social values; 2) The definition of “economic” should include both positive and negative consequences and should range from the broad region-wide and cumulative effects to those that affect individual properties, when grouped in similar categories; 3) For consistency with State requirements, adopted Metro policy, the economic value that zoning creates and protects as well as to recognize the connection between economic activities and future transportation investment, the 2040 design types and land use hierarchy should be used as a starting point for lands within the region’s urban growth boundary. If mapped, (reference to Map 1 – Economic Ratings based on 2040 Hierarchy) this would result in a map of the region that combines 2040 design types into three groups – a primary (highest) category, a secondary (medium) and other (low) category; 4) Consideration of the right use in the right zone could further sharpen the focus of the economic analysis (reference to Map 2 – Zoning Adjustments); 5) Traded sector data – existing traded sector jobs and estimates of the location of future traded sector jobs or other method so identifying sectors of growing wealth creation – should be used to adjust the 2040 hierarchy (reference to Map 3 – Traded Sector or Special Sector Adjustments).

Councilor Hosticka commented that trying to force already developed lots into an economic analysis might be better treated under the social analysis, i.e., the choice of a lawn over natural vegetation next to a creek, or a play structure or deck. These choices may be difficult to analyze economically. Also, using the market value of land to assign economic value can be problematic. The effect of a natural resource protection designation on one property may diminish its economic value, while enhancing the economic value of neighboring properties, affecting the distribution of economic value. Mr. Turpel said he would convey those points to ETAC. Councilor Atherton agreed with Councilor Hosticka, and added that there is evidence that subsidies to property change the property's market value. Mr. Turpel said there are some potential problems with the approach. Retail commercial land usually commands the highest price of value, followed by high-end residential, then industrial lands. At this point, an initial recommendation is to go with the 2040 design types, then prepare adjustments. The proposed ranking system for lands inside the urban growth boundary would need adjustment if used for lands outside the urban growth boundary. Subregionally, adjustments may also have to be made. Chair McLain stressed the importance of defining terms appropriately for all sectors of the region.

Justin Houk, Planning Department, introduced the draft maps: the preliminary concept map for ESEE priorities; the traded SIC Codes locations and ESEE economic priority categories; special distribution of employment by firm location and number of employees; and an employment density map limited to traded sector firms. Chair McLain requested that the county designations for rural residential and rural zoning be included. Councilor Hosticka suggested that social value changes be taken into account, because basing maps on historic use, which changes over time, could be problematic. Mr. Houk responded that within the design types are some anticipated futuristic uses. Chair McLain said that the committee was very interested in the ETAC comments.

Chair McLain delivered the Chair's Message which related to the completion of the Greenspaces Master Plan Update and Regional System Plan. At a future meeting, Mr. Cieccko will provide an update on the regional trails, parks, open spaces and greenways. The appropriate advisory committees will also review the update. She added that the Greenspaces Master Plan is the "vision," not a regulatory document. Mr. Cieccko said in the original 1992 map of the adopted Greenspaces Master Plan, the proposed regional system was not clearly identified. Since it has never been updated, and the Regional Framework Plan directs that inventory of natural areas and parks be updated, identifying corridors connecting them, it should be updated.

Chair McLain adjourned the meeting at 2:53 p.m.

Respectfully submitted,

Patricia Mannhalter  
Committee Clerk

ATTACHMENTS TO THE PUBLIC RECORD FOR THE NATURAL RESOURCES COMMITTEE  
MEETING OF SEPTEMBER 4, 2002

<b>AGENDA ITEM NUMBER</b>	<b>DOCUMENT DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>TO/FROM</b>	<b>DOCUMENT NUMBER</b>
3	8/8/2002	Metro Open Spaces, Parks & Streams Bond Measure – Map of Algia King Parcel and Vicinity	TO: Natural Resources Committee FROM: Parks and Open Spaces Dept	090402.01
3	2/21/2002	Letter of support for Metro's acquisition of Algia King property	TO: Charlie Ciecko, Parks and Greenspaces Department Director FROM: Ralph Brown, Mayor, City of Cornelius	090402.02
4		Annual Report 2000	TO: Natural Resources Committee FROM: National Fish and Wildlife Foundation	090402.03
	9/4/2002	Memorandum outlining routine update to Greenspaces Master Plan vision	TO: Natural Resources Committee FROM: Chair Susan McLain	090402.04
	8/8/2002 – 9/4/2002	Responses (with original correspondence attached) to communications received regarding Metro's fish and wildlife work in progress	TO: Interested Citizens FROM: Chair Susan McLain	090402.05