

NATURAL RESOURCES COMMITTEE MINUTES

December 4, 2002
Council Chambers

Present: Susan McLain, Chair, Carl Hosticka, Vice Chair, Bill Atherton and David Bragdon (arrived late)

Absent: Rod Park (excused)

Chair Susan McLain called the meeting to order at 1:11 p.m.

1. Consideration of the Minutes

November 6, 2002 Natural Resources Committee Meetings

Councilor Atherton made a motion to approve the minutes. Without changes or additions, the minutes of November 6, 2002 were unanimously approved.

2. Ordinance No. 02-970, For the Purpose of Amending a Carrying Capacity Policy into the Future Vision and the Regional Framework Plan

Councilor Atherton explained that this measure addresses a critical concern of the region about investing in the region in a manner that would pay dividends. Carrying capacity is an on-going conversation, and is not a fixed number. It is the interaction of things in a constant decision-making mode. He identified three important factors: the cost factor, the monitoring of subsidies to prevent them from exceeding the carrying capacity of the region, and communities knowing when their limits have been exceeded.

Chair McLain reviewed the document and commented that the bullets under "1.2 Carrying Capacity Process" would be very difficult to implement. Michael Morrissey, Council Analyst, suggested the legal staff review the bullet which addressed public taxpayer funds. Councilor Bragdon said that some portions are self-explanatory, but many are subject to broad interpretation and questionable implementation. Councilor Hosticka said he could support the basic concept, however, the wording needed more refinement. Chair McLain summarized that she felt the Committee was split, with regard to the wording of the document. She expressed her appreciation for all of Councilor Atherton's work on this issue and said further independent conversations with the Councilors could continue through the end of December. She did suggest to Councilor Bragdon that this item be listed on next year's work plan for MPAC to discuss and review, as it relates to performance measures - primarily growth paying its own way, the subsidies issues, and how the communities communicate with the regional body and how those decisions are reached. Councilor Atherton urged this discussion to go forth as the region's citizens were very interested in it and the possibility of citizen initiatives were very real.

No action was taken regarding Ordinance No. 02-970.

3. Resolution No. 02-3251, For the Purpose of Approving an Exclusive Personal Services Agreement with the Buel Group to Serve as the Sole Agent of Metro to Develop Hospitality and Other Compatible Facilities at the Glendoveer Golf Course

Councilor Hosticka introduced this legislation expressing that this was an opportunity to give the Buel Group the exclusive right to try to change the types of facilities at the Glendoveer Golf Course. Metro could realize a financial benefit without taking a risk. The incentives were present for an effective result.

Chair McLain chose to publicly discuss the general concept. She asked Mr. Buel to provide the general theme.

Ron Buel, representing the Buel Group, 2817 NE 19th Portland, introduced his partner, Ed Wagner. He first began working on this plan as the outcome of a conversation with Executive Officer Burton regarding golf course work, and proposed to the Executive Officer the idea of a hospitality facility at Glendoveer Golf Course, producing revenue for Metro, enhancing the athletic facilities, with condominiums built on top of the hotel. Freeway access and a great neighborhood make for a great setting. The condos could sell for about \$350,000 each with the revenue being invested. Metro would not pay anything for the development. At the beginning, Mr. Buell obtained Mr. Hickey's permission to proceed with the development. Any Metro vote would be taken at the time that Mr. Buell presents a formal plan. Since the Committee was not in executive session, Chair McLain asked Mr. Ciecko to address the situation in a general manner. Charlie Ciecko, Parks and Greenspaces Department, said that Mr. Burton requested that he and Mr. Cooper, Legal Counsel, investigate Mr. Buell's proposal, and they found the proposal unfavorable, and upon hearing that, the Executive Office took no further action. Councilor Hosticka asked if the general situation was favorable or unfavorable. Mr. Ciecko said there were a number of issues that would be very difficult to characterize in a general sense. Chair McLain said that Washington County had done something similar to this, and in this revenue climate might it be a good idea or not. Mr. Ciecko said the idea had merit, but the details were problematic. Mr. Buell was not familiar with the Washington County situation. He said his 33 year track record of public interest matters could assure the Committee his proposal was of public interest. Councilor Atherton stated that there may be something structural to this proposal of benefit to Metro. He asked if the Glendoveer golfing revenue were increased, wouldn't that be a significant benefit. Mr. Ciecko said that the golf revenues could be increased, and they have been, but because of the increase in green fees rather than more players. Chair McLain said she was impressed enough with the idea but had not completely investigated it. She wanted to take a quick survey of the Committee. Councilor Hosticka said there wasn't enough time at this meeting, but that this agreement was to give exclusive agent rights to Mr. Buell's company, and he was willing to do that. He said he believed the details could be worked out. Chair McLain asked that it be placed on a future Council agenda if Councilor Hosticka could find additional support, or pass it out of Committee without recommendation.

Motion: Councilor Atherton moved to pass Resolution No. 02-3251 out of Committee without a recommendation.

Vote: The vote was 3aye/ 0 nay/ 0 abstain and it was unanimously approved that Resolution No. 02-3251 would pass out of Committee without a recommendation. Councilor Bragdon was not present for this vote.

4. Resolution No. 02-3253, For the Purpose of Adopting an Updated Regional Greenspaces System Concept Map

Charlie Ciecko, said that this legislation proposes to adopt the first update of the Metropolitan Greenspaces Concept Map since 1992. The original map included a variety of strategies, and in 1997 those strategies were included in the Regional Framework Plan but did not include a map. Earlier this year, the first amendment to the Regional Trails and Greenways Map was adopted. The map before this Committee incorporates those amendments. This map is not regulatory in nature and imposes no restriction or obligation on any landowner. Ron Klein, Parks and Greenspaces Department, introduced a powerpoint presentation which is attached to and included in the permanent record of this meeting. Twenty-nine letters of support have been received from local jurisdictions and agencies and Mr. Ciecko

briefly reviewed the qualifying status of the letters. If the Council should approve this legislation, it would then be taken out for public review of future work. Mr. Ciecko acknowledged staff who worked so diligently in accomplishing this work.

Wendie Kellington, representing Mike Warn/Warn Farm, PO Box 1930, Lake Oswego, OR 97035 presented written material and an oversized map. Mr. Warn's farm shows up as a natural area and he has not had the benefit of participation in the process of making this area a public area. Mr. Warn opposes this map because of its impact on his farm and asked that his property which is outside of the jurisdictional boundary, as well as the Urban Growth Boundary, be removed from the map.

Chair McLain said that there was nothing in the legislation or map that put Mr. Warn or his property at risk. Mr. Helm, Legal Counsel, said that agencies like Metro show their mapping in a conceptual manner. He offered an explanatory letter to Mr. Warn to codify the Committee's statements about what the map represents. Councilor Bragdon commented that natural features, although privately owned, do not imply regulation. And, future development of publicly owned property undergo an extensive land use process within the local jurisdiction.

Motion: Councilor Hosticka moved approval of Resolution No. 02-3253.

Vote: The vote was 4aye/ 0 nay/ 0 abstain and was unanimously approved. Chair McLain will carry the legislation to Council.
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5. ESEE Element

Mark Turpel, Planning Department, presented and briefly reviewed a document regarding the ESEE Element Overall Timeline, which is attached to and included in the permanent record of this meeting. Chair McLain said the Committee was ready to live with this timeline, its priorities and that a general policy discussion would follow as this work moves forward.

Mr. Turpel and Justin Houk introduced a powerpoint presentation which was earlier presented to the Economic Technical Advisory Committee (ETAC) on November 25th, and will be shown on December 6, to the Independent Economic Assessment Board which will serve as Metro's Peer Review Panel. The powerpoint presentation is attached to and incorporated into the permanent record of this meeting. Councilor Hosticka asked that when the external review panel meet for its first official meeting, that an Executive Officer representative be present and available.

6. Goal 5 Impact Areas

Paul Ketcham, Goal 5 Project Leader and Lori Hennings, Staff Ecologist, made the Goal 5 Impact Areas presentation. Mr. Ketcham said the inventory work is 90% completed, while map corrections continue. Next to be identified are impact areas – the areas either within the resource or adjacent to the resource which could adversely affect the ecological function of the fish and wildlife habitat. He explained reference material which was distributed to the Committee: "Impact Areas Draft Discussion Paper, dated November 6, 2002" and "Impact Areas Overview December 4, 2002" which are both attached to and incorporated into the permanent record of this meeting. The six options identified by staff have varying levels of ecological performance. The Goal 5 Technical Advisory Committee and the Water Resources Policy Advisory Committee have made recommendations to staff and Council advising the best course of action on impact area designation. They both have recommended Option 4.

Lori Hennings reviewed oversized maps which were present on the Council Chamber wall. (Due to audio problems, the microphone did not pick up Ms. Henning's voice.) Impact area designation allows the Council to take a broader view of existing development patterns within the region, how the areas are contributing to the ecological function to the resource, and devising appropriate strategies toward improving ecological health over time.

This presentation is discussion only, seeking feedback and direction from the Committee, not necessarily a recommendation at this meeting. Councilor Hosticka asked what kinds of complications this added to the ESEE analysis. Mr. Ketcham replied that it was not making the ESEE analysis any easier by adding these impact areas, so it is a question of judging whether it is worth the extra effort to include these areas, whether in the long term it will have been worth it. In the short term, the costs of increased ownerships, the public concern that will be raised will have to be faced by the Council. Impact areas will add acreages and a considerable number of ownerships. Ms. Hennings added that although the ESEE analysis may be more complicated, in a certain way, it will be especially beneficial to the program aspects. Mr. Helm said impact areas do not need to be identified before the inventory is completed, but they need to be identified while working through the ESEE process because the next step is identification of the conflicting uses. Mr. Ketcham said staff has received recommendations from Water Resources Policy Advisory Committee and Goal 5 Technical Advisory Committee in support of Option 4. It has not yet been presented to MPAC or MTAC. Chair McLain directed staff to have this information placed on the agendas of both MPAC and MTAC. Councilor Hosticka asked if all of the landowners needed notification if they were affected? Mr. Helm replied no, because Metro has already exceeded the notification rule. Opportunities did need to be provided for public input. Chair McLain said notification needed to be provided at the program stage. Mr. Ketcham said the value of impact areas lies in their potential for use to increase ecological functions to impaired systems. Chair McLain said this discussion needed to be continued into the next year. Mr. Ketcham added a further recommendation for Option 4, that for developed floodplains impact areas not be attached.

Councilor Communications

None.

Chair McLain adjourned the meeting at 4:42 p.m.

Respectfully submitted,

Patricia Mannhalter
Committee Clerk

Testimony Cards: 1

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

AGENDA ITEM NUMBER	DOCUMENT DATE	DOCUMENT DESCRIPTION	TO/FROM	DOCUMENT NUMBER
3	09/20/2002	Letter of agreement between Glisan Street Recreation, Inc. and Buel Group	TO: Joseph G. Hickey FROM: Ronald Buel and Edward Wagner	120402.01
4	12/04/2002	Letter opposing Weber Dairy conversion to	TO: Natural Resource Committee	120402.02

Minutes of the Natural Resources Committee Meeting

December 4, 2002

Page 5

		public regional park using a portion of Warn Farm	FROM: Wendie Kellington, representing Mike Warn/Warn Farm	
4	9/24/2002	Regional Greenspaces System Concept Update Map	TO: Natural Resources Committee FROM: Wendie Kellington, representing Mike Warn/Warn Farm	120402.03
4		Regional Greenspaces System Concept Map – Letters of Support	TO: Natural Resources Committee FROM: Regional Parks and Greenspaces Dept.	120402.04
4	12/02/2002	Regional Greenspaces System Concept Update – Final Draft, Exhibit A to Resolution 02-3253		120402.05
5	12/03/2002	Memorandum re: ESEE Element Overall Timeline	TO: Susan McLain, Chair FROM: Mark Turpel	120402.06
6	12/04/2002	Impact Areas Overview		120402.07
6	11/06/2002	Impact Areas Draft Discussion Paper		120402.08
6		Metro’s Fish and Wildlife Program: A regional Approach to a Goal 5 Economic Analysis Powerpoint Presentation		120402.09
4		Building a Metropolitan Greenspaces Legacy Powerpoint Presentation		120402.10