

# MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

June 29, 2010  
Metro Council Chamber

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

Councilors Absent: Carl Hosticka (excused), Carlotta Collette (excused)

Council President David Bragdon convened the Metro Council Work Session Meeting at 2:01 p.m.

## **1. ADMINISTRATIVE/CHIEF OPERATING OFFICER COMMUNICATIONS**

The Council discussed the executive session to be held at the end of the work session.

## **2. PURPOSE OF TODAY'S DISCUSSION**

Robin McArthur, Regional Planning Director, provided an updated agenda for the work session in order to ensure enough time for the executive session. The amended agenda provided new agenda titles with shortened presentation times. The minutes reflect the amended agenda.

## **3. ANALYSIS OF POTENTIAL UGB EXPANSION AREAS**

Ms. McArthur introduced Tim O'Brien, Principle Regional Planner, and Matt Butz of Group Mackenzie as presenters providing information to help prepare the Council in their upcoming decision on expanding the Urban Growth Boundary (UGB). The intent of the presentation helped explain the methodology for the information to be provided for the Chief Operating Officer (COO) recommendation. Mr. O'Brien provided a map depicting 8,000 acres of reserve study areas for potential UGB expansion areas and a handout outlining the steps for evaluating these urban reserve areas. The process is currently on Step Two: "Goal 14 Location Factor Alternative Analysis". This process will conclude with a Chief Operating Officer (COO) recommendation in August 2010. Group Mackenzie provided example handouts of how the group will evaluate the 8,000 acres of urban reserve areas, considering specific factors including sewer, water, storm water, and parks. The Metro RTP staff will look into transportation as a factor.

Councilor Robert Liberty voiced a concern regarding the representation of other factors including police and fire stations. Mr. O'Brien explained that due to budget and expertise these factors were not delegated to Group Mackenzie, but would be part of the COO recommendation. Council President David Bragdon stated the importance of showing all invested parties that there was opportunity to be involved in this process. Mr. O'Brien assured the Council that each local jurisdiction had contacted. Council President Bragdon noted several items to be discussed based on the questions and comments from the Councilors, including how the 8,000 acres were chosen, how this analysis relates to the 2629 report and timing, capital relative to local government, and the tradeoff of expansion. Michael Jordan, COO, commented on the practical issues of expanding the UGB. Both from a legal and resource standpoint it is easier to justify expansion of the UGB, which leads to an uneven playing field for action between expansion and infill. Mr. Jordan noted this as an opportunity to frame the discussion with policy makers of the region for benefits of development within the UGB.

## **4. CONCEPT TO MAINTAIN SUPPLY OF LARGE LOT INDUSTRIAL LANDS**

Malu Wilkinson, Principle Regional Planner, Dick Benner, Senior Assistant Council, and Ted Reid, Assistant Regional Planner, asked for guidance from the Council before presenting at the Metro Technical Advisory Committee (MTAC). Action will lead to the COO recommendation concerning support for the region's economy. The discussion regarded an inventory of large lot industrial sites in the UGB designated by the presenters. Each lot was on one tax lot with a common owner of fifty

acres or more. The presenters provided a handout for the "Policy Proposal: Performance based approach to replenishing sites for traded-sector industrial". Part of the proposal outlines large-site replenishment, detailing a replenishment mechanism whereby if a large site is developed an additional site will need to be made available in the UGB within one year. As this concept is implemented there will be opportunity to update the process to improve efficiencies. Part of the goal for these sites is to work on providing development ready lots development in order to attract new industries on these sites. Councilors asked how "industrial" is defined. Mr. Benner explained industrial ends up being defined as what is not industrial. Mr. Jordan went on to expand that the Council needs to be careful because defining "industrial" can be slippery slope in how specific the definition becomes. This conversation provides for an interesting and important dialogue to be continued into the future.

#### **5. COUNCIL BRIEFINGS/COMMUNICATION**

Mr. Jordan briefed the Council on a meeting previously held with Kim Smith, Oregon Zoo Director, discussing the American Zoo and Aquarium Association (AZA) accreditation. The topic of concern was the distance between a lion's ability to get from the exhibit to the fence. The plans were in accordance with the AZA, but the construction had not been followed through properly. In order to comply with the AZA an emergency contract has been ordered to begin construction. Unfortunately this will mean the lions will not be part of the exhibit for Fourth of July weekend.

#### **6. EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(2)(i)**

Adjourned at 3:30 p.m.

Prepared by,



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Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF**  
**June 29, 2010**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
1	Handout	06/29/10	Amended Agenda	062910cw-1
2	Handout	05/17/10	2010 Capacity Ordinance	062910cw-2
3	Handout	06/28/10	Metro Reserve Area Map	062910cw-3
4	Handout	06/03/10	Assessment of Potential Urban Growth Boundary Expansion Areas UGB Reserve Area 8A	062910cw-4
5	Handout	06/28/10	Assessment of Potential Urban Growth Boundary Expansion Areas UGB Reserve Area 7D	062910cw-5
6	Handout	06/29/10	Policy proposal: Performance-based approach to replenishing large sites for traded-sector jobs	062910cw-6