



## MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

November 2, 2010  
Metro Council Chamber

Councilors Present: Carlotta Collette (Council President), Kathryn Harrington, Rod Park, Robert Liberty, Carl Hosticka

Councilors Absent: Rex Burkholder (excused)

Council President Carlotta Collette convened the Metro Council Work Session Meeting at 1:03 p.m.

### **1. DISCUSSION OF AGENDA FOR COUNCIL REGULAR MEETING ON NOVEMBER 4, 2010/ADMINISTRATIVE/CHIEF OPERATING OFFICER COMMUNICATIONS**

Councilor Kathryn Harrington asked to make sure the summary for the ordinances properly reflected the language of the ordinances to be discussed at the Thursday Council Meeting.

Deputy Chief Operating Officer Scott Robinson reminded the Council of the 2009 Ordinance number 09-1223. Mr. Robinson offered several options to follow the guidelines of the ordinance. The Council agreed that work with the ordinance needed to be added to future work sessions and a work plan needed to be drafted.

Mr. Robinson updated the Council on the first challenge to the Zoo veterinary hospital. Construction hit an ancient landslide and they can no longer drill into the hill. This will modify the schedule and scope, but there were sufficient contingencies in the original plan.

### **2. MAINTAINING AND PROTECTING A SUPPLY OF LARGE SITES FOR INDUSTRIAL EMPLOYMENT - UPDATE / DISCUSSION**

John Williams and Ted Reid, Metro, reminded the Council that in 2009 the urban growth report identified unmet demand for 200 to 1,500 acres of large-lot industrial uses. In August 2010, Chief Operating Officer (COO) Michael Jordan recommended the Council consider adding 310 acres north of Hillsboro to the UGB and adopting a system to maintain and protect an inventory of large industrial sites. On October 13, the Metro Policy Advisory Committee (MPAC) recommended the Council follow the COO recommendation and adopt changes to Title 4. Because of shortage of time for discussion, MPAC did not vote on whether to recommend the Council adopt a system for maintaining an inventory of large industrial sites. Staff's general sense from MPAC was that this concept has wide appeal. Mr. Reid explained he hoped to create tiers for the industrial sites ranging in degree of development readiness. Mr. Williams and Mr. Reid asked the Council if this was a good way to move ahead and if there was anything else that needed to be discussed.

Councilors made recommendations for further discussion including finding separate parcels with one owner that were on the top tier of development readiness. Councilors also asked for more clarification regarding the goal of Title 4 being an economic or land use perspective and that land itself is not readiness as well as how to define the different tiers. Generally the Council agreed they were comfortable with this framework plan as a policy statement and would like to see a resolution as a formal declaration of intent.

### **3. BREAK**

**4. URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN – TITLE 1 HOUSING CAPACITY AND TITLE 6 CENTERS, CORRIDORS, STATION COMMUNITIES AND MAIN STREETS – DISCUSSION**

Sherry Oeser, Metro, explained the worksheet in the packet was out of order. She had thought MPAC would have discussed Title 6 at the last meeting, but it is now on their next agenda. Today's work session will begin discussion on Title 1. Ms. Oeser reminded the Council of the concerns from local governments about the existing Title 1 requirements. To address these concerns the COO included a recommendation as part of the Community Investment Strategy (CIS) to revise Title 1 to move to a no net loss for housing at its current level.

Councilors asked for some clarification and wanted to ensure those cities and counties making changes would comply and notify of any work regarding Title 1. The Council asked for more information regarding the origin of these changes and a reminder of future changes be sent to all cities and counties.

Ms. Oeser explained Title 6 seeks to encourage development in centers and station communities. Since Title 6 was adopted, however, development in centers has not achieved the results originally anticipated. The COO recommended changing Title 6 to an incentive approach to encourage cities and counties to develop centers and to expand to include corridors and main streets. The question brought forth to the Council asked for any questions to bring to MPAC for their discussion.

The Council asked some clarifying questions and for examples of Title 6 in action as well as the recommendation to be explicit as a set minimum. Councilors expressed interest in the results of the discussion from MPAC.

**5. UPDATE ON MPAC HOUSING PLANNING SUBCOMMITTEE – UPDATE / INFORMATION**

Mr. Reid reminded the Council that as part of the adoption of urban and rural reserves (URR), the Metro Council revised the requirements for concept planning of urban reserves and comprehensive planning of urban growth boundary (UGB) expansion areas. The subcommittee agreed on three principles guiding the principles for the proposed revisions. Mr. Reid gave an overview of each section and provided explanation of each of the changes.

Councilors asked if areas still going through concept planning were subject to these changes or if it only applied to areas brought in with the URR process and asked this information be available to cities and counties.

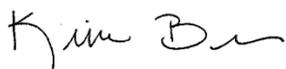
**6. COUNCIL BRIEFINGS/COMMUNICATION**

Councilor Harrington briefed the Council on a meeting regarding House Bill 2001 and discussed the Oregon Metropolitan Planning Organization Consortium (OMPOC) summit and reception on November 18<sup>th</sup> and 19<sup>th</sup>.

Councilor Collette noted there would be a brownbag lunch regarding her best practices trip to Detroit.

Adjourned at 3:32 p.m.

Prepared by,



Kim Brown  
Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF  
November 2, 2010**

<b>Item</b>	<b>Topic</b>	<b>Doc. Date</b>	<b>Document Description</b>	<b>Doc. Number</b>
1	Agenda	11/02/10	Agenda: Metro Council regular meeting, November 4, 2010	110210cw-1
2	Agenda	11/02/10	Agenda: Metro Council work session, November 4, 2010	110210cw-2
3	Handout	11/02/10	Proposal on large industrial sites	110210cw-3
4	Handout	10/27/10	Exhibit D to Ordinance No. 10-1244	110210cw-4
5	Handout	11/02/10	Exhibit Q to Ordinance No. 10-1244	110210cw-5