



METRO COUNCIL WORK SESSION
MEETING SUMMARY
October 2, 2012
Metro Council Chamber

Councilors Present: Council President Tom Hughes and Councilors Shirley Craddick, Carlotta Collette, Kathryn Harrington, Carl Hosticka and Barbara Roberts

Councilors Excused: Councilors Rex Burkholder

Council President Tom Hughes convened the Metro Council work session at 1:05 p.m.

1. CHIEF OPERATING OFFICER COMMUNICATIONS

Chief Operating Officer Ms. Martha Bennett reported two items to the Council:

- PERS rates are increasing for employers statewide by an average of 45%. Metro will be increasing its' PERS rates to 12.7% effective July 2013.
- Avian botulism continues to be an issue at the Smith and Bybee Wetlands. The disease is not threatening to humans. This week Metro will be removing beaver dams in the wetlands to increase water flow in an attempt to reduce the ability for the disease to spread further.

2. COMMUNITY INVESTMENT INITIATIVE: METRO COUNCIL ENGAGEMENT

Ms. Maria Ellis, Mr. Randy Tucker, and Mr. Joel Schoening of Metro presented to the Council on the Community Investment Initiative (CII). Specifically, the presenters reported on the advancement of the Regional Infrastructure Enterprise (RIE) and the Development Ready Communities (DRC) Pilot program with which the Council wishes to be an active participant.

The DRC pilot program is intended to assist volunteer jurisdictions in more clearly identifying their economic and community development challenges and opportunities. Currently the DRC Implementation Group is in the process of reaching out to local economic and community development professionals, private sector development professionals, and local organizations to help create the pilot program. As a part of the project the CII is engaging jurisdictions of varying sizes, development areas and locations throughout the region to pinpoint characteristics of a program that would be the most useful to them.

At this work session the presenters were seeking feedback from the Council on the Community Driven Approach used in outreach efforts to local jurisdictions, and the draft set of criteria the RIE could use to evaluate project investment opportunities.

Council Discussion:

- The Council discussed the initial filters within the evaluation criteria that the RIE would like to use to explore potential investment opportunities. The initial filters are intended to focus on basic elements of potential projects that will be critical in getting those projects accomplished, not the specifics of each project.
- The Council wanted to see the burdens and benefits of projects for each community better represented in the initial filter criteria. The Council felt the initial filter should get at the burdens, such as added congestion, and value that a project could deliver to a community, such as job creation.
- The Council discussed whether or not the land for potential projects needed to be ready for development or not. The sense from the Council liaisons to the RIE and staff was that land did not necessarily need to be development ready at this point in time.
- The Council kept returning to the notion of burdens and benefits. In this primary part of the process the Council discussed how outreach should be aimed at receiving as much information and feedback as possible. Once that information is acquired the RIE and DRC can use it to construct a more specific application.

3. BREAK

Council recessed for a short break.

4. PROPOSED TITLE 4 MAP (EMPLOYMENT AND INDUSTRIAL AREAS MAP) AMENDMENTS

Mr. Ted Reid, Mr. Brian Harper, and Mr. Ray Valone of Metro presented to the Council on the Proposed Title 4 Map (Employment and Industrial Areas Map) Amendments.

Title 4 of the Urban Growth Management Functional Plan aims to provide and protect a stock of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas (RSIA's), Industrial and Employment Areas. Title 4 also seeks to cluster industries, protect the capacity and efficiency of the region's transportation system, and to encourage the location of other types of employment in Centers, Employment Areas, Corridors, Main Streets and Station Communities.

Depending on the circumstances, Title 4 specifies several ways the Title 4 map may be amended. At this work session staff brought three separate ordinances that would amend the map to the Council for their consideration:

- Ordinance 12-1284 regarding a Title IV map cleanup.
- Ordinance 12-1288 regarding a map change of two sites in Happy Valley.
- Ordinance 12-1290 regarding the removal of 73 acres of land from the map in Troutdale.

Staff recommended that the Council approve the three ordinances.

Council Discussion:

- The Council requested clarification on the zoning changes that would come from the map clean up called for by Ordinance 12-1284. Staff stated that the Title 4 Map changes were simply being made to conform to the local jurisdiction's zoning codes.
- The presenters were asked by the Council how removing the Troutdale property from the Title IV map would affect employment capacity in the area. Staff stated that commercial uses could actually elicit higher employment totals than industrial uses on that particular piece of land.
- The Council inquired whether Metro had ever said no to a request from a city who has wanted to have land removed from the Title IV map. The Council did not want to set the precedent that they would automatically accept every request. Staff responded that no requests that have been brought to Council have ever been denied. However, staff works with local jurisdictions to determine whether potential map amendments would meet Title 4's criteria and, in some instances, have discouraged local jurisdictions from pursuing Title 4 Map amendments.
- Further deliberating on the application process the Council discussed whether or not they could legally reject a request that meets all the criteria. Metro attorney Ms. Alison Keane Campbell who was present at the meeting stated that she couldn't answer that question with certainty, but agreed to bring an answer back to Council, perhaps at an executive session.
- The Council questioned why the Happy Valley site had been included in the Title 4 map when the land isn't the most suitable for industrial uses. Staff stated that Title 11 should help because concept planning should raise red flags about potential pitfalls of site locations early on in the process.

- The Council believed, and staff agreed, that there must be more due diligence in the process of adding industrial land to the inventory. Staff stated that the advent of more recent planning mechanisms and strategies will help avoid situations like the one in Happy Valley.
- The Council was curious about two parcels of land visible on the Happy Valley map that lie south of Rock Creek Boulevard. The Council wondered about trading that land for industrial use to not deplete the industrial site inventory, as would happen if this site and others were approved for removal from the Title 4 map.

5. COUNCIL BRIEFINGS/COMMUNICATION

Councilor Carlotta Collette gave the Council an update on the Climate Smart Communities project. The project is currently selecting case studies to be pursued, continuing to engage localities, and leaders have selected March 2013 for the regional summit.

Council President Tom Hughes announced to the Council that a Request For Proposals (RFP) has been issued for the Oregon Convention Center Hotel market study. Additionally, Hyatt and Unite Here have been meeting and are currently working toward a labor peace agreement.

Councilor Kathryn Harrington reported to the Council on the formation of the Public Engagement Review Committee (PERC). Councilor Harrington alongside Councilors Carlotta Collette and Shirley Craddick recently met with staff to review applications for the positions within the group.

6. ADJOURN

Seeing no further business, Council President Hughes adjourned the Council work session at 3:17 p.m.

Prepared by,



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ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 2, 2012

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.0	Handout	10/2/2012	Council Meeting Agenda	100212cw-01
2.0	Handout	9/20/12	CII Project Brief: Sunrise Systems	100212cw- 02