

## MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Tuesday, October 21, 2003  
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Susan McLain, Brian Newman, Carl Hosticka, Rod Park, Rod Monroe, Rex Burkholder

Councilors Absent:

Deputy Council President Park convened the Metro Council Work Session Meeting at 1:06 p.m.

### **1. DISCUSSION OF AGENDA FOR COUNCIL REGULAR MEETING, OCTOBER 23, 2003.**

Deputy Council President Park reviewed the upcoming Council agenda. Councilor Burkholder asked for a review of Resolution No. 03-3377. Kerry Gilbreth, Benefits Manager, briefed the Council on this item. The amount of the contract was \$3300 per year on a four-year contract. Councilor McLain asked about the scope. Ms. Gilbreth said they facilitated communication with vendors. Deputy Council President Park reviewed the rest of the agenda. Councilor Hosticka said on Resolution No. 03-3376 there would be a presentation prior to the public hearing. He noted that there might be proposed amendments to the resolution. Councilor Monroe asked that Michael Jordan, Chief Operating Officer, talk about the Metropolitan Exposition-Recreation Commission (MERC) ordinance when he arrived for the meeting. Councilor Park talked about focusing on the Goal 5 public hearing.

### **2. OREGON ZOO PRESCHOOL FOLLOW-UP DISCUSSION**

Tony Vecchio, Oregon Zoo Director, talked about attendance at the Oregon Zoo. The attendance was down but not as bad as they anticipated. He said Roger Yerkes, Oregon Zoo and Sarah Chisholm, Oregon Zoo, had reviewed the financial picture. Mr. Yerkes said they had re-looked at their audience. They were looking at 60 registrants per year. They were on the main commuter route. He had talked with TriMet, ODOT and Metro Planning to get commuter numbers. He detailed the numbers. He talked about marketing families, which were families that make about \$50,000 per year. He then talked about the range of tuition for full day programs. They were projecting \$900 per month for registration fees. He then detailed the program, a full day program, five days a week, with three and four year olds. They would also offer the early drop off and late pick up times. In reality it was a preschool with some daycare. He spoke to the philosophy of the program. It was similar to Montessori. He then detailed staffing issues. He talked about the two modular facilities. He spoke to security issues and access to the Zoo.

Councilor McLain asked about the entry process, the application process. Mr. Yerkes said they hadn't put together the application yet. Councilor McLain felt they needed to think about the criteria. She spoke to the possibilities of a modified program, less than five days a week. Councilor Burkholder asked about what it cost to pay off the improvements. He talked about the true cost and the pay back. He asked about losing space at the Zoo to this program. He also asked what this would take in terms of investment. Ms. Chisholm talked about the investment of furniture and equipment purchases as well as demolition of the current building. The overall costs would be about \$400,000. Councilor Burkholder asked about use of exhibit space. Mr. Vecchio explained where the preschool would be. Tearing the building down was costly but necessary. He said the modular units should last about 12 years. He talked about the future of the preschool if it

was successful. Ms. Chisholm said they had the option of leasing the building as well as buying them. Mr. Yerkes talked about the registration process. Councilor Hosticka asked what was the next step. Mr. Jordan said there were no legal obligations for the Council to allow the Zoo to move forward. Councilor Park asked if the Council's form of approval was through the budgetary process. Councilor Monroe talked about his experience with childcare. He felt this was a unique opportunity. He cautioned that this was probably not a money making adventure. He felt it was a wonderful service that Metro was providing. Councilor McLain asked about insurance coverage. She knew this insurance was very specialized. Ms. Chisholm said they had looked at insurance coverage and they would be covered under the existing insurance. Councilor McLain asked about excise taxes. Councilor Newman said he didn't see that it fit strictly with the mission of the Zoo. He felt it would be a break-even venture. He felt relatively comfortable with the proposal. Councilor Monroe clarified his remarks. Councilor Newman asked when the school would start. Ms. Chisholm said they planned to open it next September. They would need an amendment to the capital project budget this year. Mr. Jordan asked what the \$400,000 covered. Councilor Hosticka suggested that the budget should call out the site demolition separately. Ms. Chisholm said she would provide all the budget details at their next session.

### **3. TITLE 4 REGIONALLY SIGNIFICANT INDUSTRIAL AREAS (RSIA)**

Mary Weber, Planning Department, said she was providing more information. They had gone through all of the areas; some local governments had analyzed areas. Metro had also looked at other sites local governments had not analyzed. She spoke to what her hope was which was to get approval of a map. She spoke to the schedule for the next two months (a copy of which is included in the meeting record). She summarized the memo she had provided to the Council (a copy of which is included in the meeting record). She detailed the Regional Transportation Plan and Title 4 regulations and requirements. Councilor McLain said she felt that the resolution gave direction. Ms. Weber said the policies leaned toward a district as opposed to an isolated area. She talked about the industrial land factors, access to a freeway, slopes less than 5%, availability to specialized services, proximity to like firms and use, predominately industrial uses. She talked about each study area and detailed information about each site. She didn't think parcel size was that important.

She then spoke to the colored maps in the packet. She talked about industrial areas over time. Councilor Burkholder talked about policy direction. Councilor Park talked about normal patterns and land evolving over time. Ms. Weber talked about industrial lands developing at the edge. Mr. Jordan asked about the job losses in southwest portion of the region. He asked about what the assumptions were. He said he felt that the assumptions were a good place to begin the policy discussion. Councilor Park said these were the MetroScope runs before the Urban Growth Boundary (UGB) decision. Councilor McLain said the Metro runs were used as a base case. Ms. Weber talked about the land use type map. Council President Bragdon said if the purpose of RSIA's was a higher level of protection, how much variation was there, jurisdiction by jurisdiction. Ms. Weber said they all met the industrial land regulations. City of Portland had greater restrictions on their retail. She talked about Clackamas County southern area and Hillsboro. She addressed Tualatin districts. She said local governments were cranking down on protection. Councilor Newman asked if the incursions happened over time. Ms. Weber said zoning had changed over time. In review of the local codes, commercial uses were permitted uses. All industrial codes have gone through updates. She spoke to commercial uses, conflicts between uses. There were good reasons for restrictions. She spoke to the summary sheet on each site and the series of maps.

She talked about the Hillsboro site, Area 1 and the distribution, services, access, proximity and use. This area did not support the distribution area. This was within the industrial sanctuary. She felt this was appropriate for designation as a RSIA. She spoke to limit of growth. Councilor McLain said she felt that the areas were closer than people thought. Council President Bragdon wondered about options of maps. She then addressed Area 2, Northwest Industrial areas. They had looked at the factors rather than the numbers. Dick Benner, Senior Metro Attorney and Long Range Planning, talked about the industrial sites. They needed 14 sites, 50 acres or larger. Ms. Weber said she looked at the factors. Even if it stays as industrial land, it did get some protection. She then detailed the Portland proposals. Councilor Burkholder asked about the airport designation. Ms. Weber said Port of Portland asked that they be recognized as RSIA. There were commercial activities on this RSIA as well. They added a provision to the Code that exempted these areas from the commercial prohibitions. She noted that our Code was parcel specific.

She then addressed Area 6, Gresham – Columbia Corridor. She suggested looking at this corridor as a whole. It met all of the factors. There were generally industrial uses in this area.

She then talked about the Troutdale Airport area. It was constrained to its size. It was isolated from the rest of the Columbia Corridor. She didn't feel this was regionally significant. This was a call on Council's part. Councilor Burkholder talked about RSIA and its potential. He thought the separation was not a challenge. This was area that you didn't want to lose and should be protected for the future. Councilor Monroe concurred.

Ms. Weber addressed Area 8, Lents. This was local industrial activity. She detailed some of the factors. She did not recommend it as a RSIA. She talked about Area 9, Wilsonville. She needed direction from Council on this area. The city submitted two vacant parcels as designation for RSIA. They didn't concur with Wilsonville's recommendation. She talked about the factor analysis. This was where future transportation and UGB expansion could make a difference but she currently did not recommend this as a RSIA. Councilor Hosticka talked about reengineering of roads in the area that would allow truck use. He didn't see why these sites shouldn't be included. Ms. Weber talked about a district versus a specific site. She needed direction from Council. She did not feel that this area stood on its own.

She then talked about Area 10 in Tualatin. The facilities there were local industrial. It was constrained at both access points. It does not serve as a support facility for transportation facilities. Within the area itself, it was industrial. She looked for direction from the Council.

Area 11 was in the Tigard area. She spoke to the factors in the area and the limitations. She concurred with the city's recommendation not to designate this area as a RSIA. Councilor Monroe concurred. He felt Area 10 needed to be designated as a RSIA. Area 12 and 16 were near Hwy 212/224. They recommended this area as a RSIA. Area 13 was in Forest Grove. Forest Grove had not recommended this as a RSIA. Metro staff didn't recommend this as a RSIA. Area 15 in East County had three separate industrial areas. She spoke to activities in this area. Staff did not recommend this area as a RSIA. It did not make a cohesive industrial area. Area 17, Hwy 217 worked as a local industrial area rather than a RSIA. Area 18 was Central City industrial. The City and Metro staff did not believe it should be designated as a RSIA.

Ms. Weber asked for direction. Council President Bragdon talked about the options for the map. One was to consider those that local jurisdictions nominated, two, a generalized map and then three, a map, which included this analysis. He suggested erring on the side of breadth and has jurisdictions come in and tell Council why certain areas shouldn't be brought in as RSIA's. Councilor McLain said she was comfortable with the work that staff had done on their analysis.

She suggested looking at the policies on the books and demonstrated why these sites should be RSIA's. Council President Bragdon asked if Council agreed with staff recommendations. Councilor Burkholder suggested adding Area 7 as a RSIA. Council President Bragdon summarized that Areas 1, 2, 3, 4, 5, 6, 12, 14 should be included on the map as well as Area 9, 10 and 7. Councilor McLain said there had to be factors that met the criteria. Councilor Monroe suggested Area 10, 9 and 7 be included. Councilor Burkholder suggested adding Area 17.

#### **4. POWELL FOSTER CORRIDOR STUDY BRIEFING**

Richard Brandman, Planning Department, introduced the topic. Bridget Weighart, Planning Department, gave a power point presentation (a copy of which is included in the meeting record) on the project. She spoke to study recommendations and next steps. This was intended to be incorporated into the Regional Transportation Plan (RTP) update. Councilor Newman talked about connections with land use over time. Ms. Weighart said they thought about land uses. This was a large corridor and local jurisdictions did the land use planning. This addressed the regional access to a facility. Councilor Park talked about the discussion with Land Conservation and Development Commission (LCDC) about not designating Powell/Foster Corridor as a regional facility. Councilor McLain said the public has been involved and the public saw this as a next step. Councilor Newman reiterated that he wanted to see the connection to land use over time. Mr. Jordan asked about recommendations for access management. Ms. Weighart said yes, those designations had been made throughout the region in the RTP. Councilor Monroe talked about the Pleasant Valley Plan, they were doing land use planning in the right way. He spoke to access to Pleasant Valley from I-205. Currently it was street only, there was no pedestrian or bike access. Access to the north and south was critical. These improvements were important to the developing land use and multi-modal access.

Mr. Brandman said we were taking a number of diverse auto oriented streets and making them multi-modal. He talked about Phase 2. He noted that these recommendations were well supported by the community. Ms. Weighart said they were expecting citizen comments on this Thursday.

#### **5. CITIZEN COMMUNICATION**

There were none.

#### **6. CHIEF OPERATING OFFICER COMMUNICATION**

Mr. Jordan reminded the Council about tomorrow's retreat.

#### **7. COUNCILOR COMMUNICATION**

Councilor McLain talked about Ordinance No. 03-1023 and this Thursday was only a first reading. Larry Harvey spoke to general concerns of the Tri-County Lodging Association. He suggested a task force to address all of the issues at one time. He felt the parties involved had not been consulted. He asked Council consider taking the Ordinance off the agenda. Councilor McLain said this dealt with internal issues having to do with budget and oversight issues. She felt it was internal workings. It was not changing things with the Tri-County Lodging Association. She felt this was taking care of internal Metro budget functions. She wasn't sure why there was a need for a task force. Mr. Harvey disagreed that this was an internal budget management issue. Council President Bragdon said they would have a public process, which would start this Thursday.

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Councilor Newman spoke to the public hearing on the downtown piece of South Corridor. Councilor Park said Area 7 would be discussed at Gresham. Council President Bragdon asked about the Agriculture Symposium and its attendance.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:10 p.m.

Prepared by,

Chris Billington  
Clerk of the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 21,  
2003**

Item	Topic	Doc Date	Document Description	Doc. Number
1	Agenda	10/23/03	Metro Council Agenda for October 23, 2003	102103c-01
3	Timeline	10/20/03	To: Metro Council From: Mary Weber Re: Title 4 Regionally Significant Industrial Areas timeline	102103c-02
3	Assessment of RSIA's	10/21/03	To: Richard Benner, Interim Regional Planning Director From: Mary Weber, Community Development Manager Re: An Assessment of Potential Regionally Significant Industrial Areas	102103c-03
4	Power Point Presentation	10/21/03	To: Metro Council From: Bridget Weighart, Planning Dept., Re: Power Point Presentation on the Powell Foster Corridor	102103c-04