MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Thursday, March 17, 2005
Metro Council Annex

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

Councilors Absent: Susan McLain (excused), Carl Hosticka (excused), Brian Newman
(excused), Rex Burkholder (excused)

Council President Bragdon convened the Metro Council Work Session Meeting at 3:56 p.m. and
noted that they did not have a quorum.

1.   NATURE IN THE NEIGHBORHOODS FUNCTIONAL PLAN DISCUSSION

Council President Bragdon said they would be reviewing item #7 (a copy of the items are
included in the record). Paul Ketcham, Planning Department, summarized what had been
accomplished at the last work session. They would be discussing the map verification process. He
spoke to the technical aspect of the policy. He said there were also concerns about the education
and medical facilities. Councilor Park summarized that they had mapped these area and this
would be verifying what they had mapped. When did this verification occur? Mr. Ketcham and
Paul Garrahan, Assistant Attorney, responded that on the ground verification would be by the
local jurisdiction and property owners. Mr. Garrahan said there could be some issue where the
lines of habitat and property didn't always mesh. So the property owner or the jurisdiction could
ask for map verification. Andy Cotugno, Planning Director, said the wetland delineation
explained the process. Mr. Ketcham said the existing Title 3 provided guidance to mapping
processes. The Functional Plan would have a chart that identified class one or class two given that
features were present.

Councilor Park asked how that related to medical and education facilities? Council President
Bragdon said it was two different issues. He explained the issues about education and medical
facilities. Mr. Cotugno said the map delineation process had an environmental and economic
value. The intersection between the two determined the conservation area. He asked if there
should be qualifiers for economic and environmental delineations? Councilor Liberty talked
about mapping and if we would get better results before we got to permitting. Mr. Garrahan said
the way they had proposed to address the educational and medical facilities was through the map
verification process. Councilor Park asked if they were mapping the habitat or the institution? Mr.
Garrahan responded that the habitat had already been mapped. He explained the map verification
process for these institutions. Councilor Park said he felt this was confusing because you were
mapping the habitat as well as mapping the institution. Mr. Garrahan explained the high urban
development value issue and the use of the map verification process to identify these areas.
Councilor Liberty suggested that there were a limited number of these institutions. He suggested
identifying those institutions on the original map. Council President Bragdon asked how many
institutions were they talking about? Mr. Ketcham said there were about 13 that had an
intersection with the habitat inventory. They had been working with the community to identify
these institutions up front legislatively. Councilor Park gave an example of Mt. Hood Community
College and the possible future changes. He said uses changes over time. Councilor Liberty asked
what the process was for those changes.

Mr. Ketcham said in meeting with the institutions, they preferred being identified up front. They felt the Functional Plan should be rigorous and recommended future facilities be approved by future amendments. Councilor Liberty gave an example of the south waterfront, which had high habitat value but might be influenced by redevelopment and change the economic value due to redevelopment. Mr. Cotugno suggested laying out all of the issues around this and returning to Council to discuss this. Council President Bragdon suggested that if they had a relatively small list of institutions, identifying those institutions up front was a good idea. Mr. Cotugno asked about ratcheting up economic value to these sites.
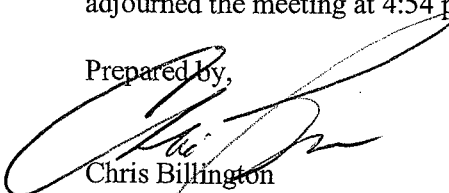
Councilor Liberty asked about mapping processes. Mr. Ketcham said it was similar to Title 3 mapping, either Metro's map or local jurisdiction mapping. Staff discussed issues of resources and mapping criteria. Councilor Park suggested mapping would occur when new development was being proposed. Councilor Liberty shared his concerns about allowing mapping to occur this way. He was worried about getting the map they wanted. Councilor Park suggested wetland delineations were in place. He didn't think there would be much third party mapping that would be inaccurate. Michael Jordan, Chief Operating Officer, spoke to his experience with Title 3 mapping. Mr. Ketcham explained what they were trying to do with the Functional Plan process for mapping. The local jurisdiction needed to have a mapping process similar to Metro's or they needed to have criteria to map the area to look at it on a case-by-case basis. Councilor Liberty talked about his concerns with third party mapping and who the client was. Mr. Garrahan said this would allow for simple corrections as well. They wanted to have a process where a property owner was not required to hire a consultant to map the area. He also explained exemption language to avoid the mapping process all together. They were trying to account for a lot of different scenarios. Councilor Park said he wanted to make sure Metro was not inserting itself between the property owner and the local jurisdictions. Mr. Garrahan explained the Metro map verification process role. Councilor Liberty said Metro would be looking at this as part of their compliance review. Mr. Cotugno summarized what he had heard from the Councilors in the room. Councilors discussed third party consultants and who should hire the consultant, local jurisdictions or the property owner/developer.

Mr. Ketcham summarized that the Council wanted to have existing institutions mapped and asked if they wanted to have urban development criteria for future institutions? Councilor Park suggested having criteria if the institutions moved on and sold the property.

Mr. Garrahan suggested reviewing #12. He explained the concept using encourage language on incentive programs. He asked for Councilors feedback on encouragement through Functional Plan language. Councilor Liberty asked how this got included in the proposed Functional Plan language. Mr. Garrahan said the language was included to remind local jurisdictions about incentive programs. Mr. Jordan suggested that councilors would rather not have the non-regulation language in the Functional Plan but might include it in the Regional Framework Plan. Councilor Liberty talked about alternative proposals on compliance proposals.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:54 p.m.

Prepared by,

Chris Billington
Clerk of the Council

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MARCH 17, 2005

Item	Topic	Doc Date	Document Description	Doc. Number
1	Memo	3/15/05	To: Metro Council From: Chris Deffebach, Planning Department Re: Nature in Neighborhoods proposed Functional Plan language	031705cw-01
1	Regional Significant list of institutions	2/11/05	To: Metro Council From: Paul Ketcham, Planning Department Re: Proposed Regionally Significant Educational and Medical Facilities	031705cw-02