

MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Thursday, March 31, 2005
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Susan McLain, Carl Hosticka, Robert Liberty, Rex Burkholder, Brian Newman

Councilors Absent: Rod Park

Council President Bragdon convened the Metro Council Work Session Meeting at 2:05 p.m. and introduced Dennis Derby who had asked to address the council regarding the urban growth boundary expansion process. Mr. Derby acknowledged the work the council had done in past years and the huge amount of work still to be done to accomplish the expansion. He suggested an alternate solution, using performance standards to identify appropriate growth in the region, which would allow property owners and communities to bring in land when certain standards are met. He related a number of benefits from such a process: the potential to accomplish the goals of the region, a way to connect public infrastructure and service costs for added lands up front, and a certainty that if certain criteria were met, the land would be brought in and become urban. There was council discussion regarding urban reserves and possible impacts of the alternate method. The council was open to discuss Mr. Derby's suggestions at a later date.

1. NATURE IN NEIGHBORHOODS FUNCTIONAL PLAN ELEMENTS DISCUSSION

Chris Deffebach, Long Range Planning Manager, distributed previous memos and said she would like to discuss items #8, 10, and the new one, #14. She reviewed the reasons that these areas were exempted. Councilor Hosticka asked for clarification of exemption versus an allow treatment. Ms. Deffebach said that allow was more permissible than exempt. Paul Ketcham, Principal Regional Planner, walked through the areas on the map and talked about how they related to habitat. He said that the maps available for analysis depicted areas that were identified as exempt from water quality and flood areas in 1998. He explained the history of each area and the changes that had taken place since then. There was further discussion about the exempt versus allow treatment. Councilor Burkholder said that they would need to be more sophisticated about the use along the marine banks. Councilor McLain said it was a can of worms and that they needed to build in consistency or they would not get buy-in. She said it would not be good to impact, through this process, the regionally significant protected land.

Paul Garrahan, Assistant Attorney, reviewed section number 14 of the handout. He clarified some of the legal points in that section. There was discussion about re-building within the same "footprint" as opposed to expanding the footprint. Ms. Deffebach said that there could be something in the document that encouraged developers to build up, so as to increase density and to keep the re-build within the parameters of the original footprint. Councilor Burkholder wondered if the impact would be any less building up versus building out. Mr. Garrahan said that the question was about the real impact of re-development and how could any negative impacts be mitigated? Mr. Ketcham referred to Title 3 where the Council had already addressed that issue. Mr. Ketcham said that the re-build did not necessarily have to be in the original footprint if re-building further away from the natural resource was more beneficial to the protected area. Mr. Garrahan reviewed what he thought the councilors had said they wanted to do as they went forward with this issue. He said that it seemed that they wanted to leave how they approached the re-development question because they thought it would encourage more intensive development

without eating up more of the habitat conservation areas. He said he thought they were suggesting that perhaps they shouldn't impose any greater "avoid," "minimize," or "mitigate" on re-development in habitat. He said that they had said that they wanted to figure out the mechanisms so that when local governments were making a discretionary decision restoration was a factor.

Council President Bragdon asked if they could continue the discussion at another meeting. Ms. Deffebach said they could but that they needed to try for closure soon.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 3:30 p.m.

Prepared by,

Kim Bardes & Cheryl Grant
Clerk for the Council

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
MARCH 31, 2005**

Item	Topic	Doc Date	Document Description	Doc. Number
1	Memo	3/15/05	To: Metro Council From: Chris Deffebach, Planning Dept. Re: Nature in Neighborhoods	033105cw-01
1	Memo	3/24/05	To: Metro Council From: Andy Cotugno Re: Nature in Neighborhoods materials for policy discussions	033105cw-02