

Metro

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Metro

Minutes

Thursday, April 19, 2018

2:00 PM

Metro Regional Center, Council chamber

Council meeting

1. Call to Order and Roll Call

Council President Tom Hughes called the Metro Council meeting to order at 2:04 p.m.

Present: 7 - Council President Tom Hughes, Councilor Sam Chase, Councilor Betty Dominguez, Councilor Shirley Craddick, Councilor Craig Dirksen, Councilor Kathryn Harrington, and Councilor Bob Stacey

2. Public Communication

Council President Hughes requested that those wishing to testify come forward to speak. He explained that the agenda item regarding the Basalt Creek Planning Area was being reviewed by the Metro Council on the record and new evidence would not be considered.

Paul Woods, City of Wilsonville: Mr. Woods, President of SORT Bioenergy, provided testimony on food waste processing. He shared concerns about Metro's request-for-proposal process for a food waste processing facility and requested the Metro Council review their involvement in the process.

Sharon Nasset, City of Portland: Ms. Nasset testified about housing options. She proposed solutions for the region's housing needs, including making rooming and boarding houses more widely available. (Ms. Nasset also provided written testimony; please see the April 19 meeting packet.)

Ron Swaren, City of Portland: Mr. Swaren spoke in favor of the proposed Western Arterial Highway. He asked the Metro Council to support better highway options, including additional bridges across the Columbia River, to better support transportation in the region. _

Mayor Tim Knapp, City of Wilsonville: Mayor Knapp spoke

on the recommendation for the Basalt Creek Planning Area. He noted that the affected cities had unanimously asked the Metro Council to consider the land use question. He added that the City of Wilsonville was committed to helping resolve the situation, following the council's final recommendation.

Councilor Frank Bubenik, City of Tualatin: Councilor Bubenik expressed disagreement with the Basalt Creek Planning Area recommendation. He noted that there were significant housing needs in the area that would be increased by the development occurring nearby. He explained that the land should be used for housing instead of employment land.

Councilor Paul Morrison, City of Tualatin: Councilor Morrison testified in favor of identifying the Basalt Creek Planning Area as residential land. He explained that the area was unsuitable for employment land.

Tony Weller, City of Tigard: Mr. Weller, CESNW Inc., expressed disagreement with the Basalt Creek recommendation. He explained that he was hired by local property owners to review the plans and provide a second opinion on the recommendation. He noted that many factors of the land, including its topography, made it unsuitable for employment land.

Herb Koss, City of Lake Oswego: Mr. Koss, a local property owner, testified in favor of marking the Basalt Creek area as residential land. He shared concerns that the area was not suitable for employment land, as construction would prove expensive for developers. He urged the Council to review Mr. Weller's recommendation.

Sherman Leitgeb, City of Sherwood: Mr. Leitgeb, a local property owner, testified in favor of making the Basalt Creek area residential. He explained that the form of the land would make building expensive for businesses, and as a

result the area would not get developed.

Peter Watts, City of Oregon City: Mr. Watts, a local property owner, expressed disagreement with the Basalt Creek Planning Area recommendation. He explained that he felt the land should be designated as residential land, given the qualities of the area and the lack of buildable lands inventory for residential development of all types.

Councilor Robert Kellogg, City of Tualatin: Councilor Kellogg testified against the recommended industrial designation of the Basalt Creek Planning Area. He explained that the land was better suited for residential development.

Hannah Childs, City of Sherwood: Ms. Childs spoke in favor of designating the Basalt Creek Planning Area as residential land. She thanked the Metro Council for their time and service and urged them to reconsider the Chief Operating Officer's recommendation.

3. Consent Agenda

3.1 Consideration of the Council Meeting Minutes for April 12, 2018

Approval of the Consent Agenda

A motion was made by Councilor Chase, seconded by Councilor Craddick, to adopt items on the consent agenda.

The motion passed by the following vote:

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

4. Presentations

4.1 Metro Chief Operating Officer Recommendation Regarding the Basalt Creek Planning Area

Council President Hughes introduced Mr. Roger Alfred, Metro counsel, to present the Chief Operating Officer (COO) recommendation regarding the Basalt Creek Planning Area.

President Hughes explained that as established in the process created by Metro, the Metro Council's review of the COO recommendation would be based on the record of written materials, and the Council would not be accepting or considering any new evidence that was not before the COO. Mr. Alfred reiterated that the process for Basalt Creek was not subject to normal land use procedures, as it was created by an inter-governmental agreement (IGA) between the Cities of Wilsonville and Tualatin, Washington County, and Metro, for a limited and specific purpose (focused on arbitrating a dispute between the two cities) that was outside the scope of the land use laws for the State of Oregon. He clarified that Metro had not agreed to make a final land use decision regarding the designation of the property.

He provided an overview of the process, noting that the Chief Operating Officer had reviewed the evidence submitted by the two cities and made a recommendation to the Metro Council. He explained that once the Metro Council issued its decision, the two cities would undertake their own land use proceedings in order to make the necessary adoption of the concept plan and zoning designations. Mr. Alfred then reviewed the background of the Basalt Creek Planning Area, highlighting that it consisted of about 650 acres in unincorporated Washington County, and provided an overview of the property and the surrounding area. Mr. Alfred informed the Metro Council that given the evidence, including the history of the area and the existing and planned transportation facilities that were designed to serve industrial uses, the COO recommendation supported a conclusion that an employment designation remained

appropriate for the area and the area should be planned accordingly by the cities.

Mr. Alfred discussed points raised during public testimony. He clarified the size of the area that the recommendation related to and spoke to what was included in the existing record.

Council Discussion

Councilor Craddick asked about the elevation changes in the area. Councilor Stacey spoke to the history of the area and why it was designated for industrial and employment use. Councilor Harrington asked when the materials for the meeting had been made available to the public; staff clarified that the materials had been published Friday, April 13. Council President Hughes asked about past legislation regarding the area and discussed the IGA.

A motion was made by Councilor Dirksen, seconded by Councilor Stacey, to approve the Chief Operating Officer's recommendation regarding the Basalt Creek Planning Area. Ms. Alison Kean, Metro Attorney, clarified that staff would develop a resolution to officially approve the recommendation to be considered at the May 3 council meeting. The motion passed by the following vote:

Aye: 7 - Council President Hughes, Councilor Chase, Councilor Dominguez, Councilor Craddick, Councilor Dirksen, Councilor Harrington, and Councilor Stacey

5. Chief Operating Officer Communication

Ms. Martha Bennett provided an update on the following events or items: a new initiative to reduce food waste developed in partnership with Metro, the Oregon Restaurant and Lodging Association, Oregon Department of Environmental Quality, local governments, and other

partners; new content published by Metro's Communications staff regarding the Southwest Corridor project; and a recent tour of Chehalem Ridge Nature Park.

6. Councilor Communication

Councilors provided updates on the following meetings or events: the Joint Policy Advisory Committee on Transportation (JPACT) and the ribbon cutting ceremony for the new Agilyx facility in Tigard. Councilor Dirksen announced that the Sherwood City Council had voted unanimously to withdraw its urban growth boundary expansion request.

7. Adjourn

There being no further business, Council President Hughes adjourned the Metro Council meeting at 3:28 p.m. The Metro Council will convene the next regular council meeting on May 3 at 2:00 p.m. at the Metro Regional Center in the council chamber.

Respectfully submitted,



Nellie Papsdorf, Legislative and Engagement Coordinator

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF APRIL 19, 2018

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.0	Handout	05/03/18	Affordable Housing	041918c-01
2.0	Handout	01/23/13	The Roommate Gap: Your City's Occupancy Limit	041918c-02
4.1	Letter	02/15/18	Re: Basalt Creek Planning Area Decision Process	041918c-03
4.1	PowerPoint	04/19/18	Basalt Creek Planning Area Recommendation	041918c-04