

**RESERVES STEERING COMMITTEE
MEETING SUMMARY**

April 9, 2008; 9:00 am – 12:00 noon
Metro Regional Center, Council Chambers

Core 4 Members Present: Washington County Chair Tom Brian, Multnomah County Commissioner Jeff Cogen, Metro Councilor Kathryn Harrington, Clackamas County Commissioner Martha Schrader.

Reserves Steering Committee Members Present: Bob Austin, Chris Barhyte, Shane Bemis, Jeff Boechler, Craig Brown, Katy Coba, Rob Drake, David Fuller, Karen Goddin, Tom Hughes, Kirk Jarvie, Keith Johnson, Gil Kelley, Charlotte Lehan, Greg Manning, Sue Marshall, Mary Kyle McCurdy, David Morman, Alice Norris, Lainie Smith, Greg Specht, Jeff Stone.

Alternates Present: Drake Butsch, Kathy Figley, Jim Johnson, Donna Jordan, Jim Labbe, Bob LeFeber, John Rakowitz, Bob Rindy, Sabrina White-Scarver.

Also Present: Chuck Beasley, Dick Benner, Hal Bergsma, Genny Bond, Carol Chesarek, Bob Clay, Danielle Cowan, Brent Curtis, Sarah Curtiss, Mark Cushing, Mike Dahlstrom, Maggie Dickerson, Ennis Egner, Jim Emerson, David Halseth, Jon Holan, Jim Hough, Melissa Huffman, Art Lutz, Robin McArthur, Doug McClain, Linnea Nelson, Tim O'Brien, John O'Neil, Mark Ottenad, Don Otterman, Ron Papsdorf, John Pinkstaff, Pat Ribellia, Jarrett Rose, Kelly Ross, Doug Rux, Steven Sparks, Thane Tienson, Randy Tucker, Ray Valone, Fred VanDomelen, Kevin Van Dyke, Mark Walkley, Ramsay Weit, Chris Yake.

Facilitation Team: Debra Nudelman, Aurora Martin.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:06 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She then introduced the film crew from Northern Light Productions. They are completing a three-part documentary for PBS on land use issues on behalf of the Lincoln Land Institute.

Deb Nudelman stated that the Core 4 have asked to extend all upcoming Steering Committee meetings to three hours. There being no objections to this extension, it was confirmed that future meetings will be held from 9:00 a.m. to 12:00 noon. Deb provided an overview of the agenda and meeting materials. She then asked for comments on the January and March meeting summaries.

Gil Kelley asked to amend the March meeting summary on page 7 to clarify the intent of his comment concerning the impact of decisions of this committee on people within the current urbanized area.

There being no other comments or changes to the meeting summaries, they were adopted as final.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

None.

III. DISCUSSION OF RESERVES WORK PROGRAM

Councilor Harrington introduced the topic of the work program. She introduced John Williams, Metro Reserves Manager, to explain the work program in more detail.

John Williams explained that he is working on behalf of the Core 4 and that Metro and the three counties are working together on this program. John gave a summary of the work program and key milestones as it is laid out in the *Coordinated Reserves Work Program Overview* and *Key Milestones for Designating Urban and Rural Reserves* documents that were handed out at previous meetings. As depicted in the *Coordinated Reserves Work Program Overview* document, the entire reserves program is divided into five phases. The first phase is nearing completion and the Steering Committee is moving into Phase 2. At the end of Phase 2, the Steering Committee will have a map of the areas that will be studied in this process. Phase 3, the longest part of this project, will result in a map of recommended urban and rural reserves areas.

Councilor Harrington clarified that Phases 1 through 3 arrive at the green box in the *Key Milestones for Designating Urban and Rural Reserves* document called “Preliminary reserve areas recommended.”

John Williams explained that the Steering Committee will be focusing mostly on Phase 2 during this meeting, but that Core 4 staff is already working on Phase 3 tasks. Phase 4 will include the largest component of the public outreach process. Phase 5 will consist of a more formal outreach process, including formal public hearings. The far right side of the *Coordinated Reserves Work Program Overview* document shows the other decisions that will come at the end of this process. However, those decisions are outside the scope of the Steering Committee. The Core 4 anticipates the main portion of this committee’s work will be through Phases 1 and 3, although there may be a need for Steering Committee meetings in Phases 4 and 5.

Gil Kelley asked a clarifying question about the overall assignment. He said the Steering Committee is essentially charged with looking at maps and determining what areas will be studied. His concern is that by also needing to look into the future for 40 to 50 years, we have to look at what population and jobs forecast should give us a scale to understand what would be allocated across the landscape. He would like to know how the Steering Committee will have that conversation relative to other parts of the New Look effort. He is concerned that if we over-designate urban areas, we are essentially telling farmers not to bother continuing to farm in those areas, because eventually that farm land will be developed. He feels the paradigm for growth is changing, and projections for the next 40 to 50 years will probably look very different than our growth patterns in the past because there are many new factors to consider, such as energy costs and climate change, and the challenge of providing infrastructure.

Councilor Harrington referred the committee to the *Framing Growth Forecasts in the Context of Urban Reserves* document handed out at the last meeting. This document outlines how the committee will be going through the refining process and how this information will be used. John Williams will explain later in the meeting about the methodology that will be used.

Mary Kyle McCurdy noted that at the end of Phase 3, the work program has a preliminary recommendation to have public input in Phase 4. She asked what that public input would be, if it would potentially change the recommendations made by the Steering Committee, and if so, who would change the recommendation.

John Williams said that the recommendations of the Steering Committee are made to the Core 4, so there would be opportunity for public input.

Mary Kyle McCurdy asked if the Core 4, during Phase 4, may modify the recommendations that come out of the Steering Committee.

John Williams said there is going to be public outreach on this project for next year and half, but there are specific targeted public outreach times as well.

Lainie Smith said that a lot of the work that is happening on the Reserves process is happening at the county level, but that she does not have an understanding of county level activities.

John Williams explained that later on in the agenda is an opportunity for each county to introduce and discuss their county programs.

Greg Manning said he would like to follow up with Gil Kelley's earlier comments with a question about the quantity of urban reserves. He understands that Metro is moving forward with forecasting, but that an equally important component of that is translating demand. He asked that someone discuss how a land demand analysis would fit into the phasing and what the status of that analysis is.

Robin McArthur said that to answer those questions, Steering Committee members can refer to the *Framing Growth Forecasts in the Context of Urban Reserves* document that Councilor Harrington mentioned. Robin said those numbers will be refined, but that the process has not deviated from what is in that document.

John Williams said the Core 4 will provide the Steering Committee with more information on that process as it is available.

Alice Norris commented that there is a lot of action at the local level, and not just at the county level. She said there should be outreach in the local community. She feels it is backwards to have the intergovernmental agreements come before the adoption of the urban and rural reserves.

Councilor Harrington explained that in order for the participating bodies to formally adopt the urban and rural reserves, they must first have intergovernmental agreements to show the bodies what they are agreeing to.

John Williams explained that the intergovernmental agreements are between Metro and the counties, so the idea was to create the intergovernmental agreements first and then go to the Steering Committee process.

Alice Norris asked if it follows that local communities should have their own processes.

John Williams said not necessarily. A major part of this process is seeing what is going on in each of the cities. One of tracks is to understand “local aspirations” so the Core 4 will be working closely with cities. He said that is an important part of the process but that the responsibility for that is not housed within this committee.

Councilor Harrington referred the Steering Committee to the *Coordinated Public Involvement Plan* that shows what the Core 4 are doing and how the process is taking advantage of the fabric that is already in place.

Greg Specht said he wanted to add to Gil Kelley’s comment. He is not sure that the Steering Committee has the capacity to evaluate factors such as global warming and the cost of oil into its forecasts. He will refer to the *Framing Growth Forecasts in the Context of Urban Reserves* document. He asked if the Steering Committee will have better information once Metro has prepared growth forecasts.

Robin McArthur said yes.

Greg Specht asked if and when the forecasts from the review panel will be available for the Steering Committee to review.

Robin McArthur said that the peer review panel will be convened in May and will be a public event with invitations going to Reserve Steering Committee members and other stakeholders. She said a stumbling block is that most economists and demographers prepare 20-year forecasts and not 40- to 50-year forecasts.

Greg Specht said he assumes work is in progress now to develop the review panel.

Robin McArthur confirmed that it is.

John Williams referred the committee to the *Great Communities* study. He said the concept is that over time, we are looking at Great Community issues at differing scales. The mesh gets finer and finer as you go further into the process. The idea with the work program is to look at factors broadly at the outset of the process and then look at the factors more and more rigorously as the process moves forward. John presented his “white board” drawing that lays out the track of work over next few meetings. [See *Whiteboard Photo of Proposed Work Program*] He said that the process will begin with a broad a delineation of study areas, as shown in the *5-Mile Buffer of UGB* map. At the next two meetings, the committee will look at the broad indicators and determine what needs to be considered to make a general decision about what areas are going to be studied. Later in the meeting, the committee will review urban reserve factors, and rural reserve factors will be reviewed at the May meeting. By the end of June, the goal is for the committee to make recommendations for study areas to take to the communities and the public for comments, to inform them about how this process is going to work, and what the timeline is.

John Williams said Metro and the counties will also be conducting their own public involvement and will be reporting back to the Steering Committee in September to develop what areas will be analyzed in Phase 3. Phase 3 is the finer mesh where the Steering Committee will look at the factors in more detail and refine the applications of the factors. The next step of review through a finer mesh will come later when lands are added to the urban growth boundary, but that is in a process

outside the Steering Committee process. John said it is important to understand this point because the Steering Committee will not have an answer for every piece of land at the end of this process. There may be questions, issues, and concerns that the Steering Committee will not be able to resolve, which will only be resolved when the land is added to the growth boundary. John then asked each of counties to give a brief summary of their public involvement processes.

Commissioner Schrader said that Clackamas County is beginning to solidify its process and that their website will be available by next week. Clackamas County is putting together materials, including an information sheet on urban and rural reserves. They are compiling information for and planning meetings with the Clackamas Planning Commission and community planning organizations as well as with cities, hamlets, and villages. Clackamas County has also created a public process committee that includes a heavy agricultural influence to reflect the demographics of the county. She said they are also requesting councilors from the other municipalities attend for broader representation.

Commissioner Cogen said that Multnomah County is close to finalizing its process and the website is available now. Multnomah County has formed a Citizens Advisory Committee (CAC) that will be hearing public and stakeholder input to provide updates and thoughts to the county commissioners. The CAC has 15 members with a broad range of backgrounds. The results of CAC considerations will be presented to the county commissioners, the Steering Committee, and the county planning commission for guidance.

Chair Brian said that Washington County has established a coordinating committee modeled after the coordinating committee from the Goal 5 process, and has written a public involvement plan and hired a staff person to augment the public outreach for this effort. The committee consists of 17 members from the public sector including cities, special service districts, and councilors from Metro. Planning directors serve as technical advisors to the committee. The object of the committee is to advise members of the Steering Committee and to connect the public involvement plan with the Committee for Citizen Involvement. Washington County has a website that is available now.

Councilor Harrington explained that there is not a separate public involvement plan for Metro. There is a coordinated public involvement plan that the Core 4 have agreed to. This Steering Committee process is a system of problem solving and collaboration unlike anything we have done before, and it is not a process for creating four different recommendations that we will bring together later and try to negotiate. Metro will convene public involvement meetings as needed, but they are trying to invest time and energy in this collaborative process and are participating in county processes. The Core 4 are trying to ensure we have a level of coordination and collaboration as well.

Shane Bemis asked Commissioner Cogen if the 15 members of the Multnomah County CAC have already been chosen or if citizens can still give input and recommendations for the committee composition.

Commissioner Cogen responded that the number is not fixed and they are open to hearing suggestions.

Keith Johnson asked if Marion and Yamhill counties were being included in this process.

Councilor Harrington responded that Metro convened a gathering of neighboring communities in January that included invitations to Marion and Yamhill counties. Another neighboring communities meeting will be held next week to coordinate among affected jurisdictions.

Bob Austin asked what the 5-mile buffer means for neighboring communities.

Councilor Harrington said that is a good question that will be addressed later on in the agenda and that we will need to discuss that with those communities.

IV. REVIEW OF BROAD RESERVE STUDY AREAS

Chair Brian introduced the review of broad reserve study areas. He introduced Tim O'Brien to describe the broad study areas and proposed starting point.

Tim O'Brien showed an enlarged map of the *5-Mile Buffer of UGB*, and explained what the 5-mile buffer means, where it goes, and what counties it includes. Tim explained that the Steering Committee needs to start someplace, so the staff came up with 5-mile buffer, which seemed to be enough land to begin studying. A 5-mile buffer around the current UGB encompasses about 400,000 acres of land. The current UGB encompasses about 256,000 acres of land. After review of this buffer, there are some areas that staff feels are appropriate to be included or excluded in the study areas.

For example, the Columbia River Gorge scenic area can probably be removed from the study area because it has its own protections. The city of Sandy has an urban reserve area that needs to be considered. In addition, Core 4 staff felt that the areas between Estacada and Molalla and the buffer should be adjusted. The 5-mile buffer includes parts of Yamhill and Marion counties. Because those counties have not been involved in this process, they were removed from the study area. Those communities in Yamhill and Marion counties have been invited to this process. The area around Chehalem Hills has a lot of natural features, so the study area was adjusted there, as well as around Haag Lake. The study area was adjusted around the Highway 26 and Banks area because it is a transportation route and important to consider. We will look at adding another part of Multnomah County that would include Sauvie Island and parts of Forest Park. With these tweaks to the map, we come up with a different study area than we originally started with, but it still contains quite a bit of land that could potentially be used to study for urban and rural reserves. The next step would be to determine how to dissect those areas into manageable study areas. The Steering Committee needs to start looking at factors in the rules and breaking down areas into study areas to be reviewed for both urban and rural reserves.

Chair Brian asked if there is a presumption that prime agricultural lands outside the 5-mile buffer are safe and not threatened by development.

Tim O'Brien said he did not mean to imply that, but that this study area will be changing, and an area outside of the study area would have to be taken under consideration before developing.

Chair Brian asked if the Columbia Gorge scenic area is a defined area.

Tim O'Brien answered yes, and that the area would be removed from the reserves study area because other rules apply to protection and development.

Greg Specht said that the lands in Yamhill and Marion counties provide flat land and are major transportation areas which are needed for industrial growth. To remove those lands from the study area is too simplistic, even if those counties are opposed to being included. Greg said the region cannot grow north or west, so to remove those lands in the south is naïve because if we do not grow south, we will be pushing those jobs north to Washington. He believes the Steering Committee should study the flat land all the way south along the I-5 corridor to Woodburn.

Councilor Harrington referred the committee to read section 3(a) under 660-027-0060 Factors for Designation of Lands as Rural Reserves in the LCDC rules that discusses areas “potentially subject to urbanization.” This section outlines how we are focusing on the important agricultural and natural resource lands that might be subject to urbanization.

Deb Nudelman said that this is the first time the Core 4 are asking the Steering Committee to talk about a concept. The hope is to get concurrence at the end of this discussion for the process and not the exact study areas.

Greg Specht said that the map gives him a feeling that this is a *fait accompli*, and that he does not feel that the map being presented has included fundamental issues such as the need for large, flat land in transportation corridors for industry.

Commissioner Cogen said that this is not a *fait accompli*. The purpose of this exercise is to begin a discussion. He asked for verification that we took Marion and Yamhill counties out of the study area because the Core 4 has no jurisdiction over them.

Dick Benner said that the reserves legislation authorized agreements between Metro, the three counties at the table, and also other counties. It is possible that along the way there could be agreements with Marion and Yamhill counties, but as noted earlier, those counties were invited to but did not participate in legislation or rule-making. They have since been invited to observe and participate in the process, but unless they assert themselves, they probably will not be part of this initial process.

Commissioner Cogen asked if further outreach can be made to them.

Councilor Harrington said that Metro has tried to include them, but it is their choice to participate. The city of Newberg has a city council meeting on April 21 that Metro representatives will be at, and Metro is doing everything they can to engage them.

Commissioner Cogen suggested that maybe a categorical exclusion of those lands should be reconsidered.

Tim O'Brien said that one of the agenda items for the April 17 Neighboring Cities meeting in Canby is to discuss that.

Greg Specht said that we would be kidding ourselves if we do not take advantage of the opportunity in front of us to include not only Yamhill and Marion counties, but also go to Woodburn. We do not know how much land will be needed for employment without the population/employment numbers. He suggested that maybe the Steering Committee should look at potential study lands as

well. He asked why the Steering Committee should limit itself to an artificially small area now. Staff reiterated that whereas there is, and will continue to be, outreach, collaboration and coordination to counties outside the three-county area, no one can force other jurisdictional bodies to participate.

Dave Morman said he is representing forest land and that there are commercial forest lands out there too. He hopes the Steering Committee will maintain the perspective on agricultural lands because whatever boundary we establish for economic development will have an effect on that. He asked if there is an assumption that everything not an urban reserve will be a rural reserve. Staff answered that the process will result in lands that are designated for urban reserves, land designated for rural reserves, and land that retains its current designation. In other words, not all the land in the study area will be designated urban or rural reserves.

Sue Marshall said that she was a bit stunned as the lines on the map kept getting further and further out. She thinks there are some lenses we can use to shrink this a little so that we do not start out with the largest possible study area. For example, the Chehalem Mountains probably do not need to be included.

Tom Hughes said he would like to echo what Greg Specht said. He said that it is as naïve to assume the land in Marion County will not develop as it is to think that all land within the reserves area will develop. He said that what will attract industrial development will attract them within either our UGB or those of Marion and Yamhill counties. The question for people in Marion County is whether they should be included in our UGB or if they will continue to develop in their own UGB.

Katy Coba asked what is expected from Steering Committee today. She asked if the Steering Committee is supposed to have a starting point figured out today, or if members should get input from their constituents and bring that back to the table at the next meeting.

Deb Nudelman said that the question the Core 4 staff is struggling with is how much land is enough. Some members of the committee think the process is moving too quickly; others think it is moving too slowly. Today, the Core 4 wants a baseline agreement from the Steering Committee that we should use this approach to get started. The lines on the map are dotted lines that can be adjusted. The Core 4 would like to know if the Steering Committee is okay with this approach and if not, then understand why and determine what the next steps are for moving forward.

Katy Coba suggested that the group take a caucus break to discuss this.

Councilor Harrington said that the committee will be coming back to the factors. There will be refinement and adjustments to the map as the Steering Committee discusses factors today and at the next meeting. She said that the committee will still be making adjustments to the study areas, but that at least the committee will have something to build from.

Craig Brown said it makes a lot of sense to expand into those areas. He said he wanted to remind people that neighboring cities have their own process for expanding, and that it would behoove the committee to have conversations with other counties as well.

Lainie Smith said that as long as it is understood the stake can be moved, then she feels it is okay to move ahead. She feels that she needs to talk to people in her office to understand what their

concerns are as well. She suggested that it might have been helpful to have this information sent out in advance of the meeting.

Tom Hughes said he is concerned with going down the I-5 corridor, because if we say that is where all the employment will go, then we lose opportunities in other areas. He is curious what Marion and Yamhill counties' initial responses were; if they said yes or to stay away. He is also curious about other cities this process will encroach on and if Metro has the authority to absorb those cities or if they have a choice in it. He has also read about green spaces and wonders what areas would be within the study area if there are not any green spaces. He said the area to the south needs to be looked at, but that is not the only area. He agrees Metro needs to start someplace but that the starting point should not exclude looking at other areas.

Karen Goddin feels the Metro region is already missing out in areas such as clean technology and solar, and that these companies are being recruited to the south. Flat lands are important for transportation and to exclude any areas, particularly to the south, will limit our opportunity to stay competitive in economic interests.

Donna Jordan clarified that there can be undesignated areas and not just urban and rural reserves. She feels that if the study area line that includes Molalla was drawn to the east instead of south, the committee would be accomplishing what Greg Specht talked about but also including Molalla. If we can work with cities outside of Metro, we will be able to use that land in our calculations for a 50-year plan.

Deb Nudelman said they are trying to see if there is a next-step component to consider and asked Tim O'Brien to draw in potential lands with an orange line.

Rob Drake said that at the first meeting he had asked how the committee can undo a designation if they get it wrong. He said he did not know about the broader consideration of study areas until today. He thinks it is the right thing to do so we can take things off the table. He said that a group with all the collective interests such as this is not being convened anywhere else in the country. He would be concerned if we started cutting the study area back at this point.

Councilor Harrington said that the purpose of this mapping exercise is to identify a broad swath for urban and rural reserves. She said she disagrees with the title of the map because this is being looked at with both an urban and a rural lens, and then it will be refined through a screening process.

Chair Brian said he would support the expansion of the study area to the south along I-5. He supports this because the committee is looking out 40 or 50 years and there is a lot in that time frame we do not know. He said he agrees with Sue Marshall, but he does not know how much of the area will be pulled out of the study area. There will be holes in the shaded areas where large sections come out of the study for natural resources. He said Metro has looked at transportation impacts with the surrounding areas because people commute. He said they have had talks with Yamhill and Marion counties and they do not want to be included, but that their decisions will impact us. He said it would be good to include them now in the discussions about the preliminary study areas.

Dick Benner said that raises some jurisdictional problems. He said the Steering Committee can coordinate with counties, but Metro has limited jurisdictional authority in its charter that stops at the three county line. If the Steering Committee does look at study areas outside those three counties, it would raise questions about Metro's jurisdictional authority. Marion and Yamhill counties would have to agree on designations unless they decided they wanted to be part of Metro.

Keith Johnson commented that he was concerned about voting on this without understanding the factors or the implications of excluding or including particular areas. He said he would like to understand what the Steering Committee is recommending and how it is adjudicating what is in or out of the study. He asked if some land is set aside for urbanization if that means they have to be offset by lands designated for rural uses.

Commissioner Schrader said that there will be factors and filters for both urban and rural reserves. It just happens that the discussion today is for urban factors and rural factors will be discussed at the next meeting.

Mary Kyle McCurdy said we have to find a way to integrate the information for other counties without including them. She does not think the Steering Committee is the right body to consider reserves in Yamhill and Marion counties, and that those do not stop at Woodburn, but involve all the agricultural community through to Salem and farther. That is an overwhelming study area. She said that the Steering Committee will have to integrate that information but realistically she does not see the Steering Committee being able to incorporate all that information in this process.

David Fuller said it would be presumptuous to think that we are going to encroach upon those other counties. Big government is not always better than smaller governments. Our country has many small communities that have the ability to have innovative ideas. For this study, the existing mandate for Metro should be a hard edge. If we cannot accommodate those people, then we should go to those counties and let them figure out a way to deal with the population.

Charlotte Lehan said it is inappropriate for us to be in those counties. If the Steering Committee goes into those areas it will slow down this process. She said this is not a UGB expansion line. She raised the concern that talking about expanding down the I-5 corridor is a major diversion from all the growth patterns we have had for center-based development. She said that is a much bigger discussion than what she was anticipating.

Greg Manning said he would like to see numbers to know what population growth we are looking at and how densities will fit within the proposed areas.

Gil Kelley said he thinks we have a conceptual problem. He thinks the Steering Committee needs two maps with two levels of detail. The metropolitan economy is not limited to the three county line. The Steering Committee has limited jurisdiction as well as limited time and patience. He feels that there should be two phases, and one should be a big picture look that includes northern parts of Marion and Yamhill counties as well as Clark and Columbia counties. He would at least like to get the big picture laid out to understand where the growth of two million people over the next 40 to 50 years can go. Without the numbers, we do not know what we are looking at. He feels the Steering Committee has limited itself to a process that might come across to the public as an interest in growing out equally from center, but we really should be more interested in a spoke and wheel

approach. He thinks the Steering Committee should take a bigger look and then review it with a closer look at the three county area.

Jeff Stone commented that anytime there is a map, it inspires passion. He thinks the 5-mile buffer is fine because you have to choose a number to start with. He said the question to consider is not just what the buffer is, but also what it means. He is glad to hear that it includes both urban and rural areas. He commented that industry needs transportation, but so does agriculture. He said all of those things are important to keep on the top shelf as we look at what to consider. We need to come up with a solution that does not force people to react to one another. He said he has a reaction for going down to Woodburn because that goes through prime agricultural land. He is not concerned about the 5-mile swath, but he is concerned about what it means.

Deb Nudelman said it is important to be comfortable with having open and honest discussions. She suggested a brief caucus break so that participants could have an opportunity to reflect on the group's discussion.

After a brief caucus break, Commissioner Cogen said that what the Core 4 was looking for in this meeting was to see if they are on the right track. They feel that the committee generally sees this as a good way of thinking with some push back on the jurisdictional authority and range of study. The Core 4 asked the Steering Committee members to think about this topic and discuss it with their constituents before the next meeting, and the Core 4 will do a jurisdictional analysis and talk to Marion and Yamhill counties. We will table this discussion and put it on the agenda for the next meeting. [Action Item]

V. INTRODUCE AND BEGIN DISCUSSION OF URBAN RESERVE FACTORS

Commissioner Schrader introduced the topic of urban reserve factors. She said we will talk about the broad study area factors and how each relevant factor must be applied.

Commissioner Cogen clarified that the desired outcome of this discussion is to clarify and reach an understanding that these factors will be applied broadly at the outset of the process and then more specifically later in the process. The urban factors were applied first because there are fewer factors to look at and meeting time was limited.

John Williams explained that some of these factors will be applied at one stage more than others. He reviewed the *Urban Reserve Factors* chart that includes eight factors from the rules. He noted that the order of the factors has been reorganized slightly to better reflect the process this committee will go through. He said the difficulty will be in determining with what granularity to look at the factors. The Steering Committee will be refining the size of the study areas over time. It will start by looking at broad study area filters such as watersheds, floodplains, drainage basins, and existing roads to inform decisions. Later analysis will review those factors in more detail, using data such as school district needs and service provider boundaries. John reminded the Steering Committee that they will not always have answers to all the questions, even at the end of the discussion. The last two factors look at how lands are developed. This is more of a discussion that will be applied later in the process and not necessarily in the identification of study areas. The intention of the presentation is to get us thinking about the factors and how they are used in various ways. The committee will have a broad discussion of rural reserve factors at the next meeting.

Jim Labbe thinks there is information that should be considered early on in a broad scale, such as the factors related not just to shape and size of natural features but also to the quality of those factors.

John Williams said the Core 4 technical team is already talking about how factors will be considered. He said they are looking for input to see how the factors will inform our decisions at this stage on a broad scale.

Gil Kelley said he appreciates that some of factors will be different at the front end and at the back end of this process. He feels that the potential to provide high-speed transportation should move up to the first tier of factors. He said transit is going to be a factor that is just as important as existing roads and highways.

Mary Kyle McCurdy feels that railways, ports, and access to water should be considered in the broad study area factors in addition to roads. She noted that the last factor is not a verbatim statement of what is in the LCDC rules.

John Williams will check on the wording. [Action Item]

Deb Nudelman asked the committee to think about this topic for the next meeting and we will consider urban factors again, as needed.

John Williams clarified that the main focus will be on rural reserve factors, but the conversation can include urban factors as well.

VI. SUMMARY

Deb Nudelman asked for a quick check-in about the caucus break and summary. She heard the Core 4 say thank you for showing how complex this issue is. The Core 4 understands that on a conceptual level they can move forward. The Core 4 also heard that they will not get hard concurrence but they are looking to get the okay that they can move forward with this approach. The Core 4 will conduct legal analysis of jurisdictional issues and outreach to Marion and Yamhill counties and will bring feedback to this group at the next meeting. The Core 4 is challenged to keep moving forward. Deb reminded the committee that this is an iterative process.

Gil Kelley said that he does think the map is a real stumbling block. He feels there should be an area of influence map that is separate from the smaller map, and that would show how much leakage there is from the smaller map and that we are trying to take a holistic look at the economy. He said people will see the smaller map as an expansion map and not as a study map.

Deb Nudelman said she will add the area of influence map topic as something for Core 4 staff to consider. [Action Item]

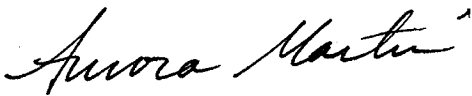
Councilor Harrington said that there is a lot of work that Core 4 and Core 4 staff do in advance of meetings to make sure that they use Steering Committee members' time efficiently. She said she is hopeful that the rural factors information will go out in advance of meeting. She said she brings this topic up to ask how the information dissemination process is working because the Steering Committee discussions are dependent on information that is distributed.

David Morman noted that if the committee will be discussing the application of rural reserves at the next meeting, there is a document on the Metro website titled *Criteria for Consideration of Forestlands within Future Reserves* that would be relevant reading.

Deb Nudelman said that the Core 4 is working to provide the Steering Committee with upcoming agenda topics. The agendas will continue to refer Steering Committee members to materials to be reviewed in advance of meetings.

There being no further business, Deb Nudelman adjourned the meeting at 11:56 am.

Respectfully submitted by Kearns & West.



ATTACHMENTS TO THE PUBLIC RECORD FOR APRIL 9, 2008

The following have been included as part of the official public record:

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.	Photo	4/9/08	Whiteboard Photo of Proposed Work Program	040908rsc-01
4.	Map	9/10/07	5-Mile Buffer of UGB	040908rsc-02
6.	Chart	4/7/08	Urban Reserve Factors	040908rsc-03