



RESERVES STEERING COMMITTEE MEETING #5

ANNOTATED AGENDA

Date: June 9, 2008
Time: 9:00 a.m. to noon
Place: Council Chamber, Metro Regional Center
600 NE Grand Avenue, Portland

I. Welcome and Introductions (9:00 – 9:20)

Debra Nudelman, facilitator

- Agenda review
- Adoption of May 14, 2008 meeting minutes
- Updates and action items including:
 - SW Washington outreach
 - Big Look update and connections
 - Yamhill County meeting review
- Phase 1 activity report

Packet materials: May 14, 2008 meeting minutes; technical memorandum summarizing Phase 1 activities.

II. Public Comment (9:20 – 9:25)

Please fill out a public comment card (available at the entry table) and provide to Debra Nudelman if you intend to speak.

III. Framing Growth Forecasts in the context of Urban Reserves (9:25 – 10:25)

Kathryn Harrington/Core 4 staff

- Update/preliminary actions from May 28 Regional Infrastructure Workshop and the May 30 2060 Forecast Forum
- Discussion of next steps as described in the “recommendations” section of the Framing Growth Forecasts document
- Group Discussion

Desired Outcomes: Understanding of how 2060 Range Forecast will be used in Reserves work program

Packet materials: Handouts will be provided at meeting; also refer to previously distributed “Framing Growth Forecasts in the context of Urban Reserves” document.

IV. Break (10:25 – 10:40)

V. Broad Study Area Recommendation (10:40 – 11:40)

Martha Schrader/Core 4 staff

- Steering Committee recommendation on Broad Study Area map
- Summary of Phase 2 public outreach program

Desired Outcomes: Steering Committee recommendation to release Broad Study Area Map to Phase 2 public outreach process (Steering Committee endorsement of Broad Study Area Map scheduled for September, following outreach)

Packet materials: Broad Study Areas Map & Technical Memorandum. Phase 2 open house schedule will be distributed at meeting.

VI. Wrap-up (11:40 – Noon)

Debra Nudelman

- Confirm agreed-upon next steps
- Upcoming meetings & topics
- Meeting summary

VII. Adjourn

Upcoming meeting topics (draft - subject to change):

Wednesday, July 9

- Discussion of Phase 3 work program and analytical process
- Discussion of Making the Greatest Place work program and integration into Reserves project

Wednesday, August 13

- Discussion of Phase 3 work program and analytical process (cont.)
- Update on Phase 2 public involvement process

Wednesday, September 10

- Presentation on Phase 2 public involvement results
- Decision: Reserve Study Areas Endorsement
- Next steps on Phase 3 work program

Wednesday, October 8

- Steering Committee working meeting on Phase 3 technical process

**RESERVES STEERING COMMITTEE
DRAFT MEETING SUMMARY**

May 14, 2008; 9:00 am – 12:00 noon
Metro Regional Center, Council Chambers

Core 4 Members Present: 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, Bill Ferber, David Fuller, Karen Goddin, Judie Hammerstad, Mike Houck, Tom Hughes, Kirk Jarvie, Keith Johnson, Gil Kelley, Greg Manning, Sue Marshall, Mary Kyle McCurdy, Alice Norris, Lainie Smith, Greg Specht, Jeff Stone.

Alternates Present: Shawn Cleave, Doug Decker, Kathy Figley, Jim Johnson, Donna Jordan, Jim Labbe, Bob LeFeber, John Pinkstaff, Lidwien Rahman, Bob Rindy.

Also Present: Chuck Beasley, Dick Benner, Carol Chesarek, Danielle Cowan, Shirley Craddick, Brent Curtis, Mike Dahlstrom, Maggie Dickerson, Mike Duyck, Jim Emerson, Julia Hajduk, Jim Hough, Jack Isselmann, Harvey Kempema, Greg Leo, Robert Liberty, Art Lutz, Jim McCauley, Bill Monahan, Robin McArthur, Doug McClain, Tim O'Brien, John O'Neil, Mark Ottenad, Ken Ray, Kelly Ross, Pat Ribellia, Doug Rux, Don Schellenberg, Steven Sparks, Dick Springer, Fred VanDomelen, Kevin Van Dyke, Mark Walkley, John Williams, Ty Wyman.

Facilitation Team: Debra Nudelman, Aurora Martin.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:09 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She then provided an overview of the agenda and meeting materials and asked for comments on the April 9 meeting summary.

Bob Austin noted there were a few people who had attended the April 9 meeting whose names had not been included on the attendee list. He requested that Kathy Figley be included as in attendance.

Gil Kelley requested that several passages be amended to clarify the intent of his comments. Page 2, paragraph 6, line 3 will be amended to read "...we have to look at what population and jobs forecast should give...." Page 2, paragraph 6, line 5 will be amended to read "...have that conversation relative to other parts of the New Look effort." Page 2, paragraph 6, line 6 will be amended to read "...continuing to farm in those areas...." Page 2, paragraph 6, line 9 will be amended to read "climate change, and the challenge of providing infrastructure."

On behalf of Charlotte Lehan, Mark Ottenad requested that on page 10, paragraph 5, line 4, the word "centralized" be changed to "center-based."

There being no other comments or changes to the meeting summary, Deb confirmed that the requested changes will be made and the revised April 9 meeting summary will be adopted as final.

John Williams announced the 2060 Forecast Forum scheduled for Friday, May 30, 2008 and introduced the *2005-2006 Regional Population and Employment Forecast for the Seven-County Portland-Beaverton-Vancouver OR-WA Primary Metropolitan Statistical Area (PMSA)* document. This document is the summary of the population and employment range forecast that staff promised to present to the Steering Committee in advance of the forum. This range forecast is the first step in the process that this group will be engaging in over the next year and a half and which is discussed in the *Framing Growth Forecasts in the Context of Urban Reserves* document. Core 4 staff wanted to distribute this document to as broad an audience as possible with the intention of giving the Steering Committee plenty of time to review it and be prepared to ask questions at the forum. Everyone is invited to attend the forum. Detailed information is provided in the meeting packet and the Steering Committee will be returning to the topic at other meetings, including the June 9 meeting.

Kathryn Harrington reminded the group that the *Framing Growth Forecasts in the Context of Urban Reserves* document can be found in today's meeting packet.

Robin McArthur asked that people RSVP to the 2060 Forecast Forum if they plan to attend as it would help with logistics.

John Williams told the group that additional forum information will be emailed with an RSVP requested.

Deb Nudelman informed committee members that they should feel free to speak with John Williams or Robin McArthur if they have any further questions about the 2060 Forecast Forum or related documents. She then asked the Core 4 to provide updates on their county public involvement processes.

Commissioner Cogen announced that the Multnomah County Urban and Rural Reserves Citizens' Advisory Committee held its first meeting. The meeting was very positive and productive.

Commissioner Schrader reported that the Clackamas County Urban and Rural Reserves website is active and has links to information about meeting dates and times. The Clackamas County Urban/Rural Reserves Policy Advisory Committee had a productive first meeting. In addition, Commissioner Schrader and her staff continue to visit and attend meetings of cities, hamlets, and other local governments.

Brent Curtis spoke on behalf of Chair Brian. He explained that Washington County has adopted a public outreach model they have used before, and they have established the Reserves Coordinating Committee. The committee meets on a monthly basis and has held three meetings so far. The coordinating committee is advised by a technical committee, and both groups have been getting up to speed on the process.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Tony Holt, a citizen from Wilsonville, expressed his interest in this new democratic process and explained that he testified in the legislature when Senate Bill 1011 was being debated. Tony said he was horrified to learn that at the third Steering Committee meeting there was talk about the study area extending down I-5 to Wilsonville and Salem. He said that Senate Bill 1011 did not define where new growth should come and that extending growth down I-5 would bring strip malls and car

lots and make the area look like it does along the I-5 corridor near Seattle. Tony thinks doing that would be trading the agriculture industry for development, which would be a mistake. In addition, Tony said that he looked at the timeline for this project and thinks the process for public comment is great. It has been almost four years since the entire Metro council came to Wilsonville for a meeting, and he thinks the Core 4 needs to hear first hand from the citizens in this process. Tony provided copies of the newspaper article "The lasting legacy of French Prairie" by Benjamin Williams for committee members to read.

Commissioner Cogen thanked Tony for his public comment and emphasized that the Core 4 do intend to listen to the public. He said that the group will discuss the idea of extending down the I-5 corridor later in the meeting. Commissioner Cogen added that he does not think we should be horrified to hear any perspectives or comments because hearing all perspectives is an important part of this process.

There being no more public comment, the public comment period was closed.

III. REVIEW OF UPCOMING STEERING COMMITTEE AGENDAS/ACTIONS

John Williams reviewed the Phase 2 work program and provided an overview of how Steering Committee decisions inform what is coming next in the process. John reminded committee members that at the last meeting, they reviewed the study areas map in which staff provided a number of reasons why they would add or take away some land from the overall study area. At the June 9 meeting, the Steering Committee will be asked for a recommendation to send the study areas map out for public review and comment. That recommendation decision is informed by the discussions we had at the April 9 meeting as well as the discussions that will be held at this meeting. Staff will be distributing a map via email that uses watersheds, topography, transportation routes, and zoning (among other things) to refine the broad study area outline. There will be plenty of time to review this map in advance of the June 9 meeting. John then referred the group to the second page of the annotated agenda and briefly reviewed the upcoming Steering Committee meeting topics. He noted that these topics are draft and will most likely be amended as the process moves forward.

Greg Manning noted that there has been some discussion about the UGB growth in the Making the Greatest Place concept, and he wondered if that information will be incorporated into this process.

John Williams said yes. We are hoping not to replicate work, but other processes will be used to inform the Reserves Steering Committee process.

Gil Kelley said it would be helpful to understand a little about the Clark County piece. Even though the Steering Committee does not have jurisdiction in Clark County, it would be helpful to have an idea of their plans for future growth.

John Williams confirmed that the Core 4 and staff have been thinking about that topic and agree that it is important to consider outreach to Clark County.

Mike Houck said that Clark County is not interested but that he is glad to hear discussions are on the table.

Deb Nudelman asked John Williams to clarify the difference between the “ask” to the Steering Committee in June and the “ask” to the Steering Committee in September.

John Williams explained that the decision in June will be to send out the study areas map for public comment. This will be first contact for many people in the region about the reserves process, and it is important to talk to a broader audience before a final decision is made because they need to know which land we are studying and which land we are not. The decision in September will be about what lands will definitely be studied.

Rob Drake noted that Clark County sits on both the MPAC and MTAC committees, and asked why they do not have an informational seat on this committee.

Commissioner Cogen said that he cannot speak directly to that. The Bi-State Coordination Committee is tracking the Reserves process and is speaking with Clark County to at least keep them in the communication loop.

IV. FOLLOW UP ON ACTION ITEMS FROM STUDY AREAS DISCUSSION

Deb Nudelman reminded the Steering Committee that the Core 4 had requested a time out at the April 9 meeting to have a chance to reflect on questions and concerns raised about neighboring counties and to follow up with a couple of action items. The desired outcome was to reach agreement on whether to include land outside Clackamas, Multnomah, and Washington Counties in the Reserves study area.

Commissioner Cogen remind the Steering Committee that in April, there was conversation about the region’s economic growth not limiting itself to the Core 4 jurisdiction. The question was raised about the possibility of including Marion and Yamhill counties in this discussion. This is a subject that can cause some contentious debates, but before we can get into whether this is a good idea or bad idea, we need to know the jurisdictional analysis and whether those counties want to be involved. He introduced Dick Benner with the Office of Metro Attorney to present the legal analysis.

Dick Benner referred the Steering Committee to the memo regarding the Designation of Reserves in Neighbor Counties that was included in the meeting packet. The first question that arose from the last meeting was whether Metro could designate urban reserves in other counties. The answer is no. The statute for Metro defines the limits of its potential jurisdiction to Clackamas, Multnomah, and Washington counties, and Metro cannot have a UGB that extends beyond the limits of that jurisdiction. The second question was whether other counties can designate urban and rural reserves. The answer is yes. Those counties would not be designating reserves under Senate Bill 1011, but there are separate statutes that allow them to do it. The third question was whether Metro can enter into an agreement with neighboring counties to designate reserves in those counties. While there is no express designation for other counties to designate rural reserves, that does not mean those counties could not designate rural reserves. There is the limitation that their rural designation not trump the UGB process under Goal 5 or other state priorities. Dick would be happy to answer any additional questions on the subject.

Commissioner Cogen said that based on that analysis, the Core 4 decided we could not forcibly include the neighboring counties in this process. Core 4 members have had conversations with

Marion and Yamhill counties to inform them of what we are doing in this process and to let them know that some people think the counties might want to join. While they are tracking what the Steering Committee is doing, Marion and Yamhill counties have both declined to join the process. Core 4 will keep communication open with the neighboring counties, but it is a moot point to discuss whether it is a good or bad idea to extend into these counties because it will not happen.

Greg Specht said that the real estate committee accepts the fact that this committee does not have jurisdiction to go south. He said that he takes umbrage with the comment that adding development south along the I-5 corridor will make the area look like Seattle. He said that the real estate committee is not about finding land for strip malls and used car lots, but rather they are looking for flat land and an understanding of where the jobs are going to go for the population forecast.

Commissioner Cogen said there are no bad suggestions so we appreciate you bringing forth your questions.

Councilor Harrington said she wanted to address the perception that the Core 4 and Metro Council have only just started outreach to neighboring counties. This has been an ongoing process and the Core 4 has been reaching out.

Gil Kelley said that eventually there might be some diplomacy but that might be far off. He said that at the April 9 Steering Committee meeting, committee members discussed two maps: one was the official map and the second was a sphere of influence map to allow committee member to begin to understand what other counties are thinking. He said this is an important concept to visually keep in our heads as it will serve us in future conversations.

Councilor Harrington said that the *2005-2060 Regional Population and Employment Forecast* document handed out at today's meeting shows that sphere of influence.

Judie Hammerstad agreed with Gil Kelley. She said that the Steering Committee obviously does not have jurisdiction in Clark County and cannot plan for them, but we do need to know what their plans are. In addition to considering including them in our process, Judie would like to be included in their process.

Tom Hughes said that we have a process that allocated some of our growth into neighboring counties, and it is good to know what they are doing. In reality, however, it does not matter what we say. Marion County will make up their own mind and that decision will be driven by market forces.

Greg Manning said the business coalition met last week and spent some time discussing the proposed study areas map. Even with a study area of 400,000 acres, the business coalition could not formulate the adequacy of that study area without job forecasting and employment numbers as well as a model for land demands with an analysis of the topographic and infrastructure concerns for that area. He said that the business community looked at the proposed study areas map and cannot form any decisions. He said he thinks any decision will have to be informed by other factors and we do not have those facts yet.

Commissioner Schrader said that the Core 4 have talked to Marion County as well as Yamhill County. Those conversions are informal and are moving forward well. She suggested that under

the auspices of the commission of neighboring counties that the Core 4 find out what districts Marion and Yamhill counties are in and use that as an opportunity to have more formal conversations at a district to district level in the commission of neighboring counties. She said she would like the opportunity to talk to Core 4 about that.

Commissioner Cogen confirmed that he thought that was a good suggestion.

V. INTRODUCE AND DISCUSS RURAL RESERVE FACTORS

Commissioner Schrader introduced Brent Curtis to discuss this topic. She reminded the Steering Committee that these are the factors that will inform our decisions.

Brent Curtis said that this started at the grass roots level to map the agricultural and natural features in the area. The first formulation of that study happened at Metro under the Shape of the Region study. Those ideas turned into a regional consensus when we created Senate Bill 1011. The next step was to go to LCDC to help flush out Senate Bill 1011, and to that extent we have the urban and rural reserves rule. The factors for rural reserves are found in the rule and also in the law, but the right place to look is the rule. What is important to know is the rule neglects a lot of good work that was done. Our job is to look at the rural reserves factors at this meeting, but this is only the beginning.

The Shape of the Region process provided two important inventories. One of those was presented for the Department of Agriculture by Jim Johnson and provided an analysis of agricultural lands that went beyond the soil types to an understanding of the agricultural economy. When we went to legislature to get the LCDC rule, we worked backward from the study to replicate and enumerate factors that Jim Johnson used. To a very major extent, the factors found in the law and rule have already been fundamentally applied to agriculture. The natural landscape features came from the Greenspaces program but received influence from many different experts, and to a great extent we had inventory and worked backward to find the factors. The inventory is already there for us to use. We had originally said that forestry might not be shored up as much as agricultural land, but forestry land and factors were added into the bill with language parallel to that used for agriculture factors. There are not as many factors for forestry. Our job today is to talk about the inventory and factors.

Deb Nudelman asked if there were any questions about the factors themselves or on the topic in general.

Bob Rindy said that he understood toward the end of the process that the Department of Forestry had provided a discussion paper and had done some mapping.

Brent Curtis confirmed that in the rulemaking process, a discussion paper and some mapping were provided and Doug Decker will speak to that in his presentation. Brent said that we will not be starting from scratch and we will be talking today about how to include the work that has already been done.

Katy Coba asked Bob Rindy to speak to the balance of urban and rural reserves in this process.

Bob Rindy said that the administrative rule requires that there be a balance of urban and rural reserves but that he is certain that balance does not necessarily mean equal amounts of land. There

are individual factors for urban and rural reserves but LCDC will look at balance as the overarching factor. LCDC will not look at two designations to be sure that they balance in amount of land being reserved, however it is a good idea to keep balance in mind and to think about it early on in the process. Bob said he will admit that there is enough generality to that term that there will be a lot more discussion among ourselves about what that factor actually means.

Brent Curtis said he thinks Bob Rindy is correct. There is not an equivalency factor – just balance. In Senate Bill 1011, we wanted to create win-win situations and balance interests so that one interest does not trump another. We are moving away from the clean, bright line standards to an understanding that factors need to be balanced. This is not an equivalency test, but it is important to strike a balance between urban and rural reserves.

Bob Rindy added that the term implies that each influences the other. In the end, whatever has been designated as an urban reserve will have to be compared against rural reserves and vice versa. In each designation, you will have to do something equivalent on the other side. There is a relationship between the designations and although it may not be land equivalency, that is still a piece to look at. He is interested in how the Steering Committee will strike that balance as it goes through this process and would like this group to have an agreement on what balance means.

Brent Curtis said he has no doubt that the Steering Committee will have that discussion over the coming months. The importance of the process we are trying to follow necessitates that discussion so everyone knows we have looked at the topic in depth.

After a short break, Doug McClain said he wanted to reinforce that the following presentations would only be an introduction to the factors. He encouraged presenters to keep their presentations to the 15 minutes allocated to them and told the Steering Committee members that there will be discussion about the factors after all of the presentations have been made. He then introduced Jim Johnson from the Oregon Department of Agriculture.

Jim Johnson said he would not talk too much about the study, but he will talk about the factors that stem from that study. He talked the group through his *Designation of Rural Reserves Agricultural Land Factors* presentation. He said that these factors can be found in both the statute and the rule, and that there is a provision or two in the statute that is not addressed in the rule. The factors as related to agriculture stem from work that the Department of Agriculture did. Jim also referenced the *Oregon Agriculture and the Economy* report that is posted on the Metro website.

Doug McClain introduced Mike Houck, Director of the Urban Greenspaces Institute, to present an overview of the natural landscape features.

Mike Houck gave his presentation on *Mapping Natural Landscape Features: Criteria, Methodology, and Objectives*. He explained that he had been asked by the Greenspaces policy committee to have a natural resources component for creating a map for the New Look process. This was done to provide an image of Portland's natural resources and to inform the urban and rural reserves process. Mike explained the process of creating and compiling the maps and then rapidly went through some aerial images of the area. In conclusion, Mike added that there are some factors that we have not looked at, including steep slopes, but these are still important considerations. He also stressed that they have had input from the people who are most knowledgeable about the ecological landscape, such as federal and state agencies and Metro.

Doug McClain introduced Doug Decker with the Oregon Department of Forestry.

Doug Decker talked the committee through his presentation titled *Forest and Forestry Considerations for Metro Rural Reserves*. He passed out two GIS maps (*Forest Cover in the Portland Metro Area* and *Land Use in the Portland Metro Area*) that were taken from his presentation. He also referred the Steering Committee to factors in the *Criteria for Consideration of Forestlands with Future Rural Reserves* document in the meeting packet. Doug also mentioned a study that focuses on land use changes; updates to which will be provided later in the year. The maps Doug presented compared forestry lands against land use patterns. Doug believes it is in the best interest for the economic viability of the region to keep forest lands as forest land.

Mike Houck said that in addition, Jim Labbe sent a memo to Metro staff. The natural features do not have tiers, but he understands that would be helpful. He also feels it is important to have people involved take look at the process.

Deb Nudelman thanked all the presenters and noted that the presentations will be available on the Metro website. She encouraged the committee members to continue having open conversations with each other and to use the roster available to them to contact other members of the committee.

Bob Rindy said one of things about Jim Johnson's study that seemed particularly important when they were doing the rule-making was that the Department of Agriculture had looked at areas that were particularly conflicted. He feels that this group should look at those conflicted areas and use that to drive its analysis. He wondered if the same kind of analysis will be done for forestry lands and natural features.

Mike Houck responded that the maps that Jim Labbe has produced show where lands overlap and where they complement each other.

Brent Curtis said it is important to note that Jim Johnson used different tiers of activities. Mike Houck indicated they have not done an equivalent on natural features and forestry is still figuring this overlap out as well. There is a lot to discover in this process.

Commissioner Cogen said he would like to have that information as he feels it would be useful.

Doug Decker said he thinks that information is available and will use the agricultural work as a model.

Gil Kelley noted that there has been discussion about zooming out to look at the larger framework of the landscape. On the other hand, he would also like to be able to zoom in. He asked if the maps being produced allow us to do that and to what level.

Doug Decker said that the forestry maps can definitely be scaled down.

Mike Houck said that the further out we get, the harder it is, but that we do have the ability to work at various scales. When we started this mapping project, we were told not to go to the parcel level, but further on, we were told to be more specific. That is why it is important to know about the different data layers that are more specific.

Jim Johnson said that the idea was to present this as broad and conceptual but more information is available.

Mike Houck said that over time progress is being made and the ability to get to more specific levels increases weekly.

Jim Johnson said that they subregionalized the entire metropolitan region. The question asked of the Department of Agriculture was what the viable lands were. When you ask about viability for agriculture, you are talking about blocks of land. The bottom line is that we have regionalized the area and you can have all the layers from parcel size down to soil types.

Sue Marshall asked if any information has been included on maps about landslides and flood plains.

Doug Decker said that they have looked at landslides because they feel that is important.

Mike Houck agreed and said that they know over time it will become an even bigger issue.

Greg Specht asked if anyone has created maps showing areas that are not already covered by the other maps.

Jim Johnson said that is the planning process when you will start overlapping maps and making decisions.

Craig Brown said he is concerned that the 5-mile buffer might not be large enough in some areas. He said it will depend on how aggressively these lands are protected for agriculture and natural features.

Keith Johnson said he would like to share a few pieces from the Department of Environmental Quality (DEQ) standpoint. The department is charged with being an active partner in protecting and restoring Oregon's environment. DEQ is a regulatory agency so they do not really have any jurisdiction to apply a specific factor. However, there are a couple areas that DEQ would like to weigh in on, and those areas have to do with TMDLs and area-wide designations that impact water. The governor charged DEQ with some specific rulemaking regarding green house gasses, air emissions and toxics. DEQ does participate in DLCD periodic reviews to ensure documental compliance. Keith will forward that information to John Williams to be posted on the Reserves website.

Mike Houck responded to the question of looking at a larger area than the 5-mile buffer. He said that we should be looking at that and the implications for that, but we should also look at how we are using lands within the UGB and if we are using those lands as sufficiently as we can or if we should be increasing population densities.

Gil Kelley said we need to do some urban modeling and that it should be part of the exercise; if not at this table, then we should look into how to merge the processes. When he looks at population numbers, he sees that there are a lot of people coming to this area in the next 50 years. The ultimate place for that growth is looking up the I-5 corridor to Woodland and beyond, so having a conversation with Clark County is really important. They are still part of the community and

economy of the area. It is good to have conversations with them off the table, but it might be important to bring them to the table as well.

Judie Hammerstad said the things we are talking about today are compatible to those discussed by the Big Look Committee, and although some of the Big Look areas are outside the Metro area, we should make sure the things we are talking about and doing are compatible. The Core 4 may want to have conversations with the chair or co-chair of that committee.

Craig Brown said he wanted to follow up with the need to reevaluate densities. He does not think that is the way to look at it. Today, we have to project the amount of growth and use the density standards that are currently in place. He does not feel that this forum is the place to discuss growth densities, but if that is not the intent, he would like to know that now.

Gil Kelley said we need to have a back and forth conversation about that.

Craig Brown responded that his understanding is that determining population densities is not something for this committee to decide so we need to provide for growth following the current standards.

Councilor Harrington said she thinks Gil Kelley is right that the purpose of this committee is to have a dialogue. We are not supposed to come up with another set of numbers but to look at options and determine what type of course we are going to chart.

Rob Drake said he continues to be intrigued with the idea of having more coordination and conversations with Clark County. He said a lot of great work has been done in last five years and he wonders if anyone is interested in having the Core 4 talk about what we are doing with Clark County. Rob said he has seen a lot of evolution in this region and now there is a lot of collaborative work, as well as positive dialogue and conversation. He asked why this group should not take advantage of that relationship and that the Core 4 should consider including a representative from Clark County. He said we should look at this holistically because what is happening in Clark County will impact the people who the Steering Committee members represent. He asked the Core 4 to formally consider this.

Commissioner Cogen said that is an appropriate thing to put on the next Core 4 agenda and at the very least, the Core 4 will talk to Clark County. There is no jurisdictional way that they join our process, but there is no downside to talking to them and inviting them to talk to us.

Rob Drake said he would still urge the Core 4 to be more specific and have Clark County join this group, even in an ex officio capacity. He does not know how we can not consider the overall impact of Clark County during this process.

Deb Nudelman confirmed that there was an agreement that the Core 4 will visit with Clark County representatives and discuss their potential for Steering Committee participation (for example in an ex officio capacity.) [Action Item]

Commissioner Schrader concurs with Commissioner Cogen and said that one of the items suggested to the Core 4 was to look at formalizing some of these conversations with neighboring entities. She said it could also be brought up at a District 8 meeting of the commission of neighboring counties.

Tom Hughes said he would like to respond back on the issue of making sure we are maximizing the amount of efficiencies and use inside the UGB. It strikes him as one of the advantages to this group that we have so many perspectives. The difficulty is that we are taking a 50 year look to how the region will absorb that population and adjust to fit it. He said this group needs the planning community around the table to give us an idea what zoning will be appropriate for the next 50 years. This is an appropriate group to look at adjusting desires and outcomes because we look at it from diverse perspectives.

Bob Austin compared this process to an onion and explained that we have to look at other factors in outlying communities. Those discussions will take place in a variety of forums, but population and numbers cannot ignore the outside influence of those communities. Those discussions need to happen and he asked how well prepared we are to look at that.

Doug Decker said he should have some data about forest land to look at from Clark County.

Mike Houck said that the natural features map already looks at a larger area than just the 5-mile buffer.

Deb Nudelman said that from a process perspective, the committee members represent many constituents and are bridges to other important conversations. She said those overlays are complementary to this process and to think about how committee members can bring those critical pieces here.

VI. SUMMARY

Deb Nudelman summarized action items. She reminded the group of the May 30th forecasting event and that the Key Milestones chart passed out at the January meeting is a good reference to know where the group is in the process.

Mike Houck said he hopes the group will follow up on the action item of getting a planner's view of the natural resources in the area.

Councilor Harrington informed the group that in addition to the forecast event, there is an infrastructure workshop to wrap up some significant work on May 28 at 4:00 pm at the Oregon Convention Center.

There being no further business, Deb Nudelman adjourned the meeting at 11:51 am.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR MAY 14, 2008

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

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
1.	Document	5/13/08	2005-2060 Regional Population and Employment Forecast for the Seven-County Portland-Beaverton-Vancouver OR-WA Primary Metropolitan Statistical Area (PMSA)	051408rsc-01
2.	Article		The lasting legacy of French Prairie	051408rsc-02
5.	Chart	4/7/08	Rural Reserve Factors	051408rsc-03
5.	PowerPoint	5/14/08	Designation of Rural Reserves Agricultural Land Factors	051408rsc-04
5.	PowerPoint	5/14/08	Mapping Natural Landscape Features: Criteria, Methodology, and Objectives	051408rsc-05
5.	PowerPoint	5/14/08	Forest and Forestry Considerations for Metro Rural Reserves	051408rsc-06
5.	Map		Forest Cover in the Portland Metro Area	051408rsc-07
5.	Map		Land Use in the Portland Metro Area	051408rsc-08

MEMORANDUM



DATE: June 2, 2008

TO: Councilor Kathryn Harrington, Metro
Commissioner Martha Schrader, Clackamas County
Commissioner Jeff Cogen, Multnomah County
Chair Tom Brian, Washington County
Reserve Steering Committee Members

FROM: Reserves Core 4 Technical and Public Involvement Staff

SUBJECT: Report on activities in Phase 1 of the Reserves Work Program and Coordinated Public Involvement Plan

Summary

The Reserves work program is divided into five phases. Each phase is accompanied by a key milestone which, when accomplished, signals transition into a new focus of activities. This report is intended to summarize Phase 1 activities and document the completion of the Phase 1 key milestone: "Agreement on analytical approach and the public involvement process." As noted on the "Coordinated Work Program Overview" document, Phase 1 activities include:

- Establish Reserves Steering Committee
- Create Coordinated Public Involvement Plan
- Establish County coordinating Committees
- Develop analytical approach

This memo summarizes activities related to each of these items and includes a summary of public comments gathered to this point. This memo is for informational purposes only; no formal decision is required.

Establish Reserves Steering Committee

To assist with the study and development of urban and rural reserves, a Reserves Steering Committee has been formed, consisting of officials from local cities, counties and Metro, as well as representatives of various business sectors, the agricultural community, the environmental conservation community, and social and economic equity organizations.

As urban and rural reserves will be formally designated through agreements between the Metro Council and Clackamas, Multnomah and Washington counties, the representatives of the Metro Council and the three counties are the only voting members of the Reserves Steering Committee. These four representatives, who co-chair the Reserves Steering Committee, are:

- Metro Councilor Kathryn Harrington
- Clackamas County Commissioner Martha Schrader
- Multnomah County Commissioner Jeff Cogen
- Washington County Chair Tom Brian

The steering committee also has seats for representatives from the two largest cities in each county, as well as one seat apiece representing the smaller cities of each county. There is also one representative for the neighboring cities outside Metro's urban growth boundary. The city representatives are:

- **Portland:** Gil Kelley, Planning Director (Bob Clay, Chief Planner, alternate)
- **Gresham:** Shane Bemis, Mayor
- **Beaverton:** Rob Drake, Mayor
- **Hillsboro:** Tom Hughes, Mayor (Aron Carleson, Councilor, alternate)
- **Lake Oswego:** Judie Hammerstad, Mayor (Donna Jordan, Councilor, alternate)
- **Oregon City:** Alice Norris, Mayor (Doug Neeley, Commissioner, alternate)
- **Clackamas County's other cities:** Charlotte Lehan, Wilsonville Mayor (Norm King, West Linn Mayor, alternate)
- **Multnomah County's other cities:** David Fuller, Wood Village Mayor (Julie Odell, Wood Village staff, alternate)
- **Washington County's other cities:** Chris Barhyte, Tualatin City Councilor (Richard Kidd, Forest Grove Mayor, alternate)
- **Neighboring cities:** Bob Austin, Estacada Mayor (Kathy Figley, Woodburn Mayor, alternate)

In addition, the representatives of various non-governmental stakeholder groups include:

- **Business:** Greg Manning, First Horizon Construction Lending
- **Construction/Real Estate:** Greg Specht, Specht Development, Inc. (Bob LeFeber, Commercial Realty Advisors, LLC, alternate)
- **Urban Development:** Craig Brown, Matrix Development (Drake Butsch, First American Title Insurance Co., alternate)
- **Agriculture:** Jeff Stone, Oregon Association of Nurseries (Shawn Cleave, Oregon Farm Bureau, alternate)
- **Natural Resources:** Mike Houck, Urban Greenspaces Institute (Jim Labbe, Audubon Society of Portland, alternate)
- **Land Use:** Mary Kyle McCurdy, 1000 Friends of Oregon
- **Social and Economic Equity:** Sue Marshall, Coalition for a Livable Future (Ron Carley, Coalition for a Livable Future, alternate)

State agencies are also working closely with the Reserves Steering Committee to provide policy and technical expertise. These agencies and their representatives are:

- **Department of Land Conservation and Development:** Richard Whitman (Bob Rindy, alternate)
- **Department of Transportation:** Lainie Smith (Lidwien Rahman, alternate)
- **Department of Agriculture:** Katy Coba (Jim Johnson, alternate)
- **Department of Forestry:** David Morman (Doug Decker, alternate)
- **Economic and Community Development Department:** Karen Goddin
- **Water Resources Department:** Bill Ferber (Sabrina White-Scarver, alternate)
- **Department of State Lands:** Kirk Jarvie (Peter Ryan, alternate)
- **Department of Environmental Quality:** Keith Johnson
- **Department of Fish and Wildlife:** Jeff Boechler (Susan Barnes, alternate)

The Reserves Steering Committee meets once each month and has met four times to date. All meetings of the Reserves Steering Committee are open to the public and held at [Metro Regional Center](#), located at 600 NE Grand Avenue in Portland. More information regarding schedules and meeting materials is available on Metro's web site.

Create Coordinated Public Involvement Plan

DLCD's administrative rules on reserves and the reserves work program call for the creation of a Coordinated Public Involvement Plan (PIP) to illustrate the types of public involvement activities, messages and communications methods that will be utilized at different phases of the reserves program. This document was developed jointly by Clackamas, Multnomah and Washington Counties and Metro as part of Phase 1 activities. The plan incorporates the requirements of Oregon law and administrative rules governing citizen involvement in land use planning decisions. The PIP also reflects comments and feedback received from the Metro Council, Core 4 members, the respective citizen involvement committees of Metro and the three counties, and other county-level advisory committees, as well as the Reserves Steering Committee. The Citizen Involvement Advisory Committee of the Oregon Land Conservation and Development Commission (LCDC) also reviewed and endorsed the plan as required by administrative rule.

The Coordinated Public Involvement Plan does not provide an exhaustive list of meetings and activities that will be scheduled, target audiences that will be engaged, or messages that will be employed. Staff from Metro and Clackamas, Multnomah and Washington counties will be working closely throughout the reserves effort to coordinate public involvement activities and will keep the Reserves Steering Committee, the Metro Council, the boards of commissioners of the three counties, the respective Metro and county citizen involvement committees, and other policy advisory committees informed of and engaged with the implementation of various citizen involvement activities throughout the different phases.

Establish County Coordinating Committees/conduct Phase 1 outreach

This section summarizes the public involvement activities and outcomes of those activities for Clackamas, Multnomah and Washington Counties and Metro for Phase 1 of the Coordinated Public Involvement Plan.

Phase 1 of the PIP was designed to focus on the need for urban and rural reserves and introduce members of the public to the process. It was intended to be completed in the winter and spring of 2008. The messages associated with this phase are relevant and necessary to inform the Phase II work, therefore the outreach will continue through the summer of 2008. The PIP says (text in italics is quoted):

Phase One will focus on providing an introduction to the urban and rural reserves process. This will include an explanation of the need for this approach, the process that will be undertaken to develop urban and rural reserves, and the outcomes that the region seeks to achieve. Public involvement events and activities during this phase will also discuss the analytical approach that will be applied in the identification of reserve study areas. These meetings will be the first of several rounds of meetings with community groups and it will be emphasized that staff and elected officials from the counties and Metro will return at different phases of the project to provide updates and seek public input that informs the study and analysis of proposed reserve areas.

Main messages will focus on:

- *The need for a new approach to managing urban growth in this region*
- *The advantages of designating urban and rural reserves*
- *A brief overview of the factors that will be considered in evaluating potential urban and rural reserves*
- *How the process of studying and designating urban and rural reserves will work*
- *The ultimate outcomes the region seeks to achieve*

The plan identified primary audiences and events:

- Citizen Organizations
- Citizen involvement committees
- County Coordination and Policy Advisory Committees

The plan lists a series of materials that were to be developed cooperatively by the four jurisdictions and used in public outreach processes. The materials used extensively during Phase 1 public involvement activities are contained in the attachments to this document.

Public Involvement Activities

Each jurisdiction responded to their community needs and priorities in their activities for Phase 1 public involvement. To disseminate information broadly, each jurisdiction created a website that is linked to each of the others. These are:

- Metro website: www.oregonmetro.gov/reserves
- Clackamas County website: www.clackamas.us/transportation/planning/urban.htm
- Multnomah County website: www2.co.multnomah.or.us/reserves.
- Washington County website: www.co.washington.or.us/reserves

More details on each county's public involvement activities are discussed below.

Clackamas County

Clackamas County worked extensively with citizen organizations, the county citizen involvement office and city coordination groups, and developed a Policy Advisory Committee for the process. Contacts with several of these groups actually began before 2008, but work began in earnest early in the calendar year.

Clackamas County Coordinating Committee (C4) is a group of city and county elected officials who meet to coordinate a wide range of issues. This group requested several updates about the Reserves process prior to the beginning of the Phase One work, and was part of the discussions that led to development of the regional process and the county coordination process. This group recommended seven members to the county's Policy Advisory Committee (PAC) to represent the cities.

Clackamas Community Committee for Citizen Involvement (CCI) is a group of residents who coordinate the county's extensive Citizen Planning Organizations (CPO), Hamlets and Villages. This group and the CCI staff worked together to recommend seven members to the PAC to represent CPOs and Hamlets. CCI's monthly meetings are attended by project staff, and they are regularly updated on the Reserves process.

County Policy Advisory Committee (PAC) for Urban and Rural Reserves is a committee appointed by the county commissioners to advise the commissioners on selection of urban and rural reserves. This group has 21 members – seven from cities, seven from CPOs/Hamlets, and seven representing agriculture, homebuilders, forestry and other stakeholders. This group met for the first time on April 22nd. The PAC roster is included in the appendix.

Citizen Planning Organizations and Hamlets – Project staff for Clackamas County emailed the 18 CPOs and Hamlets most likely to be impacted by Urban or Rural Reserves and encouraged them to invite staff to come to one of their meetings to discuss and answer questions about urban and rural reserves. To date, 10 CPOs and Hamlets have requested a presentation. Many of these presentations will occur in May or June. If appropriate, staff will include information from Phase Two of the PIP in the later presentations. Attachment 4 lists the CPO visits and summarizes the outcomes.

Multnomah County

Multnomah County's efforts in phase 1 focused on the formation of their Citizens Advisory Committee and conducting targeted outreach as described below.

Citizens Advisory Committee for Urban and Rural Reserves is made up of 19 volunteer community members appointed by the Multnomah County Board of County Commissioners to a land use committee to advise the commissioners on selection of urban and rural reserves. Meetings will be held monthly at the

County's Multnomah Building in Portland. The first meeting was held May 1. The membership roster is included as an attachment to this report.

CPOs – Project staff for Multnomah County have begun meeting with community planning organizations to discuss urban and rural reserves. These meetings will continue throughout the reserves effort.

Washington County

Washington County placed emphasis along several tracks to develop outreach and provide avenues for input. One track created a county-wide forum for discussion (Washington County Urban and Rural Reserves Coordinating Committee) which will consider the potential effects of reserves designations. Another track identified and developed partnerships with county-wide organizations and agencies to outreach to their individual constituencies, to provide up-to-date information and solicit input. A third track is developing a key stakeholders group to discuss the designation process and provide input at periodic milestones.

Washington County Reserves Coordinating Committee

Washington County worked extensively in Phase I establishing and informing the Washington County Reserves Coordinating Committee (RCC). The RCC was created to provide a forum for cooperative participation between and among the County, its cities and service providers regarding urban and rural reserves designations within the county. The committee's primary function is to review policy related issues and develop consensus-based recommendations to the regional Reserves Steering Committee. The committee also will address other growth management issues related to the Reserves planning process, including: performance-based growth management, investing in our communities and the urbanization forum (provision of urban services.)

RCC members are the chief officer or designate of each member's elected governing body. The committee is chaired by the Washington County Core-4 representative (Commissioner Tom Brian) and the vice-chair position is shared among three Reserves Steering Committee members representing cities in Washington County (Mayor Rob Drake – Beaverton, Mayor Tom Hughes – Hillsboro, Councilor Chris Barhyte – Tualatin City Council.)

Member governments, agencies and special districts represented include:

- Washington County
- Cities: Banks, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, Tualatin
- Clean Water Services
- Special Districts (one position representing all other special service districts)
- Metro (two ex-officio positions for Councilors representing Washington County)

The RCC meets monthly and meetings are open to the public - all meeting agendas will include scheduled comment periods. The RCC is served by a technical advisory committee comprised of Planning Directors or designated staff. The Washington County Planning Directors group meets monthly prior to each RCC meeting - these meetings are open to the public as well.

Schedules for both the RCC and the Planning Directors meetings are available on the Washington County reserves website.

Building Outreach Partnerships

Based on the Washington County Public Involvement Plan and addendum Communications Plan, county staff is developing partnerships with organizations, interest groups and other agencies to provide affected stakeholders and interested parties current project information and multiple avenues to provide input. Partnerships have been established with more than 20 county-wide organizations representing business, agricultural, environmental and service delivery interests.

County staff, in collaboration with regional partners, is identifying broad public input opportunities through geographically diverse open houses to discuss the initial Draft Broad Urban and Rural Reserves Study Area and related project activities in mid- to late-June. That outreach effort is supported with special presentations to groups and organizations, news releases, up-to-date websites information and several announcement venues.

Key Stakeholder Discussions

Identified key stakeholders will be provided periodic opportunities to discuss the designation process including draft study areas, analysis criteria and process refinements.

Metro

Metro utilized existing committee structures (such as the Metropolitan Policy Advisory Committee, Metropolitan Technical Advisory Committee, and Metro Committee for Citizen Involvement) and attendance at various City Council and citizen organization meetings in Phase 1. Metro councilors and staff attended City Council and County Commission meetings around the region as well as CPO, neighborhood association, and stakeholder group meetings. Metro also invited neighboring cities and counties to attend two “Neighbor Cities” meetings to share information on reserves and maintain communication channels to these jurisdictions.

Phase 1 desired outcomes and comments received to date

The desired outcome of Phase 1 public involvement activities is basic education of the public and stakeholders about the urban and rural reserves project. This includes an explanation of the need for a new approach, the process that will be undertaken to develop urban and rural reserves, and the outcomes that the region seeks to achieve.

In Phase 1 Metro and the counties gathered initial input from the public on issues and concerns regarding which areas should be studied for further analysis (remembering that there are no preconceptions as to which areas will be studied as potential urban reserves or rural reserves). Public comment in Phase 1 informed the staff of Metro and the counties in the development of their preliminary recommendations to Core 4 and the Reserves Steering Committee on identifying reserve study areas for further analysis.

Comments and questions received to date are summarized below, grouped by general categories:

Amount of land needed:

- What is the minimum number of acres needed for Urban Reserves?
- What will be the impact of the recent election in Damascus on reserves? If growth can't take place in Damascus, does that mean more growth will have to take place somewhere else, e.g., Stafford?
- Does each county have to put aside a certain amount of land?
- Does the same amount of urban and rural land need to be designated in each county?
- Is there a specific amount of land that has to be designated urban and/or rural reserves? Do urban and rural reserves have to be a 50/50 match?
- How do lands outside of the 3-county Metro area fit into our land need assumptions?
- Improved technology provides increased farm harvest levels. How much agricultural lands are needed to support anticipated growth in the region?
- How does the question of *where people want to live* versus where this process identifies they *should* live be addressed?

Technical /project methodology:

- Combine transportation information with reserves information – roads and other transportation infrastructure make a big difference for urban and rural areas. For example, use map overlays that show the impact of transportation needs on the area.
- Where we can see the maps that go with the Shape of the Region study?
- The maps the study is based on should reflect topographic and wetland information – otherwise people can't really see what the land is like and what it can be used for. Someone should drive by and look at areas before they designate them urban reserves.
- What is the definition of urban density (e.g., how many houses/acre)? Look at density as well as population.
- How accurate were past population projections? The perception is the projections are always wrong.
- What are the assumptions behind the projection that the metro area population will grow by one million by 2030? Don't just look at population trend lines; look at what the region wants. If the projection is wrong, major land use decisions will have been made based on erroneous information.
- How will the factors apply? How flexible are they?

Urban Design:

- People want open, rural land near where they live, like Central Park in New York City. Rural reserves add value to the nearby urban reserves, and shouldn't be so far away that urban people can't easily enjoy them.
- How will plans for sustainable living (areas kind of "in between" urban and rural) fit into the reserves?
- Very concerned about density impacts in existing urban areas
- How will the big look affect this study?
- Try to account for and acknowledge areas in Clackamas County (CPOs, Villages, Hamlets) that are doing their own visioning processes.

Consequences of designations:

- If your property is designated a rural reserve, will there be any change in land use regulations?
- If your property is designated an urban reserve, you will eventually be urbanized, but will there be any changes in land use regulations right now? Will a designation of "urban reserve" carry any additional restrictions?
- What are the consequences if your property remains undesignated?
- What happens to lands not designated as either urban or rural reserves? Might they be pressured to develop in 20 years or so if the urban reserves are used up?
- Will the current law limiting land divisions within one mile of the UGB go away?
- How will individual property owners be affected by having their property being in an urban reserve or in a rural reserve?
- The combination of designations + population/employment forecasts = speculation. How can a "land rush" of speculative buying be addressed to minimize the rapid valuation disparity of neighboring properties when one falls within an urban reserve vs. the adjoining property outside that designation?
- How can the near-term effects of possible reduced property value and homeowner equity be addressed when large tracts of land are designated urban reserves and brought inside the UGB?

How this project relates with neighboring/“outlying” cities:

- If we have land inside the city of Sandy’s Urban Reserve Area, are we part of the process?
- What is the relationship between this project and any decision by the City of Molalla to establish Urban Reserves or expand the City’s UGB?
- What happens to Canby and other cities that are outside Metro but within the 5-mile buffer?
- Concern about areas and cities not represented on the Clackamas County PAC, especially Sandy
- Is there any consideration for mergers of cities to increase efficiency of service delivery and reduce redundancies?

Public involvement:

- When you talk about this issue with the public, use lots of maps.
- How will we know about public input opportunities?
- What’s the point of public hearings scheduled at the end of the process, after the decisions have been essentially made?
- Provide info on the website.
- When you send out written notice, make sure the print is big, easy to read
- What’s the difference between adopting IGAs and approving recommendations? Perhaps the Planning Commission could do the first step and BCC do the second?
- What’s the role of the Planning Commission in the process?
- What’s the relationship between the Clackamas County PAC, the Reserves Committee and Core 4?

Impact of individual and neighborhood preferences:

- Mulino sent a letter to the Clackamas County BCC asking that the entire hamlet be designated as a rural reserve. They know it’s a little early in the process to get a response.
- Should our hamlet do what Mulino did (and ask the Clackamas County BCC to be designated as a rural reserve)?
- What if we don’t want to be designated as either an urban or rural reserve?
- Will areas that want to be designated as an urban or rural reserve have any say?

Decision-making / process:

- What if the Core 4 members don’t agree and/or if the deadline isn’t met?
- How much power will Metro have in this process?
- Since the BCC gets the final vote on rural reserves, could that be different than what is agreed to with Metro?
- Are there any indications that this law/process will be challenged?
- If reserves are set for next 40-50 years, when during that time will they be reviewed?
- How will reserves be implemented? How will reserves be protected?
- What’s the relationship between reserves and Measure 49? Will Measure 49 apply in Urban Reserve areas?

People/groups selected to make the recommendations/decisions:

- If part of the purpose is to provide consistency for agriculture, then why are representatives of all these other interests (landscape, recreation, cities, CPOs) making the decision? There is never any shortage of people willing to speak for farmers.

- How do we make sure rural people are really heard?
- It looks like all the power is in just four people – this is just a way to cut individuals and voting out of the process.
- Industrial land interests are inadequately represented on Clackamas County’s PAC.
- Agricultural interests are inadequately represented throughout the process
- Forestry interests are inadequately represented throughout the process

Develop Analytical Approach

The final task scheduled for Phase 1 was the development of an overall approach to developing reserve areas. This work was completed by development and review of a “Coordinated Reserves Work Program Overview” document, which outlined the proposed approach and timelines for the Reserves project. The Reserves Steering Committee has discussed the work program overview and approach at several meetings. Generally stated, the process includes the development of Reserves Study Areas in Phase 2 of the work program, with the main technical analysis occurring in Phase 3. The factors established under administrative rule will be utilized broadly in Phase 2 and with increasing refinement in Phase 3. More detailed information on the technical analysis process will be presented at Reserves Steering Committee meetings in July and August 2008.

DOCUMENTS REFERENCED

A number of attachments are referred to in this memorandum; all have been provided previously or are available on reserves web sites. To avoid duplication these have not been included in this packet. Please contact Core 4 staff if you are not able to locate any of these documents.

1. Coordinated Public Involvement Plan (includes Reserves Steering Committee membership list) & comment letter on Plan from State of Oregon Citizen Involvement Advisory Committee
2. Phase One Public Involvement Materials
 - a. Coordinated Reserves Work Program Overview
 - b. Key Milestones for Designating Urban and Rural Reserves
 - c. Clackamas County PowerPoint Presentation
 - d. Clackamas County Flyer
 - e. Summary: Shape of the Region Study
 - f. Washington County Coordinated Public Involvement Plan
 - g. Washington County Communications Plan addendum to the Public Involvement Plan
 - h. Washington County PowerPoint presentation
 - i. Senate Bill 1011
 - j. DLCD Administrative Rules OAR 660-027
 - k. Making the Greatest Place – Winter 2008 Metro Newsletter
3. Clackamas County Policy Advisory Committee Roster
4. Clackamas County CPO Meeting Schedule/Summaries
5. Multnomah County Public Advisory Committee Roster and meeting notes
6. Washington County Reserves Coordinating Committee Roster and meeting notes
7. Public Involvement Team contact information (attached)

ATTACHMENT 7

Coordinated Public Involvement Team, Urban and Rural Reserves

Clackamas County www.clackamas.us/transportation/planning/urban.htm

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MEMORANDUM



DATE: May 30, 2008

TO: Councilor Kathryn Harrington, Metro
Commissioner Martha Schrader, Clackamas County
Commissioner Jeff Cogen, Multnomah County
Chair Tom Brian, Washington County
Reserve Steering Committee Members

FROM: Core Four Technical Team

RE: *Proposed Reserves Study Area Map*

Introduction

This memo provides a summary of the process by which the draft urban and rural reserves study area map has been developed and refined and seeks direction and consent from the Core Four and Reserves Steering Committee (RSC) to send the draft study area map out for public comment prior to its formal adoption by the Core Four at the September 10 RSC meeting.

Background

The Key Milestones for Designating Urban and Rural Reserves chart calls for the identification of a broad urban and rural reserve study area to take out for public input. At the April 9 RSC meeting, Metro staff outlined a proposal, developed with staff from Clackamas, Multnomah and Washington counties, for identifying a broad urban and rural reserve study area using a starting point of five-miles from the current urban growth boundary (UGB). This five-mile area included approximately 400,000 acres of land, or 2.5 times the amount of land within the current UGB. The area extended from Sandy in the east to Marion and Yamhill counties in the south, out to Hagg Lake in the west and most of Sauvie Island in the north (see attachment A). Staff also proposed adjustments to this five-mile study area as outlined below.

- Remove the study area from the Columbia River Gorge National Scenic Area
- Adjust the study area to exclude the Sandy urban reserve areas
- Extend the study area to include the area between the five-mile edge and Estacada and Molalla
- Remove the study area from Marion and Yamhill Counties
- Extend the study area to the Washington County line in the Chehalem ridge location
- Extend the study area to include the junctions of Highway 26 with Highway 6 and Highway 47 in the Banks area
- Extend the study area to include all of Sauvie Island in Multnomah County and the forested area extending from Forest Park to the Columbia and Washington county lines.

Also on April 9, the RSC discussed the proposed five-mile broad study area and amendments, generally agreeing with them with the exception of removing Marion and Yamhill counties from the study area. Furthermore, it was suggested that additional land to the south in Marion County should be included in the study area. The Core Four decided that they would contact commissioners from Marion and Yamhill counties to determine their willingness to be involved in the process. In addition, Metro staff would look into the legal issues involved in including these two counties in the reserves process.

At the May 14 RSC meeting, Dick Benner of the Office of Metro Attorney summarized three legal issues surrounding the extension of the study area into Yamhill and Marion counties. Although not mentioned in the discussion, the same legal issues relate to Columbia County.

- Metro cannot designate urban reserves in Yamhill, Marion and Columbia counties. The statute providing authority for Metro limits its potential jurisdiction to Clackamas, Multnomah and Washington counties and Metro cannot have a UGB that extends beyond the limits of that jurisdiction.
- Other counties can designate urban and rural reserves, however they would not be designating reserves under Senate Bill 1011 but under other statutes that allow them to do so.
- Metro could enter into an agreement with Yamhill, Marion and Columbia counties to designate reserves in those counties. The counties could designate rural reserves, however there is the limitation that their rural designation does not trump the UGB process under Goal 14.

On May 14, Commissioner Cogen reported that Core Four members have had conversations with their colleagues in Marion and Yamhill counties to inform them of the process and to let them know that their participation in the process was discussed by the RSC. Marion and Yamhill counties both declined to join the process, although they will track the progress of the RSC. Commissioner Cogen noted that the Core Four is determined to continue to communicate with the neighboring counties regarding the designation of urban and rural reserves. The RSC agreed that land beyond the three county areas should not be represented on the broad urban and rural reserve study area map.

The Metro Council, the Clackamas, Multnomah and Washington county commissions, and the three local urban and rural reserve advisory committees set up by counties, have also reviewed the proposed five-mile study area map.

Proposed Study Area Map

Based on the discussion at the April 9 and May 14 RSC meetings, staff revised the proposed five-mile area to include additional areas and remove some areas from consideration as can be seen in Attachment B. In general, the proposed study area map is defined by the original five-mile edge, county and watershed boundaries, and in a few instances roads. The proposed study area contains approximately 404,482 acres.

Based on a review of the reserve factors contained in the LCDC rules, staff felt that watershed boundaries were a logical tool to define the edge in those areas where extensions of the five-mile edge were identified. Watershed boundaries relate to both urban and rural reserves by defining the natural landscape and the more efficient ability to provide some urban services such as water and sewer services. After identifying the proposed boundary, staff evaluated it against the following data sets to determine if any

changes should occur: Oregon Dept. of Agriculture's Agricultural Land Hierarchy (foundation important, conflicted), Metro's Natural Landscape Features Inventory, Oregon Dept. of Forestry's Forestlands Development Zones, topography, floodplains, zoning, aerial photography, and major roadways, streams and railroad tracks.

The following amendments were made:

- The Columbia River Gorge National Scenic Area was removed
- The area between the scenic area and the City of Sandy is defined by the five-mile edge and the Sandy River
- The City of Sandy urban reserve areas are removed
- The area between Sandy, Estacada and Molalla is defined by watershed boundaries with the exception of three locations defined by Highway 211 near Sandy, S Hayden Road near Estacada and S Beavercreek Road near Molalla
- The area between Molalla and the Clackamas County line is defined by the watershed boundary
- County boundaries define the area between the Pudding River and the City of Gaston
- The area between Gaston and Highway 6 is defined by the 5-mile edge
- As there is no defining edge or landmark in the area around the City of Banks and the junctions of Highway 26 with Highway 6 and Highway 47, staff extended the area a reasonable distance from the highway intersections and continued the area east to the five-mile boundary north of North Plains
- Include all of Multnomah County in the Sauvie Island area and the forested area extending from Forest Park.

In addition, the Clackamas County Reserves Policy Advisory Committee reviewed the proposed study area at their May 27 meeting and suggested extending the area to Highway 211 between Estacada and Molalla and between Molalla and the Clackamas County line.

Recommendation

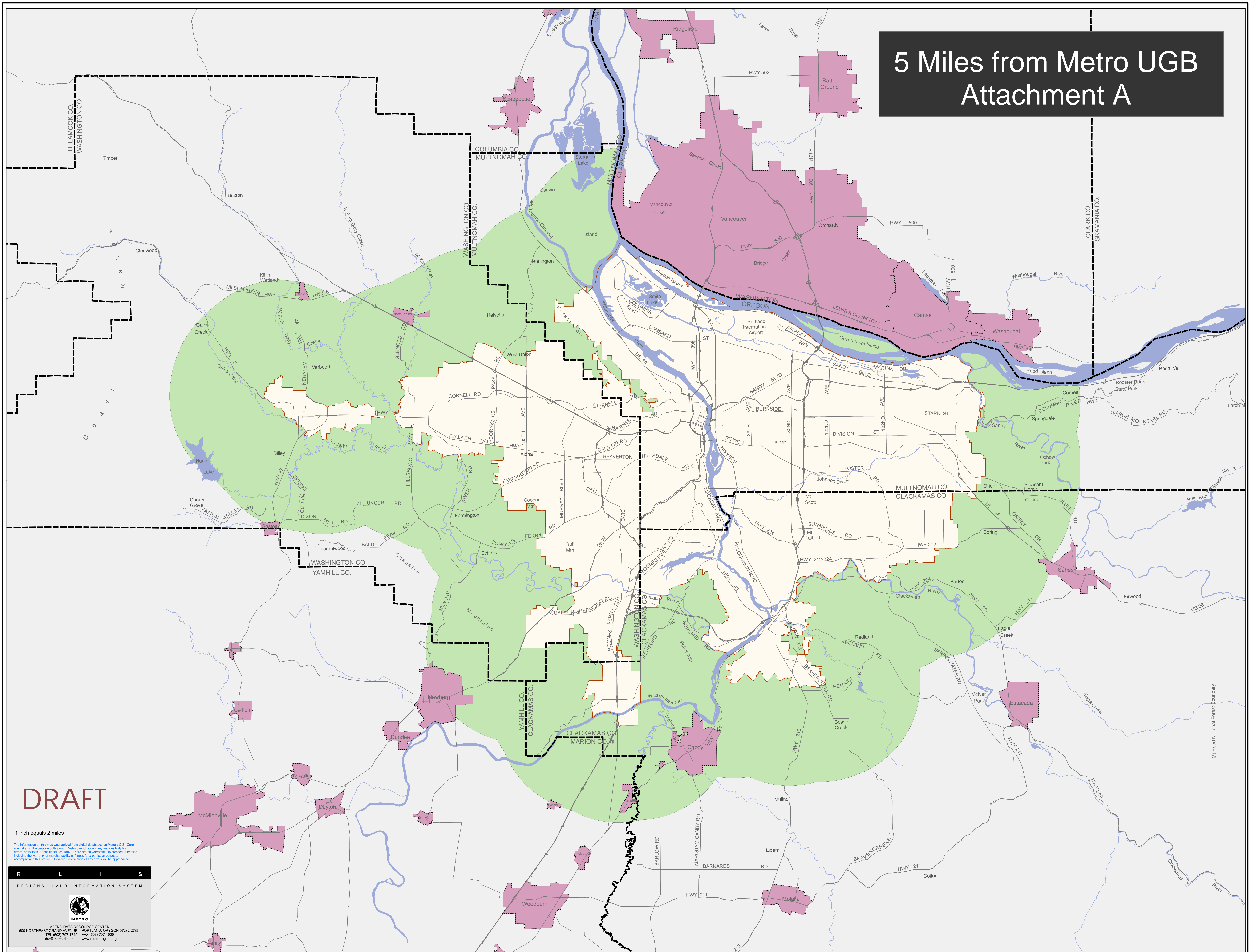
The Core Four technical staff recommends that the Core Four release the proposed urban and rural reserves study area map for public comment.

Next Steps

A series of six public forum events are scheduled throughout the region in June and July to raise public understanding of the urban and rural reserves process and receive public comment on the proposed broad urban and rural reserves study area. These public forums are being developed by the Core Four public involvement team and will be staffed by representatives from all four jurisdictions.

This outreach effort is intended to inform a Steering Committee discussion on September 9, at which time a final study reserves area map is scheduled to be endorsed. To facilitate the September decision, results of the public outreach effort will be summarized and made available to each county's coordinating committee, county commissions, Metro Council, and stakeholder groups in August.

5 Miles from Metro UGB Attachment A



DRAFT

1 inch equals 2 miles

The information on this map was derived from digital databases on Metro's GIS. Care was taken in the creation of this map. Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. However, notification of any errors will be appreciated.

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Proposed Urban and Rural Reserves Study Area Attachment B

DRAFT

1 inch equals 2 miles

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Materials following this page were distributed at the meeting.

Urban and Rural Reserves Open Houses

Community open houses will be held this summer to provide residents of the Portland metropolitan area with information about the process for designating Urban and Rural Reserves. These events provide a means for participants to consider the area currently proposed for study and share their insights. Here are the times and locations:

Date/Time	Location	Lead Sponsors
Monday, June 16 5 to 8 pm	Beaverton Resource Center 12500 SW Allen Boulevard, Beaverton	Washington County and Metro
Thursday, June 26 5 to 8 pm	Forest Grove Community Auditorium 1915 Main Street, Forest Grove	Washington County and Metro
Monday, July 7 5 to 8 pm	Multnomah County East Building 600 NE 8 th Street, Gresham	Metro, Clackamas and Multnomah counties
Thursday, July 10 5 to 8 pm	Tualatin High School Commons 22300 SW Boones Ferry Road, Tualatin	Metro, Clackamas and Washington counties
Saturday, July 12 9 am to noon	Metro Regional Center 600 NE Grand, Portland	Multnomah County and Metro
Wednesday, July 16 5 to 8 pm	Clackamas County Public Services Building, Rooms 369 A & B 2051 Kaen Road, Oregon City	Clackamas County and Metro
Late July/early August To be determined	Northwest Portland Location to be determined	Metro and Multnomah County

For more information contact Marcia Sinclair at marcia.sinclair@oregonmetro.gov or 503-797-1814.
Please check the Metro website, www.oregonmetro.gov/reserves for updated meeting locations, dates and times.



Slow Food® Portland

Metro Reserves Steering Committee
600 NE Grand Ave.,
Portland, OR 97232-2736

June 9, 2008

Dear Reserves Steering Committee Members:

Slow Food Portland is a non-profit organization with over 500 members in the Portland metro area. Slow Food Portland is part of the global and national Slow Food movement that works toward a food system that is based on the principles of high quality and taste, environmental sustainability, and social justice – in essence, a food system that is good, clean and fair. Such a food system depends first and foremost on the availability of local farmland.

From the salmon in our local rivers to the produce at our farmers' markets and restaurants; from animal breeds and heirloom varieties of fruits and vegetables to handcrafted wine and beer, and farmhouse cheeses; these foods are a part of our cultural and geographical identity. Local farmland must be protected if our local foods, and the communities that produce them are to succeed. Slow Food Portland therefore advocates for the central role and importance of agriculture in future land use decisions involving urban growth in the metro region. Agriculture in the Metro region is an economic driver. In addition, by growing food now— and maintaining the land base necessary to grow food in the future - agriculture makes an invaluable contribution to the safety, security and livability of the region that no other industry does. It is critical to protect farmland, and especially the foundation lands, which have been identified by ODA as invaluable to the success of the regions agriculture.

But there is more to the story. The local direct market farms in the Portland Metro region have been identified in a recent a mapping project. This effort was led by the Portland Farmers Market, Portland Office of Sustainable Development and Oregon Department Of Agriculture. The farms listed in the tri county direct marketing guide and CSA farms also participated in the project. In April, Slow Food Portland hosted an event to explore the critical link between the outstanding local foods we enjoy and the ongoing challenges of land-use planning in the metro area. We saw these maps at that event and feel like the information was invaluable to our understanding of the local food system.

I am here today to encourage you to consider these maps as you work to designate urban & rural reserves. We believe that good clean fair food is central to Livability and Great Communities and we are hopeful that these reserve designations will offer the long-term protection to local agricultural lands critical to the agricultural industry and to the continued thriving of our food communities.

Thank you for your consideration.

Sincerely,

Linda Colwell
Chair, Slow Food Portland
Linda@SlowFoodPortland.com