



RESERVES STEERING COMMITTEE MEETING #6

ANNOTATED AGENDA

Date: August 13, 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 – 9:30)

Debra Nudelman, facilitator

- Agenda review
- Adoption of June 9, 2008 meeting minutes
- Updates

Packet materials: June 9, 2008 meeting minutes.

II. Public Comment (9:30 – 9:40)

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

III. Reserves Phase 2 outreach results (9:40 – 10:20)

Core 4 staff

- Summary of Phase 2 open houses
- Summary of County Advisory Committee meetings
- Question for Committee members: For those that attended an open house, what observations would you like to share?

Desired Outcomes: Preparation for Steering Committee recommendation on Broad Study Area Map on September 10.

Packet materials: None; handouts at meeting.

IV. Break (10:20 – 10:35)

V. Making The Greatest Place and Urban and Rural Reserves programs (10:35 – 11:40)

Core 4 staff

- Overview of Making The Greatest Place program for 2008-2009
- Overview of local and regional aspirations and their relationship to urban and rural reserves designation process

(over)

- Questions for group discussion: What questions and concerns do you have about how this phase of the process will work for you and the stakeholders you represent?

Desired Outcomes: Understanding overview of Making the Greatest Place program and its relationship to urban and rural reserves designation process.

Packet materials: Engagement architecture diagram.

VI. Wrap-up (11:40 – Noon)

Debra Nudelman

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

VII. Adjourn

Upcoming meeting topics (draft - subject to change):

Wednesday, September 10

- Decision: Reserve Study Areas Endorsement
- Presentation of Reserves Phase 3 study area analysis work program. Committee discussion: what questions and concerns do you have about the Phase 3 study area analysis?

Wednesday, October 8

- Further discussion of local aspirations work
- Update on study area analysis

Wednesday, November 12

- Emerging issues from rural reserve analysis

Wednesday, December 10

- Continued discussion of study area analysis results

(over)

**RESERVES STEERING COMMITTEE
DRAFT MEETING SUMMARY**

June 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, Jeff Boechler, Katy Coba, Rob Drake, Bill Ferber, David Fuller, Karen Goddin, Judie Hammerstad, Mike Houck, Kirk Jarvie, Keith Johnson, Gil Kelley, Charlotte Lehan, Greg Manning, Mary Kyle McCurdy, David Morman, Lainie Smith, Jeff Stone, Richard Whitman.

Alternates Present: Drake Butsch, Ron Carley, Shawn Cleave, Jim Johnson, Donna Jordan, Richard Kidd, Jim Labbe, Bob LeFeber, Doug Neeley, Lidwien Rahman.

Also Present: Karla Antonini, Chuck Beasley, Dick Benner, Wink Brooks, Carol Chesarek, Linda Colwell, Danielle Cowan, Brent Curtis, Mike Dahlstrom, Maggie Dickerson, Mike Duyck, Denny Egnor, Jim Emerson, Meg Fernekees, Jim Gilbert, Julia Hajduk, David Halseth, Jon Holan, Jim Hough, Zeljka Carol Kekez, Greg Leo, Art Lutz, Doug McClain, Sarah Nashif, Tim O'Brien, John O'Neil, Mark Ottenad, Bob Peterkort, John Pinkstaff, Ken Ray, Dan Riordan, Kelly Ross, Doug Rux, Marcia Sinclair, Steven Sparks, Tara Sulzen, Randy Tucker, Fred VanDomelen, Ramsay Weit, John Williams.

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.

Deb provided an overview of the agenda and meeting materials. She then asked for comments on the May meeting summary. Deb referenced changes submitted by Tony Holt and, receiving no objections to revising the meeting summary to reflect requested changes, confirmed that those changes will be incorporated.

Mike Houck did not want to make changes to the meeting summary, however he did want to make some comments about it to fellow Steering Committee members. On page 3, Mike does not think he would have said that Clark County did not want to be involved. He feels the most critical comment he has to make is in reference to pages 7 and 8. He disagrees with the view that there is a difference in the science behind the agricultural lands map and the natural features map. The only difference between the two maps is that unlike the agricultural lands map that has Tier 1 and Tier 2 approach, the natural features map does not have that tiered delineation.

Mike referenced a letter sent by Jim Labbe to John Williams with Metro that is not reflected in the meeting materials. He then offered names of people he feels should be involved to identify the best

of natural features. Mike said that the natural features map was created for two reasons: to provide a picture of existing features and to serve a function for this process. Mike is mainly concerned about maintaining the credibility of that map, which he believes to be highly credible as it was created by natural resource professionals. In reference to his comment at the bottom of page 8, Mike said he is not sure what he meant by saying “the further out we get, the harder it is...” but he wants to be clear that more detailed data layers on a much smaller scale are available. When they created the map, they were requested not to go to the parcel layer, however the information is available to do that.

Judie Hammerstad asked to amend her comment on page 5. She said that she would like a liaison between this process and Clark County’s process, but that she is not volunteering for that position.

Deb Nudelman noted that the facilitation team can accept edits in redline strikeout format. She thanked everyone for their review and noted that the facilitation team will continue to strive to keep an accurate record of the proceedings without becoming too detailed. She then asked for updates since the last Steering Committee meeting.

Commissioner Cogen reported that he spoke with Steve Stuart, Clark County Commissioner, and that Commissioner Stuart was interested in learning about the Steering Committee efforts as well as having the Steering Committee understand the efforts of Clark County. Commissioner Stuart is interested in giving a presentation about Clark County’s efforts to the Steering Committee. Commissioner Cogen will also be presenting an update on the Steering Committee progress to the meeting of the Bi-State Commission on June 19th.

Councilor Harrington gave a brief update with regard to the Big Look. Mayor Hammerstad will be presenting the preliminary recommendations of the Big Look committee to MPAC on Wednesday, June 11 at 5:00 pm. This is a good opportunity for regional collaboration.

Commissioner Schrader noted that she had opportunity to speak with Mayor Hammerstad directly before this meeting. The update that MPAC will receive on Wednesday will be a draft. Commissioner Schrader believes that the regional level of the Steering Committee process is in alignment to where the Big Look will be moving and that the whole conversation fits very nicely into the Reserves process. Commissioner Schrader asked Mayor Hammerstad to speak about the Big Look.

Judie Hammerstad reported that the Big Look committee was put on hiatus and did not meet for about six months. They will therefore take a smaller look than if they had had a full two years. The committee is trying to simplify a system that has been very regulatory. They are hoping that the LCDC will take on the role of a state planning agency versus a state regulatory agency. The Big Look committee will look at all the rules and decisions made over last 20 years to simplify and reduce conflict because some rules are in direct conflict with each other. The preliminary recommendation of the Big Look committee is to get those rules into a simpler form and more in alignment.

Mayor Hammerstad showed everyone the Big Look document that will be distributed. She said that many of the actions are the same as what is going on in the Steering Committee and that it is amazing that everyone is seeing a need for changes at the same level. The Big Look is a state-wide program but will be looking at more regionalized problem-solving. Growth in Oregon is confined

to about seven counties, however every county has an interest in the Big Look because many of smaller counties think some of their lands could be better used for other purposes. At the MPAC meeting on Wednesday, the Big Look committee will introduce the four overarching goals of the Big Look with a short PowerPoint presentation, and will request everyone come back in two weeks for discussion.

Richard Whitman thanked Mayor Hammerstad for all the work on the Big Look task force and encouraged everyone to visit the Big Look task force website at www.oregonbiglook.org. The task force is looking for comments and public input on potential policy changes to land use policy. This is leading up to a broad public involvement effort that will be done in September of this year.

Councilor Harrington reported that she and Commissioner Schrader met with representatives from Yamhill County on Monday, June 2. They had a very productive meeting and were able to inform the Yamhill County representatives of the efforts of the Steering Committee.

Commissioner Schrader reported that she met with representatives from Yamhill County at the Association of Oregon Counties meeting in Bend. Yamhill County does not want to participate in this process, however Commissioner Schrader noted that the Core 4 has established a relationship with Yamhill County and will continue to provide feedback to this process. Yamhill County is interested in this process and how to incorporate Reserves decisions into their planning.

John Williams introduced the *Report on Activities in Phase 1 of the Reserves Work Program and Coordinated Public Involvement Plan* memo from Reserves Core 4 Technical and Public Involvement staff provided in the meeting packet. John explained that the work program was divided into five phases. As the committee wraps up each phase, the technical team will write a memo to explain work done in the phase and to provide an official record in this process. John then gave an overview of the memo. He drew the committee's attention to the several pages at the end of the memo of bulleted comments and questions that have been raised to date. The technical team felt it was important to document the tenor of the questions. Most of the questions so far have been process oriented. The final task for Phase 1 was to develop an analytical approach. The July Steering Committee meeting agenda has time allocated to discuss and provide input to the analytical approach.

Deb Nudelman recommended that the Steering Committee review the bulleted lists. She then asked for public comment.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Linda Colwell, Chair of Slow Food Portland, read a June 9, 2008 letter addressed to the Reserves Steering Committee Members. In this letter, she provided a description of Slow Food Portland and explained that Slow Food Portland advocates for the importance of agriculture in land use decisions. In addition, it referenced maps developed by the Portland Farmer's Market, Portland Office of Sustainable Development, and Oregon Department of Agriculture that identify local direct market farms. Linda urged the Steering Committee to consider these maps when making decisions about urban and rural reserve designations.

Commissioner Cogen asked the technical team if the Steering Committee has access to those maps, and if not, that we include them in part of this process. [Action Item]

Jim Gilbert with the Molalla Community Planning Organization, explained that he lives in Molalla and has been farming for over 28 years. His desire is that the Steering Committee consider protections of the increasingly important farmland by French Prairie. He said most people see that area as prime industrial land, but farmers see that as important farmland. Nurseries and other agricultural products provide billions of dollars to the state income. There are a lot of issues we are facing with food security and food safety. In order to eat locally, we need to have that farmland. Global warming and the cost of fuel are also huge issues and we have to reexamine how we live. Oregon has been blessed with a lot of leaders who have been very far-sighted in their planning decisions, and Jim looks forward to this group doing the same.

III. FRAMING GROWTH FORECASTS IN THE CONTEXT OF URBAN RESERVES

Councilor Harrington introduced this topic and referred committee members to the previously distributed *Framing Growth Forecasts in the Context of Urban Reserves* document. She then introduced John Williams to update the committee on the infrastructure workshop and the Forecast Forum.

John Williams said he would briefly describe the details to leave time for the discussion on next steps. He provided a broad overview of each event. The MPAC/Infrastructure Workshop was held on May 28 at the Oregon Convention Center. The heart of the meeting was a presentation about the Advisory Committee. John said staff can make the PowerPoint presentation available. [Action Item] The group went through each of the infrastructure systems they were tasked to look at. The Steering Committee will use these systems to guide its work as it analyzes the infrastructure in the urban reserve factors. Participants at the Infrastructure Workshop looked at a number of case studies of costs of infrastructure. The Steering Committee will be using those case studies in its technical work analyzing study areas. One of our tasks as staff is to keep this committee updated as to what is going on in other processes.

The 2060 Forecast Forum was held on May 30. There were two panels at the Forecast Forum: one panel talked about issues and trends in the region and the second panel focused on the forecasts themselves. One of the key points to make about the Metro forecast is that it is a range forecast. This indicates the uncertainty facing the Steering Committee. We are trying to make our best guess but those numbers are uncertain and are based on a broader scale than we have control over in this process. Reserves staff is preparing a frequently asked questions document to be provided in the next couple of days that will address some of the questions that have arisen from that meeting. Staff will also make the PowerPoint presentations from the forum available to the Steering Committee. [Action Item] Finally, staff will be sending out follow up requests for comments and everyone is encouraged to ask their questions here in the meeting or present them in written format. Staff welcomes comments on the technical information as well.

Mike Houck said there are a lot of things going on that can help our work in this process. He was pleased to hear that staff will make the infrastructure information available. He asked if the parts of the urban infrastructure such as trails and parks were included in the conversation at the infrastructure workshop.

John William confirmed that they were.

Greg Manning said that he wanted to bring up a comment from many of the business groups. The use of US growth trend versus the Oregon growth trend in longer range forecasts is of concern to business groups. He said it is interesting that subtle changes in assumptions can have major impacts on this group.

John Williams said that staff will try to explain why that range was chosen and what the implications might be. The uncertainty is not knowing what issues we might deal with in the Reserves process and the group can revisit the topic at a later time, as needed.

Bob LeFeber noted that in describing the findings of the Forecast Forum panel, John Williams made it sound as though population growth is going to depend on policy choices. Bob said he did not get that feeling. He clarified that his impression was that we do not have a whole lot of impact on population growth in the area and that we just need to figure out where to put the population growth.

Deb Nudelman asked for a show of hands of how many people attended each meeting.

Brent Curtis referred the Steering Committee to the *Framing Growth Forecasts in the Context of Urban Reserves* document. He explained that this is a framework for how to address the forecast and framing question. There is a now a forecast and the next step is making recommendations. The second recommendation in the document for Spring 2008 - Fall 2009 discusses allocations and taking the overall numbers and incorporating the geography. The question about how much density and population we can incorporate is probably the most central question to the New Look work. This is going to be an iterative process, and those iterations will test the assumptions.

There are two ways that staff is thinking about approaching the question of what kinds of densities and mixed uses communities will have. The first way is to use a “top-down” approach using modeling. One of the forecasting models that Metro has used is Metroscope, a modeling process that is sensitive to the assumptions you input. The model is run to find out what kind of tolerance we have to achieve greater efficiency. The second way to approach the question is to use a “bottom-up” approach. In this approach, the population from the forecast would be divided into four shares and local governments would be asked to determine what they think the capacities are in their existing plans, and what adjustments they might be willing to make to their land use planning approach. That process will ultimately be reviewed by the Steering Committee. This process is just getting started, but staff feels comfortable that these processes are illuminating.

Gil Kelley noted that the population forecasts were done in ranges, and he asked whether the allocations will be done in ranges as well. He said that Brent accurately described Metroscope, and that it is backward looking and does not sufficiently take into account information such as climate change, energy costs, and demographic changes. Gil feels this group needs to find a different way to add another layer on top of that.

Brent Curtis noted that this will be an iterative process and we will need to change the assumptions as we progress.

Gil Kelley said that we can change the model, but that it will require some research into what tasks we are talking about.

Mary Kyle McCurdy emphasized that the modeling does not seem to include what we learned from the economics panel at the Forecast Forum. This modeling provides more of a backward look. As we go forward, we have to look forward, and it is more than just asking the local communities what growth the communities are willing to take. The Steering Committee has to take what the economists said into account. Looking backwards is not enough, and asking people what they are willing to tolerate today is not planning for the future.

Rob Drake said he would like to look at the broader “10,000 foot level.” He asked how quickly the committee will be able to respond to the comment that our growth has been higher than expected if the Steering Committee puts too little land into reserves. People are frustrated even at today’s densities, let alone what we might see in the future. He asked what the consequence will be in 20-30 years if the Steering Committee puts too little land in reserves today.

Councilor Harrington noted that it is important to remember that we are looking to designate lands for 40 to 50 years. The numbers that the Steering Committee is looking at are ranges of potential futures. Over the past few months, the Core 4 has had those same questions. It is important to remember that we are looking at very big range and not a discrete number.

Brent Curtis said that we will have a better idea of the potential uses of land as we progress over time. The Steering Committee has the opportunity to address general trends and he hopes that the new performance-based growth management would be nimble enough to provide for that. The idea behind this process is to have a longer-term supply of land available to provide for greater flexibility.

Chair Brian said that although the Steering Committee is looking at a range, at some point we are going to adopt some lines. The Steering Committee will need to have a discussion about whether to adopt the lines at the lower end of the range, the middle of the range, or the high end of the range. Chair Brian noted that mistakes can be made in each direction. For example, if the region had the foresight it may have done some things differently over the past 20 years to address some of our current traffic and growth issues.

Bob Austin said that he is happy to hear that the staff is looking at both a “top-down” and a “bottom-up” approach. He feels there has to be a balance between those two approaches to have environmental stability, good transportation plans, and economic stability. Many smaller communities are complete cities on their own and other cities have amenities that people will want to get to. He is not so concerned about the numbers as about trying to figure out a way to make each of our communities sustainable in the long-run and working with the relationships around and between communities. He feels that using both approaches makes sense.

Bob LeFeber said a lot of things that might be feasible in 40 to 50 years might not be feasible today. One of the things to look at is to see what will be feasible in the future. Part of his concern is that after the 2040 growth concept the committee will be using minimum density standards. Bob feels there is a natural succession of land uses that will develop over time but that it does not automatically occur. If the committee says those densities have to occur today, then we will not get the densities we want. We have to recognize these things happen over time and not necessarily in the next wave of development.

Greg Manning spoke to the refinement of the population and employment numbers over time. He and the business community are encouraged that Metro is working with employment trends, as well

as doing specific work with the economic development groups, focus groups, and round tables to understand their longer-range needs. Greg also feels it will be very topical to determine what densities are realistic over the long range.

IV. BROAD STUDY AREA RECOMMENDATION

Deb Nudelman introduced Tim O'Brien and Marcia Sinclair to discuss this topic. Tim will review the process of developing the broad study area and Marcia will give a summary of the public outreach process. Deb reiterated that the desired outcome of this section is for the Steering Committee to recommend to release the Broad Study Area map for the Phase 2 public outreach process. Deb reminded the committee that in essence, the committee is supporting Core 4. If the committee is not in concurrence or alignment, then the Core 4 would like to hear the dissenting views, but ultimately it is the Core 4's responsibility to reach unanimity.

Tim O'Brien asked the committee to reference the memo in the meeting packet. Attachment A is the original map with a 5-mile buffer from the Metro UGB that included approximately 400,000 acres. Tim reviewed the steps taken to make some adjustments to the study area map. Staff removed Marion and Yamhill counties and extended the area into Washington County in a few areas. There was a recommendation to include Sauvie Island. Tim reminded the committee that there was some discussion at that point about extending into Marion and Yamhill counties, to which Dick Benner addressed legal issues and Commissioner Cogen gave an update about the Core 4's discussions with Marion and Yamhill counties. Attachment B is the map created based on those discussions. The edge of this map is a combination of the original 5-mile buffer, some roadways, some watersheds, as well as other factors. This map encompasses approximately 404,000 acres. The boundaries of this map reflect decisions made based on watersheds, natural resources function, topography, zoning, aerial photos, streams, railroad tracks, roads, streams, etc.

A few additional amendments were made based on Steering Committee discussions and meetings with the County advisory committees and the Metro Council. The Columbia River Gorge National Scenic Area was taken out of the study area. The City of Sandy urban reserve area was excluded. The boundary between Sandy, Estacada and Molalla is primarily bounded by watershed boundaries except for a few exceptions where the boundary is based on existing roads. The area between Molalla and the Clackamas County line is defined by watershed. The boundary between Gaston and around Hagg Lake and in western Washington County is the original 5-mile buffer. Staff extended the boundary slightly near Banks and Highway 26 to include land around Highways 26, 6, and 47. The 5-mile line was also used between North Plains and the Multnomah County line. The *Proposed Urban and Rural Reserves Study Area* map also included all of western Multnomah County. Tim noted that the Clackamas County Policy Advisory Council (PAC) reviewed this map and suggested extending the study area in the south to Highway 211.

Commissioner Schrader explained that she went through an extensive process with the PAC. The PAC looked at the maps and recommended the extension of the study area to Highway 211. Commissioner Schrader asked the Steering Committee if it would like to amend the study area map now or if this should be discussed later when endorsing the final Reserves Study Area.

Doug Neeley commented that the PAC, in making that recommendation, was looking at the proposed study area from a transportation standpoint. He said they identified a place in Clackamas County where there is a road that could be used for the transportation of agricultural products. He

wanted to be clear that the PAC did not want to review the area for an urban reserve but for the infrastructure for rural reserves for agriculture.

Councilor Harrington clarified that the request is to extend the study area to provide for transportation infrastructure. She reminded the committee that land is to be designated as a rural reserve if it faces the threat of urbanization. The Steering Committee will need to balance the threat of urbanization versus the need for transportation.

Doug Neeley said that the PAC already addressed that. The PAC feels that infrastructure needs are as important for rural lands as they are for urban lands and this needs to be taken into account.

Bob Austin is not sure it makes sense to him to include the land down to Highway 211. It is all similar property above the road and below it. He does not see a threat of urbanization to that land that would make it fit the criterion for designation as a rural reserve.

Tom Hughes concurred with Bob Austin. He said it sounds like a recommendation that could be held in the back of our minds for later. He does not want to lose the discussion because the issue of transportation for agriculture is not limited to Clackamas County, but it does not make sense to create land for rural reserves that cannot be used in any viable way.

Gil Kelley reiterated that he thinks there is a need for a couple of maps. One map would be slightly larger than the *Proposed Urban and Rural Reserves Study Area* map and would be a sphere of influence map. That map would go from mountain range to mountain range and south to Salem. Gil also noted that there is a piece of technical work here and he was imagining the explanation to take to the public. A lot of what Tim said is not represented on this map. Gil would like explanations of how the outcomes were reached. For example, if the edge of the proposed study area follows watersheds, then that should be clearly represented on the map. Gil said the Steering Committee needs to include a clear description of lands threatened by urbanization so that it does not get confusing.

Mary Kyle McCurdy said it seems that in this iterative process we are going to revise what we mean by “threatened by urbanization.” She said the Steering Committee will have to be very careful in the explanation that is given to the public. She suggested using language such as “potentially threatened” and not just “threatened.”

Mike Houck said he is pleased to see the proposed study area now goes around the Chehalem Mountain. Mike said he likes the idea of having that larger contextual map as well and that a lot of the information is available to create such a map.

Councilor Harrington reported that the Metro Council has been following the Reserves process and the refinements being made to the map. She noted that the Metro Council has provided input to the map.

Commissioner Cogen said he did not have a strong feeling about the Highway 211 piece. His overall feeling is that we should be overly inclusive, except for the staffing and technical problems that may cause.

Deb Nudelman requested a brief caucus with the Core 4. After the caucus, Deb explained that she requested the caucus to make a quick process check with the Core 4 to determine how best to move forward.

Commissioner Schrader said she wanted to recognize the process that the Clackamas County Policy Advisory Council came to and to get its recommendation on record. She reported that the Core 4 requests that we move ahead with the staff's map and as we move forward, the open houses and other venues for public input will be the best place to discuss possible amendments to the study area. Additions to the study area can be made later with public input.

Katy Coba noted that there is still some confusion about what rural reserves means. She thinks that the staff should prepare a written explanation. She said she is not sure that rural reserves could be used to protect a transportation corridor. [Action Item]

Gil Kelley said he wanted to be clear that he was not advocating for that area to be in or out of the study area but that he had just wanted clarification.

Commissioner Schrader said that the PAC had looked at the Highway 211 area as a rural reserve, but this is an open process, so the area would need to be reviewed as a potential urban reserve as well. She said that because the area would have to be looked at under both sets of factors, the conversation about including it or not should be held with the PAC.

Mary Kyle McCurdy said this is a good illustration of conversations that will come up. She commented on the possibility of protecting the area as a transportation corridor, so that it could be reserved without the designation of the lands around it. There are other actions that the committee can take to reinforce those decisions.

Drake Butsch said we found that there is a layering process that makes things easier to see as they move forward. He said there might be some areas where the 5 miles may not be enough. When we go to the public, we have to make sure they see all these pieces of data.

Tim O'Brien said that staff is creating all sorts of information including a number of maps that were used to get to this point.

Mike Houck commented that that information is available. He said the other function of that map is to be used over the long term to show how the larger system works together.

Deb Nudelman asked for a process check to determine where the Steering Committee was at. She noted that the Steering Committee has the original *Proposed Urban and Rural Reserves Study Area* map that Tim presented. She confirmed that when the map is taken out in the public outreach process, that is when all these inputs can be added or discussed.

Drake Butsch confirmed that the small map handed out in the meeting packet is just a smaller scale version of the large map that Tim presented.

Marcia Sinclair with Metro introduced the public involvement team for the three counties and Metro. She explained that the public involvement team is in the process of making final preparations for open houses in June, July and possibly August. The events are being held to inform

the public about the proposed map. Marcia referenced *Urban and Rural Reserves Open Houses* list with dates and times for the open houses. The open houses were set up in areas where people conduct their business and they will be held in the evenings. In addition, the public involvement team is looking at tools for reaching people who are not able to attend the meetings. The counties all have websites and Mike Dahlstrom with Washington County is looking at an online way to electronically give feedback on the map.

There being no questions or comments to Marcia’s presentation, Deb Nudelman asked Steering Committee members to indicate whether they support the recommendation. She explained that leaving a tent card down indicates concurrence and support of the recommendation. By raising a tent card, the Steering Committee member would be signaling that he/she still has concerns and cannot support the recommendation to release the Broad Study Area map for public comment. This process allows someone to explain why they cannot concur or agree and is an opportunity to try to be persuasive. Those who cannot be supportive have the highest level of responsibility to speak with honesty and forthrightness to the Steering Committee so each member of the committee can give the same message to the people they speak with inside and outside this room.

Doug Neeley noted that he will support this because it is not the final process, just the concurrence of the process.

Deb Nudelman confirmed that this is the broadest look at the filter and that this will be an iterative process. She then asked the members of the Steering Committee to raise their tentcard if they have any concerns or reservations about recommending the release of the Broad Study Area Map for Phase 2 of the public outreach process. Seeing no raised tentcards, Deb confirmed that the Steering Committee had signaled to the Core 4 their support of this approach.

V. SUMMARY

There being no further business, Deb Nudelman adjourned the meeting at 11:30 am.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR JUNE 9, 2008

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

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
5.	Document		Urban and Rural Reserves Open Houses	060908rsc-01

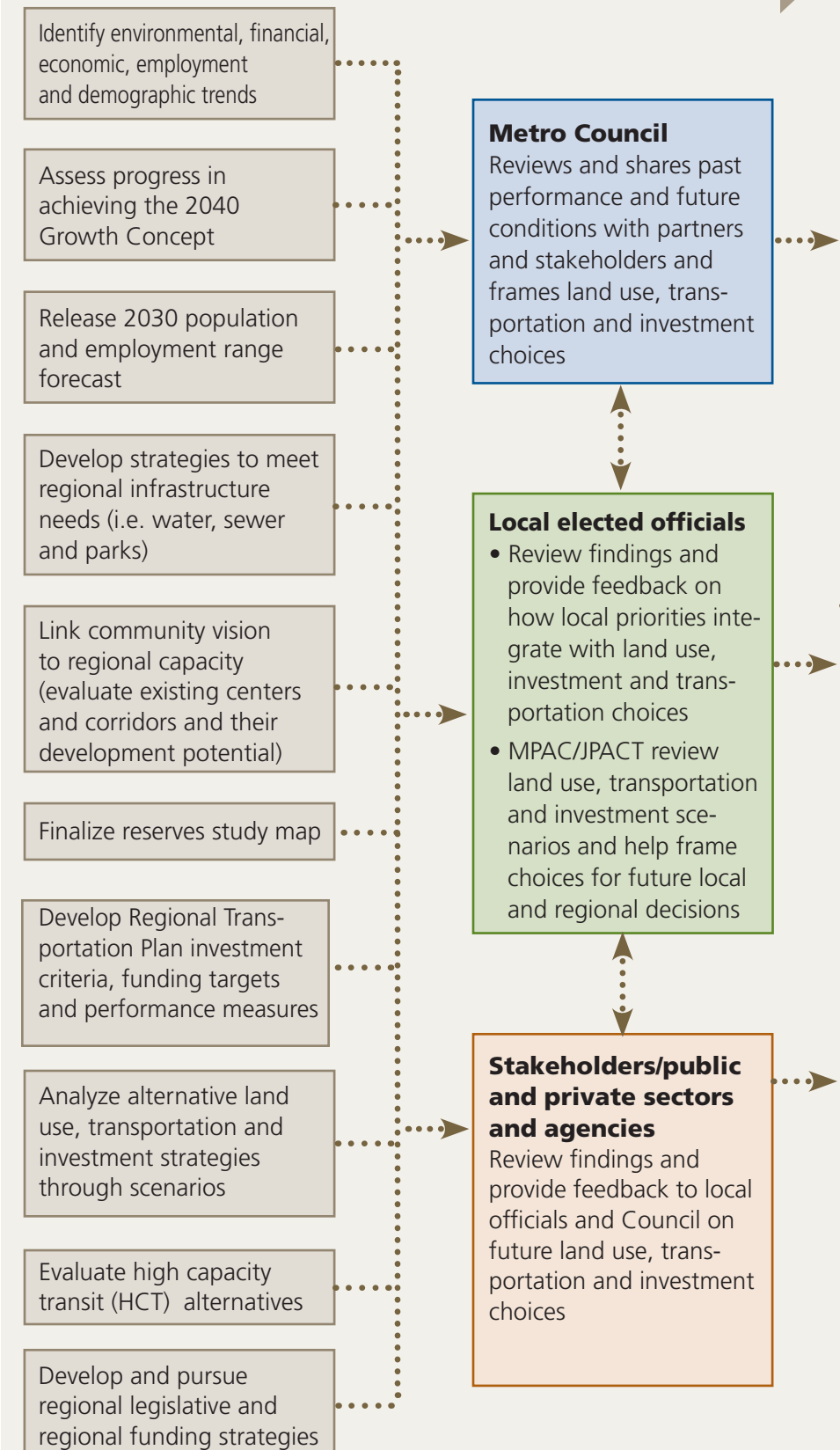
Regional Choices Engagement Architecture (2008 – 2011)



Phase 1: Frame Choices

Use scenarios and other tools to identify and illustrate trends

July 2008 – December 2008



Metro Council
Reviews and shares past performance and future conditions with partners and stakeholders and frames land use, transportation and investment choices

Local elected officials

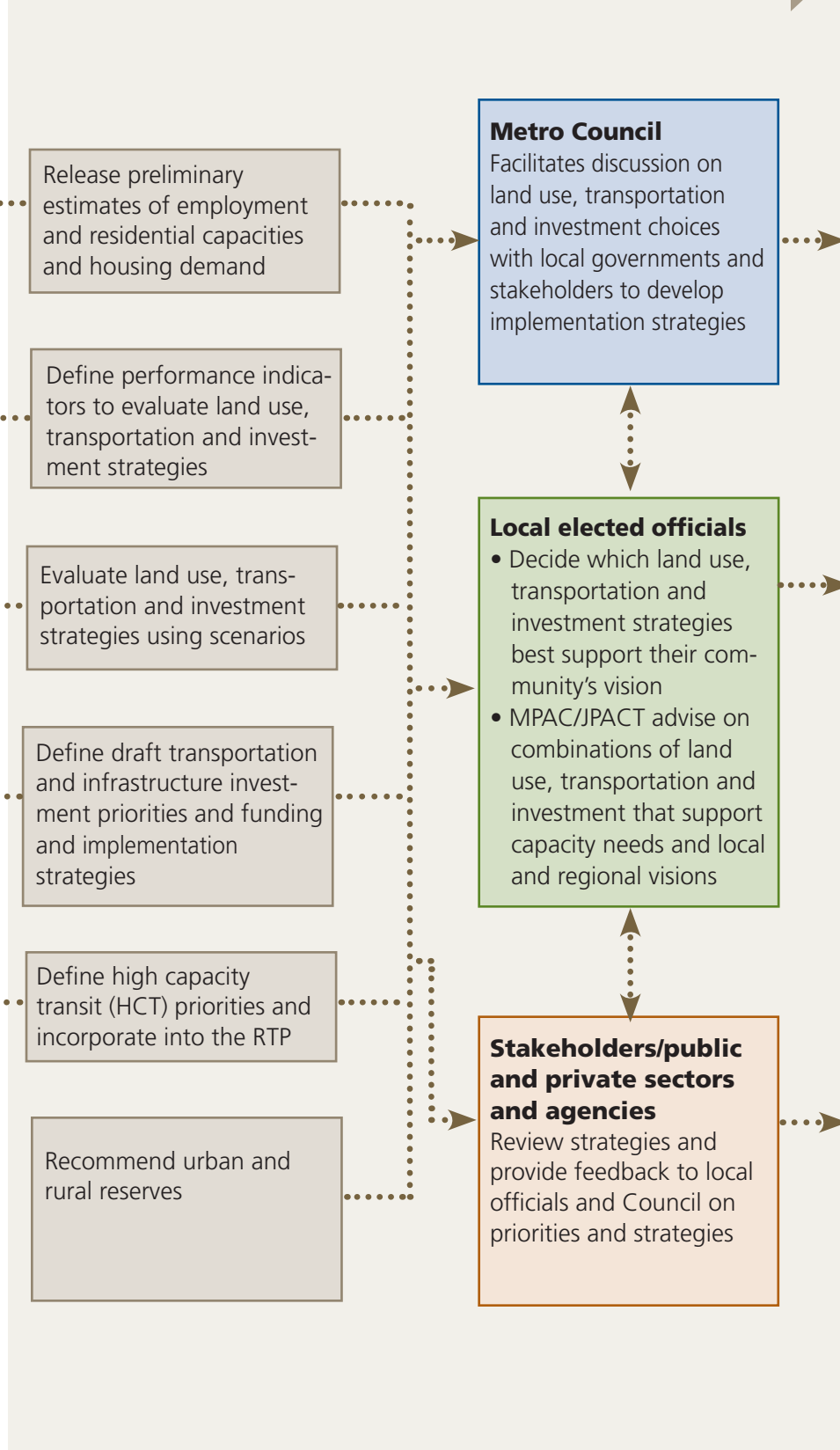
- Review findings and provide feedback on how local priorities integrate with land use, investment and transportation choices
- MPAC/JPACT review land use, transportation and investment scenarios and help frame choices for future local and regional decisions

Stakeholders/public and private sectors and agencies
Review findings and provide feedback to local officials and Council on future land use, transportation and investment choices

Phase 2: Refine Choices

Debate strategies to achieve the region's long-range vision

January 2009 – June 2009



Metro Council
Facilitates discussion on land use, transportation and investment choices with local governments and stakeholders to develop implementation strategies

Local elected officials

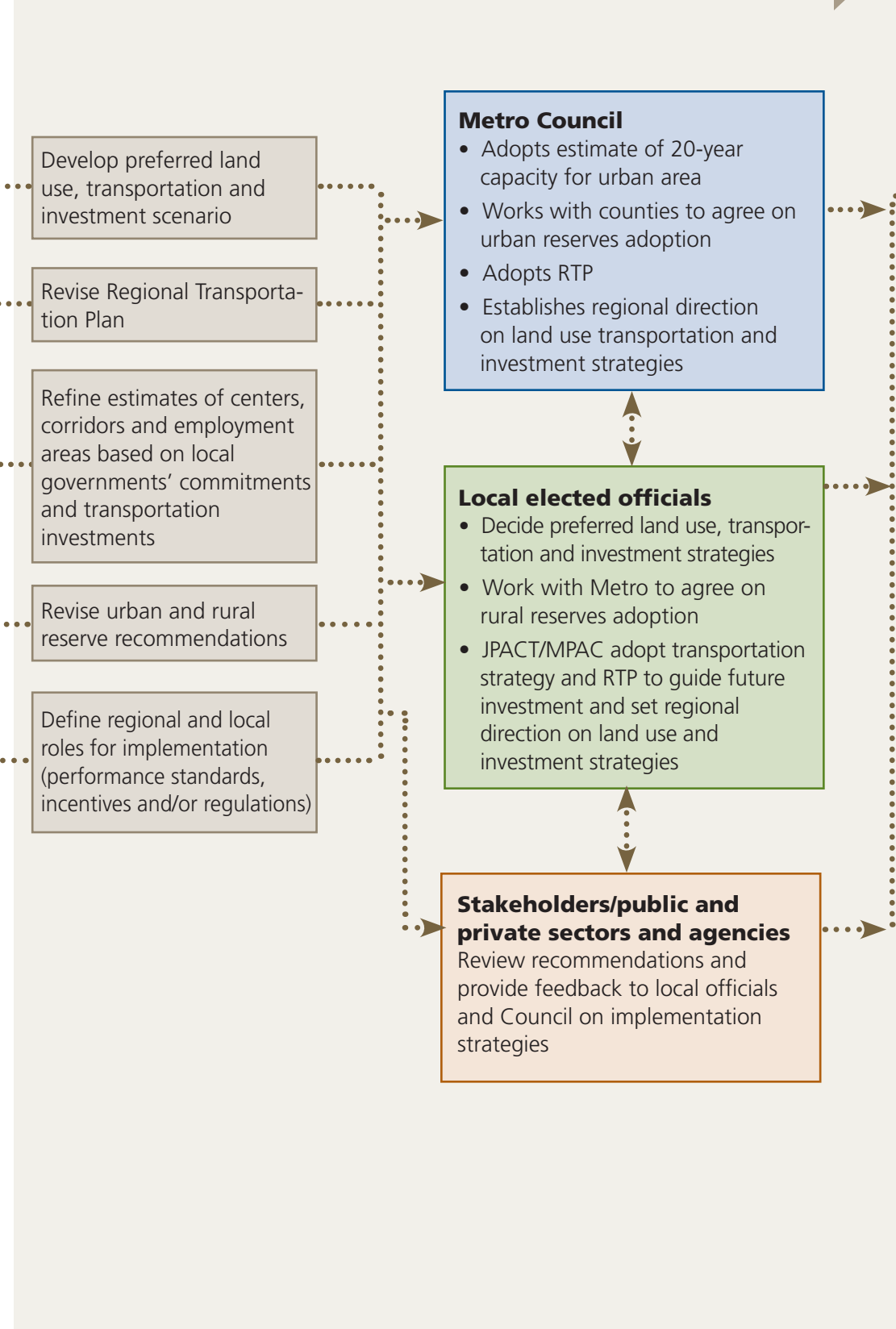
- Decide which land use, transportation and investment strategies best support their community's vision
- MPAC/JPACT advise on combinations of land use, transportation and investment that support capacity needs and local and regional visions

Stakeholders/public and private sectors and agencies
Review strategies and provide feedback to local officials and Council on priorities and strategies

Phase 3: Make Choices

Select recommended future vision and investment priorities

July 2009 - December 2009



Metro Council

- Adopts estimate of 20-year capacity for urban area
- Works with counties to agree on urban reserves adoption
- Adopts RTP
- Establishes regional direction on land use transportation and investment strategies

Local elected officials

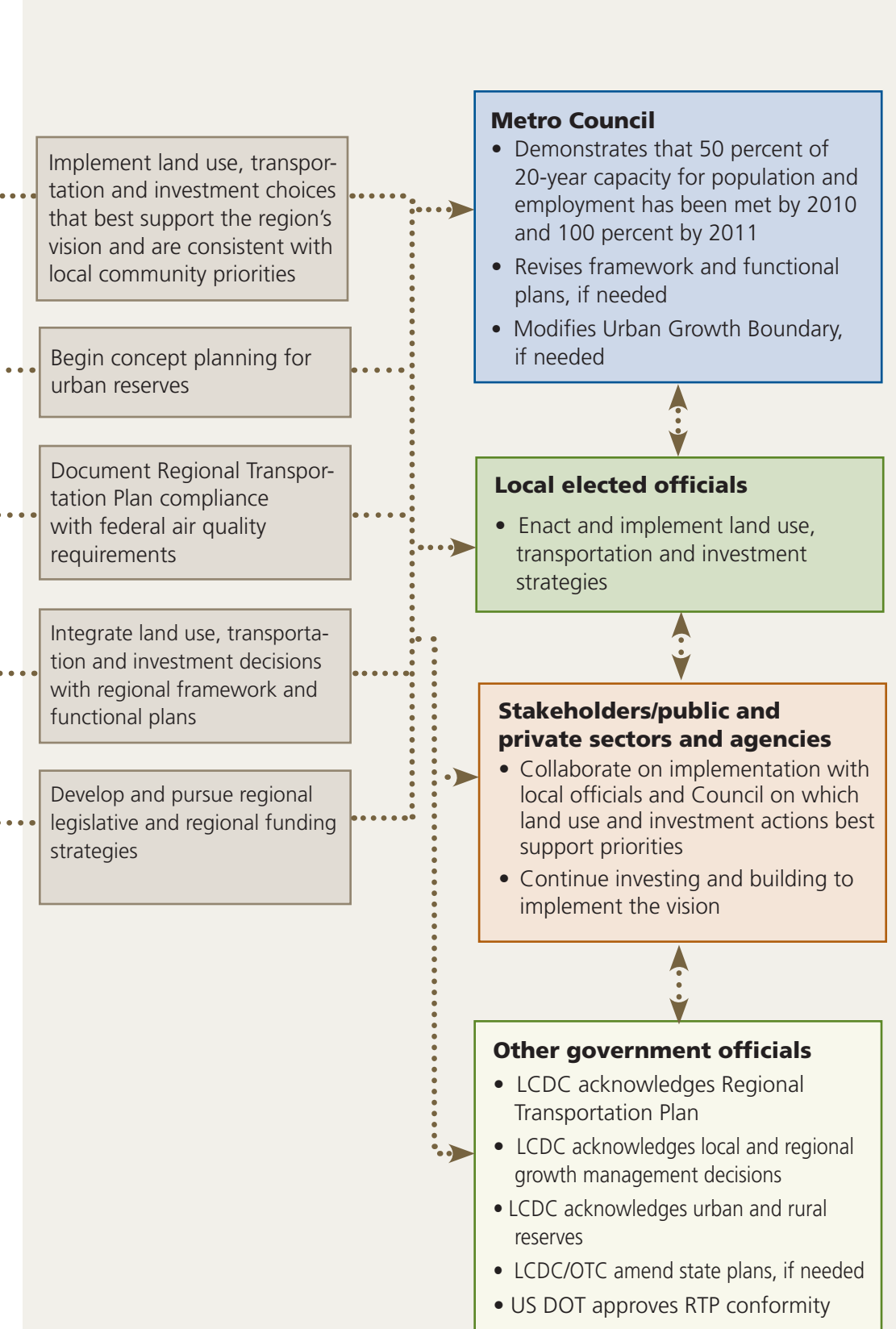
- Decide preferred land use, transportation and investment strategies
- Work with Metro to agree on rural reserves adoption
- JPACT/MPAC adopt transportation strategy and RTP to guide future investment and set regional direction on land use and investment strategies

Stakeholders/public and private sectors and agencies
Review recommendations and provide feedback to local officials and Council on implementation strategies

Phase 4: Implement Choices

Implement integrated state, regional and local land use, transportation and investment strategies

2010 – 2011



Metro Council

- Demonstrates that 50 percent of 20-year capacity for population and employment has been met by 2010 and 100 percent by 2011
- Revises framework and functional plans, if needed
- Modifies Urban Growth Boundary, if needed

Local elected officials

- Enact and implement land use, transportation and investment strategies

Stakeholders/public and private sectors and agencies

- Collaborate on implementation with local officials and Council on which land use and investment actions best support priorities
- Continue investing and building to implement the vision

Other government officials

- LCDC acknowledges Regional Transportation Plan
- LCDC acknowledges local and regional growth management decisions
- LCDC acknowledges urban and rural reserves
- LCDC/OTC amend state plans, if needed
- US DOT approves RTP conformity

Materials following this page were distributed at the meeting.

MEMORANDUM



DATE: August 13, 2008

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

FROM: Reserves Core 4 Technical and Public Involvement Staff

SUBJECT: Report on activities in Phase 2 of the Reserves Work Program including a preliminary summary of public input and Coordinated Public Involvement Plan updates

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 provide an update to the adopted Coordinated Public Involvement Plan and a preliminary summary of Phase 2 public input. Phase 2 focuses on a DRAFT Reserves Study Area recommended by the Reserves Steering Committee at the June 9, 2008 meeting and two key questions:

- Are these the areas that the Reserves Steering Committee should study and analyze further?
- What additional information should be considered in defining these study areas?

This memo summarizes activities related to each of these items and includes a preliminary summary of public comments gathered to this point – the comment period for Phase 2 public input closes on Friday, August 15. This memo is for informational purposes only; no formal decision is required at the August meeting. The Regional Reserves Steering Committee will make a recommendation to the Core 4 on the study area on September 10. This information is being provided well in advance to make it easier for committee members to act in their role as representatives of broader constituent groups, as outlined in the Reserves Steering Committee Operating Principles.

Phase 2 Public Involvement Plan Update

Between June 16 and August 15, 2008 Clackamas, Multnomah and Washington counties and Metro collaborated on a variety of activities to engage citizens in a discussion of urban and rural reserves including hosting seven public open houses. These events were planned and executed by a team of public involvement and planning staff from all four jurisdictions. Recognizing that there was limited public awareness that a reserves designation process was under way, the public involvement team identified two primary purposes to these events:

1. Help citizens unfamiliar with the designation process grasp the history, purpose, decision structure, timeline and import of reserves designation within a context of simultaneous regional planning processes (Making the Greatest Place)
2. Ask for citizen guidance on whether the proposed reserves study area is the appropriate area to consider for reserves designation.

The open houses were strategically placed in locations across the region in which people from surrounding areas regularly conduct their business. The intent was to attract people both inside and outside the urban growth boundary to a regional conversation in a convenient and familiar location. The content of open house materials and presentations was essentially identical to the others so that people across the region could choose a convenient location, date and time in which to participate and be assured of receiving the same information and having the same opportunity to weigh in.

Additional outreach activities included public involvement team members' presentations to neighborhood, business, agricultural and environmental groups. The team created a questionnaire used extensively throughout the phase and developed and launched an online survey (also based on the questionnaire). Displays were created and placed at other county-wide events including the Washington County Fair. More than 50% of responses to date have been received through mail-in and online input.

Publicity

A variety of methods were employed to publicize these events and build awareness including press releases, announcements at meetings, flyers and posters, invitations sent by email and circulated on email networks, postings on blogs and community calendars. News coverage included articles in the Oregonian, the Forest Grove News Times, Hillsboro Argus, Portland Tribune, Damascus Observer, and stories on Oregon Public Broadcasting and KATU Channel 2. A key component to providing project awareness has been (and will continue to be) maintaining up-to-date project websites.

Open House Format

Seven regionally spaced open houses were held: Beaverton, Forest Grove, Gresham, Tualatin, Oregon City, central Portland (Metro) and NW Portland. All but the Metro open house were held in the evenings and the central Portland event was held on a Saturday morning. Open houses included a brief informal period followed by a formal presentation at which elected officials from the hosting city, county and/or Metro greeted guests and provided a few comments. After questions and answers, attendees were encouraged to explore materials at each station and provide feedback on the proposed reserve study area. Citizen comments were captured on flip charts, large and small maps and questionnaires.

Attendance

Altogether more than 340 people attended the open houses. Additionally, team members have presented to more than 650 additional attendees at group and organizational discussions.

Preliminary Summary of Public Input to Phase 2 Key Questions

What we heard to date:

A preliminary compilation of verbatim comments accompanies this memo. Public input continues to be solicited through Friday, August 15. A complete summary of input will accompany the final Phase 2 report.

In general, people asked questions and raised issues ranging from very broad (save farmland or make better use of industrial land inside the UGB) to very specific (my land cannot be farmed). People's interests in the process ranged from global to preservation of individual lifestyles.

The comments on maps will provide helpful information in identifying specific attributes of the landscape and understanding attitudes toward rural or urban designation.

People suggested additional things to consider; made recommendations or asked questions about the designation process, asked how economic trends and population are factored in, asked for additional public education and wanted to know how they might remain involved.

With regard to changes in the proposed study area boundary, there were a few recommendations to expand into Yamhill, Marion or Clark counties.

With regard to Clackamas County PAC recommendation to expand the study area to 211 there were 6 for and 12 against. The reasons were varied.

What we learned to date:

For the most part, there was little substantive feedback on the study area itself.

People were drawn to the public events and presentations for a variety of reasons. Many expressed a concern for the region, land use and future lifestyle in broad terms and from an abstract philosophical perspective. Some attended in order to champion a specific designation for a portion of the region. A few championed a specific designation for a parcel.

People raised questions about the reserves process and the aftermath including the lifespan of reserves (such as when will we revisit the decisions we make in 2009); the process for weighing factors and how this process fits with other planning efforts. These questions need to be resolved as soon as feasible as their resolution will be valuable to the designation process itself. Some of the answers can be provided in a revised FAQ while others will take time to resolve. To the extent possible, we will want to have these process questions clarified for future outreach materials, presentations and events. There is a need to bring up citizen understanding of broad areas of land use planning and link other elements of regional planning including transportation and infrastructure investment.

Many people said the events were useful and informative.

While the public involvement team had hoped for greater open house turnout, these events provided a number of side benefits. They brought together staff from four jurisdictions and helped jell the team to more easily capitalize on each other's strengths. The events provided a basis for earned media that would have otherwise been difficult to generate. The open houses provided a deadline under which the four jurisdictions crafted outreach materials including web sites with interactive features, publications and presentations and a well-honed collection of supporting documentation.

Next steps

The host counties have provided preliminary summaries to share with their respective reserves advisory committees. In addition, the public involvement team is compiling all comments collected and will provide a more in depth report after the public comment period closes August 15. The Regional Reserves Steering Committee will make a recommendation to the Core 4 on the study area on September 10.

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Urban and Rural Reserves Preliminary Compilation of Responses to Phase 2 Key Questions

Key Question #1: *Are these the areas that the Reserves Steering Committee should study and analyze further?*

Verbatim suggestions or comments regarding study area adjustments:

1. This is an odd and somewhat surprising junction. Why tight to the Mult Co boundary but not Wash Co? (*Refers to the Northeast corner of Washington County study area and Northwest corner of Multnomah County study area adjacent to Columbia County.*)
2. The proposed study area is too large, this is prime farm land. *Second comment: I feel your doughnut is too large – do not touch this area. (Both comments refer to the western half of Washington County’s proposed study area.)*
3. Why are we taking this farm and forest and watershed land into the urban growth boundary? Between gas prices and food prices shouldn’t we be considering local farming as a good benefit to Hillsboro? (*Refers to Bald Peak/Laurelwood area along Southeastern Washington County study area.*)
4. The draft map looks pretty good, but: 1. we like the current map, especially for our area. 2. Please be sure that the study area includes the hills north of Hwy 26 at Banks. They added the highway interchange (hwy 26 at 6 and 47) plus a nearby wetland to the study area. But they should also include the hillsides north of the interchange too (see item 4 below).
5. Make sure the study area north of Hwy 26 at Banks includes the southwest flanks of the mountains. The long sweep of the Tualatin Mountains stretches from Forest Heights all the way to the Coast Range and these green hills provide a definitive sense of place for residents of the Tualatin Basin and anyone driving on Hwy 26 between Portland and the coast. Hillsides south of Beaverton are rapidly developing; we need to preserve these views to preserve our unique regional identity. Otherwise this map is great, thanks for including all of NW Multnomah County.
6. East of Glencoe between North Plains and Hillsboro should be included. (*Area suggested is already in the DRAFT Reserves Study Area.*)
7. All of the farmland in Washington County not currently inside the UGB should be included in the study area and should be designated Rural Reserves. Likewise Sauvie Island in Mult. Co.
8. Should study this area too. (*Referring to Bonney Slope area which is already in the DRAFT Reserves Study Area and inside the existing UGB*)
9. Consider expanding the study area boundary to follow Highway 211 from Sandy to I-5 to protect more farmland.
10. Expanding the study area boundary to Highway 211 would infringe on the outlying cities.

11. Areas just outside current urban areas of outlying cities [Sandy, Estacada, Molalla) should be in study area. Pressure to expand outward will be tremendous -- if these areas are not included now, they will have to be added later or will be developed contrary to their best use.
12. Molalla and surrounding should all be in or out of study area, not bisected.
13. Include the area south of the Willamette River and west of the Pudding River in the study area and designate it all as rural reserves. (*Area suggested is already in the DRAFT Reserves Study Area.*)
14. Expand the study area boundary in the region SW of I-5 near Aurora/Dundee/Newberg to protect farmland.
15. Study area should include area down to McMinnville and around river, even though in Yamhill County (traffic, etc.). *Second comment:* What about lands outside Metro jurisdictional boundary? Marion, Yamhill counties, Scappose, Clark County, etc.
16. There is not a need to expand the UGB because any growth can be handled within. The rural areas are needed to provide food and timber since transportation costs are increasing. The study area for Clackamas County is several times too big.

Key Question #2: *What additional information should be considered in defining these study areas?*
 Responses are grouped in general themes. Upon closure of the Phase 2 public input period, all responses will be included in an addendum to the final summary.

Proximity to infrastructure and transportation considerations

- Reasonable extension of services, proximity to current expansion areas, organized interest from property owners
- Proximity to existing freeways. Using that tool will reduce costs and headaches associated with new infrastructure
- Reviewing recent expansion errors or omissions to identify those areas where bringing additional land inside the boundary will allow areas like Area 63 and 64 to be planned more efficiently creating a complete community. There should also be consideration given to future connectivity/transportation of areas such as South Hillsboro, West Beaverton and Sherwood. Additionally, take advantage of existing transportation and infrastructure. Any land north of the Tualatin River from Hwy 99 in Tigard west to the Hillsboro Hwy into Hillsboro is better suited for growth than long term agricultural use.
- Proximity to utilities, highway and commuter roads, close to urban growth boundary
- These areas should be considered among the highest priority for inclusion into urban areas. There is a natural boundary in each of these areas specifically the Tualatin and Willamette Rivers. These resources provide a natural line of demarcation for separation of urban and rural areas. Based upon figures provided by Metro, Planning and Transportation authorities as well as the market point to these areas for desirable growth. Transportation and infrastructure can be easily contained within the area and 40 years of growth can be accommodated in these and well as areas north of hwy 26. I firmly believe that the market, people who actually live and work in these areas, to decide where they want to live and work rather than having government

decide for them. (*Refers to lands in the southwest study area in Washington County and lands immediately north of Canby in Clackamas County.*)

- Development in this area (*refers to French Prairie area*) will not only create a dense denser development effect but will place an increasing traffic burden on the Wilsonville – I5 area which is already unable to handle weekend/holiday traffic and totally blocks emergency responders during traffic emergencies.
- Traffic, traffic, traffic.
- Current road and utility infrastructure is poorly suited – indeed, completely unprepared for further extensive industrial or urban development. Existing agricultural use contributes significantly to our economy, including exports (*refers to French Prairie area south of Willamette River*)
- The City of Wilsonville does not have funds or the desire to expand its services south of the river (*Willamette River*)
- Any development (especially commercial) south of the Willamette must take into consideration the 4 land bridge. The current congestion already had traffic slowdown at peak travel hours and high accident incidents.
- Proposed 99W/I5 connector.
- Supporting road system – I-5 bridge over Willamette needs more lanes.
- Transit and high density urbanizations will not work without viable transportation options. Public infrastructure for transportation is greatly lagging.
- Decisions need to be fair for those who have the fewest resources. Provide access to opportunities and affordable housing. Protect urban waterways, floodplains and wetlands. Preserve residential area character -- put higher density along transportation corridors and in centers.
- Locate growth along current transportation corridors, managed properly.
- Make sure there is an adequate road system for new urban areas.
- Use controlled approach with infrastructure before urban growth is considered (bridges, roads, water supply, etc).

View sheds and wildlife

- How much emphasis is being placed on the view shed provided by the Tualatin Mtns from Washington County? These mountains provide an important benefit to those living in Bethany.
- It's so important to protect our rural area. There's wildlife like elk, incredible number of residents from both side of the ridge use it for cycling and running, the urban traffic that cuts through Forest Park, the healthy streams that nurture the ecosystem, etc. 4. The rural farms and forests on the south side of the Tualatin Mountains provides a strong "sense of place" for the Tualatin Valley plus can be a growing source of fresh food for residents in the area. These green hills, stretching from Forest Heights to the Coast Range, are part of what makes this area unique. If we can protect the south face of these hills, it will protect all wildlife habitats in the mountains behind.
- A final note: On the lower reaches of the Tualatin Mountains, where the slopes begin to flatten and the lands are suitable for farming, there is some fairly productive farmland. These lands are important to the migratory species and edge wildlife (including elk and many small mammal, amphibian and bird species) that depends on them for food, while nearby forested land provides shelter, protection and connection to the larger habitat. But they are also increasingly important to urban dwellers for produce (especially fruit, vegetables and meat products). As fuel prices escalate and we become more aware of the carbon costs of importing our food, these local farms will become increasingly important to Metro residents, and the

farms themselves will become more profitable. We need to preserve these agricultural lands from urban development as well. Not only are they important for local food production, but they will continue to serve as a buffer between the urban developments and the wildlife habitat of the Tualatin Mountains.

- I'm worried about our shrinking wildlife corridors and agricultural areas near Portland. I hope my neighborhood can be/stay a rural reserve for the enjoyment of all the Portlanders who live and recreate in the neighborhood around Forest Park.
- Note also that these forested slopes provide a sense of place for the Metro region, providing a calming, pastoral setting for the Tualatin Valley. Practically wherever you are in the Washington County, when you look to the north, you see this forested range of hills that bounds us in and reminds us that we are part of a large landscape where the natural world can still be found. Our sense of pace would be quite different and much poorer if these slopes were covered with the same urban environment that threatens to engulf the valley floors.
- The historic area should be preserved without being surrounded by development. Leave it alone for future generations to enjoy. Existing agricultural use contributes significantly to our economy, including exports (*refers to French Prairie area south of Willamette River*)
- Impact of development on wildlife & wildlife movement. The Stafford area is experiencing increased wildlife due to increase development in neighboring cities.

Floodplains and watersheds

- No building or zoning for development should be allowed in the 100 year flood plain areas.
- Factors in the enabling legislation are quite specific, but we are mostly concerned about instances where data may be incomplete. For instance, the FEMA Floodplain Map for Washington/Multnomah County's Rock Creek shows the floodplain extending upstream only to the county line. We have seen Abbey Creek (an eastward tributary) flood its floodplain repeatedly, a mile east of the county line! Similarly, for a 40- 50-year planning horizon, consideration should be given to the latest credible projections not too conservative, but applying the "Precautionary principle") for sea-level rise, landslide vulnerability, water shortages in summer, etc. The ecological, carrying capacity of the Portland Basin and its watersheds needs to be part of the discussion.
- Watersheds (origin) and water reservoirs should be outside the development zone. The example that comes to mind is Henry Hagg Lake that has already being planned for increased water needs in the future. This could mean raising water levels 40' above current boundaries. Why allow further building here when it may be flooded in the future?
- The decisions need to be fair for those who have the fewest resources and provide access to opportunities and affordable housing. High priority to protect waterways, floodplains and wetlands within urban areas. Preserve existing residential areas character put higher density along transportation corridors and centers.
- Rural Reserves: watersheds with critical habitat such as Gales Creek, Dairy Creek, Upper Tualatin, Wapato NWR, Tualatin NWR
- Re-evaluate floodplain designations, apply limitations on development consistently across region.

Agricultural considerations

- Excellent farm land (*refers to Chehalem Mountains – Scholls area*)
- Continued updates to the citizens that will be most affected by the encroaching industrialization and commercialization of this Rural Reserve. Explain the negative long range implications if

this high quality farmland is urbanized. (*refers to French Prairie area south of Willamette River*)

- The rich valley south of the Willamette River must be preserved for its best use – the production of agricultural products that will support our state and our people into the future. Once the fertile soils are covered with sprawling development, we can't bring back a Missoula Flood to fix it.
- The nursery business is a \$1 billion in total sales for Oregon and the nations. Should be protected.
- Development of the land south of the Willamette River will encourage urbanization onto the highest quality farm land that is so needed for us. The Oregon Department of Agriculture has given this area the every highest agriculture land classification. It makes a huge contribution to our second largest industry in Oregon. Don't even think of paving over this area of commercial expansion.
- The area circled (*on the map referring to the French Prairie area*) is probably the best agricultural land in Oregon. It requires water for crops and livestock as there are several dairies, one egg farm and a wide variety of crops. Water is vital and how would expansion of urbanization impact water use? Love of farmland - study should include how to replace this valuable asset once it is covered with warehouses or housing tracts.
- We should keep farm and timber lands close to the Urban and Metropolitan areas to provide a local source of food and resources. Don't let urban development push farm lands further away from where its need. Fuel and energy concerns and prices are not going to go away! Growth is not sustainable.
- Changing nature of agriculture, especially rapidly escalating transportation costs. Examine rural reserve land with a view to the future. Smaller farms close to urban centers will be more economically viable; provide a place for them to flourish.
- In the future, current farms or forest may be better suited for recreation or wildlife rather than urban land.
- Urban growth allowed now is “the cart before the horse”. Oregon, especially the Willamette Valley, is losing great farm land too quickly. Stop or slow growth.
- Be realistic in farm land you save – can it truly be farmed? Is there water? Don't save it just because it is a bucolic landscape to view as you zoom by!
- When looking at possible reserve areas, think about impacts on rural land owners living near the UGB and existing cities, and how decisions affect them.
- Need flexibility in rural reserves to develop small rural lots (divide a 200-acre lot into 1, 2 or 5 acre parcels.)
- Make sure there is an adequate road system for new urban areas
- We need some flexibility within rural reserves to be able to develop small rural lots (ex: be able to divide a 200 acre lot into 1, 2 or 5 acre parcels.)

Growth projections

- Why do we continue to allow population forecasts to force people who move to Oregon in the future to only go where people are now? Why can't we build in different areas that give a diverse picture of Oregon and spread the positives and negatives of development across the state.
- Rather than passively accepting that growth will happen, when will we start to ask how we can preserve our economic viability without growth and what can we do to limit population growth?
- I am not in favor of the “if you build it they will come” method of expansion.

- Sufficient open land exists north of the Willamette River to accommodate growth needs, both industrial and urban for the foreseeable future.
- Continued joint dialogue of the 3 counties working together – not self interest. Assuring urban growth does not progress south of the Willamette River. Prohibit (discourage) any commercial development on what agricultural land we have left. Re-evaluate areas within cities for re-use – apartments – multilevel homes in all areas. Re-design from old practices.
- Area we suing models from other urban planning processes? Barton McKay wrote about rural reserves a century ago. He described the flood of urbanization and the need for dams.
- This process should recommend hard edges to growth of the UGB.
- Repeal OAR 660-040-0040(e) (anything within one mile of UGB must be 20 acres.)
- A lot of growth will occur in Clark County.
- Maximize efficiency in urban areas; growing up rather than out.
- Concerns about growth, transportation and preserving natural resources; keeping our footprint small.
- Growth along current transportation corridors, managed properly, will result in greater and more efficient use of own natural resources.

Housing and community

- Make sure to include communities of distinction - new downtown areas. Not just more single family houses. Include entertainment (restaurants, condos, bars/music, book stores, cute shops, etc.) I attend Bright Lights and want to make sure we plan for future, not just what we've had in the past.
- Reserve mass density for farm fields that already don't have trees and is already flat lands. Don't allow builder to cram houses in because of wetland/slopes. When the developer buys a piece of property and it can only have three houses because of the slope, then they build the three houses not cram five houses into the same space. Roads need to be widened and improved before any more development happens.
- Need to expand housing area. (*refers to south Cooper Mountain area*)
- Use all of the higher elevations for homes. Quit giving it to the wineries. Since it is not prime farmland - build houses on it and save the "real important" areas
- Consider viability of continuing rural lifestyle in an area by talking with residents/families about how they view their future. Don't just decide based on soil type or past use because situations change.

Economics

- I believe a process such as this should prepare the areas for both good economic times and bad. To that, please consider energy costs for today and the likely costs in the future. Good planning now can help the area achieve a high degree of self-sufficiency in terms of food supply, potable water, and transportation. Assume, if you will, that energy costs will continue to increase exponentially - how much will that cause a loaf of bread or gallon of milk to cost if these items cannot be reasonably produced locally? The next 50 years are likely to be critical as the US develops other energy sources that can perpetuate the agri-business and urban living relationship.
- Area near Urban Growth or considered South Hillsboro - water access not good for this area - some properties have wells, but most is dependent on rain - some areas are lowland or scrub forest - small acreages not profitable for farming. Consider including in Urban Reserves

- Our agriculture economy would be at risk if we allow urban growth to expand south of the Willamette River in the boundary areas of Clackamas and Marion Counties. Our nursery stock economy is very important to Oregon.
- Development south of the Willamette River will detract from existing industry (nursery business), reduce greenspace and lower present livability. Existing agricultural use contributes significantly to our economy, including exports.
- It is essential to maintain farm land for Oregon's future and the welfare of our country as a whole – we must maintain our independence and ability to feed ourselves!
- Examine tax structure to determine whether it ensures rural-designated areas can stay that way without significant negative impact to the owners.
- Prepare areas for good and bad economic times. Consider energy costs today and in the future, and what that means for agri-business, potable water, transportation and food supply self-sufficiency.

Other

- What the current owners have as a vision for their property -- ask them.
- Based on questions asked after the presentation, and on discussions heard by the maps, I think it would be valuable for people to get exposure to the general overview of the process which will follow urban/rural reserve designation. What happens - or doesn't happen - to land while is in one or another band of reserve? Concept plans, UGB expansions (or not), governance discussions, annexation (or not) zoning/re-zoning, development. Good background material to help someone appreciate how these very early deliberations will convert to subsequent tangible actions that affect them. maybe just one stand-up easel card would do it
- Make sure that inner-suburban ring areas (e.g., Beaverton, Aloha, Milwaukie, etc) do not suffer as a consequence of future urban expansion and development
- Finally you are looking at rural communities. Do not put everyone in cities in sardine boxes or rural in large farms. There has to be an "in between". We see rural buffers as this in between that needs to be allowed to conform to their neighbors now. Take action on areas to help people who live there now. Let our area have 2 -4-5 acre parcels to better support schools and businesses and growth in towns like Sherwood.
- Traffic issues – noise pollution – increased vehicle emissions – insufficient infrastructure – water quality and possible threats to it.
- Do not treat Tualatin River as a geographic boundary for development – 19th century thinking.
- Climate change, green house gas emissions, diminishing oil/rising price of gas.
- How are historic properties considered when designating rural/urban reserves?
- What percent of lands already brought into UGB have been planned for and how will this information be applied to reserves designations?
- Are we looking at underutilized industrial and other employment lands within the current UGB?
- Urbanization occur in lands suitable to sustainable LIDA development

Process to frame, refine and make regional growth management choices



Local aspirations, scenarios and capacity analysis

	PHASE 1: <i>Frame choices</i> July – December 2008	PHASE 2: <i>Refine choices</i> January – June 2009	PHASE 3: <i>Make choices</i> July – December 2009	PHASE 4: <i>Implement choices</i> 2010 – 2011
Metro Council adopts performance-based growth management resolution to define desired outcomes: <ul style="list-style-type: none"> • vibrant communities • prosperous economy • transportation choices • reduced global warming • healthy environment • equity (June 2008)	Local aspirations Current	Local aspirations Projected 20 year and 50 year preliminary	Local aspirations Projected 20 and 50 year recommended	Local and regional agreement on land use, transportation and investment decisions to support desired outcomes
	Scenarios Cause and effect	Scenarios Hybrid	Scenarios Preferred	
	Demand and capacity analysis Update methods Residential Employment	Demand and capacity analysis Preliminary needs assessment	Demand and capacity analysis Revise needs assessment	Metro Council adopts needs assessment

Friends of French Prairie

Friends of French Prairie
is an Oregon non-profit corporation

PO Box 403 | Donald, Oregon 97020 | www.friendsoffrenchprairie.org

August 12, 2008

TO: Reserves Steering Committee

FROM: Friends of French Prairie

Thank you for the time to allow me to make public comment before the Metro Reserves Steering committee.

I am President of Friends of French Prairie, a local non-profit concerned both with appropriate development and sustainable agriculture in French Prairie, the historic north portion of the Willamette Valley. French Prairie is generally thought of as being in Marion County and outside of Metro's jurisdiction, but a pivotal fact is that the northeast corner of French Prairie is in Clackamas County, south of the river and east of I-5.

This area matters to all Oregonians because of its history (much of the activity for the formation of the Provisional Government that led to statehood occurred here) and because of its legacy as prime agricultural land that was subsistence farmed by the Kalapuya people before the arrival of white settlers who journeyed to "the Eden at the end of the Oregon trail."

These are important factors to keep in mind, because this section of land in Clackamas County is not just some agricultural land south of the river that happens to be in that area quaintly referred to as French Prairie. It is because that portion of French Prairie, when considered in terms of the developmental pressure from Metro south, is the keystone, the gateway to the rest of French Prairie. The decisions you make in this small portion of French Prairie will carry consequences over many years and south down I-5 through Marion County.

The concerns of Friends of French Prairie can be summed up in a simple proposition: while we understand the stated 2040 Growth Concept that "guides how the urban growth boundary is managed in order to protect the community characteristics....., enhance a transportation system..., and ensures the mobility of people and goods throughout the region and to preserve access to nature," most of the visible evidence that we see demonstrates that the process is primarily driven by the mandate to provide an inventory of developable land for the next 40 to 50 years.

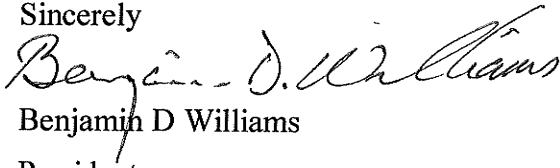
That emphasis must be at least balanced by the mandate to protect farmland. This proposition has changed from an idealized goal to a reality-based need in the past two years as the economy has soured, the cost of commodities have rise dramatically and the transportation costs for food have soared. You've heard of "peak oil," well, we may be approaching "peak food," and by that I mean a food system that has to be centered on local farms and sustainable agriculture if we hope to provide for our food needs and do so in an economic fashion.

That is why the UGB expansion and Rural/Urban Reserves decisions are so critical in the near term and the future. The sad fact is that the development forces who desire commercial or industrial development along the I-5 major transportation corridor covet the very asset that is necessary to put food on our tables: flat ground comprised of high quality soils with adequate water. The sadder historical fact is that once farm land is developed, it never goes back.

We are fortunate to have that asset in abundance in the Willamette Valley, and it is incumbent upon all of us to don the mantle of stewardship and begin actively stewarding this resource—not only with the goal of providing an inventory of developable land, but also with the goal of assuring that at the end of the process we have at least as much prime farmland as we did going into it.

Thank you for your attention.

Sincerely

A handwritten signature in cursive script that reads "Benjamin D. Williams". The signature is written in dark ink and is positioned above the printed name.

Benjamin D Williams

President

Friends of French Prairie

"The Rural Perspective"

(Submitted by Judy Andreen as a handout at
the Reserves Steering Committee meeting
on 8/13/08).



The Hamlet of
BEAVERCREEK
PO BOX 587 · BEAVERCREEK · OREGON · 97004

CONCERNS OF THE RURAL UNINCORPORATED

To Committee members:

We understand that the Urban and Rural Reserve Process is a tremendous endeavor to undertake and realize that not everyone will be happy with the decisions and designations that will come out of this process. Your committee is so integral to the entire process. We ask that you consider and keep in mind the Rural Perspective as you are discussing and making your decisions on proposed rural and urban reserve designations.

Citizens in rural communities would like to have a voice in the Urban and Rural Reserve designation process that Metro and the tri-county areas are studying. Unfortunately there is no specific representation on the Metro Steering Committee for rural communities. More than any group that is actively participating on your committee, it is the group of rural communities and citizens around the Metro Area that will be the most heavily impacted by your committee's recommendations.

We encourage you to study the issues that are of concern to many of us living in rural communities.

Our plan is to explore one or two areas of rural concern at each of your remaining meetings—keeping the perspective pertinent to the objectives and foundations by which you need to operate.

It is with the support and encouragement of the Hamlet of Beaver Creek that we are trying to have our voices heard and examples will be specific to our particular area. However, much, if not all of what the Rural Perspective entails, may be applicable to any other rural areas around the counties and under consideration for designations.

Thank you in advance for reading and taking seriously our concerns.

The Hamlet of Beaver Creek

HERE TODAY/ IRREPLACEABLE TOMORROW

Addressing in particular: Definitions 660-027-0010 #6 "...areas critical to the regions air and water quality"... "corridors important for ecological, scenic and recreational connectivity..."

Rural communities give value to entire regions, but especially to nearby urban areas. If the designation of an area is to be a rural reserve, it only makes sense that it be in close proximity to urban boundaries. Scenic and recreational connectivity should be convenient, close (gas mileage concerns) and easily accessible. Rural areas, like Beavercreek, allow urban dwellers the opportunity to get out to nature, view vast expanses of scenery and experience landscapes within minutes of more populated areas. Rural lands and natural resources are irreplaceable and finite. Sustainability in land begins with protecting open spaces. Unusual habitats, of which there are many in Clackamas and surrounding counties, cannot be replicated and certainly cannot be replaced.

Open spaces are being consumed at unreal and unhealthy rates—too much land has been paved in the last years. For the land use process under consideration by your committee, caution should be the watchword. Converting forests and fields to homes and businesses means habitats will be removed and/or fragmented forever. So even decisions made about areas in Beavercreek, for example, will have great impact on nearby areas, designated or not. When designations are made, game and migratory corridors are affected.

If the above considerations do not seem critical to the designation process, please consider the following: Ecosystems services are supplied by rural landscapes. **Rural areas help cleanse urban air.** Communities, with their open fields and forests, sequester urban carbons—an important control for global warming. Beavercreek, like so many areas around the counties, has large, forested residential lots that filter nearby urban air. Rural areas are "bustling carbon sinks. An acre of healthy grassland soaks up some 3 tons of carbon per year. An acre of Oregon forest also takes up about 3 tons of carbon per year... That empty rural landscape is working very hard... The garbage pick-up is free." (Quotes by Ellen Morris Bishop-Oregonian 2007)

THE VALUE OF BUFFER ZONES TO URBAN AREAS

Addressing in particular: 660-027-0060 Factor #1 ... land was considered and designated in order to provide long term protection to agricultural and forest industries...#2 Rural Reserve Factor (d) (B)...the adjacent land use pattern including its location in relation to adjacent non-farm uses or non-forest uses, and the existence of buffers between agricultural or forest operations and non-farm and non-forest uses...#3 Rural Reserve Factor, in particular (a) ...are situated in an area that is otherwise potentially subject to urbanization...(f)...can serve as a boundary or buffer, such as rivers, cliffs and floodplains to reduce conflicts between urban uses and rural uses, or conflicts between urban uses and natural resource uses...#4 Rural Reserve Factor...notwithstanding...lands within three miles of a UGB qualify for designation as rural reserves under section...

There are multiple benefits to all the inhabitants of the Metro Area when caution is taken in designating areas as a rural or urban reserve. There are more opportunities to protect existing open spaces in rural areas than to try to create new open spaces in urban areas. Open spaces allow and function as buffers.

Buffer zones (or eco-belts as they are referred to in Europe) should ideally be permanent boundaries between urban development and rural land for ag-forest. They should serve as a mitigating force between communities conducting very different and, sometimes, incompatible uses. They serve as a buffer between rural and urban land, and rural and natural resource lands: agriculture/forest.

Their purpose should be to provide a transition of uses and densities to encourage, for example, small scale farming. Beavercreek is one such community, having nurseries and small scale farming.

These buffer areas also serve the urban population centers by filtering the by products of farming and ranching practices. In addition, buffer zones have other health and safety benefits—flood control, absorption of runoff, protection for water supply, and again cleansing the air.

Buffer zones are transitional lands and need to be recognized as such with a wealth of qualities to contribute to both the urban communities nearby on one side and the ag-forest areas on the other side. They act as the sentries for ag-forest practices that might otherwise aggravate relationships with urban dwellers.

If there are only a few rural areas designated for their qualities to buffer, urban dwellers may find it difficult to coexist harmoniously.

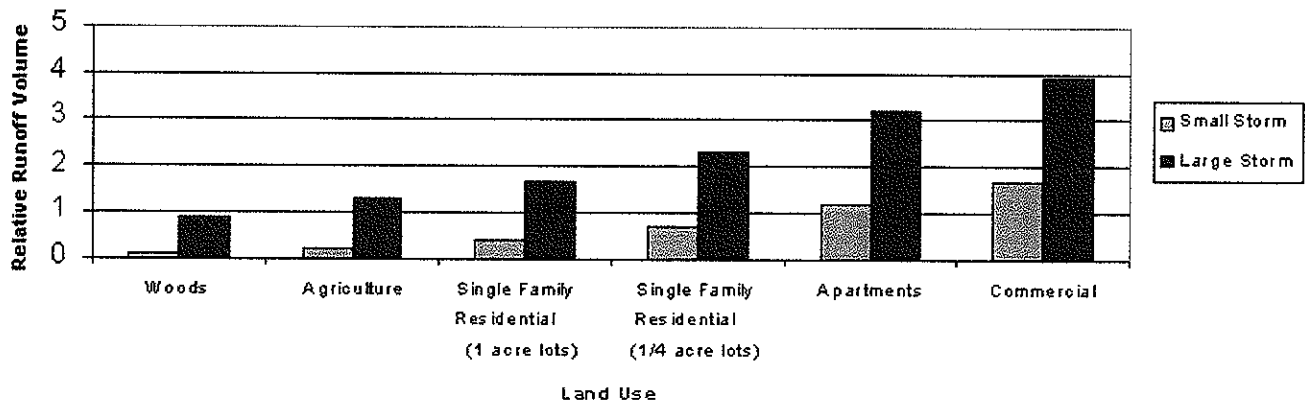
The Importance of Ground Water and Permeable Surfaces

Bonnie Merchant, resident of Beavercreek

I've written this presentation using facts from the DEQ and the University of Mississippi because they have an up-to-date study of storm run-off and ground water.

Approximately 99% of all available fresh water is stored as ground water. It supplies 90% of drinking water to rural residents in Oregon. Of the 3,550 public water supply systems in Oregon, 3,050 are ground water supplied. Ground water is also an important supplier for irrigation for agriculture. Cool, fresh ground water refreshes streams and makes a livable habitat for fish. As surface water rights become fully allocated, ground water plays a larger and larger role in fulfilling our need for life sustaining water. Both agriculture and densely located septic systems threaten the quality of ground water—as do impermeable surfaces. Whereas undeveloped surfaces allow rain water to perk through the soil and into the water table, impermeable surfaces stop this addition to ground water levels and add to storm run-off contamination of rivers and streams.

In 2002, ground water in Oregon provided 875 million gallons for irrigation, 89 million gallons for municipal water supplies, 89 million gallons for industrial and commercial use and unrecorded amounts for domestic and commercial uses that do not require permits. **But if we continue to develop rural land we will seriously affect ground water levels.**

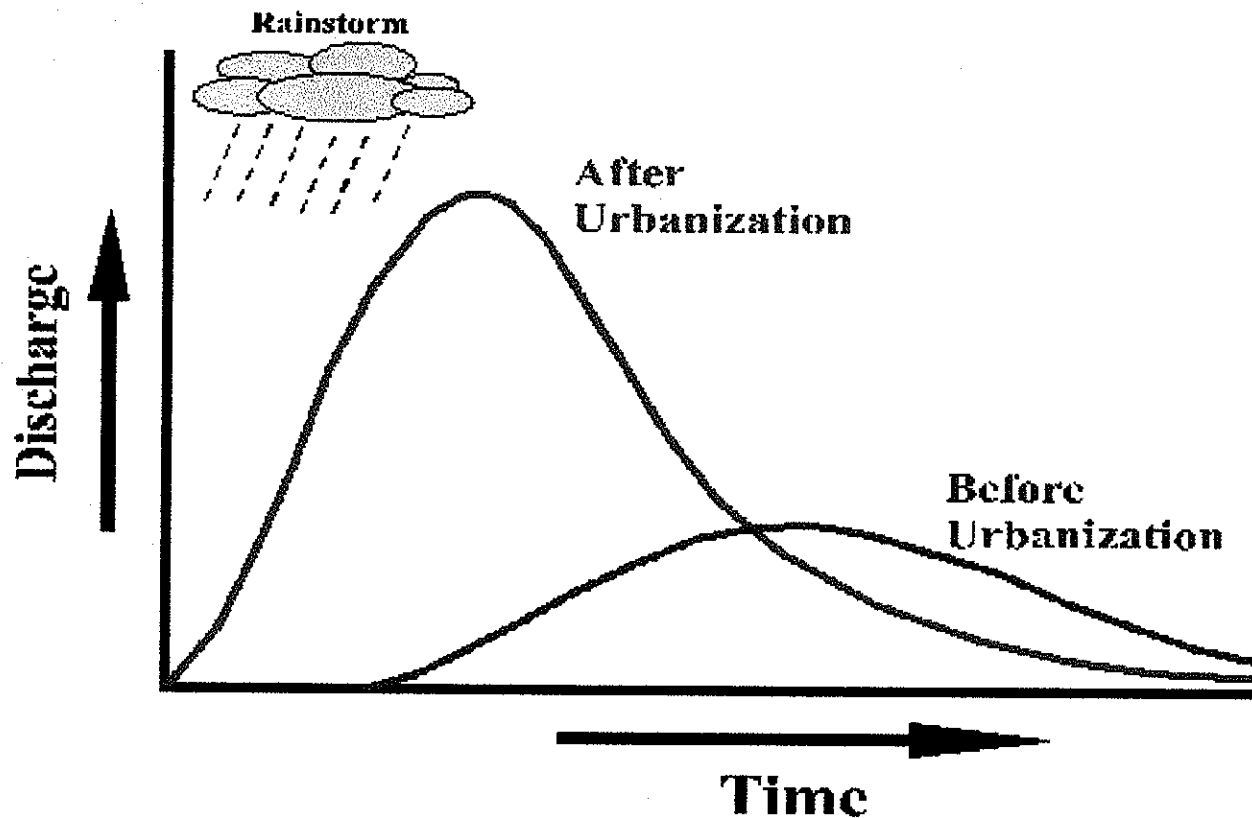


For an undeveloped site, ground water run-off may be 10% or less. So, for a one acre undeveloped site this would be about 2,700 gallons of run-off for a one-inch storm—on a paved site the same one-inch storm would contribute 25,000 gallons of run-off. Here is a chart showing different levels of development and how they affect run-off.

In a rainy climate like ours, the amount of run-off is huge. Going from woods to development for a big storm increases run-off by a factor of four and the same woods to development for a small storm increases run-off by a factor of 15—in our climate with constant rain for many months of the year—run-off in a developed zone must be huge.

The Importance of Ground Water and Permeable Surfaces

This figure shows hydrographs from an undeveloped site and the same site after it has been covered with an impermeable material.



Hydrographs are usually generated from "design storms" (statistical average storms having specific return times).

You can get software to do this yourselves (a free package is available at: <http://abe.msstate.edu/classes/abe4312/2001e/smada/sm16v6.exe>).

Instructions for using this package are at: http://abe.msstate.edu/classes/abe4313/2002/smada_1/smada_1.html

Storm water runoff from a paved surface generates a great deal of water! Let's consider this before we punch in more wells and sink more septic systems and pave more driveways in rural Oregon. Thank you .