



RESERVES STEERING COMMITTEE MEETING #7

ANNOTATED AGENDA

Date: September 10, 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 August 13, 2008 meeting minutes
- Updates

Packet materials: August 13, 2008 meeting minutes.

II. Public Comment (9:20 – 9:30)

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

III. Presentation of Mapping Work by Business Stakeholders (9:30 – 9:50)

Greg Manning

- Summary of business stakeholders' "development constraints" approach to mapping areas potentially suitable for future employment lands development.

Desired Outcomes: Informational presentation of work in progress.

Packet materials: None; map handout at meeting.

IV. Urban and Rural Reserve Study Area Endorsement (9:50 – 10:30)

Core 4 staff

- Additions to public feedback received after August 13 Steering Committee meeting
- Summary of County Advisory Committee recommendations
- Committee discussion: what outreach have you done with your constituents and how is it informing your recommendation on the study area?

Desired Outcomes: Steering Committee endorsement of Urban and Rural Reserves study area; increased understanding of constituent interests and comments.

Packet materials: Revised staff memo summarizing Phase 2 outreach results.

V. Break (10:30 – 10:45)

VI. Next Steps in Study Area Suitability Analysis and Making the Greatest Place Work Programs (10:45 – 11:45)

Chuck Beasley, Brent Curtis

- Summary of technical approach to study area suitability analysis
- Presentation of sub-area approach to “Framing Choices” phase of the Making the Greatest Place work program
- Committee discussion: What questions and comments do you have about the study area analysis approach and the “Framing Choices” phase of the Making the Greatest Place work program?

Desired outcomes: Understanding of technical approach to assessing suitability of reserves study area with respect to urban and rural reserve factors; understanding of iterative process to frame choices under Making the Greatest Place program.

Packet materials: None.

VII. Wrap-up (11:45 – Noon)

Debra Nudelman

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

VIII. Adjourn

Upcoming meeting topics (draft - subject to change):

Wednesday, October 8

- Meeting may be combined with regional “Making Connections: Framing Our Choices” event

Wednesday, November 12

- Discussion of regional infrastructure study and case study conclusions
- Presentation of local food supply mapping information by Portland Multnomah Food Policy Council

Wednesday, December 10

- Initial presentation of available study area suitability results

**RESERVES STEERING COMMITTEE
DRAFT MEETING SUMMARY**

August 13, 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, Craig Brown, Rob Drake, Bill Ferber, Karen Goddin, Judie Hammerstad, Tom Hughes, Kirk Jarvie, Gil Kelley, Charlotte Lehan, Greg Manning, Sue Marshall, Mary Kyle McCurdy, David Morman, Alice Norris, Lainie Smith, Jeff Stone.

Alternates Present: Drake Butsch, Bob Clay, Shawn Cleave, Jim Johnson, Donna Jordan, Richard Kidd, Jim Labbe, Ron Papsdorf, Bob Rindy.

Also Present: Judy Andreen, Karla Antonini, Jeff Bachrach, Sandy Baker, Chuck Beasley, Dick Benner, Carol Chesarek, Karol Collymore, Danielle Cowan, Brent Curtis, Mike Dahlstrom, Gordon Davis, Dan Drentlaw, Denny Egner, Jim Emerson, Patrick Foran, Sierra Gardiner, Richard Goddard, David Halseth, Jon Holan, Tony Holt, Jack Isselmann, Adelle Jenike, Art Lutz, Bonnie Merchant, Robin McArthur, Doug McClain, Bill Monahan, Jeff Murray, Tim O'Brien, Lawrence Odell, John O'Neil, Mark Ottenad, John Pinkstaff, Ken Ray, Dan Riordan, Kelly Ross, Doug Rux, Marcia Sinclair, Steven Sparks, Dick Springer, Ric Stephens, Stacey Triplett, Randy Tucker, Alwin Turiel, Mark Walkley, Danielle Welliever, Benjamin Williams, John Williams, Terri Wilson, Anita Yap.

Facilitation Team: Debra Nudelman, Aurora Martin.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:08 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 June meeting summary.

Gil Kelley asked that his comment at the bottom of page 5 be clarified to read “it will require some research into what technical tasks will be needed to do that.”

There being no other amendments, the summary was adopted as final pending the agreed-to revisions. Deb then asked for updates since the last Steering Committee meeting.

Greg Manning provided an update from the business coalition. They are coordinating with John Williams to prepare a series of maps based on the existing study area map that include additional information such as wetlands and topography to help frame some of the questions the Steering

Committee will have to answer in the coming months. The business coalition hopes to present these maps at the September Steering Committee meeting.

Deb Nudelman then asked for public comment.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Benjamin Williams, Friends of French Prairie, noted that decisions made in French Prairie will carry consequences for many years. Friends of French Prairie see evidence that demonstrates the 2040 Growth concept is driven by growth. Friends of French Prairie feel that growth must be balanced by the need for agricultural land, and our food system needs to be centered on local food. The UGB expansion and rural reserves decisions are critical in both the near term and the future. Expansion along the I-5 corridor would cover valuable farm land, and once farm land has been developed, it can never go back to the way it was. Benjamin submitted his August 12 letter to the Reserves Steering Committee for posting to the Reserves website.

Judy Andreen, Hamlet of Beaver creek, understands the importance of what the Steering Committee is undertaking and asked that the Steering Committee keep in mind the perspectives of the rural communities as they will be most heavily impacted by this process. Rural communities would like to have a voice in this process; however they have no specific representation on the Steering Committee. Judy provided a folder to Steering Committee members containing information on the benefits of rural lands and urban/rural buffer zones, and explained that members of Beaver creek will continue to pass out additional information as the process continues. Judy noted that the absence of the rural communities' opinion on this committee has implied that non-agricultural rural perspective has no value. Judy submitted her information for posting to the Reserves website.

Bonnie Merchant, Hamlet of Beaver creek, spoke to the importance of groundwater resources. She noted that groundwater is an important source of water for irrigation. Agriculture, densely located septic systems, and impermeable surfaces add to pollution of groundwater. If we continue to develop rural land, we will lose important water resources. Bonnie noted that she will submit her information for incorporation to the Reserves website.

III. RESERVES PHASE 2 OUTREACH RESULTS

Mike Dahlstrom introduced the August 13 memo from Reserves Core 4 Technical and Public Involvement Staff regarding the *Report on activities in Phase 2 of the Reserves Work Program including a preliminary summary of public input and Coordinated Public Involvement Plan updates* and gave a brief overview. The opportunity for public input will continue through Friday, August 15. The public outreach to date has met all the activities outlined in the coordinated public involvement plan. The intent was to build awareness of the process, explain how this process fits with other processes being conducted, and to gather input on the reserves proposed study area. Staff from the four jurisdictions has been working collaboratively on this effort and attended all the open houses, which were held to provide elected officials opportunities to meet with their constituents and hear their perspectives. In addition to the open houses, Core 4 public involvement staff conducted outreach with Committees for Citizen Involvement (CCIs). Staff made presentations and provided information to business groups, agricultural groups, neighborhood associations, and environmental groups. In total, the Core 4 and staff has met with and solicited comments from over 650

community residents. More than half of the input has been received from mail-in questionnaires and online.

Mike Dahlstrom reviewed the summary of the public input heard to date. There is a preliminary list of suggestions for study areas in the packet as well as other factors and specific suggestions provided to technical team. There has been little substantive feedback on the study area itself. The public involvement team requests that people visit the county and Reserves Steering Committee websites. After August 15, all information will be compiled and made available to the Steering Committee with the final Phase 2 summary.

Sue Marshall asked how the Core 4 and staff expect to answer the unresolved questions on page 3 of the memo.

Mike Dahlstrom explained that once the time period for public comment has ended, the public involvement staff will develop a FAQ sheet and bring the questions the planners are not able to answer to the Core 4 and the Steering Committee.

Councilor Harrington noted that Metro and the three counties have other planning efforts in the community and are trying to put this process in the greater context of making the greatest place.

Charlotte Lehan asked if more open houses will be held as the process continues.

Mike Dahlstrom confirmed that there will be additional open houses. Each phase of the process has a public involvement component. Staff will be going back to the community at key milestones using a variety of outreach tools to provide for the most extensive outreach.

Charlotte Lehan noted that the map at the open house in Tualatin, which showed where people lived, illustrated that the majority of the people at that meeting were from Wilsonville or farther south. Charlotte asked if staff would consider moving the meeting location in Tualatin to ensure a broader input base.

Mike Dahlstrom responded that there are no set locations for open houses. Future open houses will be held in various locations to enable staff and elected officials to meet with the most people possible.

Deb Nudelman then asked each of the counties to provide updates on their county advisory committee efforts.

Mike Dahlstrom reported that at the most recent meeting of the Washington County coordinating committee, the committee reviewed the Steering Committee suggestions. They will continue to consider and provide input on them through the August 15 public input deadline.

Chuck Beasley reiterated that there was a high degree of coordination between all the parties that organized this. He then reported that the CAC met on July 31st and discussed the results of the open houses. There were no comments about changing the study area for Multnomah County, and the CAC recommended by consensus to go with the study area map as proposed.

Commissioner Schrader provided an update on the Clackamas County Policy Advisory Committee (PAC). The PAC accepted the proposed broad study area with a minor exception near Molalla by the city's urban growth boundary. They also decided not to ask for inclusion of the Highway 211 area discussed previously. The PAC will continue to meet through the summer and fall and have requested as much opportunity to comment on technical information as possible. The Clackamas Board is also meeting with city mayors and the planning commission.

Councilor Harrington noted that all Metro councilors are liaisons to this project and are very involved in this process, the open houses, and the county coordinating committees.

Deb Nudelman summarized that this public involvement process is new and unprecedented. It is critical that Steering Committee members serve as a conduit of information between the Steering Committee and their constituents. At each phase, the public involvement is an iterative process. Deb encouraged Steering Committee members to take information out to their constituents and bring feedback to the Steering Committee so at the end of this process, the group is at a place where people can support the recommendations. This is a crucial juncture to wrapping up Phase 2 and moving to Phase 3. She then asked the Steering Committee members who had attended open house for comment or observations.

Gil Kelley felt the open house in northwest Portland was a little abstract. He noted that this might be okay at this phase; however people may have been confused that they were doing a suitability analysis. This confusion might account for the fact that there were not many concerns about the proposed study area. As the process moves forward, the public involvement staff needs to be clear about what this process is, how people can be engaged, and how to explain the process to people so they can appreciate the decisions being made.

Greg Manning reported that the business coalition has been conducting a similar public involvement process on a smaller scale. They have been conducting outreach and getting involvement and feedback from other business associations in the community.

Mary Kyle McCurdy asked if the only expected recommendation for changes to the proposed study area map is the proposed change near Molalla. She requested that all information about potential map changes be distributed to the Steering Committee as far in advance of the September meeting as possible.

John Williams responded that there have only been two proposed changes to the study area – near Molalla and the area near Highway 211. Core 4 and staff have not heard of any other proposed changes.

Mary Kyle McCurdy asked John if he expected staff to come up with new additions to the study area.

John Williams responded that he did not.

Councilor Harrington reminded everyone that the proposed study area map was adjusted prior to going out for public comment. There has only been one change arising from public input and concerns.

John Williams noted that the deadline for feedback is August 15, so there is still time for additional public comment.

Ron Papsdorf asked if the Core 4 and staff have thought about how to evaluate the thoughts and suggestions arising from the public involvement process.

John Williams responded that they will be providing the constituent responses to the Steering Committee members so committee members can review them with their constituents.

Deb Nudelman said that part of the preparation for the September meeting is for Core 4, staff, and committee members to review the responses and be able to support the recommended study area during the September meeting, or be prepared to have a discussion about their concerns.

Bob Rindy asked if this process includes a plan to report to the State's Citizen Involvement Advisory Committee (CIAC).

John Williams said that Core 4 and staff expect to learn from this process. The open houses were important to provide an introduction to the Reserves Steering Committee process. The concept of educating constituents about the Reserves process was discussed more than the proposed study area map itself, although that will most likely change at future public outreach efforts. The process so far has demonstrated that there is a good coordinated process. Public involvement staff will be using different techniques to reach as many constituents as possible and can definitely provide an update on lessons learned to the CIAC.

Chris Barhyte noted that in discussions he has had with his constituents about the proposed study area map, they have not discussed changes to the map. He feels that the message that has been sent is that we are looking at a big area of land. Chris would hesitate changing much at this point because he does not feel many people know that changing the study area is an option. He thinks people will be interested and participate more as additional information becomes available and more decisions have been made.

IV. MAKING THE GREATEST PLACE AND URBAN AND RURAL RESERVES PROGRAMS

Robin McArthur provided an overview of how the urban and rural reserves program fits into the larger context of making the region a vibrant place to live and work. She introduced the *Regional Choices Engagement Architecture (2008-2011)* chart, the purpose of which is to provide a high level overview of the process showing how all the tracks fit together. All of the key decisions are a means to an end with the goal of understanding the aspirations of local communities in 20 and 50 years. The *Regional Choices Engagement Architecture (2008-2001)* chart indicates both the products of each phase in the process as well as the group making the decisions.

Councilor Harrington reinforced the idea that in addition to seeing connections of things through this architecture chart, there are other things planned to support this, as exemplified in the forward-looking schedules for MPAC and JPACT.

Gil Kelley appreciates the approach of framing this in phases oriented around choices. The word "choice" implies that the conversation is centered on discussion. However, he is concerned that there is a decision-making structure underneath this that is not clearly expressed. His understanding

is that the process is iterative and that the process starts with the population and employment forecast, and then moves to a discussion about the urban and rural reserves. The process will then move to the urban growth report, followed by the UGB decision for the first 20 years. Gil is concerned the two middle steps are reversed or should occur concurrently. He feels there should be a discussion about choices and the underlying sequence of discussions before any decisions are made about designations. Steering Committee members are still having hard time explaining to people how these two processes are not separate but are actually together. He would like both topics to be discussed fully before reaching a decision point.

Robin McArthur responded that the Core 4 want to make sure local discussions about choices feed into the urban growth discussion. They want to have urban reserves in place before they make the next decision about the UGB. The conversation stems from what our communities want to become as they grow and how that adds up into the regional capacity.

John Williams noted that the 20 and 50 year discussions will occur at the same time, and he will explain how those processes are being completed later in the meeting.

Rob Drake asked for clarification to Gil's point that the process was reversed. He asked that Gil explain his concerns in a memo and distribute it at the next Steering Committee meeting. Rob said that he likes the idea of choices and noted that there are always rolling choices and this is an ongoing discussion. The same topics have been discussed at MPAC for the last 16 years.

Mary Kyle McCurdy noted that the *Regional Choices Engagement Architecture (2008-2011)* chart discusses adoption of urban reserves areas but does not include rural decisions. She asked when the rural reserves will be adopted.

Robin McArthur responded that in the past, there was discussion focused more on numbers than on what we want to accomplish as a region. In this process, the goal is to embody more local aspirations in decisions.

Gil Kelley commented that six months does not seem like enough time to complete Phase 2 and that recommending urban and rural reserves should be in Phase 3. It is difficult to explain to people why decisions are being made about reserves before having a discussion about numbers and what land will be needed.

Robin McArthur said that this is an iterative process, and it is important to have both pieces of information on the table. For example, if the region does not increase its density, the proposed reserves area will need to be much larger.

Gil Kelley suggested this confusion might be cleared up if the chart described recommended areas "suitable" for reserves.

Robin McArthur agreed staff could review the language.

Charlotte Lehan is concerned that most of the boxes on the chart are about urbanization, and they do not have a foundation about what we need in terms of rural reserves or what our obligation is. She said that the distinction should be made that urban reserves are something we need while rural

reserves are something we have an obligation to preserve into the future for the whole state of Oregon. She does not see that the rural reserves are represented by this chart.

Robin McArthur responded that staff can revise the chart to reflect rural reservations as well.
[Action Item]

John Williams introduced the *Process to frame, refine and make regional growth management choices* chart. He explained that there will be an iterative discussion between local and regional governments to discuss what their aspirations are. The diagram shows that the processes are going to be integrated and informed by each other. Three tracks of work will be ongoing into the fall, and the work on the local aspirations is a critical component. Conversations need to be held about what is happening in existing communities and what would need to be added on for both a 20 year and 50 year time frame. We need to look at range forecasts for different regions and how to allocate that type of growth over the long term.

Range forecasts will be presented to different groups in the region in the fall, and we will provide tools to have the discussion with communities about their aspirations for their centers. Discussions will also focus on the implications of different scenarios. The plan is to work with smaller groups around the region to talk about local aspirations, and then bring together those smaller groups and have a regional forum in the spring of next year to talk about what those local aspirations mean for the shape of the region. John noted that the 20 year forecast does inform the 50 year forecast and vice versa.

John Williams addressed the question of how big the reserves are going to be. He said there needs to be a discussion about aspirations and the future shape of the region before there is a discussion of size. The suitability of lands for both urban and rural reserves will be discussed and then brought together with the regional direction on the scale of future growth in order to produce a recommended set of reserves. He noted Mary Kyle's concern about the representation of rural reserves and said that both urban and rural reserves are represented in the *Regional Choices Engagement Architecture* chart but they are illustrated in different locations.

Charlotte Lehan noted that the blue box at the beginning of the *Process to frame, refine and make regional growth management choices* chart lists desired outcomes such as global warming and a healthy environment. She does not see how those are included in the architecture document. She asked for clarification about how those will be measured.

John Williams responded that staff is currently looking for indicators to measure each of the desired outcomes and plan to integrate those into the aspirations.

Charlotte Lehan noted that some outcomes, like transportation, have specific boxes on the architecture document while reducing global warming and equity do not.

Councilor Harrington said that part of the reason those outcomes are not listed specifically is that those values are integrated into multiple boxes. This integration should be seen as we go through the process in the next few months.

Jim Labbe commented that performance measures are being developed for long-term purposes. We need to be mindful that it will be easier to apply some of these measures to certain things more than others and it is important to think about what we can evaluate them.

Alice Norris assumes “local aspirations” refers to what local jurisdictions want, and she is concerned that the Core 4 is making an assumption that local governments have had that discussion. She is concerned about the timeline because elections are approaching and there will be a new group of elected officials who will need to get a handle on the aspirations of their communities. A six-month time frame might not be enough time to have that conversation.

Chair Brian said he seconded that concern. In Washington County, there are thirteen cities that all have their own aspirations. In addition, 40% of the population lives outside cities. Many people have strong feelings about urbanizing and increasing density. It is difficult to organize all the desires of the cities and subregions, however it is important to tie into those local aspirations.

Commissioner Schrader said she shares the same concern. Clackamas County does have a technical advisory committee that includes planning staff from the municipalities. She is also meeting with the mayors and her planning director to start getting a handle on what the local aspirations are. This could potentially be a big disconnect in how we are communicating with each other, but we are doing the best we can to move ahead.

Councilor Harrington said she takes comfort in the point raised by Mayor Drake that land use planning is never done and continues to evolve.

John Williams noted that staff has also heard the concern that the conversation needs to occur and they are sensitive to the need to develop methods and tools to discuss this topic.

Craig Brown asked about the forecasting. It is important to have as accurate a forecast as possible. If this process is successful, the region may be growing much faster than the US as a whole. He asked if the rate of growth issue will be revisited.

John Williams responded that the population and employment forecast release in May was a review draft. An endpoint will be set for people to submit their comments, and the 20 and 50 year forecasts are being revised in response to comments already received.

Greg Manning asked if part of the Steering Committee’s objective is to make recommendations to specific locations based on the forecasting numbers.

John Williams asked for clarification if the question addressed the implementation after reserves designations have been made or choices that need to be made about specific measurements.

Greg Manning said he was thinking in terms of recommending to jurisdictions what changes they would need to make to accommodate recommended reserves designations.

John Williams noted that conversation will take place elsewhere than the Steering Committee. The implementation may have to happen at local levels.

Councilor Harrington said that part of what this group is doing is unprecedented. She suggested that the richness of the Steering Committee discussions is being taken back to cities by the mayors and councilors and the richness of the city conversations is being brought to the Steering Committee as well.

Judie Hammerstad noted that local governments are already required to make density recommendations. She said that when it is time to implement a plan, this committee will hopefully be generating enough interest to be able to do so. If we want to build within our UGB, we will have to accommodate that, however there cannot be an expectation that is what will happen.

Chair Brian said that point underscores the importance of weaving in local aspirations to our conclusions. There is no doubt that in the end, cities and counties will have many different recommendations.

Gil Kelley appreciates that staff is trying to integrate the work programs, however he does not know what diagram to use in the end. He asked if there could be a box in Phase 3 of the chart that explains specifically the role and the tenure of the Steering Committee. Gil said he also appreciates Councilor Harrington's response to Charlotte's concern that equity and climate change are implicit in the boxes, however he feels it would be beneficial to explicitly put these outcomes in boxes. His third point is that some of the language in the boxes might be confusing to those not familiar with the process and that we should choose one diagram to use.

Chris Barhyte asked for clarification about the aspirations of local cities. He wants to be clear we are not creating policies that allow each city to have its own aspiration. He would like an understanding of how policies will be created for each jurisdiction.

John Williams noted that this conversation is being structured so that local governments will work individually and then come together as a group to have a discussion about what their local aspirations will mean for the region. The process will be structured to have iterative discussion points.

Deb Nudelman asked if there is anything else Steering Committee members would like to add regarding questions and concerns they might have about how this phase of the process will work for them and their constituents.

Rob Drake responded that he does not think that question can be answered. There is no way to know yet if we are or are not hitting the right point because we have not yet been down the road. It is important at this point to keep an open mind and keep the process fluid so that as we make the final decision, we have not already made too many decisions along the way.

Judie Hammerstad said that we have to determine where the top priorities are. Designating urban and rural reserves will not have the same weight, and she reiterated that we need urban reserves and want rural reserves. In a number of areas, there are going to be tradeoffs and we will need to determine what the tradeoffs are.

Tom Hughes made the point that there are other factors leading to a productive agriculture industry than soil types. He thinks it would make sense to determine rural reserves before designating urban

reserves. This is an important opportunity to say we value agriculture and rural reserves, and to give some security to farming community.

Sue Marshall said her ongoing concern given the timeframe is that the public, and not only the cities, be engaged with reserves and the greatest place work that is under way. The public need to be engaged in adopting the performance indicators in a proactive way.

Mary Kyle McCurdy is concerned that the local aspirations discussion is more amorphous than what she had imagined, and what it will mean that the local aspirations piece comes so late in the process. She would like the information about policy consequences and factors to be provided up front to citizens in their local aspirations discussions so that those discussions can be meaningful.

Bob Austin hopes all elected officials are taking this information back to their own communities. He addressed the concern about having various flow charts and said he thinks all of the charts are necessary to have on hand for use depending on the audience.

Charlotte Lehan said that she thinks it makes sense to designate rural reserves first before designating urban reserves.

Chris Barhyte said he would like to see a report describing what the agricultural land around the metro area produces to better understand what the current use of agricultural land is and what is meant by soil type.

Jim Johnson responded that a lot of that is already available in the analysis done for Metro.

Chris Barhyte clarified that he would like to know more specifics about what crops are being grown to understand what would be protected when we discuss protecting agricultural land.

Jim Johnson said the region does not have homogenous agricultural production and it cannot be said that one agricultural product is dominant. He said that it is important to look at the capabilities of the land and not just what is being grown on it now.

Councilor Harrington noted that the Department of Agriculture has made a wealth of information available to the Steering Committee. In addition, both the agricultural industry and non-agricultural industries grow and change over time.

Jeff Stone said that we are market driven, so agriculture represents nursery and forestry, in addition to food production. It does not do much good to protect lands that do not face development pressures.

Jim Johnson noted that the subject of local food production is not going away. It is important not to look only at what is currently growing on the land, but what the land's ability is to adapt to changing demands.

Jeff Stone stated that agriculture is the second largest industry in Oregon.

Charlotte Lehan noted the increase in wheat fields on the western side of the state.

Jim Johnson reported that 90,000 new acres of wheat were planted in western Oregon this year.

Jim Labbe said that there is a host of non-market value services that need to be considered in this conversation as well.

Tom Hughes said that in a discussion of rural reserves, we need to answer the question of why we are preserving agricultural lands. He feels the answer goes beyond food security to a variety of economic and social reasons, all of which need to be taken into consideration. He noted that the Steering Committee needs to consider that there may end up being three categories of reserves: urban, rural, and others.

Gil Kelley said he endorses Tom Hughes' comment. He asked how to get to the vision of what the will be if we use the process we have used before. These are very distinct discussions and he feels it is not too soon to begin those discussions.

V. SUMMARY

Deb Nudelman reminded the committee that they will be asked to provide support for the broad study area map at the September 10 Steering Committee meeting. Deb asked that the committee members read the available information and discuss the issues with their constituents. John Williams is the contact if additional information needs to be distributed in advance of the September meeting.

There being no further business, Deb Nudelman adjourned the meeting at 11:47 am.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR AUGUST 13, 2008

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

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.	Letter	8/12/08	To: Reserves Steering Committee From: Friends of French Prairie	081308rsc-01
2.	Letter	8/13/08	"The Rural Perspective" Submitted by Judy Andreen	081308rsc-02
3.	Memo	8/13/08	Report on activities in Phase 2 of the Reserves Work Program	081308rsc-03
5.	Chart	8/6/08	Process to frame, refine and make regional growth management choices	081308rsc-04

MEMORANDUM



DATE: September 8, 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 and Coordinated Public Involvement Plan including a summary of public input.

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 2 activities of the adopted Coordinated Public Involvement Plan and 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 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 were 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 is 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. Also the team has presented to more than 650 additional attendees at group and organizational discussions.

Summary of Public Input to Phase 2 Key Questions

What we heard:

A compilation of verbatim comments accompanies this memo.

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:

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 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

Once the Reserves Study Area is defined, the next, analysis, phase begins to address how the guiding Department of Land Conservation and Development urban and rural reserves factors are applied. The Reserves Steering Committee, Project Management Team and technical advisory team, along with each of the partner's advisory committees will spend the next several months refining the Reserves Study Area and bringing back to the community initial considerations for reserves designation.

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

*A preliminary compilation of responses was provided prior to closing of public comment on August 15, 2008. For this final compilation new entries are indicated by an asterisk *.*

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, Scappoose, 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.
17. * The study area should include the area between the current boundary (the creek) and I-5 (even though it is within Marion County.)
18. * The study area should also past the Sherwood area and continue into Newberg, Lafayette, and McMinnville. Thousands of people commute to Portland area jobs from this area and farming is also important. All of the Gaston area, Yamhill, Carlton, and all of the area surrounding Henry Hagg Lake should be included in the study area for the same reasons mentioned above. I realize that this is mostly about the tri-county area, but these areas are already have residents working in the Portland area and will be growing in population along with the rest of the Portland Metro area.
19. * Metro patently limited the proposed urban and rural reserves study area to remain within the tri-county area, i.e. the agency's jurisdiction. However politically expedient this may be, such a limit should not be applied so early in the planning for the reserves. The study area should live up to its connotation that it will examine any and all lands that may be developed within 50 years – regardless of jurisdiction and political implications – and later worry about the messy process of designating reserves. In particular, the study area should reach out to cities close to the tri-county border and along major transportation routes extending out of the tri-county area. More specifically, the study area should include: 1. That portion of Yamhill County west to OR 219, south to OR 214, and east to the Willamette River. This brings the study area to Newberg, St. Paul, Donald, Hubbard, and Woodburn. It also incorporates I-5. 2. That portion of Columbia County along U.S. 30 west to the Washington County line, east to the Multnomah Channel, and up to the southern edge of Scappoose. Because planning for urban and rural reserves is ambitious in scope and time horizon, it's best to examine a large area. While in the end Metro and the local governments will disagree about areas to develop or not, the planning that occurs before regional

discussions should present an ideal and visionary – dare I say utopian – scenario. Metro ought to give others the chance to be contrary or not, and it should not make apparent on the map a general pessimism or a fear of politics as usual. (I'd argue for including a portion of Clark County, Washington, but even I acknowledge that in the U.S., regional planning across state lines may be too ambitious even in this day and age.) As a second and last point, I'm pleased that urban and rural reserves is underway because it mimics the regional planning espoused in the book *Suburban Nation and the Decline of the American Dream* by Andres Duany et al (2000). Chapter 8 presents eight steps of regional planning that include distinguishing among lands not to be developed, to be developed over the long term, and those to be developed in the short term. It's good to see the regional ethic of Oregon planning and Metro merge with new urbanism in the planning for reserves. I highly recommend that Metro review the steps presented in the book that allow for Metro to meet its other planning goals, not least accommodating future population in the Portland area. To sum up, Metro needs to embrace the concrete details of the urban design promoted by new urbanism if it is to build on the work that I believe that Metro will accomplish in the coming years. Thank you for your time and consideration.

20. * The study area should include the <area>around Gaston to give this rural town a little room to expand.

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).
- * The traffic is already very heavy on SW 229th Ave. and there is NO MORE room for any other traffic, unless better traffic lights (a left turn signal light) is put in, and much wider roads, unless it is posted: no bicycles!
- * Proximity to Freeways. Burden to existing systems. Burden to existing communities.
- * With gas prices going up, sitting in traffic will be much more expensive. Today (on my drive in) NPR mentioned places in the country where bedroom communities are seeing lower occupancy. Metro needs to set planning so growth # makes sense.
- * How to use/protect gravel resources while not burdening adjacent areas/roads.
- * The west side of the region needs an I-205 type limited access interstate corridor connecting I-5 to Hwy 99 then Hwy 26 then Hwy 30 and across the Columbia River connecting to I-5 in north Clark County planned and built as part of the urban reserves process. Not just a car freeway, but an express limited access public R-O-W for 21st century modes of transport of people, goods & services and utilities. *This important corridor needs to be in and on the plan as new urbanization is planned so the planning can take advantage of this transportation corridor. Right of way can be obtained much cheaper as planning occurs instead of after the plan is evolved (such as the now existing South Hillsboro Plan). Treat the west side of the region as the east side has been treated. We need a north south limited access within our county and access across the Columbia as Clackamas County and East Portland have via I-205. If you don't believe me close any eastside freeway for one day and see what happens. Those eastside arterials would fill up with vehicles instantly. Why direct all interstate trips to and from Washington County through the middle of Portland creating extra miles driven, fuel wasted, time waste, pollution created in center of Portland? A west side interstate would be an earth friendly planning effort. The State Economic Development Dept. thinks a high % of the new jobs created in the region will be in Washington County. We will need to move goods to the

ports and people to the jobs so we need an efficient north/south corridor to serve those functions and the new urban and rural reserves area adjacent to the existing UGB in Washington County.

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.
- * How to create/preserve wildlife migratory areas.

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.
- * How to use Goal 5 standards to protect watersheds that will be within the urban reserves areas.

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.)
- *Demand for more locally grown food produced near or even within urban areas: commute distance/time to the new job growth areas on the outer edges of the current UGB.
- * I support strong protection of Oregon agricultural lands. Metro and Washington, Clackamas and Multnomah counties will jointly designate rural and urban reserves. This is an historic opportunity to support family farms and local farmers’ markets while promoting efficient urban growth and reducing greenhouse gas emissions. Your decision will shape our region for generations to come. I urge you to protect our farmland and the livability of our communities. *(more than 30 separate copies of this statement were received.)*

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.
- * How to bring socio-economic equity to areas bypassed by rich development.

- * How to utilize sub-regional data so that not all land use, job, housing and transportation allocations are made with only Metro-wide averages.

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
- * S. of TV Highway, West of 229th, and just N. of Rosedale rd. This was Churchley family and still is in the families, and should be kept OUT of the UGB.
- * The area west and north of Aurora, near the airport should be considered for future industrial uses.
- * The wishes of property owners & their plans for the future.
- * I urge you to protect the rights of private property owners.

Urban and Rural Reserves

Phase 2 Public Comments - Chart Pack Responses

The following comments were recorded at the seven regional open houses by community members and project staff. The comments are grouped into general themes. *Italicized comments are provided by project staff to clarify comment.*)

Process comments:

- What is urban?
- What is rural?
- What is foundation land?
- What is important land?
- Why was 5 miles selected? Why not study the entire county?
- Will my taxes change with reserves designation?
- Property owner rights in process (need clarity as to changes in property rights as result of designation.)
- Have we looked at demographic/future development studies used by high tech interests, Google etc?
- When did Metro start the studies, the background work and why?
- What guarantees rural reserves will really be off-limits?
- What is the interaction between reserves and boundary amendment process? Can rural reserves be adjusted via amendments at all? Are both undesignated urban reserves eligible for existing amendment process?
- Role of Planning Commissions? Public hearing process/ex parte contact?
- Don't expand UGB
- How does this process impact land it is sold to a Native American Tribe? Do they have to abide by the same rules?
- Can one county play the role of spoiler in consensus agreement? Are there protections to guard against it?
- Considering population changes, will you consider those trends as decisions are made?
- What's to determine that these decisions won't be revisited and changed in a few years?
- These decisions are important and will affect people's lives. This time frame is too short to make these decisions.
- What if the 3 counties and Metro don't agree collaboratively?
- Doesn't decision have to go through legislature?
- When did Metro make last UGB decision? When is the next one?
- Everyone is not at the table w/ Metro's Steering Committee – rural/unincorporated is not represented.
- Impact of development on wildlife & wildlife movement. The Stafford area is experiencing increased wildlife due to increase development in neighboring cities.

- Washington County Planning Commission should hold public comment period during the IGA drafting – not at the end. During the IGA drafting is the most appropriate time for all three counties.
- How are historic properties considered when designating rural/urban reserves?
- Will landowners/groups of landowners be able to self-nominate their properties for either category?
- What factors and weighting of factors come into play in the final designation of urban and rural reserves?
- Are we analyzing relationships with Clark County?
- What effect has current lull in building had on Metro's plans?
- Will urban and rural reserves, once designated, be reviewed/revisited periodically?
- What is Metro's vision for protecting wild/natural areas?
- What protections will be provided for creeks, steep slopes and other natural areas?
- How are advisory committee processes and regional Reserves Steering Committee processes coordinated?
- Decisions made by end of August will be critical. Sets stage for whole project.
- What about undesignated lands?
- What about lands outside Metro jurisdictional boundary? Marion, Yamhill counties, Scappoose, Clark County, etc.
- Are we using models from other urban planning processes? Barton MacKay wrote about rural reserves a century ago. He described the flood of urbanization and the need for dams.
- Will urban growth boundary go away when reserves are designated?
- Do county committees consider just their own county?
- Will staff use the DOGAMI Landslide Hazard Data? Buildability.
- How are historical resources taken into account?
- Has region considered lobbying legislature to do away with the five-year UGB review cycle?
- Are we in a reserve if our property is shown on the agriculture map?
- Some land, near 99W by Tualatin, is privately owned but part of Tualatin River Wildlife Refuge. How does this affect reserves designation?

Land use related comments:

- When the UGB shift? When will urban reserves be brought in?
- Clearly define what may happen to lands not designated reserves – i.e. – if land is not designated, could it be subject to UGB expansion outside of this process?
- Address designations as urban, rural or not requiring designations (confusion regarding third alternative – mike.)
- Address confluence of reserves and UGB expansion (unclear how or when reserves will be brought into UGB – mike)
- Re-evaluate floodplain designations, apply limitations on development consistently across region.

- What is Foundation Land?
- Protect Abernathy Creek.
- Look for differential between TAZ population on Metro website (RTP pop forecasts).
- If all the listed rural reserve factors apply to a piece of land, what does that mean?
- Once designated as urban reserve, when would land be urbanized?
- What if a landowner's land is designated as rural reserve but wants to urbanize?
- What will be in place to regulate water use in rural reserves?
- Growth along current transportation corridors, managed properly, will result in greater and more efficient use of own natural resources.
- Acknowledge differing philosophies of urban populace vs rural populace.
- When looking at perspective reserve areas, think about the impacts on rural land owners living near the existing UGB and existing cities and how decisions affect their lives and livelihoods.
- 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.)
- If there are historic corridors in Clackamas county they should be included in rural reserves (if currently in rural areas.) Or if they exist in urban areas they should be included in urban reserves.
- What percent of lands already brought into UGB have been planned for and how will this information be applied to reserves designations?
- If your land is in rural reserves lands, is your land locked out for a period of time? (from urbanization)
- Not all land will be in either urban or rural reserves.

Transportation related comments:

- How will we manage transportation? That seems like the biggest issue.
- Will business move closer to mass transit?
- Where is Western Bypass going to go?
- How is transportation plan influencing designation of reserves?
- Make sure there is an adequate road system for new urban areas
- CRC – Don't go beyond LRT & Bus, Bike add
- How will I-5/99 decision be coordinated with this process? One alternative takes you outside the UGB.
- Are reserve areas being looked at in conjunction with the 99W/I-5 connector project?

Housing/development comments:

- Consider industrial use of French Prairie/French Glenn area due to depletion/condition of soils are too poor for farm use.
- Why is the county allowing housing in ag areas?
- Keep Langdon Farms as a golf course/ No warehouse/light industrial
- No development south of Willamette River.

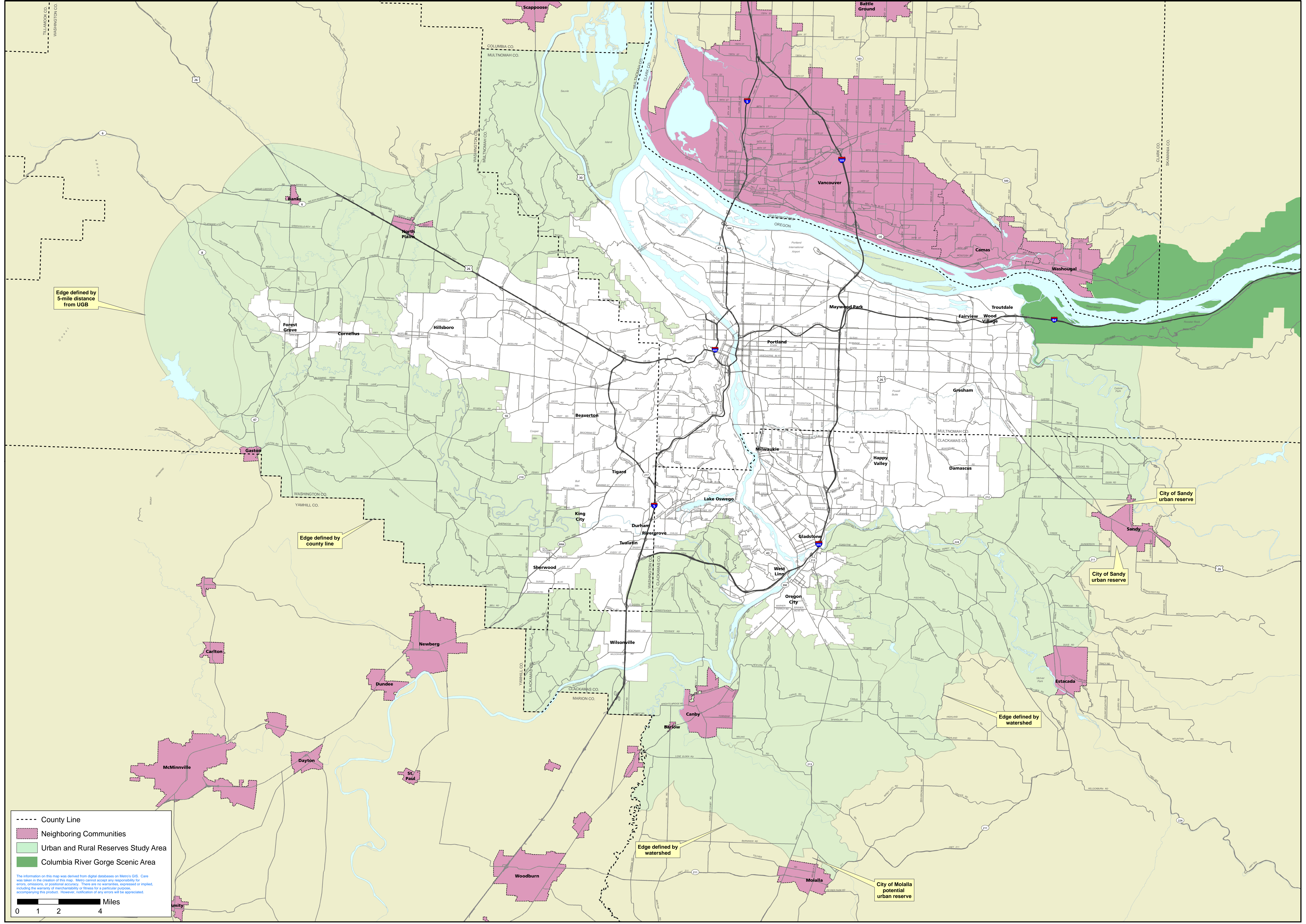
- River walk commercial area on Tualatin River west of Bull Mtn area. (Like Portland river walk/front – hotels, condos, restaurants – mixed use). Community of distinction – another lively, fun area to attract young people, provide entertainment near residences.
- Keep Langdon Farms as is – do not let land speculators make huge profits at the entire areas' expense.
- Should include are down to McMinnville and around river, even though in Yamhill Co. (Traffic, etc.)
- At what point in process given to degree of density in both current and new development?
- Are we looking at underutilized industrial and other employment lands within the current UGB?

Agriculture related comments:

- Need to protect farms. With the cost of transportation we need locally grown produce and necessary products.
- What consideration is given to smaller niche farms?
- Consideration (should be given) for ideal wine growing conditions, not just soils but aspect. (I think “aspect” means climate/orientation in this context?)
- Farmers don't want to be locked out from being able to urbanize.
- How do we tell farmers to keep lands in rural designation when are no longer able to farm, their children don't want to? How do we make these decisions?
- Incorporate/save farm plots w/in urban areas for local food supply.
- Be realistic in which 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 your zoom by!
- Has it been considered that the best vineyards are planted north to south valley walls? This is emerging agri-market that should be included in future ag land.

Outreach related comments:

- Please post presentation (PPT – mike) online.
- Metro web site reference to “urban reserves” only and map, should say “urban and rural.”
- Like building blocks phrasing on web site.
- Citizens are often unaware of the process going on in the background with land use attorneys. Need to make sure citizens are engaged in and aware of the complete process.
- Direct mail is great way to reach citizens letting them know a change in land use is coming.
- Make open house materials such as high quality maps more available online. Pleased to see all of this at the open house but couldn't find it online in advance.
- Can we get the design community involved? How are we communicating with communities around the region, state—Bend, etc.? What is the connection with the Big Look, city master planning?

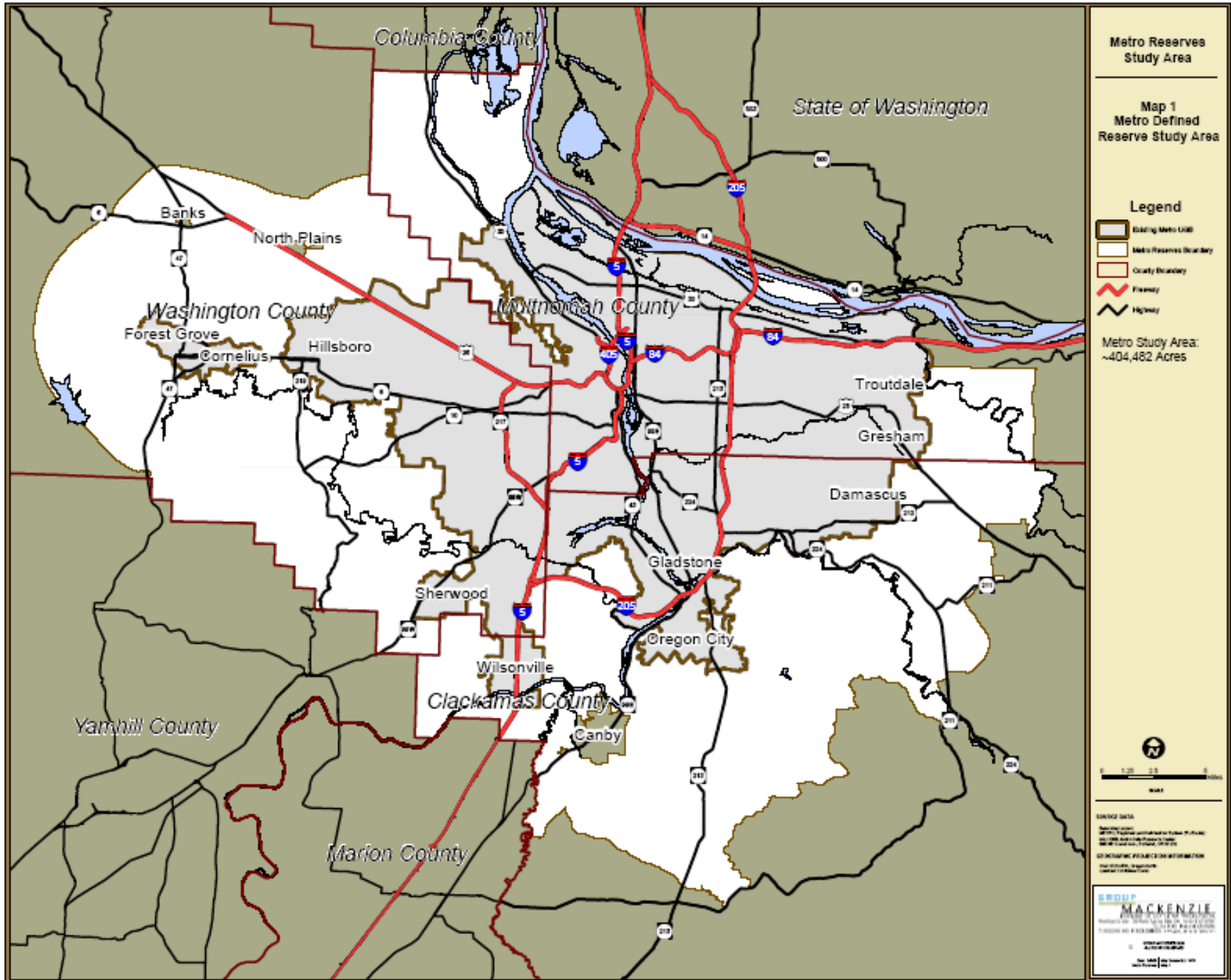


- - - - County Line
 Neighboring Communities
 Urban and Rural Reserves Study Area
 Columbia River Gorge Scenic Area

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.

Miles
 0 1 2 4

The following Powerpoint by Group Mackenzie was presented at the Reserves Steering Committee meeting on September 10, 2008.



Metro Reserves Study Area

**Map 1
Metro Defined Reserve Study Area**

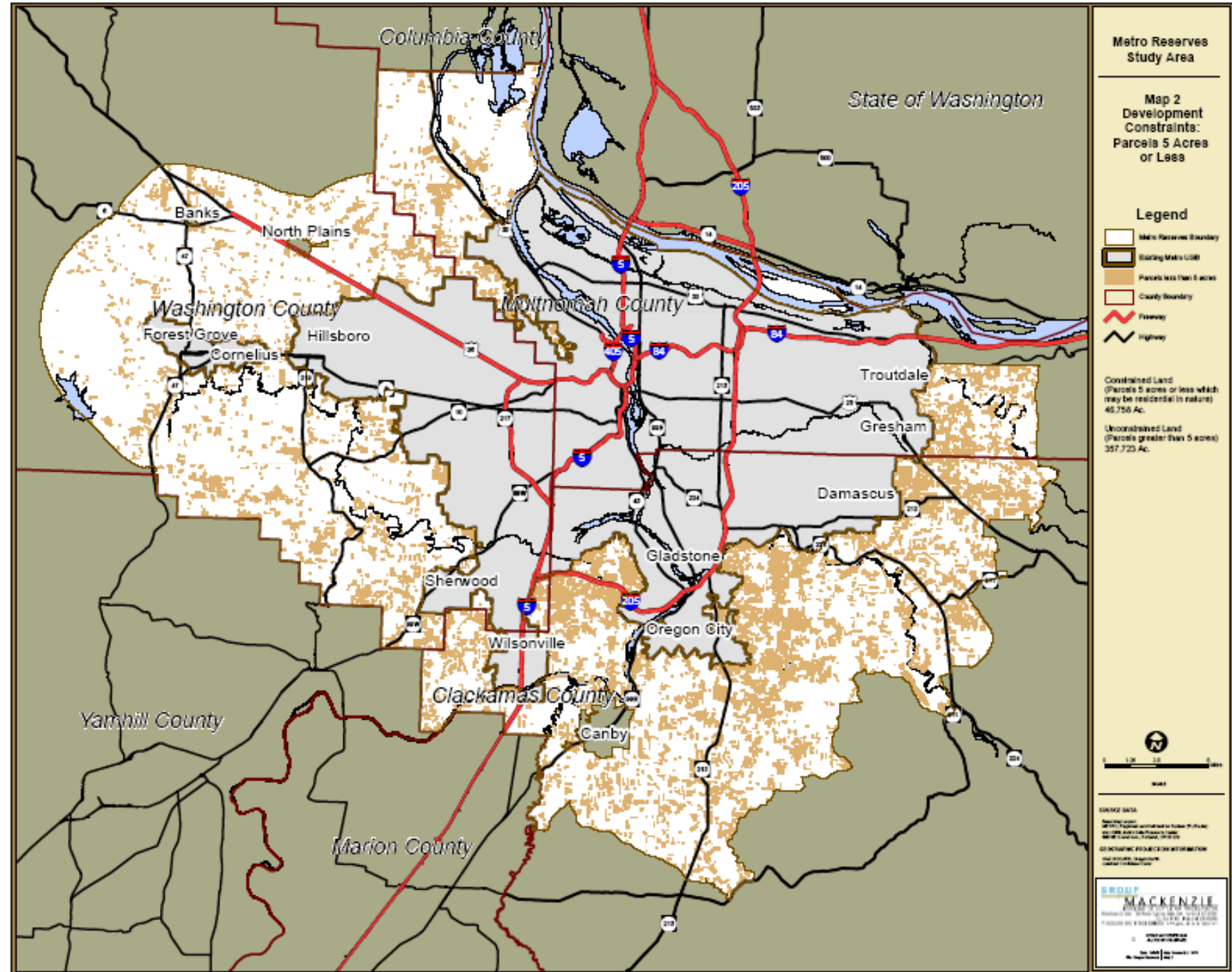
- Legend**
- Existing Metro UGB
 - Metro Reserves Boundary
 - County Boundary
 - Freeway
 - Highway

Metro Study Area:
~404,462 Acres



SOURCE DATA
 Metro Reserves Study Area
 Metro Reserves Study Area
 Metro Reserves Study Area
 Metro Reserves Study Area

BRDUP
MACKENZIE
 CONSULTING
 1000 NE Oregon Street, Suite 200
 Portland, Oregon 97232
 Phone: 503.255.1111
 Fax: 503.255.1112
 www.brdup.com



Metro Reserves Study Area

**Map 2
Development Constraints:
Parcels 5 Acres or Less**

Legend

- Metro Reserves Boundary
- Starting Metro Limit
- Parcels less than 5 acres
- Parcels greater than 5 acres
- Freeway
- Highway

Constrained Land
(Parcels 5 acres or less which may be residential in nature)
45,750 Ac.

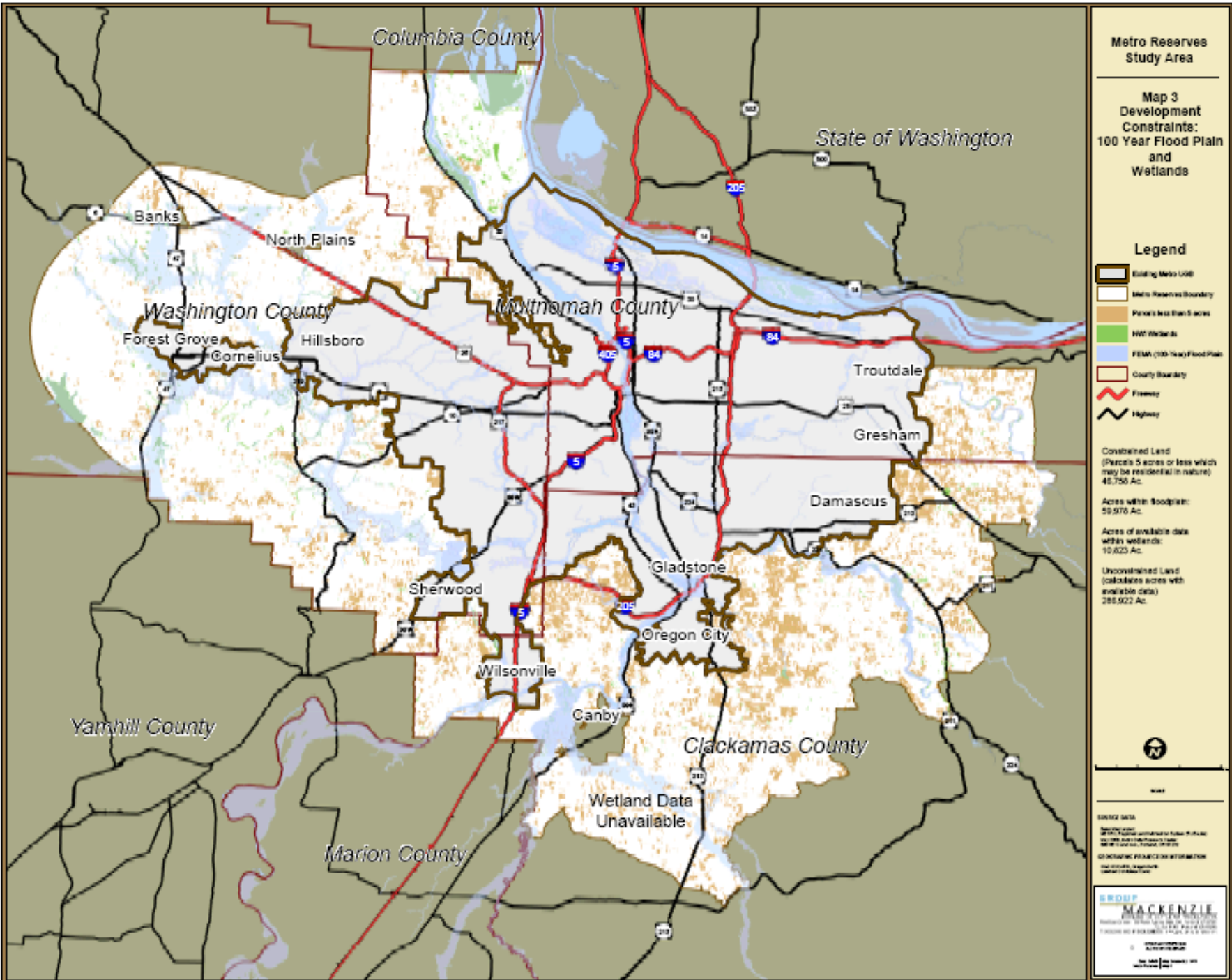
Unconstrained Land
(Parcels greater than 5 acres)
357,720 Ac.



SOURCE DATA
 Provided by:
 METRO Public Information System (PIS) Data
 METRO Planning & Research Services
 METRO Land Use & Planning Services

GOVERNMENT PROJECT OR INFORMATION
 METRO Planning & Research Services
 METRO Land Use & Planning Services

GROUP
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 1000 NE Oregon Street, Suite 200
 Portland, OR 97232-3100
 Phone: 503.253.2200
 Fax: 503.253.2201
 www.mackenziegroup.com



Metro Reserves Study Area

**Map 3
Development
Constraints:
100 Year Flood Plain
and
Wetlands**

- Legend**
- Existing Metro UGB
 - Metro Reserves Boundary
 - Parcels less than 5 acres
 - NWI Wetlands
 - FEMA (100-Year Flood Plain)
 - County Boundary
 - Freeway
 - Highway

Constrained Land
(Parcels 5 acres or less which
may be residential in nature)
45,750 Ac.

Acres within floodplain:
59,976 Ac.

Acres of available data
within wetlands:
10,825 Ac.

Unconstrained Land
(calculates acres with
available data)
285,922 Ac.



SOURCE DATA:
 Metro Reserves Study Area
 Metro Reserves Study Area
 Metro Reserves Study Area
 Metro Reserves Study Area

GIS DATA PROVIDED OR INFORMATION:
 Metro Reserves Study Area
 Metro Reserves Study Area

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 1000 NE Oregon Street, Suite 200
 Portland, OR 97232
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 Fax: 503.255.1112
 www.mackenziegroup.com

Metro Reserves Study Area

Map 4
Development Constraints:
Slopes 10%
and
Greater

Legend

-  County Boundary
-  Freeway
-  Highway
-  Slopes >= 10%
-  Parcels less than 5 acres
-  Existing Metro UGB
-  Metro Reserve Boundary

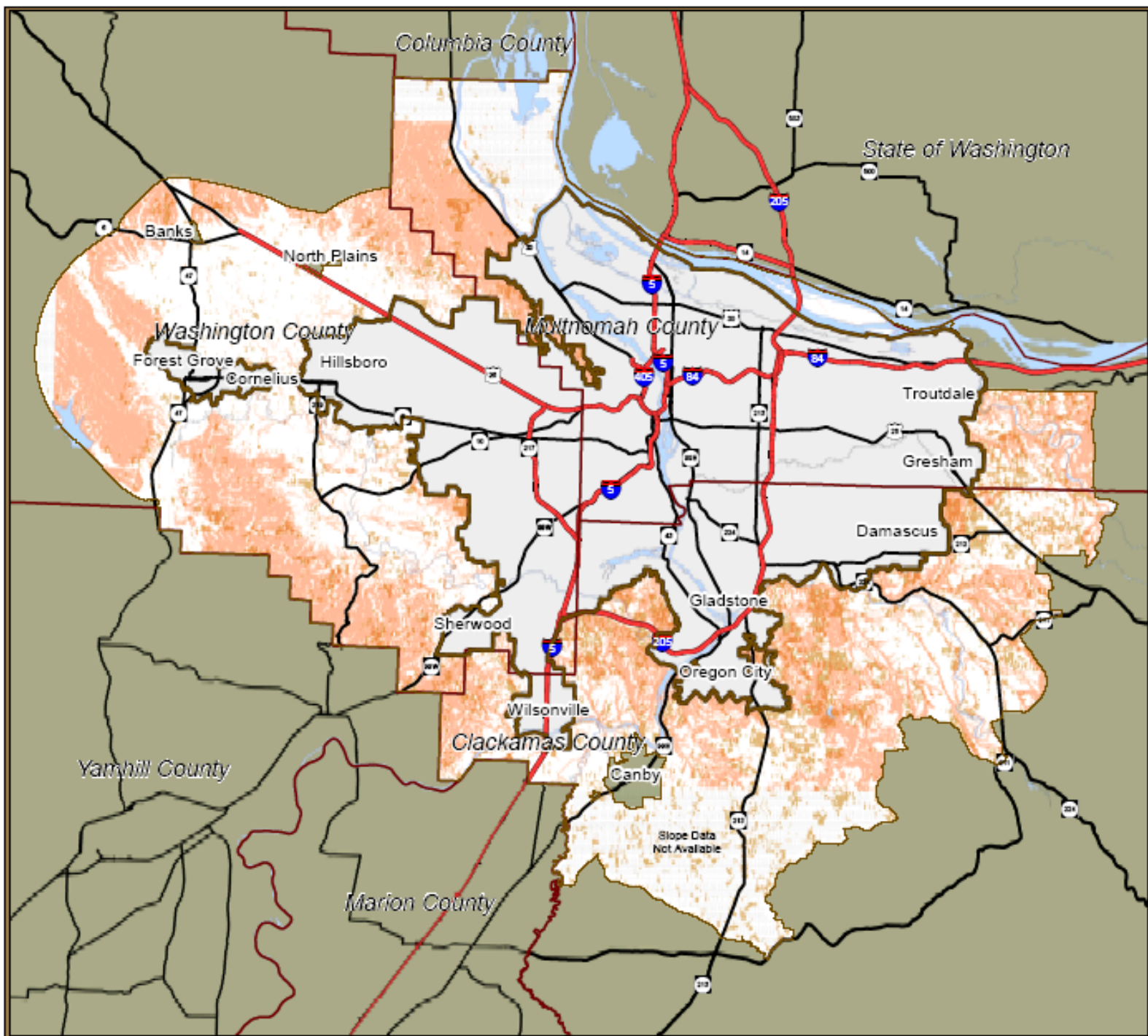
Constrained Land
(parcellized acres which
may be residential in nature)
45,755 Ac.

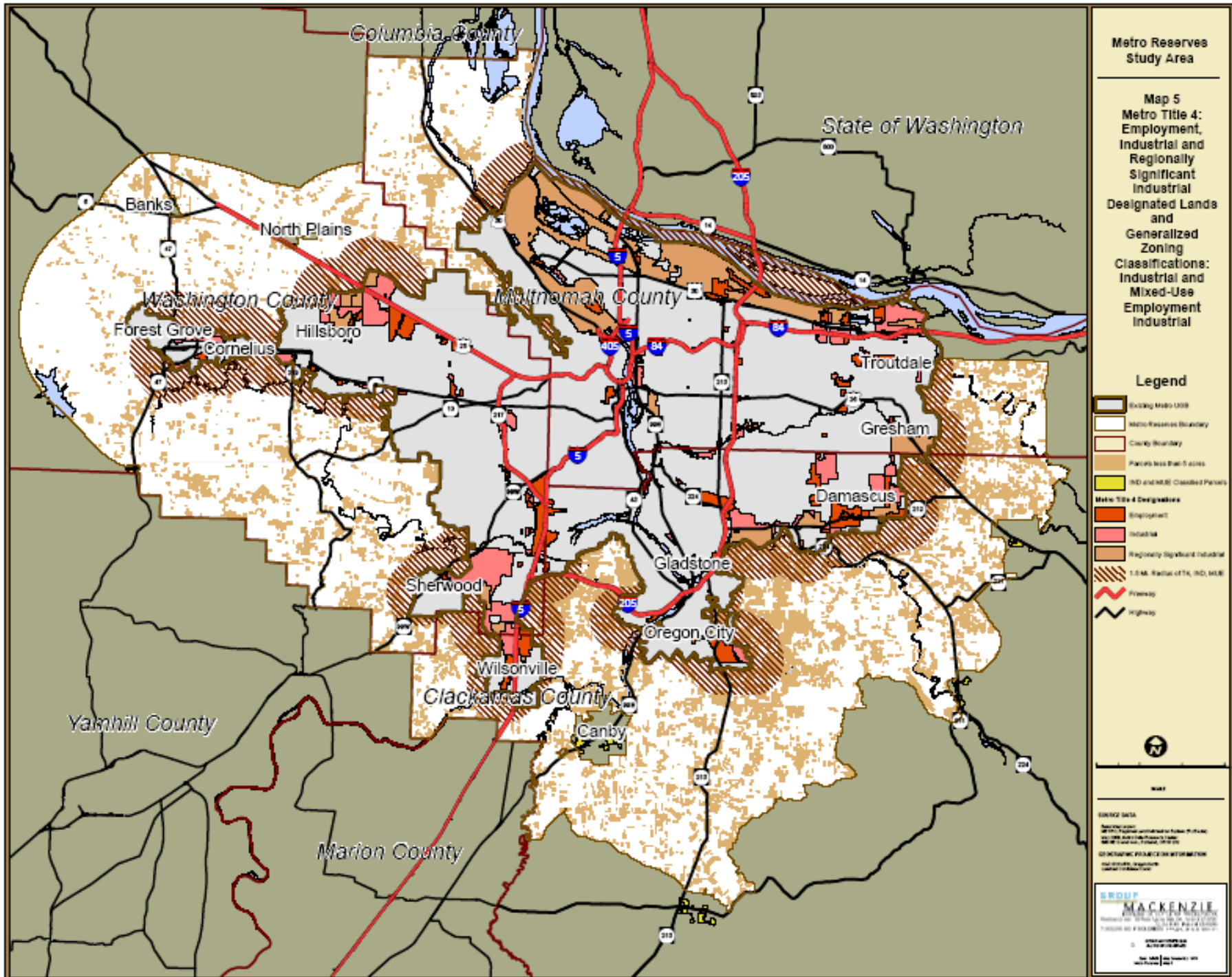
Acres of available data
with slopes >= 10%
135,582 Ac.

Unconstrained Land
(calculates acres with
available data)
222,541 Ac.



SOURCE DATA:
SLOPE DATA:
2011 Digital Elevation Model (DEM)
© 2008, 2009, 2010, 2011, 2012, 2013
METRO LAND USE, 2012
GEOGRAPHIC INFORMATION SYSTEMS
METRO PLANNING
DEPARTMENT





Metro Reserves Study Area

**Map 5
Metro Title 4:
Employment,
Industrial and
Regionally
Significant
Industrial
Designated Lands
and
Generalized
Zoning
Classifications:
Industrial and
Mixed-Use
Employment
Industrial**

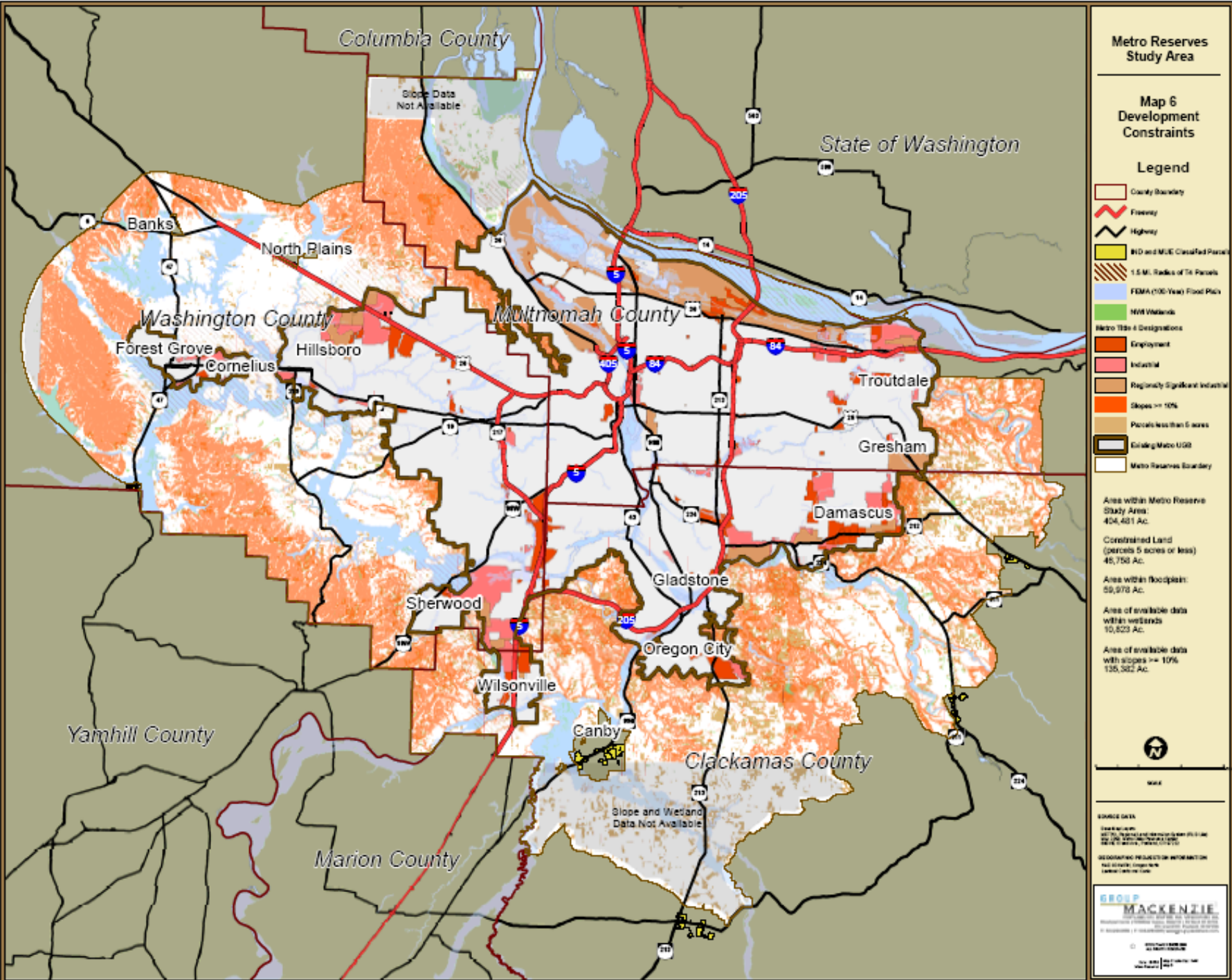
- Legend**
- Existing Metro Title 4
 - Metro Reserves Boundary
 - County Boundary
 - Parcels less than 5 acres
 - PD and MUE Classified Parcels
 - Metro Title 4 Designations**
 - Employment
 - Industrial
 - Regionally Significant Industrial
 - U.S.M. District of TA, PD, MUE
 - Freeway
 - Highway



Scale

SOURCE DATA
 Metro Title 4
 2011 Regional Comprehensive Plan - Title 4
 2011 Comprehensive Zoning Ordinance
 2011 Comprehensive Zoning Ordinance
 2011 Comprehensive Zoning Ordinance

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 www.mackenzie.com



Metro Reserves Study Area

Map 6 Development Constraints

Legend

- County Boundary
- Freeway
- Highway
- Metro Title 4 Classified Parcel
- 1.5 Mi. Radius of Tri Parcels
- FEMA (100-Year) Flood Plot
- Wetlands
- Metro Title 4 Designations
- Employment
- Industrial
- Regionally Significant Industrial
- Slopes >= 10%
- Parcels less than 5 acres
- Existing Metro UGB
- Metro Reserves Boundary

Area within Metro Reserves Study Area: 404,401 Ac.

Constrained Land (parcels 5 acres or less): 46,750 Ac.

Area within floodplain: 59,978 Ac.

Area of available data within wetlands: 10,623 Ac.

Area of available data with slopes >= 10%: 135,302 Ac.



SOURCE DATA

County Boundaries: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Freeways: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Highways: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

FEMA (100-Year) Flood Plots: Federal Emergency Management Agency, 2005

Wetlands: Oregon Department of Fish and Wildlife, Oregon Statewide Geographic Information System (OSGIS), 2008

Metro Title 4 Designations: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Slopes >= 10%: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Parcels less than 5 acres: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Existing Metro UGB: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008

Metro Reserves Boundary: Oregon Department of Transportation, Oregon Statewide Geographic Information System (OSGIS), 2008



Materials following this page were distributed at the meeting.



METRO

Regional Choices Engagement: Framing Our Choices -- Fall 2008

During the next two years, your elected regional and local leaders must answer these questions:

- What investments are needed to create jobs and livable communities?
- What transportation improvements are needed and how do we fund them?
- Where and how will the Portland metropolitan area grow during the next 40 to 50 years?

This fall, the Metro Policy Advisory Committee (MPAC) and the Joint Policy Advisory Committee on Transportation (JPACT) will hold joint meetings to discuss the consequences of various investment choices.

Event: The Future is Here: Is Business As Usual Good Enough?

Date: Wednesday, Oct. 8

Time: 4 to 7 p.m. (Oregon Convention Center)

Audience: Elected officials throughout the region including mayors, city councilors, county commission chairs, and county commissioners; and candidates; local planning commissioners; MPAC and JPACT members; local government staff; and stakeholders

Location: Oregon Convention Center

Choices:

- How do demographic, economic and societal trends affect our land use, transportation, and investment choices?
- What effect does climate change have on our decisions? How do our decisions affect how much it costs people to travel and the quality of the air we breathe?
- How do land use choices affect transportation choices and vice versa?
- Can we work collaboratively to position this region to meet current and future challenges?

Event: Joint MPAC/JPACT meeting on Land Use and Investment Choices

Date: Wednesday, Oct. 22

Time: 5 to 7 pm (Metro Regional Center, 600 NE Grand Ave, Portland)

Audience: MPAC and JPACT members and alternates

Location: Metro

Choices:

- What are the results of testing different land use policy and investment choices? What are the results of a business as usual approach? What are the consequences of delays in funding for infrastructure in recent UGB expansion areas and if infrastructure is not available to support future expansions? How might targeted public investments stimulate activity in the region's corridors and centers?

Event: Joint MPAC/JPACT meeting on Transportation and Investment Choices

Date: Wednesday, Nov. 12

Time: 5 to 7 pm, (Metro Regional Center, 600 NE Grand Ave, Portland)

Audience: MPAC and JPACT members and alternates

Location: Metro

Choices:

- What are the results of testing different transportation policy and investment choices? What happens if we focus investments on roads? What happens if we focus investments on transit service? What happens if we initiate tolling on certain roads?

Event: Joint MPAC/JPACT meeting – Bringing It All Together

Date: Wednesday, Dec. 10

Time: 4 to 7 pm, (Metro Regional Center, 600 NE Grand Ave, Portland)

Audience: MPAC and JPACT members and alternates

Location: Metro

Choices:

- What affect do different land use, transportation policy and investment choices have on each other?
- Action: Select policy choices to create preferred alternatives

THE BENEFITS OF LAND USE PLANNING



Oregon is blessed with some of the world's best farmland. Agriculture in Oregon provides tens of thousands of jobs and healthy, locally grown food for farmers markets, restaurants and grocery stores. Oregon agricultural products are also exported around the world, making agriculture a critical element of the state's economy.

Managing urban growth makes our cities and towns more livable, reduces air and water pollution, increases our transportation options and helps prevent sprawl from gobbling up valuable farms, forests and natural areas. It also reduces greenhouse gas emissions by keeping our "carbon footprint" smaller.

RURAL & URBAN RESERVES: BETTER PLANNING FOR A BETTER FUTURE

The population of the Portland metropolitan region is expected to grow by one million people by the year 2030. Our region faces a tremendous challenge – how to provide future housing, jobs, schools, parks and other amenities and still maintain our cherished quality of life.

The 2007 Legislature gave the Portland region a valuable new tool to shape our future: the ability to designate urban and rural reserves. Metro and the counties of Multnomah, Clackamas, and Washington will jointly designate which land will be protected and which land will be developed over the next 40-50 years.



OREGON AGRICULTURE: QUICK FACTS

- The number of farmers markets in Oregon has grown from 10 in the early 1990s to almost 90 this year.
- Over 1000 growers participate at farmers markets across the state.
- 98% of Oregon farms are family-owned.
- Oregon's total agricultural sales reached nearly \$4.9 billion in 2007.
- In Clackamas, Washington and Multnomah Counties, agricultural sales totaled over \$842 million in 2007.
- Agriculture directly or indirectly supports over 10% of all jobs in Oregon.





DECISION MAKERS

The Reserves process is led by a steering committee of elected officials from Metro, Clackamas, Multnomah and Washington counties, and includes representatives from business, environmental, community groups and other organizations.

The co-chairs of the reserves steering committee are:

Metro Councilor
Kathryn Harrington

Clackamas County
Commissioner Martha Schrader

Multnomah County
Commissioner Jeff Cogen

Washington County
Commissioner Tom Brian

For contact information, more details on reserves and how you can help, please go to www.friends.org

Urban and rural reserves could improve the existing process of urban growth boundary expansion by providing greater predictability for farmers, landowners and communities as to where future growth will occur - but only if we all participate in the decision-making.

We have a unique and important opportunity to shape the future of our region for generations. If done correctly, the decisions on urban and rural reserves will:

- Protect our most valuable farm land from future development;
- Ensure that future growth will create vibrant communities and greater opportunities to walk, bike, and take transit for our transportation needs;
- Help the region reduce the greenhouse gas emissions that contribute to global warming pollution.

TAKE ACTION TODAY FOR A RESPONSIBLE FUTURE

Metro and the three counties will make their decisions on rural and urban reserves by the end of 2009. You can help ensure that the best agricultural and natural resource lands are protected, that urbanization is planned for areas where it makes the most sense to grow and that the Portland region reduces its greenhouse gas emissions.



Please go to our web site at www.friends.org to find out how you can get involved.

















Image provided courtesy of ODA

**Metro Reserves
Study Area**

**Map 6
Development
Constraints**

Legend

-  County Boundary
-  Freeway
-  Highway
-  IND and MUE Classified Parcels
-  1.5 Mi. Radius of T4 Parcels
-  FEMA (100-Year) Flood Plain
-  NWI Wetlands
- Metro Title 4 Designations**
-  Employment
-  Industrial
-  Regionally Significant Industrial
-  Slopes >= 10%
-  Parcels less than 5 acres
-  Existing Metro UGB
-  Metro Reserves Boundary

Area within Metro Reserve Study Area: 404,481 Ac.

Constrained Land (parcels 5 acres or less) 46,758 Ac.

Area within floodplain: 59,978 Ac.

Area of available data within wetlands 10,823 Ac.

Area of available data with slopes >= 10% 135,382 Ac.



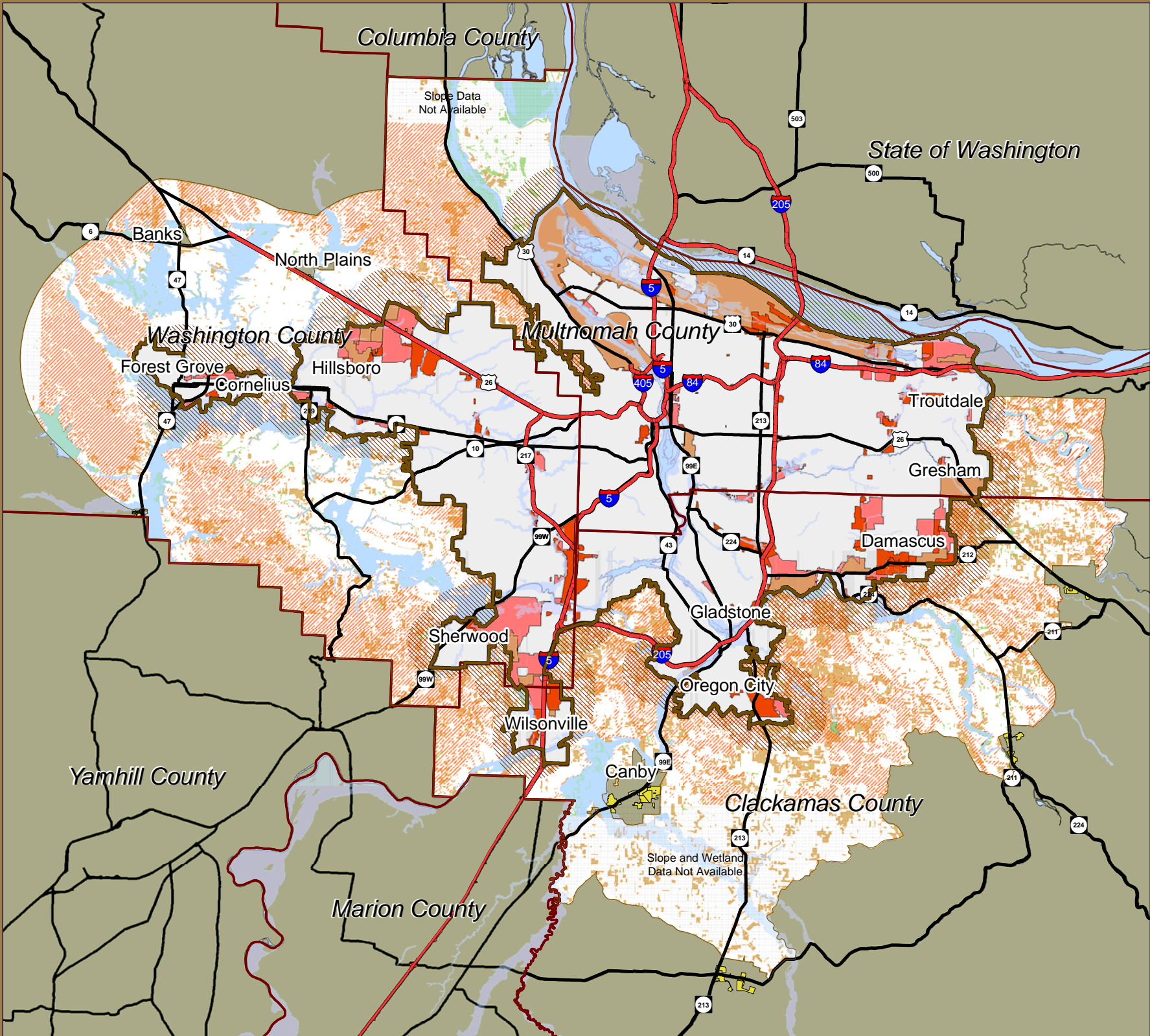
SCALE

SOURCE DATA
 Base Map Layers:
 METRO: Regional Land Information System (PLUS-Line)
 May 2008, Metro Data Resource Center
 600 NE Grand Ave., Portland, OR 97232

GEOGRAPHIC PROJECTION INFORMATION
 NAD 83 HARN, Oregon North
 Lambert Conformal Conic



GROUP MACKENZIE 2008
 ALL RIGHTS RESERVED
 Date: 05/05/10 Map Created by: KAN
 Metro Reserves Map C



My name is Joanne Rigutto. I sit on the Clackamas county reserves policy advisory committee and represent the Hamlet of Mulino. I'd like to comment on the request by the city of Molalla to change the study area boundary. A change that we on the PAC approved at our last meeting, and passed on to the Clackamas County Board of Commissioners.

During our last meeting, July 22 2008, information was presented to the PAC. This information included the city of Molalla's request for an alteration of the study area boundary. The request was that the study area boundary be drawn back to 1/2 mile north of the current urban growth boundary around the city of Molalla. This is land that the city of Molalla would like to use to create an Urban Reserve. At the time, this seemed, at least to me, a reasonable request. The PAC voted and the change was accepted by a majority of the members.

I attended the Board of County Commissioners work session during which the PAC's recommendation for the study area was presented and approved by them. However, during the work session an email from Jim Gilbert, chair of the Molalla CPO was presented. In this email, Jim expressed his concern regarding the city of Molalla's request, and the fact that the Molalla CPO not only had no idea that such a request would be made, but that the request would remove a significant amount of arable land from consideration in the reserves process.

Having spoken to Jim and the Molalla CPO regarding this issue, and in my subsequent investigation of the matter, I have found that not only was the Molalla CPO not notified of the public hearing held on the possible Urban Reserve, but the city of Molalla had ample time to inform the PAC of its intentions - the hearing was held on the 16th of April, 2008. Unfortunately, the city of Molalla requested that specific the study area boundary change at our last meeting in July. I believe that it would have been more appropriate for the city of Molalla to have requested the change of the study area boundary at the beginning of the PAC's meeting schedule in order for the PAC to request and receive public comment on the change as we did for the proposed change of the boundary in the area of HWY 211.

Not only has the city of Molalla been involved in the study of an Urban Reserve in that specific area to the north of the city for quite some time now, they had an event specifically to gather public comment on an Urban reserve in the area of the reserves boundary change on the 16th of April, 2008, 6 days before the first PAC meeting on the 22nd of April, 2008. The city of Molalla is represented on the PAC and had ample opportunity to submit their study area boundary request before the PAC's last meeting on the 22nd of July, 2008. I find it hard to believe that the city of Molalla, being represented on the PAC, was not aware that we were considering changes in the boundary of the study area.

While I understand the need for cities to have land that they can expand into, and the need for buffers between cities and agricultural land, I believe that the actions of the city of Molalla in regard to the timing of their request for the study area boundary change, may have a significant effect on the credibility of the reserves process, especially given the fact that the city of Molalla is represented on the PAC, and perhaps even on the Technical Advisory Committee (TAC), and the Molalla CPO, who's jurisdiction and membership is directly impacted by the city of Molalla's request, is not represented on the PAC nor am I aware that they are represented on the TAC, and the public comments from the city of Molalla's public comment event, regarding their proposed Urban Reserve, were not submitted to the PAC.

I would like to respectfully request that the Regional Steering Committee and the Core4 reserve the right to revisit the alteration to the reserves study area north of the city of Molalla, in Clackamas county, in the near future, and allow the Clackamas county PAC to receive public comment on the issue as we did for the boundary change regarding the study area expansion between the cities of Molalla and Estacada along HWY 211.

Thank you for your time and consideration in this matter.
Respectfully submitted by,
Joanne Rigutto
Mulino, Oregon

PUTTING THE CART BEFORE THE HORSE

Addressing in particular Urban Reserve 660-027-0050 Factor #1.... (Many rural areas) can (not) be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments...

To Committee Members:

I ask you to please consider important facts and concerns from citizens living in the rural areas of Metro Tri County, whose lives are being largely effected by uncontrolled amounts of traffic from Urban development. To date, new development has not been accountable for the detrimental effects to our rural environment, air quality and quest for livable communities.

Significant transportation impacts are being placed upon our rural communities. I believe that Metro and the State of Oregon will find it difficult to consider a 40-50 year land supply for Urban and Rural Reserves without **first** undertaking a collaborative effort between all involved Counties, Metro, and ODOT to plan and create a Traffic Grid designed to connect these lands in an efficient, cost effective and low impact manner.

Once an efficient Traffic Grid is in place, then Industrial/Commercial lands can be identified and placed into the Grid. Next should follow the placement of areas of Small Farms and community-supported Agricultural programs--necessary to producing affordable and nutritious local foods for people living in the densely-built city, who are unable to grow their own food crops.

Without a doubt, the leading issue in our rural communities is that of dramatically increasing traffic, the safety of our citizens, and the protection of livable communities.

Many rural lands are outside the UGB but yet are very close to areas of large development, placing high demands on the small rural 2-lane country roads. Most rural roads are narrow in width, and they have no sidewalks or bike lanes. Mailboxes are on one side of the street with citizens having to cross fast moving traffic to get their mail. These are dangerous roads for our children to walk to school on, often times walking on these narrow roads which have no shoulders.

Our rural roads generally have speed limits of 40-45 MPH with traffic going much over these limits. On the rural road where I live, a recent traffic study clocked some vehicles going from 73-81 MPH. This is a road where a school is located, and where police support is solely lacking. Citizens have asked for "traffic calming measures" only to be told there are no monies available to provide for these services.

Near my home, two large developments are being proposed and, certainly, traffic has been the #1 concern. Only minimal roads will be built inside these large

subdivisions with **no** new roads being built outside the developments. Therefore, our small 2-lane county roads will be expected to carry an additional 49,000 ADT's per day. These county roads are already at capacity. In fact, some of these roads are currently identified as LOS-D and LOS-E.

Where is our "concurrency policy"? One small county road, in particular, effected by new development currently carries 1700 ADT's per day and is defined by the County as a "connector road" with capacity limits of 8,000 to 10,000 ADT's per day. These new subdivisions (as well as other infill) will bring from 30,000 to 52,000 ADT's down this road, with little to no improvement. We are asking our small 2-lane country roads to carry capacities far greater than a Major Arterial or Boulevard. **Why has development been allowed without providing the needed infrastructure?**

Because urban development is creating increasingly large amounts of traffic, the rural environment and air quality is suffering. Our lands have been denuded by developers wanting every square inch of land to build on. We, however, need to protect each tree that we can, since the trees are sorely needed for the uptake of carbon levels. A single mature tree can absorb Carbon Dioxide at a rate of 48lbs in a year. This same tree releases enough Oxygen back into the atmosphere to support the lives of 2 human beings. Air quality cannot be stressed enough. Our urban areas will need to import air quality from our rural lands to help cleanse their environment, which is so effected by dense development, industry and traffic.

In studying and designating urban and rural reserves, your committee will, hopefully, examine and truthfully take into consideration the traffic impacts to everyone in the region. Remembering also, that it is much more cost efficient and less disruptive to infill rather than to designate new urban areas. Development has serious consequences, even when it is done thoughtfully. It will be disastrous for all of us, if the traffic issues and related problems are not thoroughly examined. They should go front and center of all decision making.

Respectfully submitted by:

Christine Kosinski
Unincorporated Clackamas County
Hamlet of Beavercreek
(503) 656-1029

Subject: Re: Urban Reserve Study Area
From: kennemer4rep@aol.com
Date: Tue, 29 Jul 2008 10:27:56 -0400
To: jgilbert@oregonsbest.com
CC: cheriemc@co.clackamas.or.us

Jim, thanks for the comments - we will take this into consideration during our discussion today.
Bill

-----Original Message-----

From: Jim Gilbert <jgilbert@oregonsbest.com>
To: Peterson Lynn <Lynn@lapconsulting.com>; Kennermer Bill <kennemer4rep@aol.com>; Schrader Martha <thrivers@teleport.com>
Cc: Nesbitt Pat <pat@probuiltcar.com>; Taylor Bill <btaylor@molalla.net>; Pat and Mitchell Ross <ross@molalla.net>; Maggie Dickerson <maggied@co.clackamas.or.us>; Gardner Lorraine <lgardner@oregonsbest.com>
Sent: Tue, 29 Jul 2008 7:04 am
Subject: Urban Reserve Study Area

Dear Lynn, Bill, and Martha,

Maggie Dickerson informed me that today you will be discussing and possibly approving the recommendations of the Urban/Rural Reserves Study Committee regarding establishing a study area around the City of Molalla. Unfortunately, I cannot attend the meeting, but I would like to respond the best I can to this proposal.

Until I received the e-mail and phone call from Maggie last Thursday, neither myself nor the CPO has been informed of any proposed actions that would affect the residents of our area. According to the e-mail from Maggie, the Committee recommended that an Urban Reserve Study Area for the City of Molalla be established 1/2 mile north of the current UGB.

We have several concerns about both the process of this decision and the location of this Study Area.

1. The decision was made without input or involvement of the Molalla CPO whose residents will be affected. Elizabeth Graser Lindsay, who attended the committee meeting wrote me that it was stated that establishing this Study Area was something that I desired. <underline>That is not the case.

It was stated in the e-mail from Maggie that this area was included at the request of the Planning Director of the City of Molalla. The CPO, which represents the citizens of the area affected, was not invited to take part in this discussion and was not present to comment on this request.

2. I have serious concerns with this decision-making process. As you know, we just went through a lengthy process to change the boundary of

our CPO. This involved several meetings, with notice mailed to affected residents and published in the Molalla Pioneer newspaper. The current method of establishing these study areas, which, potentially, will have a much greater effect on CPO residents, does not have any such requirements or involve the CPO's at all in the process.

As I have mentioned before, the Urban/Rural Reserve Study Committee was formed with a flawed process. I don't need to go into that, but, at the very least, if the Committee is going to take an action that will affect a CPO, the CPO should be invited, with sufficient advance notice, to take part in the discussions and make a recommendation. In this case, the Molalla CPO is much more familiar with the area under consideration than committee members who live in other regions.

3. The area that the Committee is recommending for a Urban Reserve Study Area is presently intensively farmed and has been so for probably at least 100 years.. Berries, grass seed and hay are just some of the crops grown there. It is a valuable agricultural area and would likely be better classified as a Rural Reserve.

My request to you is that you delay acting on the Committee recommendation until the CPO has been able to meet and give you its input. I also suggest that you review the Committee process and make sure that local CPO's are involved in decisions that will affect their residents.

I wish I could be at your meeting today. Please let me know if you have any questions.

Jim Gilbert, President, Molalla CPO </underline>

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</x-tad-bigger><x-tad-bigger>Jim Gilbert
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State Representative!</color>

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Subject: Re: Urban Reserve Study Area
From: kennemer4rep@aol.com
Date: Sat, 06 Sep 2008 10:25:52 -0400
To: jgilbert@oregonsbest.com

Jim:

Sorry about the delay. I was out of town for the long weekend to celebrate my BD. Tuesday I asked that the minutes be forwarded to you with the expectation that Doug would be meeting with you as he had offered in the July 29th meeting.

Someone must have misunderstood my comments. In the study session I was following up on your earlier email where you expressed concern for not being kept in the loop. Staff responded they would make sure that was corrected, and Doug McClain indicated that he would personally meet with your CPO.

Hopefully, we are back on track. Sorry the notes weren't sent to you earlier. Please note that I have appended them to this email.

Bill

Notes - Board of Clackamas County Commissioners Staff Meeting

Meeting - 7/29/08

Attending: LP, BK, MS, JAM, SW, TF

Also attending: Pamela Ashland of the League of Women Voters

Staff Presentations:

CC Reserves PAC Recommendation re: Reserves Study Area - D. McClain, M. Dickerson, Rick Gruen, Joanne Rigutto, Randy Shannon, Norm King
D. Cowan, K. Buehrig

DM intro'd - PAC recommendation on Study Area. Core 4 (C4) - lots of public involvement. Our PAC - 4 mtgs. MD said BCC to direct recommendation on study area to C4 & regional process. C4 decision @ Sept mtg. In our 4 mtgs - discussed several alternatives. Small area N of Molalla taken out. Consider buffer outside cities for future expansion. MS said concern re: cities' absorption rate. Rural Reserves (RR) - set by County. Outlying cities can set own UGBs. Two topic areas: 1) expand to Hwy 211 - taken out by PAC, 2) buffer around Molalla. Boundary lines: 5 miles out, county lines, drainage basins (in CC - primarily topographic). RS said debated whether or not to pull back from Molalla. BK noted recent IGA discussion w/Planning Commission (PC). DM said a process Q; not determine boundaries. PC rather have proactive public hrg. DM said this 1 year away; will get proposal later. MD shared results of open houses. NK noted considerations of outlying cities: if want to protect farmland, is it better to be in RR or not at all. Discussion of Jim Gilbert ltr - Molalla CPO involvement - process issue. JR said Warren Jones couldn't get maps - need this to determine buffer. DM said CC has role for outlying cities re: reserves. If Molalla taken out, under old process. JAM noted Molalla UR proposal - check on this. MD said due to Email issues, possible that didn't get notices of public mtgs. JR will call Molalla CPO. DM will meet w/them. **BCC OK** recommendation subject to conversation w/Molalla CPO.

-----Original Message-----