

**RESERVES STEERING COMMITTEE
MEETING SUMMARY**

April 8, 2009; 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 Charlotte Lehan.

Reserves Steering Committee Members Present: Chris Barhyte, Jeff Boechler, Craig Brown, Denny Doyle, Bill Ferber, Kathy Figley, Karen Goddin, Kirk Jarvie, Keith Johnson, Tim Knapp, Greg Manning, Mary Kyle McCurdy, Alice Norris, Lainie Smith, Greg Specht, Dick Strathern, Bill Tierney, Richard Whitman, Jerry Willey.

Alternates Present: Ron Carley, Bob Clay, Doug Decker, Jim Johnson, Jim Kight, Jim Labbe, Laura Masterson, Melody Thompson.

Facilitation Team: Debra Nudelman, Aurora Martin.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:07 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She provided an overview of the agenda and meeting materials.

Deb reminded committee members that at the March Steering Committee meeting, they had been asked to speak with their constituents to obtain feedback about the proposed urban and rural reserve candidate areas. There will be time for a brief check-in with the committee members to hear that feedback. Deb noted that the hope is this will provide a regional perspective. She said after everyone has provided their feedback, she would ask for concurrence on the proposed urban and rural reserve candidate areas for further evaluation. She reminded the Steering Committee members that this is not a decision-making body. Committee members are providing their input, and the maps going out for public comment will not necessarily be changed from the ones provided today.

Deb thanked Metro for providing new microphones. She noted that if the room fills to capacity, there is an overflow room for additional people. Deb reminded the Steering Committee members of meeting ground rules. She then asked for comments or amendments to the March meeting summary.

Karen Goddin noted that she did not attend the March meeting and that Chad Freeman attended in her place.

Kathy Figley noted that she was unavailable as well and Mayor Thompson filled in for her.

Jim Labbe asked that his comments on page 4 be revised to reflect the investment in the Johnson Creek Watershed and the concerns raised in the letter from the Johnson Creek Watershed Council.

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

Karen Goddin noted that she provided a letter to the Metro Reserves Steering Committee and Core 4 Members regarding the *Economic Mapping Project*. This is a recently initiated pilot project that will take some variables such as taxes and wages and match those variables with industrial classification codes in the area to identify the economic value of the land.

Craig Brown reported that he and Jerry Johnson have prepared a presentation for the Steering Committee on long-range housing needs. This report will go hand in hand with the Group Mackenzie report. He noted that they will not be arguing for a specific amount of growth or development. They believe housing should not be focused only in urban centers but also in towns near jobs. They are in favor of well-balanced, reasonably priced housing. Craig does not think all the projected growth will be supported by refill or infill. He noted that they were originally asked to present at the March 16 meeting and have been postponed twice. They believe this topic deserves time to present to the Steering Committee and they look forward to providing it at the May meeting.

Councilor Harrington clarified that creating the agendas for the Steering Committee is a Core 4 decision, not just a Metro decision. Due to the nature of the milestones the group faces, the Core 4 wants to ensure that this group has an opportunity to share its comments on the proposed candidate study areas, as well as have time to discuss those comments.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Dana Krawczuk, Ball Janik LLP, submitted written testimony in the form of a letter regarding *RSC April 8th Recommendation – Request to Designate the SW Corner of Highway 26 and Highway 212 as an Urban Reserve Candidate Area*. This is a reiteration of her request from the March meeting on behalf of her clients to consider the area located at the southwestern corner of the intersection of Highway 26 and Highway 212 as an urban reserve candidate area. They believe it is too early to take this area off the table for consideration as this area needs to be able to urbanize in the future. Dana noted that the City of Sandy submitted a letter earlier this week arguing why the area should be a rural reserve candidate area. Dana said they presented some good reasons for the area being a rural reserve candidate area, however that is irrelevant for looking at it as an urban reserve candidate area as well. Dana thinks both objectives can be accomplished.

Councilor Harrington noted that this is a regional committee and the request is very specific to a particular county. She asked if this request has been discussed with the county coordinating committee.

Dana Krawczuk responded that the Clackamas County Policy Advisory Committee recommended this area based on a 10-year old intergovernmental agreement with the City of Sandy, however the Clackamas County Board declined to include it as a proposed urban reserve candidate area.

Burton Weast, Executive Director of the Clackamas County Business Alliance (CCBA), said that he has been working with Clackamas County over the last few months, and the CCBA supports the candidate urban reserve areas. They ask that the Core 4 study three additional areas as candidate urban reserves. These are areas identified as being suitable as major employment lands. Not to include these areas for study could cause difficulties when proposing reserve recommendations to

LCDC and the courts. Burton noted that over 60% of Clackamas County residents work outside the county, the results of which can be seen in the congestion of Highway 217 and the Sellwood Bridge, and he thinks that Clackamas County deserves some extra consideration for employment lands.

James Cox, attorney for Pete's Mountain Water Company, submitted a letter dated April 3, 2009 regarding *Rural Reserve Candidate Area Pete's Mountain*. In response to Councilor Harrington's question, he said they have not worked with Clackamas County as they did not hear about this process until right before the March meeting. James said they are concerned about the area of Pete's Mountain being considered as a candidate rural reserve. Pete's Mountain Water Company is an existing public utility providing water in the Pete's Mountain Area. They have miles of pipeline and significant infrastructure already there and have been providing water for a number of years. James noted that the area does not meet the statutes and regulations for inclusion as a rural reserve.

Gordon Root, Root Holdings, LLC, presented the bound document titled *Newland: Perfectly Suited for "A Great Community"* he prepared. Gordon noted this area is outlined on page three of the document. Gordon noted that he would like to have the potential of urban development in the area. The Newland area has millions of square feet of employment lands and the area can support more housing for a mix of housing options. Gordon believes this is a suitable area that should be considered as an urban reserve.

Lynn Fox, West Linn citizen, addressed the information Mr. Root submitted at the March meeting. Gordon said at that time that sewer service had been extended across the river, however it is Lynn's understanding that the City of West Linn does not provide sewer service across the river. This is a conflict that needs to be addressed. Lynn thinks this group is trying to do something very complicated very quickly, and that we should try to slow down the process.

Teri Cummings, West Linn City Council, noted that she has worked with the Clackamas C4 group and is a participating member of the Clackamas County Policy Advisory Committee PAC. Maps were distributed that illustrate the City's concern. The County maps show the lands adjacent to West Linn as candidate urban reserves when the City has repeatedly requested those lands be candidate rural reserves. She noted that the Stafford area is severely constrained by slopes and she believes that most of the Stafford area qualifies as a candidate rural reserve due to both agricultural suitability and natural landscape features. The City asks that the Stafford area be put back on the map for rural consideration.

Tom Hughes provided a summary of his written testimony in *Support of Inclusion of Additional Lands for Consideration as Urban Reserves Submitted on Behalf of Chris Maletis and Tom Maletis*. Tom supports the findings of the business community that the parcels of land owned by the Maletis brothers adjacent to Interstate 5 and State Highway 551 near Wilsonville should be considered as an urban reserve candidate area. They are able to present additional information from engineering studies indicating the cost of providing services to the area.

Alan Rosenfeld, West Linn citizen, provided feedback on the Stafford area. He referred to the map distributed by the City of West Linn. He noted this is an area dear to the hearts of the people living there. There has been longstanding opposition to the Stafford basin being an urban reserve and citizens opposed that designation three times, the first being in 1993. The concerns then were the

same as they are now, including the high cost of providing infrastructure. Alan is concerned that the Steering Committee is spinning its wheels just to come to the same answer.

III. 40-50 YEAR POPULATION AND EMPLOYMENT RANGE FORECAST

John Williams provided a brief overview of the March 2009 draft of the *20 and 50 year Regional population and employment range forecasts* to make sure everyone is aware of the information. It was distributed through email, is available on the Metro website, and was distributed in the meeting packet. The meeting packet also includes the *Framing Growth Forecasts in the Context of Urban Reserves* document to provide some context for the forecasts.

This forecast is for the seven-county statistical area and will be narrowed as the conversation moves forward. The forecast is a range so it allows for consideration of a number of possible outcomes, and also lays out a rationale for how it was created and how it will be talked about. This document also has a range for employment. Details about the economic employment forecast will be available at upcoming meetings.

John Williams said now that the 20 and 50 year population and employment forecasts have been released, the next steps include working on the economic and employment trends report that will be issued this month to discuss short and long term implications of these trends. Staff is also putting together an appendix to the population and employment range forecasts that explains in more detail what went into these numbers. There will be more detailed discussions at other meetings, however if Steering Committee members would like more detail at this point, they should feel free to contact him.

Greg Manning observed that the range of outcomes for employment in 2060 is much wider than the range for population and households. The employment range forecast is a huge interval. He would hope that the interval would be narrowed significantly.

John Williams responded that it is a wide interval, but it is reasonable due to the high uncertainty for the future. He noted that the employment trends report will have a good discussion about the upcoming policy choices and some of the drivers that make up the forecasts.

IV. RURAL AND URBAN RESERVE CANDIDATE AREAS

Dick Benner noted that since the March Steering Committee some questions have been raised about the factors. The three common questions are: how the factors in the rules apply to the selection of candidate areas, how the factors are being applied, and if areas not being considered now as candidate areas can be added back in later. Dick provided an overview of the answers to these questions as outlined in his March 31, 2009 memo to the Reserves Steering Committee regarding the *"Factors" and Reserves Candidate Areas*.

Deb Nudelman asked for updates from the counties.

Brent Curtis reported that the Washington County Coordinating Committee met on April 1 and made one change to the candidate reserve areas. This change was to include the property just south and east of Sherwood as a proposed candidate urban reserve area. The area is already surrounded by urban lands on three sides and is important in consideration of the connector study. The area was

already a proposed candidate rural reserve area. The Coordinating Committee also looked at how to take the next steps and go through additional screening and analysis for urban and rural reserve candidate areas.

Chuck Beasley reported that the Multnomah County Citizens Advisory Committee (CAC) met on March 26. Multnomah County staff has been working with the City of Portland about potential issues for serviceability on Sauvie Island. The CAC considered additional information and issues and concluded that Sauvie Island is not suitable for urban development. By unanimous decision, the CAC recommends that Sauvie Island not be included as an urban reserve candidate area.

Jim Johnson noted that on the *Candidate Urban Reserves in Multnomah County* map, candidate urban reserves are in purple. Jim asked if those areas are also candidate rural reserve areas.

Chuck Beasley confirmed they were.

Commissioner Lehan reported that the Clackamas County Commission has reviewed some of the issues and has been in communication with its cities about controversial areas. At the request of Sandy, the commission chose to designate the area along Highway 26 as a candidate rural reserve. Stafford is a unique area that does not fit easily into urban or rural reserve factors. The decision at this point is to declare all of it as both an urban and rural reserve candidate area. Those were the main areas the commission had time to address.

Councilor Harrington noted that the Metro Council has heard the same overview of the recommendations. The Council had some concerns because they want to ensure that the study and examination of potential reserves is done in a successful manner. This led to a request for the information in Dick Benner's memo. The Council has also invited each of counties to present them with information so the Council has a high degree of comfort with the urban and rural reserves proposal.

Deb Nudelman asked to go around the room and have all the Steering Committee members briefly comment on the proposed rural and urban reserve candidate areas.

Richard Whitman complimented the Core 4 for their work on this process. He then provided a broad overview of the state agencies' perspective as outlined in the April 6 letter to the Reserves Steering Committee members from members of the state agencies. Richard noted that at this point, the Core 4 has been relatively inclusive about keeping land on the table, which means the group has not yet gotten to some of the hard choices. Richard agreed with Dick Benner's memo and noted that the process is not over until it is over. At this point, there is little concern about the preliminary decisions on candidate areas. He said it is not clear how to determine the land need for population and employment growth for the next 40 to 50 years. Richards thinks the group needs some more information about how to get from forecast to the urban growth report.

Bob Clay said the City of Portland appreciates everyone's hard work. He noted that there is a small sliver of land near Sauvie Island called the Channel area, as well as a large swath between Multnomah and Washington Counties, where more work needs to be done to determine suitability and serviceability for those areas. Bob can attest to the fact that there is a lot of interest in small geographical areas in Multnomah County.

Mary Kyle McCurdy appreciates that at this point the Steering Committee is looking at candidate areas and that quite a few of the areas will be evaluated as both candidate rural and urban reserves. She said that it seems that the filtering process in all areas is not as far along as the group would like to be. She is concerned that the Washington County candidate urban and rural reserves are too large for meaningful public input. The state agencies' letter has outlined the need to align to the urban growth report more closely. Given where the process is now, Mary Kyle is concerned about the timetable, and thinks the group needs to consider if it need a couple more months to finish.

Commissioner Cogen noted that the question about extending the deadline has been raised in the past. He asked staff for clarification about the hard deadline for this process.

Dick Benner responded that there is no explicit deadline written into the statutes or rules, and the entire reserves process is voluntary. However, the reserves decision fits into a larger setting. Metro has to meet deadlines for completing its analysis for expanding the urban growth boundary (UGB) to have enough capacity for the next 20 years. Metro has to figure out the capacity by the end of 2009 and has two years after that to finish the job if there is a capacity gap. They need to fill one half of the capacity gap at the end of the first year and the second half at the end of the second year. There is a possibility of extension for those two deadlines. The goal was to have the urban and rural reserves designated before the UGB expansion as those areas will be the first to come into the UGB.

Commissioner Cogen noted that a group like this can lose momentum. He has concerns about the timeline as well and does not want to hurry the process and make poor decisions. He said if the group cannot make good decisions in the current timeline, then he recommends giving ourselves enough time.

Laura Masterson said that agriculture is key to the economy in the region and makes an invaluable contribution to the safety, security, and livability of the region. She noted that agriculture is soil dependent, not land dependent. To maintain sustaining agricultural lands, large tracts of foundation and important agricultural lands need to be protected as rural reserves. Most of these lands have been included as candidate rural reserve lands, however the agricultural community has concerns about how much of this land is also being considered for urban candidate areas. She also has concerns about the timeline. Laura asked the Core 4 to consider extending the schedule in order to allow staff and counties the time necessary to make good decisions.

Councilor Harrington noted that the Core 4 is concerned about the time pressure, however in the absence of knowing how this process might work there is the timeline for the current schedule. It does not mean that the schedule cannot be changed, but the group should be committed to completing the process in that timeframe.

Greg Manning summarized the April 6, 2009 letter submitted by the Reserves Business Coalition to the Reserves Steering Committee Core Four Members. The recommendations from the Reserves Business Coalition are two-fold. The first recommendation is that lands identified as "unconstrained" in the Group Mackenzie mapping series be considered for urban candidate reserve areas. He feels that Washington and Multnomah Counties have made good faith attempts to do so. The second recommendation is that the Clackamas County urban reserve candidate areas be expanded as outlined in the letter. By excluding these areas now, Greg feels the region might be

forcing development into areas that are less suitable for growth and urbanization. This group is looking forward 50 years and the only way to do that credibly is to look at all of the factors.

Ron Carley said he shares Mary Kyle's concerns about the timeline. He noted that his role is to speak about social equity, and he referenced the January 12, 2009 letter regarding *Equity Considerations in Making the Greatest Place Planning Processes* sent to the committee. He reiterated the questions posed in that letter and suggested looking at information such as historical data, housing pricing when there is infill in an area, how much of new housing has been multi-family housing, what is the average income, and if there is evidence of burdens or opportunities for low income folks or people of color. He said they have some concerns regarding planning and infrastructure costs, and what the shifting of funds means to low-income communities. Ron noted that more work on these topics would help inform their decisions.

Keith Johnson reported that the Oregon Department of Environmental Quality supports Richard Whitman's comments. ODEQ encourages everyone to consider Oregonians' desire for good quality water and air.

Kirk Jarvie thanked the Core 4 and staff for getting the group this far. He pointed out that the lines on the natural wetlands inventory will need to be refined as the process moves forward to define urban and rural areas. The Department of State Lands can help provide the necessary information.

Bill Tierney referred to the April 2, 2009 letter submitted by Lake Oswego regarding *Urban and Rural Reserve Candidate Areas*. Based on what has been discussed today, Bill is okay with the areas being considered for both urban and rural reserves. Specific concerns are outlined in the letter.

Deb Nudelman noted that all the information provided will be posted to the website.

Jim Kight said that the City of Troutdale wants to maintain their rural feel. He noted the cost of bringing areas into urban reserves as it would require the construction of infrastructure. Jim said he does not want to see the cost for building new infrastructure shift back to the citizens of his community. He would like to see an agreement that when these areas are brought in to the UGB that the region share part of the cost instead of it going back to the residents of the community.

Jeff Boechler said that the Oregon Department of Fish and Wildlife (ODFW) appreciates the inclusiveness of this process. Three areas that might need to be included for further evaluation are described in the state agencies' letter. ODFW's concerns are limited because they know they can bring areas back in. He recognizes the group has a lot of work ahead of them.

Bill Ferber said he is concerned about an adequate water supply for the candidate areas. The Water Resources Department agrees with Richard Whitman's statements.

Greg Specht reported that the Portland area business community supports the recommendation that lands identified as "unconstrained" by the Group Mackenzie mapping series be considered for urban reserves and asked that Steering Committee members support this recommendation as well. This information is included in the April 6, 2009 letter from the Reserves Business Coalition. He said to exclude the lands outlined in the letter from urban reserve candidate area evaluation is disingenuous. Without properly locating commercial lands near existing infrastructure, existing jobs will be harder to maintain and new jobs more difficult to attract.

Craig Brown is concerned that the Core 4 and the Steering Committee are trying to set firm policy for the next 50 years, and he does not think that is possible. He noted that things can change radically in the next 20 years and setting policy for the next 50 years is not practical or realistic. His understanding is that the Core 4 is trying to set firm reserves that will not be changed. He said if that is the case, the Portland area will end up looking like Los Angeles because other counties will grow more because there is cheaper housing than inside the UGB. Craig said if the group is going to minimize urban reserves, they need strong forecasts.

Commissioner Cogen asked staff for clarification if there are ways to make adjustments to the reserves designations in 10 or 20 years if they realize they were incorrect in the amount of land needed in reserves.

Dick Benner responded that the law allows the four local governments to add urban reserves at any point in the future. However, if an area is designated as a rural reserve in this process, that land cannot be redesignated as an urban reserve. For example, if the four governments designate a 43 year supply of urban and rural reserves through this process, then the rural reserves cannot be redesignated as urban for the next 43 years.

Chair Brian noted that this is a set of decisions made by local people following state law. If, however, it is determined later that mistakes were made in designating urban and rural reserves, people can go to the legislature and have them amend the laws.

Dick Strathern said he agreed with Jim Kight's comments. The rate of population change is tremendous and there is not much flexibility between the 40 to 50 year range. He believes that before the ink is dry there will have to be some changes made. The City of Gresham's position is that there should be a rural reserve designated east of Gresham. He noted that in eastern Multnomah County, they have been struggling to build additional transportation infrastructure, and he asked the Steering Committee not to forget how critical transportation is to employment.

Chris Barhyte said he appreciates the local aspirations and recognizes cities have done a lot of work with visioning. The challenge of this process is determining what a compact urban form will look like and how to handle infill. Chris thinks that is the question the group needs to discuss. The group needs to look at livable communities and the ability to have jobs in the region.

Lainie Smith said the Oregon Department of Transportation's (ODOT) comments are incorporated in the state agencies' letter. Included with the letter is a table of all of the highways and ODOT's best assessment about where to make improvements. Lainie emphasized that these are rough estimates. She noted a couple corrections including a reference to US 26 westbound in the I-405 to the Zoo section which should be US 26 eastbound, and that there are not route numbers in the final version of the table. ODOT will email an updated table with route numbers to the Steering Committee. [Action Item] Lainie noted that it is important for transportation to be included for consideration as this process moves forward. Until now, there has not been much consideration and it has been from county to county. She noted there is congestion in all of the highways in the region, however some areas are more constrained and worse than others. It is important as Core 4 makes decisions that they work with local jurisdictions for regional transportation infrastructure. ODOT is happy to meet with anyone to hear their information or answer questions.

Tim Knapp recognized the changes Clackamas County made in being responsive to the wants of the cities he represents. He said he is concerned that the Steering Committee has received a lot of information recently from Metro and other places that was not available when the proposed candidate reserve areas were recommended. Tim would like to see more time and consideration for information that just came forward before the committee has to decide what to recommend. He noted that there have been very legitimate concerns about the 40 to 50 year time horizon and whether the group is putting enough thought into the process.

Melody Thompson noted that the satellite cities do not have any interest in losing their physical separation from Metro. Everyone recognizes the importance of the agricultural sector, however, to the extent that you constrain residential land supply, you can be sure a number of people working in the metropolitan area will live in satellite cities and that there will always be a number of people from our cities who commute back and forth to the metropolitan area for employment.

Jim Johnson noted that there had been a reference made to soil capability, and he pointed out that soil capability for agriculture does not necessarily mean it is good for forest land. He said that the 2007 census for agriculture showed that over 630 thousand acres of agricultural land has been lost state-wide. When decisions are being made, the committee needs to consider issues dealing with food safety and security. He also said that the counties are putting a lot of work into this process and that work should be recognized. Jim said that a delay in the process might not mean another year, but taking another month to seriously consider the information.

Doug Decker said that the Oregon Department of Forestry's highest priority is to maintain forest lands so future generations can benefit from economic and social benefits of forest lands. Doug noted that there is more information in the state agencies' letter.

Jim Labbe reiterated his previous statements that natural features should be addressed early in the process in defining the natural boundaries of the region, both ecologically and geographically. He expressed his concern that the filters for designating reserves remain coarse while the timeline for making final decisions is so short. He is concerned about the high value natural features in Clackamas County have been overlooked as rural reserves in Clackamas County and there has not been adequate consideration of natural features in designating candidate urban reserves. He also supports the concerns outlined by the Johnson Creek Watershed Council in their March 25, 2009 letter and their request that the entire Johnson Creek Watershed and associated foundation agricultural lands be designated as a candidate rural reserve. Jim also seconded the concerns made by ODFW that other areas need to be considered as rural reserves: Willamette Narrows, Canemah Bluff, Wilson Creek Watershed in the Stafford Basin, and Deep Creek Canyon. Jim will put these concerns in writing. He commented that Metro is relying on organizations to do much of the constituent outreach, and his organization has limited capacity to do that.

Karen Goddin noted that the Oregon Economic and Community Development Department (OECD) submitted its comments as part of the joint state agencies' letter. OECD is looking to the health and sustainability of the region and thinks economic lands are critical, as is providing employment lands that are feasible. The OECD feels that the region is constrained for industrial lands supply and wants to make sure that land is available now as well as over the next 40 to 50 years. Karen thinks that Clackamas County has narrowed their candidate reserve areas too much at this point. She noted that a lot of additional information has been provided and she thinks an appendix of the data would be helpful.

Alice Norris reported on the City of Oregon City's joint work session. The City can accommodate current growth within the UGB, however for the next 50 years, the City will need to look outside of the current UGB. Clackamas County has recognized local knowledge and experience, and Alice hopes that the City will be respected as well as it begins its visioning process. Oregon City will grow more slowly into the UGB because its growth is more constrained due to some factors. The City is pleased with the candidate reserve areas, and she noted that more lands can be added as well.

Jerry Willey said that there have been spectacular changes in the region since he first moved here. There have been a number of challenges in the last 25 years and he anticipates have more challenges in the next 25 years. The group needs to keep in mind that they are not going to get this perfect and need to keep a wide viewpoint so they do not have to reinvent this process in another 15 years. Jerry thinks everyone wants to make this region a desirable place to live. He is not an advocate of an extension of time because that just provides time for more minutiae.

Dennis Doyle said there is a perspective among his constituents that the region is becoming like California because it is so expensive to live in Beaverton that people live farther out and commute into the city to work. He said he is happy with the process that counties are going through, and he believes that the group needs to work with business partners because you cannot build bike trails and family neighborhoods without living wages. He would rather err on the side of designating more urban reserves than the region needs to be able to move quickly to bring family wage jobs into the region in the future.

Deb Nudelman said she wanted to recognize the value and importance of Steering Committee member comments and feedback to the Core 4. She noted that the Core 4 would now like to check in with the Steering Committee members to understand to what degree the committee members concur with the proposed rural and urban reserve candidate areas for further evaluation. This information, as well as information from all the public meetings, will help the Core 4 as they take the information back to their boards, councils, and commissions. This is the time to say whether the process is on course. As Dick Benner said, there can be adjustments.

Doug McClain confirmed that the amendments to the Clackamas County candidate rural reserve areas are the area between Gresham and Sandy along Highway 26 that is in the green corridor agreement and the Stafford Triangle.

Commissioner Cogen clarified that in asking for feedback for candidate reserve areas, the Core 4 is not asking the Steering Committee to say whether those areas should be urban or rural reserves. The Core 4 is asking whether the committee feels the area should be evaluated as either urban or rural, individually of whether it will be evaluated for the other designation as well.

Greg Specht asked what the next step will be after the Steering Committee votes on the proposed candidate reserve areas.

Deb Nudelman responded that the Core 4 will take what it has heard back to their boards, councils, and commission, as well as to the public meetings. The Core 4 will consider these candidate areas and at the May Steering Committee meeting will report back to the Steering Committee. Technical teams will continue to work on what further evaluation means. Deb noted that a yes or no from this

group will not change anything at this time and instead shows a level of concurrence with what is being proposed.

Greg Specht asked how the Core 4 will handle specific exclusions or inclusions.

Chair Brian requested that staff provide a list of the areas they have discussed that are in variance with the maps brought before the group today. After that discussion, the Core 4 can adopt a more final version of the map. [Action Item]

Greg Specht clarified that the Core 4 will check with their county boards in the next 30 days so there will not be any more input from the Steering Committee members right now. He clarified that the Steering Committee will not be voting on Sauvie Island.

Deb Nudelman said that is correct.

Chair Brian responded that in addition to understanding the Steering Committee's opinions through a vote today, all written comments, letters, and anything people send to the Core 4 until next month will be considered in the Core 4's recommendations. He noted that the group is moving toward some important decisions, however they have not had a chance to look at population and employment numbers and there has been no discussion of potential allocations. All of this information has just become available. The next 30 days provide the opportunity for the Core 4 and Steering Committee members to keep reading and understanding this information.

Commissioner Cogen said at the May Steering Committee meeting, the Core 4 will be reporting back to the Steering Committee on what they heard from their boards, including information about mapping and the timeline. [Action Item]

Tim Knapp moved that today's decision be delayed by 30 days to give Steering Committee members the opportunity to review the additional information they just received.

Deb Nudelman responded that her experience with these types of processes leads her to say the group should move forward with a decision. The Core 4 needs feedback today, whether or not it is as well-developed as Steering Committee members would like.

Councilor Harrington said the Core 4 will take recommendations from the Steering Committee to their respective boards and bring that feedback to the Steering Committee. The important part here is what the discussion is like among the Steering Committee members. With regard to delaying the question by 30 days, Kathryn noted that there is a lot that we do agree on for candidate urban and rural reserves. The technical teams have further detailed analysis underway. If the Steering Committee chooses to recommend that final concurrence be delayed, the Core 4 will still need to proceed on what seems to be an agreement.

Deb Nudelman said that in addition to concurring or not concurring, there can also be the option to abstain.

Ron Carley said does not feel comfortable with a yes or no at this point and liked Deb's suggestion to allow for an abstention.

Chair Brian noted that this vote represents a recommendation from the Steering Committee to the Core 4 and as such, the Core 4 is not voting. He said the Core 4 appreciates all the comments and feels they have been very helpful.

Deb Nudelman asked the committee to indicate with their tentcards if they concur with the proposed rural reserve candidate areas for further evaluation. [Decision Point]

Of the 26 committee members in attendance, Jim Labbe and Greg Manning were not in concurrence, Ron Carley and Tim Knapp abstained, and all other Steering Committee members concurred.

Deb Nudelman asked the committee to indicate with their tentcards if they concur with the proposed urban reserve candidate areas for further evaluation. [Decision Point]

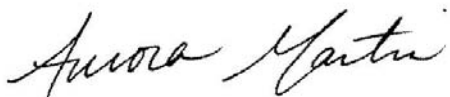
Of the 26 committee members in attendance, Craig Brown, Karen Goddin, Greg Manning, Laura Masterson, Mary Kyle McCurdy, and Greg Specht were not in concurrence, Ron Carley, Tim Knapp, Jim Labbe, and Lainie Smith abstained, and all other Steering Committee members concurred.

V. SUMMARY

Deb noted that the May 13 Steering Committee meeting is being held as an all-day meeting from 9:00 am to 4:00 pm. Staff will confirm as soon as possible if the entire time will be needed. [Action Item]

There being no further business, Deb Nudelman adjourned the meeting at 12:04 pm.

Respectfully submitted by Kearns & West.

A handwritten signature in cursive script that reads "Aurora Martin".

ATTACHMENTS TO THE PUBLIC RECORD FOR APRIL 8, 2009

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

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT NO.
1.	Memo	Undated	To: Metro Reserves Steering Committee and Core Four Members From: Karen Wilde Goddin RE: Economic Mapping Project	040809rsc-01
2.	Letter	4/8/09	To: Core 4 Members and Regional Reserves Steering Committee Members From: Dana Krawczuk, Ball Janik LLP RE: RSC April 8 th Recommendation – Request to Designate the SW Corner of Highway 26 and Highway 212 as an Urban Reserve Candidate Area	040809rsc-02
2.	Letter	4/3/09	To: Clackamas County Dept. of Transportation and Development From: James A. Cox RE: Rural Reserve Candidate Area Pete’s Mountain	040809rsc-03
2.	Legal Order	7/15/02	Order No. 02-464_ In the Matter of the Pete’s Mountain Water Company Incorporated Application of Exclusive Territory to Provide Water Service, Pursuant to ORS 758.300 Through ORS 758.320.	040809rsc-04
2.	Bound Presentation	Undated	Newland – Perfectly Suited for “A Great Community”	040809rsc-05
2.	Maps	Undated	West Linn County Maps	040809rsc-06
2.	Written Testimony	4/8/09	Support of Inclusion of Additional Lands for Consideration as Urban Reserves Submitted on Behalf of Chris Maletis and Tom Maletis	040809rsc-07
4.	Letter	4/6/09	To: Metro Reserves Steering Committee From: Richard Whitman, Katy Coba, Elaine Smith, Jeff Boechler, David Morman, Karen Wilde Goddin	040809rsc-08
4.	Letter	4/6/09	To: Reserves Steering Committee Core Four Members From: Greg Manning, Craig Brown, Greg Specht	040809rsc-09
4.	Letter	4/2/09	To: Metro, The Core Four From: Jack Hoffman RE: Urban and Rural Reserve Candidate Areas	040809rsc-10
4.	Letter	3/25/09	To: Multnomah County Urban and Rural Reserves Citizens Advisory Committee From: Matt Clark, Teresa Huntsinger, Johnson Creek Watershed Council	040809rsc-11
4.	Letter	4/6/09	To: Members of the Reserves Steering Committee From: Linda K. Malone, City of Sandy	040809rsc-12