



RESERVES CORE 4

Summary Notes

May 29, 2009

Metro Regional Center, Portland

9:00 a.m. - noon

Attendees: Tom Brian (Washington County), Jeff Cogen (Multnomah County), Kathryn Harrington (Metro), Charlotte Lehan (Clackamas County), plus Core 4 staff Chuck Beasley (Multnomah County), Dick Benner (Metro), Brent Curtis (Washington County), Doug McClain (Clackamas County), Robin McArthur (Metro), John Williams (Metro), Tim O'Brien (Metro). Public attendees: Tom Coffee, Carol Chesarek, Ed Baltholomy, Meg Fernekees. Facilitation team: Deb Nudelman and Peter Harkema (Kearns & West).

MEETING SUMMARY

Agenda Review

Deb called the meeting to order at 9:04 am and reviewed the agenda. John Williams noted that there was a stakeholder letter included in the meeting packet because it was directly addressed to the Core 4.

Approval of Minutes

Deb asked for approval of the Core 4 minutes from May 4. There being no comments or additions, the summary was adopted as final.

Core 4 Updates

Councilor Harrington noted that the Metro Council is still concerned about the candidate area map. Their concern was expressed previously in the memo included in the May Core 4 meeting packet.

Reserves Decision-Making Structure and Timelines

John Williams provided the group with a review of how the various Technical Team work products will be utilized and by whom, as well as who will be reviewing each product. He noted that products the Technical Team will be presenting today are not final and are being shared so that the Core 4 can give feedback before the Team proceeds.

Tim O'Brien then provided an overview of the coordinated efforts of the Technical Team. He first showed an example of the matrix being used to apply the various factors being applied to each of the candidate areas. He noted that Metro staff has led the Technical Team's work on the development of the matrix and it will be used in the County processes. Kathryn Harrington asked if the data will be reviewed by the Advisory Committees as well. John clarified that the Advisory Committees will be reviewing the data. The group then reviewed some specific examples from the

matrix to see how the factors were applied to these candidate urban reserve areas. Tim explained that with each area they did a “gross buildable lands” plotting. Chuck Beasley added that the team had evaluated landscape features that may create natural barriers to urban development, for example, Beaver Creek forms a natural barrier to urban development, where as other nearby areas may lend themselves more readily to urban reserve consideration due to a natural connection to the transportation corridors.

It was noted that the process is also being informed by the previous suitability studies (e.g. transportation, sewer/water, etc.), which will further support the evaluation of the different areas capacity for certain types of development. The suitability analyses will be used to evaluate which areas have all the elements of “great communities.”

Tim then provided an overview of the work that consultants had done in applying the factors to a variety of areas. He explained that the consultants developed a three part concept, which gravitated towards a regional approach. The three part concept was based on (1) Metro’s mobility corridors, (2) the great communities concept (e.g. walkability, mixed use, complement to the existing community, etc.), (3) and natural features. The group looked at a map that illustrated how these concepts were applied. It was explained that the consultants had placed a high level of importance in connecting existing centers, with a particular focus on employment. Chuck clarified that they also focused on existing urban centers because they were interested in utilizing existing infrastructure. It was noted that they had not considered the political implications when developing the conceptual maps.

Jeff Cogan asked if the consultants were aware of the factors when developing the concept maps. Tim said that they were. It was noted that the consultants work was a helpful “outsider” view of how they would conceptually proceed with the situation currently facing the Core 4. John noted that the consultants work was an outsider view but that Tim Smith was one of the consultants and had been an author of great communities concept. Some members of the group wondered why there had not been more development included in the outer areas. Brent explained that the consultants had only worked for two days and, in addition, they had placed a lot of emphasis on the natural features, which may have limited the amount of development they recommended in the outer areas. There was some discussion about the value of scaling the maps to assist in evaluation.

Dick Benner asked how the Technical Team had been recording information at their meetings. He noted the matrix is an important tool but that it would also be important to document the full range of the technical work. Dick said that the level of documentation being collected in Clackamas County’s “Factors Review Template” looked quite acceptable. Tim confirmed that the Technical Team would further document their work. [Action Item]

Kathryn wondered what the most significant lesson learned from the consultants work was and suggested that the PMT write a summary of the guidance provided by the consultant’s work. She noted that this summary should include a description of the areas which have not been evaluated by the consultants. [Action Item] Members of the Core 4 noted that the work of the consultants was helpful in that it leveraged staff knowledge to put things in a less politically charged form but that the challenge will be to fit the product into the political reality. It was noted that the maps developed by the consultants could be controversial and that it would be challenging to keep the public aware that these maps are illustrative and initial, but only one example of how things might proceed. John noted that the consultants work would will be helpful in the great communities

assessment, as well as providing a consistent buildable lands tool, which will further support consistency between the counties. The PMT has not determined to what extent the consultant work will be used in public settings.

Jeff asked if there had been “reality checks” on the consultants work, such that the general population was being considered and that the market would support the plans being developed. Doug McClain explained that a lot of the conversation would be happening through the public process for the Urban Growth Report. Kathryn noted that examples from other places (e.g. Vancouver, B.C.) show that just about anything is possible and that history should not limit current decision making. Jeff expressed an interest in having outside consultants conduct an economic development analysis in a similar manner as the work done by the most recent consultant team. Brent suggested that a fair number of people are currently being consulted to help consider the development perspective. He noted that OECDD has been taking a more active role in evaluating the planning and that Group McKenzie is conducting economic mapping.

Charlotte Lehan expressed concern that the ongoing work was not giving sufficient consideration to agricultural elements. She noted that from the beginning of this process it had been discussed that rural reserves should be determined first. In addition, she noted that natural resources should be given additional consideration and not be pushed into the rural reserves. She said that Clackamas County had a strong interest in protecting I-5 and I-205 for freight use and protecting agriculture in the Willamette Valley. She suggested that transportation issues be considered at the macro level. John clarified that the focus in the examples presented today had been on suitability analysis of the urban reserves, but that he also understood Charlotte’s concern. Kathryn noted that the Metro Council uses the guiding principles concept and that this might be helpful to the Clackamas County board.

The group then had considerable discussion about the Oregon City areas which were illustrated on one of the consultant sketches. Tom Brian noted that it will be important to consider the balance of jobs and housing. This balance can be considered regionally, but should also consider proximity of housing to jobs as a core element for consideration. Doug reminded that group that many of the areas that are urban reserve candidate areas are particularly contentious for Clackamas County because they are both foundation agricultural land and may also be necessary urban land for a balance of jobs (i.e. “Clackanomah”). Chuck noted that this was also true for Multnomah County’s part of “Clackanomah.”

The group then had a discussion about the timing for completion of the Technical Team products. John explained that the matrix will be completed by early June, that the buildable land assessment is underway, and that the coordinated tools should be available in June. It was noted that information needs to be coordinated through the four governing bodies and that additional thought should be given to how the regional coordinating committees will proceed in alignment, as well as how to involve the Reserves Steering Committee.

Deb then asked each of the PMT members to provide an overview of the work happening in each of the counties. Doug said that Clackamas County is working with the timeline established by the Core 4 and will be doing an evaluation of rural reserves using a similar process to the one demonstrated today. Following completion of the rural reserve evaluation, they will begin on the urban reserves. These will then be grouped, evaluated by the county PAC, and then a final decision will be made by the Clackamas County Board in late August. He noted that there are three work

sessions planned with the Board and that a planning commission meeting will be held in mid-August. He also noted that the county has a technical advisory group that is comprised of city planning directors. This group will meet next week to look at urban mapping shown today. On Tuesday night this week there was a PAC meeting. Doug also clarified that the county has regular connections with the cities through the C4, staff connections, planning directors on the PAC and Charlotte's connections with the Mayors.

Chuck said that there had been a Multnomah County CAC meeting last night to evaluate rural reserves and progress was slow as there were many questions about the application of the factors. They hope to finish the rural reserves in June, continue urban reserve conversations in July and then schedule a Board meeting in August. He noted that cities staffs are being consulted as the process moves forward.

Brent said that Washington County would like the planning directors to deliver a recommendation at the Coordinating Committee meeting in August, which will be followed by a public process, and then a decision from the Washington County Board in September. The Technical Advisory Committee is meeting weekly and will deliver recommendation by mid-August. He said that they are striving to have prequalified concept plan maps, as well as the technical work done by early July so that the planning directors can begin their work at the city level. Brent then passed out their April staff report, which described the analysis approach for rural reserves (separate analysis for agriculture, forest, and natural features). The urban reserves will be evaluated in a similar manner, under a previously agreed to "typology," which includes more public facilities that get less emphasis on the regional map.

He noted that everything is focused around the factors and will need to relate back to city aspirations. Brent also noted that there are regular updates to the county Board at their meetings and that there is an ongoing effort to monitor the sentiment of the Board. Kathryn requested clarification on what "Metro directives" referred to in the document distributed. Brent clarified that this referred to Metro concept planning and offered to revise the language. [Action Item]

Tom asked if there are criteria for what would justify changing the final individual map because at this point the counties don't know what the optimal size for their reserves should be. He also wondered what would happen if the county designations were different than the size recommendations. Others noted that reserves, unlike the UGR, is a test of adequacy. Kathryn expressed that Metro will not be making allocations and others felt that it would still be important to come up with a range to help guide the county processes. It was agreed that additional discussion on these topics would be required. Dick passed out a memo that should have been included in the meeting packet and he felt would be helpful to the discussion. Deb noted that the group will need to clarify the purpose of the three county Advisory Committees after they make their recommendation to the regional process. It was also noted that additional conversation about the Core 4 key principles would be helpful. Deb suggested that the next Core 4 meeting be dedicated to this key policy discussion and that the July Reserves Steering Committee meeting be cancelled to allow for additional progress on the county processes and technical work.

Reserves Steering Committee Updating Agendas

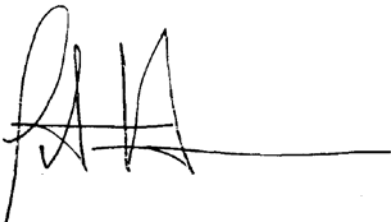
John distributed a draft proposed June 10 Reserves Steering Committee agenda. The group reviewed and confirmed the proposed agenda topics. John noted that he was not sure whether the OECD economic evaluation information would be available for the next reserves meeting. Robin

suggested that breaking the Steering Committee into smaller groups to work on maps might be helpful for discussion. It was agreed that the critical component will be that the Steering Committee members leave with an understanding of what is happening. Kathryn noted that if there is no July meeting then there will be a lot of information to consider at the August meeting. She wondered if there would be enough time and if the August meeting should be extended. Others noted that August meetings have notoriously low turnout. After additional discussion the Core 4 decided on the following summer Steering Committee schedule: June 10, August 12, September 9, and September 23. [Decision Point]

Wrap-up

Deb reviewed upcoming meeting dates and adjourned the meeting at 11:56 am.

Meeting summary prepared by Kearns and West.

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'KWA' or similar, followed by a long horizontal line extending to the right.