



RESERVES CORE 4

Summary Notes

September 30, 2009

Metro Regional Center

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), Brent Curtis (Washington County), Robin McArthur (Metro), Doug McClain (Clackamas County), Marcia Sinclair (Metro), Ray Valone (Metro), John Williams (Metro). Public attendees: Ed Bartholemy, Dick Benner, Carol Chesarek, Tom Coffee, Maggie Dickerson, Jerry Grossnickle, Robert Liberty. Facilitation team: Deb Nudelman and Melissa Egan (Kearns & West).

NOTES

Agenda Review

Deb Nudelman called the meeting to order at 9:55 am, apologizing for the late start. She reviewed the agenda, noting that the goal for today is to narrow the scope and identify areas where there is proposed preliminary agreement in principal and areas that need further discussion.

Approval of Minutes

Deb asked for approval of the Core 4 minutes from September 21. There were no comments or corrections, and the summary was adopted as final.

Core 4 Updates

There were no updates from the Core 4.

Debrief and Action Items from September 23 Reserves Steering Committee Meeting

There were no comments.

Review and Discuss Regional Urban and Rural Reserves

To frame the discussions ahead, the Core 4 was asked to consider what assumptions will be used when discussing urban and rural reserve designations, including: 40 or 50 years, low/medium/high portion of the forecast, capacity of existing urban growth boundary, efficiency of development within reserves, and infrastructure resources. Jeff Cogen said he is interested in further discussion of the 40 to 50 year timeframe and the forecast range, however today wants to focus the Core 4 conversation on the regional map and proposed urban and rural areas. All agreed. The timeframe

was left as 40 to 50 years and the ranges were those from the COO Recommendation Executive Summary at page 14, as summarized below.

11,300 acres	Residential	22,400 acres
4,400 acres	Employment	6,700 acres
15,700	Total	29,100 acres

The Core 4 and PMT went around the composite regional map of urban and rural reserves recommendations. They identified and discussed areas of proposed preliminary agreement and areas which need further discussion. The notes from the brainstorming session are below.

Flip Chart Notes

Areas of Proposed Preliminary Agreement – Urban Reserves

- A. North of Hillsboro, East of Dairy Creek, South of 26 to Hillsboro boundary
- B. South of Forest Grove
- C. SW of Cornelius
- D. South Hillsboro to Butternut Creek
- E. Cooper Mountain East (175th centered)
- F. Far west of West Bull Mountain
- G. Sherwood – Tualatin – Wilsonville Industrial
- H. South Sherwood (south of Brookman Road)
- I. Northern part of South Sherwood in Clackamas County
- J. West Wilsonville (2 parts)
- K. East Wilsonville in Clackamas County (and a little bit of Washington County)
- L. Borland Road (Clackamas County recommendations)
- M. Oregon City (not north)
- N. East Oregon City, north of Maple Lane
- O. Damascus
- P. Boring to 282nd plus double loading
- Q. Springwater East
- R. Area 93 bridge / corridor
- S. Bethany refinements to 185th

Estimated acres: 18,500

Areas for Further Discussion– Urban Reserves

- 1. North of Council Creek
- 2. Southeast of Cornelius
- 3. North of Forest Grove
- 4. West Cooper Mountain, River Road
- 5. West Sherwood
- 6. North of Wilsonville
- 7. Norwood Road
- 8. Stafford North and additional lands
- 9. East of Maple Lane
- 10. Clackamas Heights

11. Boring east of 282nd
12. Troutdale
13. Springville Road, North Bethany
14. North Hillsboro, north of 26
15. South of Beef Bend

Estimated acres: 30,500

Areas of Proposed Preliminary Agreement – Rural Reserves

- A. Sauvie Island
- B. East of 302 to the Canyon

Areas for Further Discussion– Rural Reserves

1. Northwest of Canby
2. West Pete’s Mountain
3. Any others not identified above

After the lunch break, the group attended to a number of items. Referring to a comment that came up in the September 23 RSC meeting about a unified State opinion, Deb encouraged the group to obtain a basic understanding of this topic before the October 14 RSC meeting. [Action Item]

Next, the group confirmed the upcoming schedule of meetings, agreeing to cancel the tour that had been proposed for October 7, due to time constraints. Instead, Marcia Sinclair will write up the tour route that she and Ray drove, and provide that to the Core 4 should anyone want to conduct a self-guided tour. [Action Item]

John Williams and Ray Valone provided some estimated acreages on the lists created by the morning’s brainstorming session. They will also further refine the numbers and distribute to the Core 4 and PMT. [Action Item]

Kathryn Harrington asked how the Core 4 might coordinate its efforts so as to be successful with the Intergovernmental Agreements (IGAs). She feels it is a critical time to check in with Boards. She explained that by statute, Metro has to adopt the Regional Transportation Plan and the Urban Growth Report by December. While there is no firm statutory date for Reserves, the goal is to have those done within the next several months as well. Jeff does not feel a December deadline is critical, but he does want the Core 4 to meet with his Board, and he is willing to meet with all other Boards. Charlotte Lehan reported that her Board has expressed concerns about timing, noting that each county is in a different place in their process. Jeff said that Multnomah County Board of Commissioners specifically wanted to wait until this phase to weigh in, and that it will all come together over these next few months. Tom Brian said he knows the Washington County map has to change, but they do not have the sufficient information on capacity to do so yet.

Robin McArthur wondered about the capacity issue, noting that counties set their own zoning, and thus some of that information is held by the County. Kathryn followed up, saying what Tom highlighted is important in multiple forums. Tom said he would like to hear about capacity from Metro’s point of view. John Williams responded that they know where all the vacant lands are, but the more difficult question is figuring out where the refill will go. There was further discussion about the issues that need to be addressed before getting to an IGA, and the timing involved. The Core 4

agreed that there was a lot to process out of this meeting, and that we will re-convene on October 9 to continue this discussion.

October 14 Reserves Steering Committee Meeting

Deb described the current outline of topics for the October 14 RSC meeting. Each RSC member will have an opportunity to provide their urban and rural reserves recommendations. There will likely not be break-out sessions, with the focus on full group discussion. The Core 4 discussed the option of presenting the RSC with a further developed list of areas of proposed preliminary agreement and areas for further discussion. The Core 4 agreed to decide what materials to offer the RSC during its October 9 Core 4 meeting.

Wrap-up/Summary

Next Core 4 meeting: Friday, October 9, 9:00 am – 2:00 pm at Metro, Room 370A/B.

There was no additional business; Deb adjourned the meeting at 2:30 pm.

Meeting summary prepared by Kearns and West.

A handwritten signature in black ink, appearing to read "M. Egan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.