

Metro | Agenda

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, February 10, 2010
Time: 5 to 7 p.m.
Place: Council Chambers

5 PM	1.	<u>CALL TO ORDER</u>	Shane Bemis Chair
5:02 PM	2.	<u>SELF INTRODUCTIONS & COMMUNICATIONS</u>	Shane Bemis, Chair
5:05 PM	3.	<u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u> <u>CONSENT AGENDA</u>	
5:10 PM	4.	* Consideration of the MPAC Minutes for January 27, 2010 ** Consideration of the MPAC Minutes for February 1, 2010 * Annual Appointment of MTAC Members	Shane Bemis, Chair
5:15 PM	5.	<u>COUNCIL UPDATE</u>	
	6.	<u>ACTION ITEMS</u>	
5:20 PM	6.1	** Urban and Rural Reserves intergovernmental agreements – <u>RECOMMENDATION TO THE METRO COUNCIL REQUESTED</u> <ul style="list-style-type: none">• Discuss recommended IGA proposed by Core 4.• Provide a formal recommendation to the Metro Council on the proposed IGA for urban and rural reserves.	John Williams
6:45 PM	7.	<u>MPAC MEMBER COMMUNICATION</u>	
7 PM	8.	<u>ADJOURN</u>	Shane Bemis, Chair

* Material available electronically.

** Materials will be distributed electronically prior to the meeting.

Material provided at meeting.

All material will be available at the meeting.

For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.

To check on closure or cancellations during inclement weather please call 503-797-1700x.



2010 MPAC Tentative Agendas

Tentative as of February 3, 2010

<p><u>MPAC Meeting</u> January 13</p> <ul style="list-style-type: none"> • Nominations and election of 2010 officers (action) • Reserves update and draft intergovernmental agreements (IGAs) (discussion) • Affordable Housing as a Matter of Metropolitan Concern (discussion) 	<p><u>MPAC meeting</u> January 27</p> <ul style="list-style-type: none"> • Affordable Housing as a Matter of Metropolitan Concern (recommendation to council) • Reserves – draft IGAs, questions identified by Core 4 and MPAC (discussion)
<p><u>MPAC Meeting – Special meeting</u> February 1</p> <ul style="list-style-type: none"> • Reserves IGAs, maps (recommendation to Core 4) <p><u>MPAC Meeting</u> February 10</p> <ul style="list-style-type: none"> • Reserves IGAs, maps (recommendation to council) 	<p><u>MPAC meeting</u> February 24</p> <ul style="list-style-type: none"> • Achieving Sustainable Compact Development: New Tools and Approaches for Developing Centers and Corridors (discussion) (Expert Advisory Group) • Performance Measures Update (discussion) • Review of the LPA financing plan for the Columbia River Crossing project (discussion) • Integrated Investment Strategy and local efficiency measures to close capacity gap
<p><u>MPAC Meeting</u> March 10 (JPACT trip)</p> <ul style="list-style-type: none"> • Final draft Regional Transportation Plan, functional plan amendments and alternative mobility standards (discussion) • Center and corridor changes (discussion) 	<p><u>MPAC Meeting</u> March 24 (spring break – cancel?)</p>
<p><u>MPAC Meeting</u> April 14</p> <p><u>April 2, 2010 – Joint MPAC/JPACT Retreat (Tentative)</u></p> <ul style="list-style-type: none"> • Climate Prosperity Project review • Greenhouse gas, University of Oregon climate change study, etc. • MTIP/STIP policy direction- Discussion 	<p><u>MPAC Meeting</u> April 28</p>

<p><u>MPAC Meeting</u> May 12</p> <ul style="list-style-type: none"> • Investment Strategy Update • Performance measures 	<p><u>MPAC Meeting</u> May 26</p> <ul style="list-style-type: none"> • 2035 RTP (discussion) • Regional Framework Plan/Urban Growth Management Functional Plan Amendments (discussion) • Performance measures
<p><u>MPAC Meeting</u> June 9</p> <ul style="list-style-type: none"> • 2035 RTP (recommendation to council) • Capacity tradeoff analysis (intro) • If needed, Regional Framework Plan/Urban Growth Management Functional Plan Amendments 	<p><u>MPAC Meeting</u> June 23</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis (discussion) • Investment Strategy • If needed, Regional Framework Plan/Urban Growth Management Functional Plan Amendments
<p><u>MPAC Meeting</u> July 14</p>	<p><u>MPAC Meeting</u> July 28</p> <ul style="list-style-type: none"> • Draft Investment Strategy and Capacity Ordinance
<p><u>MPAC Meeting</u> August 11</p>	<p><u>MPAC Meeting</u> August 25</p>
<p><u>MPAC Meeting</u> September 8</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> September 22</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> October 13</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> October 27</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments

<p><u>MPAC Meeting</u> November 10</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> November 17</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (recommendation to council) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> December 15</p>	



METRO POLICY ADVISORY COMMITTEE
January 27, 2010
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Shane Bemis, Chair
Sam Adams
Matt Berkow
Tom Brian
Jody Carson
Nathalie Darcy
Dennis Doyle, Second Vice Chair
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Vice Chair
Robert Liberty
Keith Mays
Charlynn Newton
Rod Park
Wilda Parks
Alice Norris
Judy Shiprack
Rick VanBeveren
Jerry Willey
Richard Whitman

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
City of Portland
Multnomah Co. Citizen
Washington Co. Commission
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
Clackamas Co. Commission
Metro Council
City of Sherwood, representing Washington Co. Other Cities
City of North Plains, City in Washington Co. outside UGB
Metro Council
Clackamas Co. Citizen
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah Co. Commission
TriMet Board of Directors
City of Hillsboro, representing Washington Co. Largest City
Oregon Dept. of Land Conservation & Development

MEMBERS EXCUSED

Ken Allen
Richard Burke
Pat Campbell
Steve Stuart
Mike Weatherby
Dilafroz Williams

AFFILIATION

Port of Portland
Washington Co. Special Districts
City of Vancouver
Clark Co., Washington Commission
City of Fairview, representing Multnomah Co. Other Cities
Governing Body of School Districts

ALTERNATES PRESENT

Monique Beikman
Paul Manson
Lisa Barton Mullins

AFFILIATION

City of Tualatin, representing Washington Co. Other Cities
Multnomah Co. Citizen
City of Fairview, representing Multnomah Co. Other Cities

STAFF: Dick Benner, Councilor Rex Burkholder, President David Bragdon, Councilor Carlotta Collette, Andy Cotugno, Michael Jordan, Councilor Kathryn Harrington, Milena Hermansky,

Robin McArthur, Jim Middaugh, Kelsey Newell, Andy Shaw, Marcia Sinclair, Kathryn Sofich, Ken Ray, Patty Unfred, Veronica Valenzuela, John Williams, Ina Zucker.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Shane Bemis declared a quorum and called the meeting to order at 4:01 pm.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Committee members and audience members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

Consideration of the MPAC minutes for January 13, 2010

MOTION: Mayor Alice Norris moved, and Councilor Jody Carson seconded, to approve the MPAC minutes for January 13, 2010.

ACTION TAKEN: With all in favor, the motion passed.

5. COUNCIL UPDATE

To allow time for discussion of remaining agenda items, Councilor Liberty forewent the update.

6. ACTION ITEMS

6.1 Ordinance No. 10-1231, For the Purpose of Determining Financial Resources to Increase the Supply of Affordable Housing is a Matter of Metropolitan Concern

Councilor Robert Liberty briefed members on the Ordinance.

MOTION: Mayor Denny Doyle moved, and Mayor Norris seconded, to endorse Ordinance No. 10-2131.

Discussion: Mayor Jack Hoffman noted that this ordinance does not authorize Metro to place any regulations related to affordable housing on local governments in the region.

ACTION TAKEN: With all in favor, the motion passed unanimously.

Metro Council President David Bragdon cautioned attendees to remember why they supported the urban and rural reserves process in the first place and what the region stands to lose if the

process fails. State approval of the urban and rural reserves process led to an exceptionally collaborative process by which Metro and Clackamas, Multnomah and Washington counties (the "Core 4") would determine reserve areas for the next 40 to 50 years. After years of work, negotiations and compromises, Core 4 members have whittled areas of disagreement down to roughly 1,000 acres still under discussion. If Core 4 members aren't able to come to agreement by the end of February, however, the process will revert to the former decision-making method by which the Metro Council will consider urban growth boundary expansion from limited expansion areas every five years. Bragdon reminded MPAC members of the broad based support from local governments and private sector interests for the reserves process, including unanimous support from MPAC, and called upon them to ensure that the opportunity is not squandered.

7. INFORMATION/ DISCUSSION ITEMS

7.1 Urban and Rural Reserves Update and Discussion of Draft Intergovernmental Agreements

The committee agreed to move agenda item 7.1.d to the beginning of the meeting.

7.1d Discuss the IGA and five option areas identified by Core 4, considering the questions posed at Jan. 13 MPAC meeting:

- 1. What time period (40 years or 50 years or some point in between) should the Metro Council and three counties focus on?*

Committee discussion included: Senate Bill 1011 and the Metro Chief Operating Officer's Recommendation on Making the Greatest Place; the implied connection between timeframe and acreage; and the ability to foresee fifty years into the future.

MOTION: Mr. Rick VanBeveren moved to recommend that Metro Council and three counties focus on a 40-year timeframe, with the condition that the issue is revisited (a "check-in") after 20 years.

ACTION TAKEN: The motion passed.

The committee then decided to move back to agenda item 7.1b

7.1b Review of questions identified by Core-4:

- 1. Options for Area 1F: Should this area be designated urban or rural and what is the best way to create a visual buffer along Highway 26?*

The committee discussed the stated preferences of the Core-4, Clackamas County, and cities surrounding Area 1F; and the implications of Boring being unincorporated.

The committee agreed that Area 1F should be designated *urban reserve*.

MOTION: Ms. Nathalie Darcy moved, and Mayor Sam Adams seconded, to accept the Core-4 map, but add in areas 4D, 6B, 7C, 8A, and 8B for further discussion.

ACTION TAKEN: With 4 in favor and the rest opposed, the motion failed.

MOTION: Mayor Adams moved, and Councilor Carson seconded, to focus the remainder of the meeting on the following areas of the Core-4 map: Areas 1A, 1C, part of 1D, 4A-J, 5A, part of 6B, 7C, part of 8A, and 8B.

ACTION TAKEN: With 9 in favor and 6 opposed, the motion passed.

- **Area 1A:**

MOTION: Chair Bemis proposed that the committee recommend to the Core-4 that Area 1A be designated *urban reserve*.

ACTION TAKEN: With 12 in favor, none opposed, and 2 undecided, the motion passed.

- **Areas 1C:**

MOTION: Chair Bemis proposed that the committee recommend to the Core-4 that Area 1C be designated *urban reserve*.

ACTION TAKEN: With 11 in favor, none opposed, and 1 undecided, the motion passed.

- **Area 1D:**

MOTION: Commissioner Amanda Fritz moved, and Mayor Norris seconded, to recommend to the Core-4 that the buttes in Area 1D be designated *rural reserve*.

Discussion: The committee discussed historical failures of protecting buttes and other natural features within the Urban Growth Boundary, and also that this same logic can be applied to Area 3C on the Core-4 map.

ACTION TAKEN: With 12 in favor, 5 opposed, and 1 undecided, the motion passed.

- **Area 4A:**

The committee briefly discussed all of Area of 4, commonly referred to as the Stafford Basin. Topics included: regional balance between cities; desires of the cities surrounding the basin; and questions of governance.

MOTION: Mayor Jack Hoffman moved, and Mayor Norris seconded, to recommend to the Core-4 that Area 4A be designated as an *undesignated reserve*.

ACTION TAKEN: With 15 in favor, none opposed, and 1 undecided, the motion passed.

- **Area 4-EGH:**

MOTION: Commissioner Charlotte Lehan moved, and Commissioner Shiprack seconded, to recommend to the Core-4 that Areas 4E, 4G, and 4H be designated *urban reserve*.

ACTION TAKEN: With 13 in favor, none opposed and 2 undecided, the motion passed.

- **Area 4C:**

MOTION: Commissioner Fritz moved, and Mayor Adams seconded, to recommend to the Core-4 that Area 4C be designated *urban reserve*.

ACTION TAKEN: With 9 in favor, 4 opposed, and 2 undecided, the motion passed.

- **Area 4B:**

MOTION: Commissioner Fritz moved, and Councilor Carson seconded, to recommend to the Core-4 that Area 4B be designated as an *undesignated reserve*.

ACTION TAKEN: With 5 in favor, 8 opposed, and 2 undecided, the motion failed.

MOTION: Commissioner Shiprack moved, and Ms. Darcy seconded, to recommend to the Core-4 that Area 4B be designated *urban reserve*.

ACTION TAKEN: With 7 in favor, 4 opposed, and 2 undecided, the motion passed.

- **Area 4D:**

MOTION: Commissioner Fritz moved, and Mayor Adams seconded, to recommend to the Core-4 that Area 4D be designated as an *undesignated reserve*.

ACTION TAKEN: Commissioner Fritz withdrew the motion.

MOTION: Commissioner Lehan moved, and Councilor Carson seconded, to recommend to the Core-4 that the portion of Area 4D that lies west of Stafford Road be designated *urban reserve*, and the Area of 4D that lies east of Stafford Road be designated as an *undesignated reserve*.

ACTION TAKEN: With 10 in favor, 1 opposed, and 3 undecided, the motion passed.

- **Area 4F:**

MOTION: Commissioner Lehan moved, and Councilor Carson seconded, to recommend to the Core-4 that Area 4F be designated *urban reserve*.

ACTION TAKEN: With 6 in favor, 2 opposed, and 7 undecided the motion passed.

9. ADJOURN

MOTION: Mayor Jerry Willey moved, and Mayor Denny Doyle seconded, to adjourn the meeting.

ACTION TAKEN: Mayor Willey withdrew the motion.

MOTION: Mayor Adams moved, and Councilor Carson seconded, to schedule an additional MPAC meeting before the Core-4 meeting on February 8th.

Discussion: The committee discussed whether they should make a recommendation to the Core-4 or Metro, and whether an additional meeting would be helpful to the Metro Council.

ACTION TAKEN: With 10 in favor and 3 opposed, the motion passed.

An additional meeting will be scheduled prior to February 8th. MPAC is scheduled to make a recommendation to the Council at their regularly scheduled February 10th meeting.

Chair Bemis adjourned the meeting at 7:42 pm.

Respectfully submitted,

Milena Hermansky
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JANUARY 27, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
7.1	Map	01/26/2010	Comparison of Reserves maps: Core-4 and Agriculture and Natural Resources Coalition	012710j-01
7.1	Charts	1/26/2010	Core 4 And Ag/Nat Res Coalition Map Data	012710j -02
7.1	Map	12/15/2009	Liberty/Park Burkholder Reserves Map	012710j -03
	Booklet	Winter 2010	Metro GreenScene	012710j -04

 Metro | Memo

Date: February 3, 2010

To: Metro Policy Advisory Committee

From: Robin McArthur, AICP 
Planning & Development Director

Re: MTAC Nominee for MPAC Approval

Per MPAC bylaws Article IV, Section C, applicable to the Metro Technical Advisory Committee, "each jurisdiction or organization named shall annually notify MPAC of their nomination. MPAC may approve or reject any nomination. Revision of the membership of MTAC may occur consistent with MPAC bylaw amendment procedures..."

Clackamas County has nominated Maggie Dickerson to be the alternate for R. Scott Pemble.

Please consider this nomination for your approval

If you have any questions or comments, do not hesitate to contact me.

Thank you.

Materials following this page were distributed at the meeting.



METRO POLICY ADVISORY COMMITTEE
February 1, 2010
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Shane Bemis, Chair
Sam Adams
Matt Berkow
Tom Brian
Jody Carson
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Second Vice Chair
Robert Liberty
Keith Mays
Charlynn Newton
Rod Park
Alice Norris
Rick VanBeveren
Mike Weatherby
Jerry Willey

AFFILIATION

City of Gresham, representing Multnomah Co. 2nd Largest City
City of Portland
Multnomah Co. Citizen
Washington Co. Commission
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
Clackamas Co. Commission
Metro Council
City of Sherwood, representing Washington Co. Other Cities
City of North Plains, City in Washington Co. outside UGB
Metro Council
City of Oregon City, representing Clackamas Co. 2nd Largest City
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Largest City
City of Hillsboro, representing Washington County Largest City

MEMBERS EXCUSED

Ken Allen
Richard Burke
Pat Campbell
Wilda Parks
Judy Shiprack
Steve Stuart
Dilafroz Williams
Richard Whitman

AFFILIATION

Port of Portland
Washington Co. Special Districts
City of Vancouver
Clackamas Co. Citizen
Multnomah Co. Commission
Clark Co., Washington Commission
Governing Body of School Districts
Oregon Dept. of Land Conservation & Development

ALTERNATES PRESENT

Ruth Adkins

AFFILIATION

Governing Body of School Districts

STAFF: Dick Benner, President David Bragdon, Andy Cotugno, Councilor Carlotta Collette, Councilor Kathryn Harrington, Milena Hermansky, Robin McArthur, Kelsey Newell, Andy Shaw, Randy Tucker, John Williams.

1. **CALL TO ORDER AND DECLARATION OF A QUORUM**

Chair Shane Bemis declared a quorum and called the meeting to order at 5:01 pm.

2. **SELF INTRODUCTIONS AND COMMUNICATIONS**

Audience and committee members introduced themselves.

3. **CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS**

There were none.

4. **COUNCIL UPDATE**

There was none.

INFORMATION/ DISCUSSION ITEMS

Chair Bemis provided an overview of the structure of the meeting. The committee agreed to move discussion of Areas 9-A, B, C, and F to the beginning of the agenda and to discuss the cities of Banks, North Plains, and Canby as a group at the end of the meeting.

Areas 9-ABCF

MOTION: Commissioner Amanda Fritz moved, and Mayor Sam Adams seconded, to recommend to the Metro Council and members of the Core 4 that areas 9A, 9B, 9C, and 9F be designated *rural reserve*.

Discussion: The constrained topography of these areas makes transportation planning difficult. The committee also discussed whether rural designation would affect the area's floating homes.

ACTION TAKEN: With 14 in favor (Adams, Adkins, Bemis, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), none opposed, and 2 abstained (Brian, Willey), the motion passed.

Area 5-A

MOTION: Mayor Jerry Willey moved, and Mayor Denny Doyle seconded, to the Metro Council and members of the Core 4 that area 5A be designated *urban reserve*, with adequate protection of the contiguous Tualatin Wildlife Acquisition.

Discussion: Metro staff shall provide information on a how to provide adequate protection of natural features in area 5A.

ACTION TAKEN: With all 16 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously.

Area 6-B

The committee discussed Beaverton's options for adding residential capabilities as the city's populations grows; Mayor Doyle requested approximately 500 acres of net buildable land.

MOTION: Mayor Adams moved, and Mayor Alice Norris seconded, to the Metro Council and members of the Core 4 that area 6B be designated *urban reserve* to complement the Murray-Scholls town center, and *rural reserve* around Cooper Mountain. Metro staff shall review an appropriate dividing line to propose to the Core-4.

Discussion: The city's concept plan for the Murray-Scholl's town center is consistent with Metro's goal of building compact urban forms. Members pointed to the historical difficulty in protecting natural areas in urban environments. Studies by state agencies recommend building along the south side of Cooper Mountain.

ACTION TAKEN: With all 17 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously.

Area 7-C

The committee discussed whether and how urban reserve designation in 7C might improve economic conditions for the City of Cornelius. Additional topic included: Regional balance of reserves as a matter of policy; whether Cornelius plans to use urban reserve designation for residential or employment purposes; approximate acreage of various parcels of 7C; quality of agricultural land; and Dairy Creek as a significant natural feature and border

MOTION: Mayor Keith Mays moved, and Commissioner Tom Brian seconded, to the Metro Council and members of the Core 4 that area 7C be designated *urban reserve*.

AMENDMENT #1: Mayor Adams moved, and Commissioner Fritz seconded, to scale the proposed urban reserve back to the area south of Council Creek, with the condition that it be used for employment land.

Discussion: Chair Brian explained that area 7D, which lies south of 7C, had previously been a much larger urban reserve than on the present Core-4 map; officials reduced the size of 7D as a trade-off for increased acreage in 7C. Members noted that the land in area 7C is highly parceled and thus unlikely to be used for employment purposes. Mayor Bill Bash of Cornelius, in the audience, stated his opposition to the amendment.

ACTION TAKEN: With 9 in favor (Adams, Adkins, Berkow, Carson, Darcy, Fritz, Hoffman, Lehan, Norris), 7 opposed (Bemis, Brian, Doyle, Mays, VanBeveren, Weatherby, Willey), and 1 abstained (Jones), the motion passed.

AMENDMENT #2: Mayor Adams moved, and Commissioner Fritz seconded, to designate the remainder of area 7C as *undesigned*.

ACTION TAKEN: With 13 in favor (Adams, Adkins, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), 3 opposed (Bemis, Mays, Willey), and 1 abstained (Brian), the motion passed.

ACTION TAKEN: With 10 in favor (Adams, Adkins, Berkow, Carson, Darcy, Fritz, Hoffman, Jones, Lehan, Norris), 7 opposed (Bemis, Brian, Doyle, Mays, Weatherby, Willey, VanBeveren), and none abstained, the motion passed with the amended language.

Areas 8-AB

MOTION #1: Mayor Willey moved, and Mayor Mays seconded, to the Metro Council and members of the Core 4 that areas 8A and 8B be designated as *urban reserve*.

Discussion: The committee discussed the proposed and partially funded interchange improvements in area 8B. They also discussed the risk of deterring large-lot employers by limiting urban expansion.

AMENDMENT #1: Ms. Nathalie Darcy moved, and Commissioner Fritz seconded, to designate the land north of Highway 26 and adjacent to area 8B as *rural reserve*.

Discussion: Mayor Willey explained that the size of 8B was a negotiated settlement: the City of Hillsboro's original proposition extended the urban reserve to Jackson School Road.

ACTION TAKEN: With 9 in favor (Adams, Adkins, Carson, Darcy, Fritz, Hoffman, Lehan, Norris, Weatherby), five opposed (Bemis, Jones, Mays, VanBeveren, Willey), and 3 abstained (Berkow, Brian, Doyle), the motion passed.

AMENDMENT #2: Mayor Adams moved, and Commissioner Fritz seconded, to recommend to the Core-4 the state multiagency recommendation on area 8A.

ACTION TAKEN: With 5 in favor (Adams, Adkins, Darcy, Fritz, Weatherby), 6 opposed (Bemis, Brian, Doyle, Jones, Mays, Willey), and 6 abstained (Berkow, Carson, Hoffman, Lehan, Norris, VanBeveren), the motion failed.

Discussion: Mayor Mays moved to call an end to discussion on the current motion. However the committee voted to continue.

AMENDMENT #3: Mayor Adams moved, and Commissioner Fritz seconded, to the Metro Council and members of the Core 4 that any eventual decision to designate areas 8A and 8B as *urban reserve* should include conditions that the land be used for industrial employment purposes.

Discussion: Committee members noted legal counsel provided at the previous meeting, which advised against placing conditions upon reserves at this time. They also discussed the importance of providing future policy-makers with flexibility, and the legal requirement that concept planning be complete before an urban reserve is brought into the growth boundary.

ACTION TAKEN: With 5 in favor (Adams, Adkins, Darcy, Fritz, Hoffman), 10 opposed (Bemis, Berkow, Brian, Carson, Doyle, Jones, Mays, Norris, VanBeveren, Willey), and 2 abstained (Lehan, Weatherby), the motion failed.

MOTION #2: Mayor Mays moved, and Commissioner Brian seconded, to consider separately: area 8A as stated in Motion #1 (*urban reserve*), and area 8B as amended (*urban reserve* with adjacent lands north of Highway 26 *rural reserve*).

ACTION TAKEN: With all in favor, the motion passed.

ACTIONS TAKEN:

Recommend to the Metro Council and members of the Core-4 that area 8A be designated *urban reserve*:

With 13 in favor (Bemis, Brian, Carson, Darcy, Doyle, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), 3 opposed (Adams, Adkins, Fritz), and 1 abstained (Berkow), the motion passed.

Recommend to the Metro Council and members of the Core-4 that area 8B be designated *urban reserve* with adjacent lands north of Highway 26 designated *rural reserve*:

With 13 in favor (Adams, Adkins, Bemis, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Norris, VanBeveren, Weatherby), 3 opposed (Brian, Mays, Willey), and 1 abstained (Berkow), the motion passed.

Area 3-A

MOTION: Mayor Norris moved, and Councilor Jody Carson seconded, to recommend to the Core-4 that Area 3A be designated as *undesignated*.

ACTION TAKEN: With 15 in favor (Adams, Adkins, Bemis, Berkow, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby), none opposed, and 1 abstained (Brian), the motion passed.

Area 5-E

MOTION: Mayor Mays moved, and Mayor Willey seconded, to recommend to the Metro Council and members of the Core 4 that area 5E be designated *urban reserve* from the edge of area 5D on the west, to the edge of area 5F on the east.

AMENDMENT: Councilor Carson moved, and Ms. Darcy seconded, that the east end of area 5E remain *rural reserve*, and that approximately 500 acres from elsewhere (to be determined) be designated *rural reserve*,

Discussion: Mayor Denny Doyle requested to defer this decision to the Core-4.

ACTION TAKEN: Mayor Mays and Ms. Darcy withdrew their motion and amendment, respectively, with the condition that these items move forward to the Core 4 for consideration.

Area 8D

MOTION: Commissioner Brian moved, and Mr. Dick Jones seconded, to the Metro Council and members of the Core 4 that area 8D be designated as *undesignated*.

AMENDMENT: Commissioner Charlotte Lehan moved, and Mayor Adams seconded, to direct the Metro Council and the members of the Core-4 to tighten the *undesignated* areas around each of the cities of North Plains, Banks, and Canby to a size that is commensurate to the size of those cities, and to designate areas further from the cities as *rural reserve*.

ACTION TAKEN: With all 17 in favor favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed.

ACTION TAKEN: With all 17 in favor (Adams, Adkins, Bemis, Berkow, Brian, Carson, Darcy, Doyle, Fritz, Hoffman, Jones, Lehan, Mays, Norris, VanBeveren, Weatherby, Willey), the motion passed unanimously with the amended language.

7. MPAC MEMBER COMMUNICATIONS

There were none.

8. ADJOURN

Chair Bemis adjourned the meeting at 7:56 pm.

Respectfully submitted,

Milena Hermansky
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR February 1, 2010:

There were none.

 Metro | *Memo*

Date: February 2, 2010
To: Metro Council
From: John Williams, Metro Land Use Planning Manager
Re: MPAC recommendations on urban and rural reserve areas

MPAC met on January 27 and February 2 to form recommendations to the Council on urban and rural reserves. This memo contains a summary of those recommendations. MPAC's recommendations are divided into the following three categories :

- A. Core 4 urban reserve areas that MPAC agreed needed no specific discussion (19 areas);
- B. Core 4 urban reserve and option areas on which MPAC made a specific recommendation (22 areas); and
- C. Core 4 urban reserve and option areas on which MPAC provided a general recommendation for further discussion by the Council and Core 4 (2 areas).

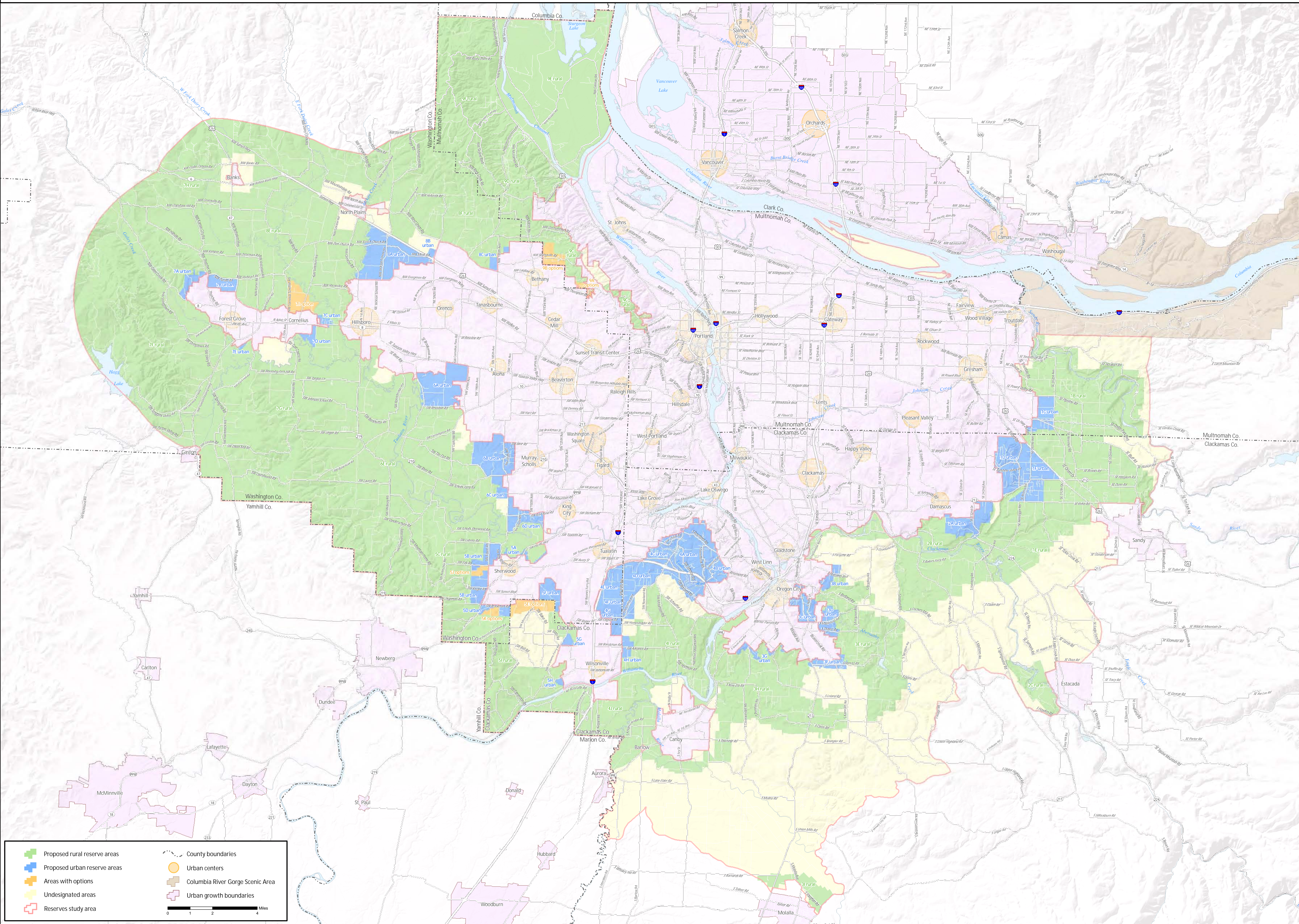
A. Core 4 urban reserve areas that MPAC agreed needed no specific discussion		
Area ID	Location	Approx. Acreage
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576
3B	Oregon City, east of City centered on S Holcomb Blvd.	384
3C	Oregon City, Newell Canyon area	696
3D	Oregon City, east of City centered on S Maple Lane Rd	486
3F	South of Oregon City Centered on S Henrici Rd.	362
3G	Oregon City, three 'bench' areas south of City	220
5B*	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280*
5D*	South of Sherwood, south of SW Brookman Rd.	439*
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63
6A	S of Hillsboro, west of SW 209 th Ave & north of Rosedale Rd.	2,000
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559
6D	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519
7A	Northwest Forest Grove, north and south of David Hill Rd	333
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489
7D	S of Cornelius, west of SW 345 th Ave to Tualatin River	205
7E	S of Forest Grove, south of Elm Street	37
8C	Bethany, two areas, one west of NW 185 th and second area north of PCC Rock Creek	173
Total approximate acreage (all urban reserve)		10,509

*On Feb. 2, Chair Brian and Mayor Mays indicated these areas might be reduced in size by removing areas containing natural landscape features; MPAC supported this direction.

B. MPAC recommendations on Core 4 urban reserve areas and option areas			
Area ID	Location	Approx. Acreage	MPAC Recommendation
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	186	Recommend urban reserve
1C	East of Gresham, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	855	Recommend urban reserve
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691	Recommend east buttes for rural reserve (1,465 acres), remainder for urban reserve (1,226 acres)
1F	North of Hwy 212, east of SE 282 nd and south of Hwy 26	479	Recommend urban reserve
3A	North of Oregon City centered on S Forsythe Rd.	1,255	Recommend undesignated
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170	Recommend undesignated
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162	Recommend urban reserve
4C	Stafford, linear strip centered on SW Borland Rd	1,362	Recommend urban reserve
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262	Recommend west of Stafford Road for urban reserve (1,350 acres), remainder as undesignated (912 acres)
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 th Ave	845	Recommend urban reserve
4F	South of SW Frobase Rd and west of SW 65 th Ave	273	Recommend urban reserve
4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585	Recommend urban reserve
4H	East Wilsonville, area bisected by SW Advance Rd.	346	Recommend urban reserve
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123	Recommend urban reserve
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515	Recommend urban reserve (exact boundaries to be discussed further by Core 4)

7C	N of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius-Schefflin Rd	1,409	Recommend urban reserve south of Council Creek (307 acres) and undesignated in remainder (1,102 acres)
8A	N of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670	Recommend urban reserve
8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91	Recommend urban reserve bounded tightly by rural (+586 acres rural)
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145	Recommend rural reserve
9B	East of North Bethany Community Plan area along NW Springville Rd	464	Recommend rural reserve
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005	Recommend rural reserve
9F	West of Hwy 30, east of Multnomah/Washington Co. line, north of Rock Creek Rd	12,368	Recommend rural reserve
Total approximate acreage – <u>urban</u>		11,375	
Total approximate acreage – <u>rural</u>		17,033	
Total approximate acreage – <u>undesignated</u>		6,439	

C. Core 4 urban reserve and option areas on which MPAC provided a general recommendation for further discussion by the Council and Core 4			
Area ID	Location	Approx. Acreage	MPAC recommendation
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776	Recommend increasing rural reserve while retaining at least 500 buildable acres within urban reserve – boundaries TBD by Core 4
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642	Included in broader recommendation that the Core 4 work to reduce the size of undesignated areas around Banks, North Plains and Canby



	Proposed rural reserve areas		County boundaries
	Proposed urban reserve areas		Urban centers
	Areas with options		Columbia River Gorge Scenic Area
	Undesignated areas		Urban growth boundaries
	Reserves study area		

0 1 2 4 Miles



Core 4 Reserves Status

Date: February 8, 2010

Areas that were urban reserve proposals for public comment on previous Core 4 map

Area ID	Location	Approx. acreage on previous Core 4 map	Change from previous Core 4 map
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	186	Area becomes undesignated.
1C	East of Gresham, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	855	-
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691	-
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576	Urban reserve reduced to 1,233 acres, remainder now rural reserve.
3B	Oregon City, east of City centered on S Holcomb Blvd.	384	Boundary adjustments, now 316 acres.
3C	Oregon City, Newell Canyon area	696	-
3D	Oregon City, east of City centered on S Maple Lane Rd	486	Boundary adjustments, now 570 acres.
3F	South of Oregon City Centered on S Henrici Rd.	362	Boundary adjustments, now 419 acres.
3G	Oregon City, three 'bench' areas south of City	220	Minor boundary adjustments, now 226 acres.
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162	-
4C	Stafford, linear strip centered on SW Borland Rd	1,362	-
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 th Ave	845	Minor boundary adjustments, now 841 acres.

4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585	-
4H	East Wilsonville, area bisected by SW Advance Rd.	346	Boundary adjustments, now 269 acres.
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123	-
5B	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280	Option area 5J created south of Edy Road, urban area now 1,135 acres.
5D	South of Sherwood, south of SW Brookman Rd.	439	Option area 5K created SE of Middleton Road, urban area now 289 acres.
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568	-
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120	Boundary adjustments, now 127 acres.
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63	-
6A	South of Hillsboro, west of SW 209 th Ave & north of Rosedale Rd.	2,000	-
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776	-
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559	-
6D	South of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519	-
7A	Northwest Forest Grove, north and south of David Hill Rd	333	-
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489	-
7C	North of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius-Schefflin Rd	1,409	Floodplain removed from urban; 783 acres north of Council Creek becomes option area 7I; 137 acres south of Council Creek remains urban.
7D	South of Cornelius, west of SW 345 th Ave to Tualatin River	205	-
7E	South of Forest Grove, south of Elm St.	37	-
8A	North of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670	-

8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91	-
8C	Bethany, two areas, one west of NW 185 th and second area north of PCC Rock Creek	173	-

Areas that had options for public comment on previous Core 4 map

Area ID	Location	Approx. Acreage on previous Core 4 map	Change from previous Core 4 map
1F	North of Hwy 212, east of SE 282 nd and south of Hwy 26	479	Area becomes urban reserve; extended to Hwy 26. New size is 655 acres.
3A	North of Oregon City centered on S Forsythe Rd.	1,255	Entire area becomes undesignated.
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170	Entire area becomes urban reserve.
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262	Area becomes urban reserve, boundary shifted in SE portion. Urban reserve is now 1,531 acres, remainder undesignated.
4F	South of SW Frobase Rd and west of SW 65 th Ave	273	-
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515	Area retains “options” status, boundaries adjusted to east. New size is 671 acres.
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642	Area becomes undesignated.
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145	Area retains “options” status.
9B	East of North Bethany Community Plan area along NW Springville Rd	464	Area retains “options” status.
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005	Area becomes rural reserve.
9F	West of Multnomah Channel, east of Multnomah/Washington County line, north of Rock Creek Rd	12,368	Area becomes rural reserve.

New option areas

Identifier	Location	Approx. Acreage	Notes
5J	East of Sherwood, east of Elwert Rd. and south of Edy Rd.	144	See 5B above.
5K	South of Sherwood, south of Brookman Rd.	150	See 5D above.
7I	North of Cornelius, west of the Dairy Creek floodplain and east of Cornelius-Schefflin Rd.	783	See 7C above.

Total acreage on the February 8 Core 4 map:

Rural reserve: 270,689 acres

Urban reserve: 27,127 acres

Option: 2,357 acres

Totals by county on the February 8 Core 4 map:

Clackamas County:

Rural reserve: 70,545 acres

Urban reserve: 13,653 acres

Option: 671 acres

Multnomah County:

Rural reserve: 48,554 acres

Urban reserve: 855 acres

Option: 609 acres

Washington County:

Rural reserve: 151,590 acres

Urban reserve: 12,619 acres

Option: 1,078 acres

DRAFT 8
February 4, 2010
Intergovernmental Agreement
Between Metro and Clackamas County
To
Adopt Urban and Rural Reserves

This Agreement is entered into by and between Metro and Clackamas County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Clackamas County designating Rural Reserves, all in Clackamas County.

PREFACE

This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):

Facilitate long-term planning for urbanization in the region that best achieves

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

RECITALS

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Clackamas County agree as follows:

AGREEMENT

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
 2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the __ years between 2010 and ____, a total of __ years from the date of adoption of the ordinance designating the reserves.
 3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
 4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Clackamas County following this Agreement.
 5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for __ years.
 6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for __ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, the planning principles set forth in Exhibit B and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
 8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- B. Clackamas County agrees to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
 2. A map depicting the Rural Reserve” designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
 3. A policy that Clackamas County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for ___ years from the date of adoption of the ordinance designating the reserves.
 4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for ___ years from the date of adoption of the ordinance designating the reserves.
 5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
 6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Clackamas County and Metro agree to follow this process for adoption of the ordinances that will carry out this Agreement:**
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than _____, 2010.
 3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Multnomah and Washington Counties.
 4. If Clackamas County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Clackamas County and Metro shall make conforming revisions to this agreement.*
 5. Metro and Clackamas County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
 6. *Metro and Clackamas County will establish, in coordination with Multnomah and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
 7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Clackamas County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.
- D. Clackamas County and Metro further agree to work with the city of Sandy to revise their three-party Intergovernmental Agreement on Green Corridors and Rural Reserve and Population Coordination, dated December 3, 1997, to ensure protection of visual resources along U.S. Highway 26 between the Metro urban growth boundary and the Sandy urban growth boundary.***

CLACKAMAS COUNTY

METRO

Lynn Peterson
 Chair, Clackamas County
 Board of Commissioners

David Bragdon,
 Metro Council President

DRAFT
February 1/2010

Exhibit B to Agreement between Metro and Clackamas County

PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area and Metro.
3. The following cities shall be invited to participate in concept planning of the following Urban Reserves:
 - Areas 1D and 1F (Clackanomah) – Damascus, Gresham and Sandy
 - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
 - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
 - Area 4C (North Borland Road) - Tualatin, Lake Oswego and West Linn
4. Concept plans shall provide that any area added to the UGB shall be governed by one or more of the following cities, or a new city, with preferences to the following:
 - Areas 1D and 1F (Clackanomah) – Damascus and Gresham
 - Area 3C (Newell Creek Canyon/Holly Lane) – Oregon City
 - Area 4A (North Stafford Area) – Tualatin, Lake Oswego and West Linn
 - Area 4C (North Borland Road) - Tualatin, Lake Oswego and West Linn
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah and the Borland Road area - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as the Borland Road area – will recognize the opportunity to provide employment and mixed-use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas, such as the buttes in the Clackanomah area, Newell Creek Canyon in Urban Reserve Area 3C and the riparian areas along creeks in the North Stafford Area and will reduce housing and employment capacity expectations accordingly.
8. Concept planning for the portion of the Clackanomah area along Highway 26 will recognize the need to provide and protect a view corridor considering, among other things,

landscaping, signage and building orientation. Metro and Clackamas County also recognize the need to work with the City of Sandy to revise the existing intergovernmental agreement among the parties.

DRAFT 7
February 4, 2010
Intergovernmental Agreement
Between Metro and Multnomah County
To
Adopt Urban and Rural Reserves

This Agreement is entered into by and between Metro and Multnomah County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Multnomah County designating Rural Reserves, all in Multnomah County.

PREFACE

This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):

Facilitate long-term planning for urbanization in the region that best achieves

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

RECITALS

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Multnomah County agree as follows:

AGREEMENT

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
 2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the __ years between 2010 and ____, a total of __ years from the date of adoption of the ordinance designating the reserves.
 3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
 4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Multnomah County following this Agreement.
 5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for __ years.
 6. A policy that Metro will not re-designate Rural Reserves as Urban Reserves for __ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance, *the planning principles set forth in Exhibit B* and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*
 8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the local governments pursuant to this agreement.
- B. Multnomah County agrees** *to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:*
1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
 2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.
 3. A policy that Multnomah County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for ___ years from the date of adoption of the ordinance designating the reserves.
 4. A policy that Multnomah County will not re-designate Rural Reserves as Urban Reserves in the county for ___ years from the date of adoption of the ordinance designating the reserves.
 5. A policy that commits Multnomah County to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.
 6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.
- C. Multnomah County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than _____, 2010.
3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Washington Counties.
4. If Multnomah County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Multnomah County and Metro shall make conforming revisions to this agreement.*
5. Metro and Multnomah County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
6. *Metro and Multnomah County will establish, in coordination with Clackamas and Washington Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Multnomah County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

MULTNOMAH COUNTY

METRO

Ted Wheeler
Chair, Multnomah County
Board of Commissioners

David Bragdon,
Metro Council President

FINAL DRAFT*
February 4/2010

Exhibit B to Agreement between Metro and Multnomah County

PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES

1. Concept planning for specific, enumerated Urban Reserves on the Urban and Rural Reserves map may occur separately and at different times.
2. A concept plan for any Urban Reserve area must be approved by the county, the city or cities who will govern the area and Metro.
3. The following cities shall be invited to participate in concept planning of the following Urban Reserves:
 - Areas 1A (Clackanomah) – Troutdale and Gresham
 - Area 1C (Clackanomah) Gresham
4. Concept plans shall provide that any area added to the UGB shall be governed by one or more of the following cities, or a new city, with preferences to the following:
 - Areas 1A (Clackanomah) – Troutdale
 - Area 1C (Clackanomah) – Gresham
5. Concept planning for Urban Reserve areas that are suitable for industrial and other employment uses – such as portions of Clackanomah - will recognize the opportunity to provide jobs in this part of the region.
6. Concept planning for Urban Reserve areas that are suitable for a mix of urban uses – such as Area 1C – will recognize the opportunity to provide employment and mixed- use centers with housing at higher densities and employment at higher floor-to-area ratios, and will include designs for a walkable, transit-supportive development pattern.
7. Concept planning shall recognize environmental and topographic constraints and habitat areas and will reduce housing and employment capacity expectations accordingly.

DRAFT 7
February 4, 2010
Intergovernmental Agreement
Between Metro and Washington County
To
Adopt Urban and Rural Reserves

This Agreement is entered into by and between Metro and Washington County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by Washington County designating Rural Reserves, all in Washington County.

PREFACE

This agreement will lead to the designation of Urban Reserves and Rural Reserves. Designation of the Urban and Rural Reserves by this agreement will help accomplish the purpose of the 2007 Oregon Legislature in enacting Senate Bill 1011, now codified in ORS 195.137 to 195.145 (“the statute”):

Facilitate long-term planning for urbanization in the region that best achieves

- *Livable communities;*
- *Viability and vitality of the agricultural and forest industries; and*
- *Protection of the important natural landscape features that define the region.*

RECITALS

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to achieve the purpose set forth in the statute; and

WHEREAS, the Oregon Legislature enacted the statute in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, the statute authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and Washington County agree as follows:

AGREEMENT

- A. **Metro agrees to consider the following policies and Urban Reserve designations at a public hearing and to incorporate them in the Regional Framework Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:**
1. A policy that designates as Urban Reserves those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement, *or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.*
 2. A policy that determines that the Urban Reserves designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the __ years between 2010 and _____, a total of __ years from the date of adoption of the ordinance designating the reserves.
 3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
 4. A map depicting the Urban Reserves adopted by Metro and the Rural Reserves adopted by Washington County following this Agreement.
 5. A policy that Metro will not add Rural Reserves designated by ordinance following this Agreement to the regional UGB for __ years.
 6. A policy that Metro will not re-designate “Rural Reserves” as Urban Reserves for __ years.

7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans *will* address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities. *Concept plans will provide that areas added to the UGB will be governed and planned by cities prior to urbanization.*

8. A policy that Metro will review the designations of Urban and Rural Reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

B. Washington County agrees to consider the following policies and Rural Reserve designations at a public hearing and to incorporate them in its Comprehensive Plan, or to incorporate them as revised pursuant to subsections 3 and 4 of section C of this agreement:

1. A policy that designates as Rural Reserves the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement, or on any amendment to Exhibit A adopted pursuant to section C of this Agreement.

2. A map depicting the Rural Reserves designated by the Comprehensive Plan and the Urban Reserves adopted by Metro following this Agreement.

3. A policy that Washington County will not include Rural Reserves designated pursuant to this Agreement in the UGB of any city in the county for ___ years from the date of adoption of the ordinance designating the reserves.

4. A policy that the county will not re-designate Rural Reserves as Urban Reserves for a city in the county for ___ years from the date of adoption of the ordinance designating the reserves.

5. A policy that commits the county to participation in development of a concept plan for an area of Urban Reserves under consideration for addition to the UGB.

6. A policy that the county will review the designations of Urban and Rural Reserves, in coordination with Metro and Clackamas and Multnomah Counties, within 20 years after the adoption of reserves by the four governments pursuant to this agreement.

C. Washington County and Metro agree to follow this process for adoption of the ordinances that will carry out this Agreement:

1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.

2. Metro and the county will hold their final hearings and adopt their ordinances no later than _____, 2010.

3. If testimony at a hearing persuades Metro or the county that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to Clackamas and Multnomah Counties.
4. If Washington County or Metro proposes an amendment to the Agreement, the two parties will convene the four governments to consider the amendment. *If the four governments decide to revise the agreement, Washington County and Metro shall make conforming revisions to this agreement.*
5. Metro and Washington County will adopt a common set of findings, conclusions and reasons that explain their designations of Urban Reserves and Rural Reserves as part of their ordinances adopting the reserves. *Metro and the county will incorporate maps into their respective plans that show both the Urban and Rural Reserves in Exhibit A to this agreement, with the county showing only the reserves in the county.*
6. *Metro and Washington County will establish, in coordination with Clackamas and Multnomah Counties, a process for making minor revisions to boundaries between Urban Reserves and undesignated land that can be made at the time of concept planning, and a process for making minor additions to Rural Reserves, with notice to, but without convoking all four reserves partners.*
7. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, Washington County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

WASHINGTON COUNTY

METRO

Tom Brian
Chair, Washington County
Board of Commissioners

David Bragdon,
Metro Council President

Date: February 3, 2010
To: MPAC
From: Rick Van Beveren
Subject: Intergovernmental Agreements to adopt urban and rural reserves

Throughout MPAC's discussion of urban reserves, members have expressed concern that land designated for urban reserves that has characteristics suitable to meet the region's need for large-lot employment is ultimately developed to its highest and best use. TriMet shares this concern and proposes MPAC recommend to the Metro Council that it amend the proposed Intergovernmental Agreements between Metro and the respective Counties to strengthen the requirement for concept planning to reflect this concern.

Specifically, amend paragraph A.7. as follows:

A policy that Metro will require a "concept plan", the required elements of which will be specified in the urban Growth Management Functional Plan in consultation with the county for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans ~~may~~ shall address finance, provision of infrastructure, natural resource protection, governance, and, where land is suitable, strategies to provide for large lot employment demand, and other elements critical to the creation of great communities.



CITY OF CORNELIUS

February 9, 2010

Mayor Shane Bemis, Chair
Metro Policy Advisory Committee
600 NE Grand Avenue
Portland, Oregon 97232

RE: Inaccuracies about Cornelius at MPAC's February 1 Meeting

Dear Members of MPAC:

Last week, I sat with our Development Director behind the table at Metro watching members of the Metro Policy Advisory Committee make philosophical points and argue about the wisdom of Urban and Rural Reserves around the City of Cornelius. We listened politely for over an hour as several MPAC members inaccurately portrayed Cornelius' record, plans and the landscape of related reserve factors. We were never called upon to respond or verify the guesses.

Without correction, MPAC voted to recommend reduction of the Core Four Compromise map around Cornelius from about 800 to about 100 buildable acres.

Comment: The Mayor of Lake Oswego mischaracterized Cornelius' reason for wanting more land to develop as just "a way to increase its tax base". He explained that housing development would not help a tax base. When someone noted that industrial development is what Cornelius had in mind north of town, Mayor Hoffman said that Cornelius would never attract that much industry. He said, "Jobs follow talent, not the other way around."

Response: The fact is that the primary reason Cornelius wants land to develop is to become a complete community – one where people can walk and bike to work like they can in Portland – one with diverse housing options and job opportunities and a growing market that can afford to 'build up', support light rail, nature trails and other amenities. We are a community the State recognizes as a Severely Distressed City with an estimated 50% minority and large disabled population. Despite these challenges, we are completely up-to-date with State required plan elements, including Goal 5, and have 35 strategies for economic development and sturdy boot straps - thank you. Few if any cities in the region can match Lake Oswego's poor cousin Cornelius in Metro 2040 Plan-consistent planning, public improvements and self-help this past decade.

Comment: Lake Oswego's Mayor referred to the "foundation land" designation that the State generally assigned to all land around Cornelius, saying that that designation trumped local city aspirations.

Response: The fact is that Washington County conducted a more complete comparative analysis of the value of agriculture land, which resulted in several tiers of value. The land between Council Creek and Dairy Creek rates lower in value for agriculture use than the land north of Dairy Creek, as mapped by the County's more sophisticated analysis. Moreover, the Urban Reserve land mapped north of Cornelius in the Core Four Compromise is comprised of about a third Exception Land (partially urbanized) and another third unbuildable flood plain. Cornelius balanced all the factors required for urban/rural boundary decisions in its planning.

Comment: Mayor Hoffman said that Cornelius had not developed the land it had received in past UGB expansions, and thus shouldn't be given more.

Response: The fact is that within two years of a 16 acre expansion Cornelius received in 2003, one third was developed as a new Coastal Farm & Ranch store employing 70 people. Shortly thereafter, Fisher Implements, a business occupying a second third of the area, expanded and connected to urban utilities. The 22 buildable acres added after the appeal of the 2007 UGB expansion are made up of lots that extend north across Council Creek on the west side of Cornelius-Schefflin Road. In partnership with Business Oregon, Cornelius is well down the path of consolidating these 12 parcels into a State Certified Industrial Site for marketing internationally.

Comment: The Mayor of Portland expressed amazement at how big the compromise Cornelius Urban Reserve area was – saying that it would almost double the size of Cornelius over time and Portland wouldn't do that.

Response: The fact is that the buildable area north of Cornelius is about the size of one of Portland's neighborhoods. In the past 20-40 years most of the cities in this region have grown in size several times over and Happy Valley, Wilsonville and Damascus are new towns all together. The City of Cornelius deserves to be complete and sustainable as well as any city.

Comment: Portland's Mayor went on to state that there were 250 acres south of Council Creek and north of TV Highway that was enough for industrial development. He noted that MPAC could trust him on that – his staff had calculated it – and added that Cornelius should be required to develop it for industrial uses.

Response: The fact is that this area is just 116 acres outside the flood plain and is a neighborhood of 160 low to moderate priced homes to about 540 people. This illustrates the lack of knowledge of the proponent who takes lightly filling in flood plain and bulldozing a neighborhood for industrial development.

Comment: Mayor Adams repeated that the (Core Four Compromise) Map "gives Cornelius 300 acres south of TV Highway and that means a total of 550 acres of Urban Reserve land, which is enough."

Response: The fact is that the area south of town is just 205 acres, 40 of which are planned for a high school, 23 acres are constrained and not buildable, and the City plans to develop a badly needed large community park on part of it. The Mayor's proposal would cut Cornelius' buildable Urban Reserve acreage to a total of about 100 acres, none of which are suitable for industrial development.

The City of Cornelius has dutifully and fully participated in the two year process of determining Urban and Rural Reserves for the next 40-50 years. Being surprised by a campaign of misinformation about our City during the very last week of the process, around a table at which we were not given a say, is unreasonable.

We hope that future MPAC recommendations and that Core Four decisions are based upon good information, rather unfair and inaccurate information.

Sincerely,



William Bash
Mayor, City of Cornelius

Copy: Kathryn Harrington, Metro Councilor

DRAFT
February 8/2010

Exhibit A to Agreement between Metro and Washington County

PRINCIPLES FOR CONCEPT PLANNING OF URBAN RESERVES

1. Urban Reserve Area 6B is approximately 1,776 acres, of which approximately 892 acres are buildable and approximately 839 acres are constrained lands. Existing roads account for an additional 45 acres of non-buildable land. Constrained lands consist of Metro's and Washington County's Goal 5 inventories, slopes over 25%, floodplains, parks, and a city-owned parcel (approximately 10 acres) adjacent to SW Kemmer Road that contains a water tank. In order to account for the above constraints, concept planning should be undertaken as a whole in order to offer appropriate protection and enhancement to the public lands and natural features that are located throughout the area. Residential density targets will be an important consideration in future planning for the area and may need to be adjusted in order to protect and enhance the integrity of existing Title 13 and Goal 5 lands.

2. Undesignated lands surrounding the City of Banks and the City of North Plains provide the opportunity in the future for Washington County and each respective city to undertake Urban Reserve planning under OAR 660-021. It is the County's expectation that such planning will result in application of Urban Reserve and Rural Reserve designations in appropriate locations and quantities.