



## **RESERVES CORE 4**

Summary Notes

February 8, 2009

Metro Regional Center

9:00 a.m. –noon

### **MEETING SUMMARY**

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), Mike Dahlstrom (Washington County), Doug McClain (Clackamas County), Ellen Rogalin (Clackamas County), Karen Schilling (Multnomah County), Marcia Sinclair (Metro), Ray Valone (Metro), John Williams (Metro), Aaron Wilson (Metro). Public attendees: Ed Bartholemy, Brian Beinlich, Jim Bernard, Wink Brooks, Carol Chesarek, Danielle Cowan, Natalie Darcy, Jennifer Donnelly, Sandra Duffy, Jim Emerson, Roger Gates, Marc Gordon, Mark Greenfield, Jon Holan, Tony Holt, Emily Klepper, Jim Long, Carrie Machera, John Messner, Judy Messner, Richard Meyer, Ed Murphy, Elaine Newland, Linda Peters, Jamaica Robinson, Matthew Rohobach, Gordon Root, Doug Rux, Steve Shane, Jim Standring, Mike Stewart, Pete Truax, Dave Waffle. Facilitation team: Deb Nudelman and Melissa Egan (Kearns & West).

### **Agenda Review**

Deb Nudelman called the meeting to order at 9:05 am. She reviewed the agenda. The main topics for discussion today are the public involvement comment results, regional urban and rural reserves, and the draft intergovernmental agreement.

### **Approval of Minutes**

The January 11, 2010 Core 4 meeting summary was approved as final.

### **Core 4 Updates**

Kathryn Harrington went over the draft IGAs with her fellow Metro Councilors. She will say more later in the agenda.

### **Public Comment Results**

Marcia Sinclair provided a summary of the public involvement activities and the resulting draft report. There were six open houses and four Metro hearings. More than 850 people attended and 237 gave testimony. The website provided a virtual open house experience. Approximately 1,900 people took the survey and there were over 11,000 hits to the site. The feedback largely supported what we have already heard: people want farmland conserved, development to be compact, and efficient use of the current infrastructure. Marcia noted that Areas 4 and 9 received the most public comments. She printed out the vast spreadsheet of all comments received and provided a copy to the Core 4 and PMT. Kathryn thanked all four public involvement teams for their efforts in creating a user-friendly process that elicited an enormous amount of useful feedback. Jeff Cogen also thanked the staff and noted he was impressed with the extent and depth of the public involvement.

Marcia told the Core 4 part of the feedback they collected involved appreciation for each of them for their hard work.

### Regional Urban and Rural Reserves

Deb said the map the Core 4 will use today is the one that went out for public comment in January, updated to reflect the current status of discussions. Each Core 4 member referred to the poster-sized map as they spoke. Jeff Cogen began by providing updates on Multnomah County. They took out 175 acres from the Troutdale proposed urban area and made it undesignated, and extended the rural designation all the way to the Sandy River. Regarding Area 9, they received feedback that there should be more rural land designated, and they added 2000 acres. There are two small parts that currently do not have an agreed-upon resolution, shown in orange on the map.

Deb asked for clarifying questions only. There were none.

Chair Tom Brian provided an update for Washington County. He said that Areas 5B and 5D are still under discussion. They made some changes for the City of Tigard area, adding some undesignated acres and urban reserve acres. The Cooper Mountain area, because of its 1,700 acres of constrained farmland, is an example of where the intended planning principles will be noted in an addendum to the IGA. Another is Area 7B, there will be special notation that having a rural designation is not prohibitive of developing a park as a recreational area. 7C is still orange; it needs further discussion. The Washington County Board wanted to strike the right balance as it moved from considering what is suitable to what is desirable for future growth in Washington County. They ended up with approximately 12,780 acres, about 40% of which is constrained, leaving 7,600 acres usable by Washington County over the next 40-50 years.

Charlotte Lehan went over the current status of reserves in Clackamas County. Most of it remains unchanged. South of Damascus some urban acres were removed and made rural; the City of Damascus is in agreement with this. After consultation with the City of Canby, they shifted some undesignated acres to the north. Regarding Stafford, there are still strong feelings for it being either urban or undesignated, and there are still concerns about governance. The Tonkin Geologic area is still under discussion. Doug added that there were a number of small, lot line changes made in response to public feedback.

Kathryn said she does not have anything to add to what has been said about the map, but said there has been a lot of communication, which will be on going, and it is great to see how far they have come on Reserves.

Jeff made a proposal for the Core 4 to consider. He said he is also impressed with how far they have come and that they have achieved a 99.5% agreement. It is critically important to get to a 100% agreement that all four entities can live with. He proposes that the path forward could be for the Core 4 to signify their 99.5% agreement today and then each county will finish negotiations directly with Metro on the remaining orange areas. The other counties will accept the result of the bilateral negotiations.

Deb asked for Core 4 members to comment on whether this makes sense and why. Tom said he likes the idea. He noted that the Counties and Metro reserve the right to not agree down the road, but he sees it as the best path forward right now. Choosing this option is still a coordinated, regional plan. Tom thanked Jeff for this suggestion.

Charlotte said she can support it, but wanted to note her serious concerns. There are still some areas that give her heartburn: we will likely end up at 29,000 urban acres; the feedback from MPAC has not been considered; total acres as related to timeframe has not been thoroughly discussed; total

amount of farmland; and undesignated acres along major transportation routes. That being said, she still supports moving forward with a tentative consensus until bilateral agreements can be reached. She is hoping Metro will take the lead.

Kathryn thanked Jeff for the proposal. Metro Council generally supports it, along with some individual concerns. She thinks its right to focus on the high degree of consensus and work out the rest bilaterally. There remains a lot of work to do. The map is just one part; there is still the verbage to draft and agree upon.

Deb said that today is a benchmark, and that 99.5% is still not 100%. In a perfect world, there would be no orange left on the map. She encouraged everyone to keep up their motivation to see this process to an agreeable finish. Deb asked the question, whether the Core 4 agrees in principle to today's version of the Regional Urban and Rural Reserves Core 4 Proposal Map, subject to acreage left to resolve; all agreed.

Deb confirmed agreed-upon tasks. The first step is to address the orange areas in bilateral discussions, viewed within the context of the entire regional map. Each county is working to resolve issues with the Intergovernmental Agreement documents with Metro. Each county is also working to ensure among their boards that they will ready to support they can memorialize the IGAs.

#### Reserves Intergovernmental Agreements

Dick Benner joined the Core 4 to update them on the status of the documents and the places where the language is still being worked on. He referred the group to the Principles for Concept Planning of Urban Reserves, Final Draft, 2-1-10. Clackamas County took the lead and drafted principles to go along with IGAs. It is a way of clarifying the intentions and issues to think about in future concept planning.

There was discussion about several aspects of the draft IGA. The lawyers have been encouraged to develop the appropriate language that would communicate the intentions about each area, wording it carefully so it is not necessary to come back and revise it. The Core 4 made a number of suggestions for alternative language to consider for the IGA. Dick will convene with the county lawyers to review all this feedback and develop new drafts. Also, each Core 4 has questions to review with their counsel.

#### Wrap-up/Summary

This will likely be the last Core 4 meeting. Everyone shared appreciation for all the hard work over the past two years. Tom Brian thanked Kathryn and the Metro staff, especially John Williams. Without their management and focus, we would not be here at this point today. He also thanked Brent Curtis. On behalf of the Core 4, Kathryn thanked staff and Deb for all their hard work.

Deb asked everyone to leave the next scheduled Core 4 meeting, Monday, March 8, from 9:00 a.m. to noon at Metro, on their calendars.

There was no additional business; Deb adjourned the meeting at 10:45.

Meeting summary prepared by Kearns and West.