

**METRO REGIONAL PARKS AND GREENSPACES  
ADVISORY COMMITTEE (RPAGAC)  
MEETING NOTICE**

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**Date:** Tuesday, September 10, 2002  
**Time:** 6:30 – 8:00 PM  
**Place:** Metro Regional Center, 600 NE Grand Ave, Portland, Room 270

**AGENDA**

- I. Introductory comments and announcements (10 minutes)
- II. Request for two easements on Metro open space property (30 minutes) (Laurie Wulf)  
**Committee review and approval of staff recommendation**
- III. Capital Improvement Projects (CIP) update (20 minutes) (Jeff Tucker)  
**Committee review and discussion**
- IV. Establishment of the Northern Willamette Valley Conservation Fund (15 minutes) (Charles Ciecko)  
**Committee review and approval of staff recommendation**
- V. Election of committee vice chair (10 minutes) (Ron Klein)

Two easement requests will be considered by the committee including one on the Wilsonville Tract to facilitate fish passage and one in the Trolley Trail corridor in Oak Grove. Metro is considering a partnership with the National Fish and Wildlife Foundation to establish the Northern Willamette Conservation Fund to support habitat improvement and restoration as well as environmental education projects in the region.

**Next RPAGAC meeting is scheduled for October 1, 2002, Metro Regional Center, 6:30PM**

Metro Parks and Greenspaces Advisory Committee  
August 1, 2000  
6:30 p.m. to 8:00 p.m., Metro Regional Center

Chair Jim Battan called the meeting to order at 6:35 p.m. Committee members present, in addition to Battan were Bob Akers, Rick Charriere, Dave Manhart, Richard Reynolds and Seth Tane. Also in attendance were : Peter Worthington with the Goodman Group, Mike Henley, director of North Clackamas Parks & Recreation District; Mark Ferris, Alpha Engineering; Lawrence Larson of the Sunnyside United Neighbors Assoc. and Mike Purcell, general contractor. Metro staff in attendance were Nancy Chase, Jane Hart, Heather Nelson Kent, Joel Morton and Patricia Sullivan.

**I. Introductory Comments and Announcements**

Jim Battan asked if there was interest in participation on the Acquisition Committee for the Open Spaces Acquisition Division which looks at possible purchases that may be problematic for a variety of reasons. The meetings are generally 30 to 60 minutes in length and held in the afternoons. They can be called with notice of a week or less, as circumstances necessitate. RPAGAC members were asked to contact Battan if interested.

Bob Akers was welcomed back to the committee to fill in until a replacement for his district can be found. Official acceptance was tabled until an additional voting member arrived, making up the required quorum to pass a motion.

Battan reminded the committee to review the materials sent to them prior to each meeting. Less time will be spent going over background information and committee members will not feel they are being asked to make decisions without adequate time for discussion.

The committee was recently sent material related to a letter from Susan McLain, Metro Councilor and chair of the State & Federal Legislative Agenda Committee, which is reviewing the bylaws of all Metro's advisory committees. The intent is to provide a commonality to them, especially in reference to members' term length. A proposed ordinance, among other provisions, would limit membership to a maximum of two 2-year terms. The legislative committee is seeking input on the draft ordinance. Comments included general disagreement with the decrease to 2-year terms, finding it difficult enough to fill the positions every three years. The provision that the Chair of RPGAC be required to sit on the WRPAC rather than an appointed committee member also was in disfavor. Battan will draft a letter to Susan McLain summarizing the committee's comments. A copy will be included in the next monthly packet.

A quorum being present at this point, a motion was made and passed to accept Bob Akers as an "ex officio" member with full voting rights until a replacement is found to represent District #1. The issue of whether the bylaws need revision will be left for a later meeting. Akers' temporary appointment will be a special circumstance only.

**II. Blue Lake Regional Park Economic Feasibility Study – Jane Hart**

Jane Hart provided an informal update of the economic feasibility study being done for Blue Lake Park. In 1985 a Master Plan was prepared for the park that set the stage for the current work. Some of the components of the plan have been implemented and some have not. The latter, in particular, were ones that were revenue generating facilities. The park is operating at about a \$400,000 deficit each year. The plan is to close the gap - at a minimum to a 25% deficit and ideally with the park becoming self-sufficient. An economist was brought into the process to prepare a financial feasibility study and a market facility study. A framework plan is in place but Metro staff does not want to build capital facilities the public won't enjoy or want to use. During the study process, market surveys of 400 households were taken; 25 stakeholder interviews were held and a 14 member citizen advisory

committee appointed.

Hart discussed the differences between the four options now being considered.

- A) general park upgrade – mostly deferred maintenance; would provide no new revenue.
- B) includes option A but expands it to include new picnic shelters, a new water play feature, a modest lake house remodel, but little opportunity to reduce deficit
- C) includes A & B and additional park diversification: developing a golf "learning" center focused on youth, a new lake house, year-round youth recreation center, a small amphitheater and leased space for a convenience store
- D) includes A through C but expands the park mission. Would add a 100-200 room lodge, an event center/restaurant and a 5,000 seat amphitheater on the lakefront. The latter was least popular with the public in the review process to date.

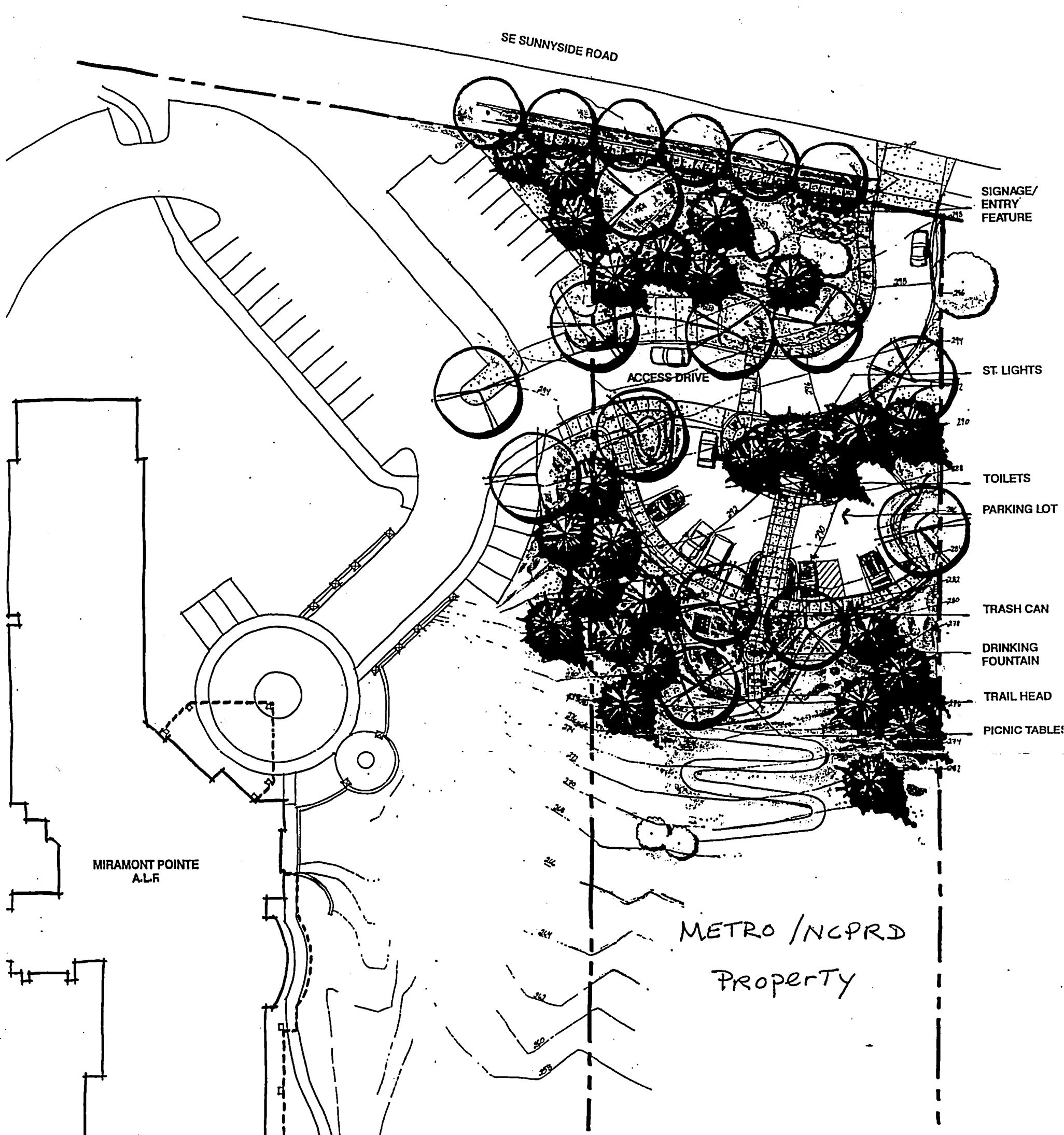
A discussion ensued. Questions and suggestions included possibilities of a BMX bike motorcross or radio control boat site, closure of existing roads and maintenance methods at the golf course which would be environmentally sensitive. Hart will return to the committee in about 2 or 3 months requesting a recommendation on the final plan. A draft of the financial feasibility study, facility concept design and a staff report will be provided to the committee far enough in advance to allow for adequate review prior to being asked for a recommendation.

**Request for Mt. Talbert Access Easement for Assisted Living Center – Nancy Chase**

J. B. Goodman LTD is constructing an assisted living facility immediately west of park property owned jointly by Metro and North Clackamas Park & Recreation District (NCPRD). Goodman is requesting an access easement across the park property onto Sunnyside Road. The Mt. Talbert Master Plan, however, indicates this as the primary access trailhead site for Mt. Talbert. The question being examined is: could an easement be facilitated there? An information packet providing background on this request was provided committee members in advance of the meeting. The applicant appeared before the committee to discuss a difference of opinion with Metro staff over compensation. Metro staff is recommending that Goodman construct the trailhead-parking site as compensation for the easement. This would be in lieu of a \$25,000 lump sum payment, as proposed by Goodman. The discussion that followed included Seth Tane's suggestion of creatively minimizing the impact of construction costs by phasing construction, among other possibilities. Goodman plans to return to the committee with one more proposal presentation.

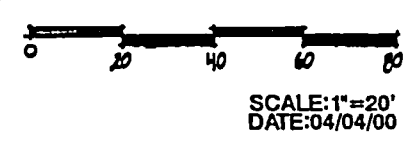
Tane moved that the committee recommend both the applicant and Metro staff work on an alternative to Metro's counter proposal to the developers'. It must provide full commitment to Metro's requirements, but recommend a deferred timetable that works for both parties. The motion passed by a vote of 5 to 1.

The meeting was adjourned at 8:05 pm.



# MT. TALBERT TRAIL HEAD FACILITY CONCEPTUAL MASTER PLAN

BY: AEI  
FOR: METRO AND N.C.R.R.D.



SCALE: 1"=20'  
DATE: 04/04/00

## Clackamas County Easement Request Through Metro Property on Bell Road

**SUBJECT:** Clackamas County has applied for an easement to remove and replace an existing culvert on Metro owned property along Bell Road in Wilsonville. The permanent easement would also allow for on-going maintenance of the culvert and surrounding slopes. The culvert is near the intersection of Wilsonville Road and Bell Road.

**SUMMARY:** Clackamas County is requesting a 17.5-foot by 50-foot easement to replace, install and maintain a fish friendly 92-inch by 141-inch aluminized steel pipe arch. This culvert will comply with state and federal laws regarding the Endangered Species Act.

Clackamas County will pay staff costs for processing the request and two hundred dollars fair market value for the easement.

**RECOMMENDATION:** Clackamas County has turned in an application for easement by providing information per the Resolution 97-2539B "For The Purpose of Approving General Policies Related To The Review Of Easements, Right-Of-Ways, And Leases For Non-Park Uses Through Properties Managed By Regional Parks and Greenspaces Department." The application was reviewed and found to have minimal impact on Metro owned property. Staff recommendation is to approve the permanent easement as requested.

## Oak Lodge Sanitary District Easement Request

**SUBJECT:** The Oak Lodge Sanitary District has applied for an easement to install an underground storm/sewer drainage pipe through Metro owned property along SE Arista Drive. The Metro owned property is known as the "Trolley Trail". The Sanitary District is requesting the easement on behalf of the developer of a 9-lot sub-division (Davies Place).

**SUMMARY:** Oak Lodge Sanitary District is requesting a 40 foot by 15 foot (600 Sq. foot) easement to install a 12-inch concrete drainage line placed on a 6-inch layer of crushed rock bedding at a 5-foot depth. The trench would then be filled with a 12-inch layer of crushed rock over the drain line and native material to the surface.

The location of the pipe would be 440-feet South of the intersection of SE Swain St. and Arista Drive.

**RECOMMENDATION:** The Oak Lodge Sanitary District has turned in an application for easement by providing information per the Metro Easement Policy for non-park uses. The application was reviewed and found to have minimal impact on Metro owned property, however, as stated in section 13C and 13 D of the Policy, staff have identified an alternative alignment which would have no impact on Metro owned property. Staff recommendation is that a feasible alternative exists for the line and that the easement request should be denied based on that information.