

MINUTES OF THE COUNCIL TRANSPORTATION AND PLANNING COMMITTEE  
OF THE METROPOLITAN SERVICE DISTRICT

July 23, 1991

Council Chamber

Committee Members Present: Jim Gardner (Chair), Richard Devlin  
(Vice Chair), Lawrence Bauer

Committee Members Absent: George Van Bergen, Susan McLain

Chair Gardner called the regular meeting to order at 6:10 p.m.

1. Report on Status of Water Policy Analysis Program Activities

Pat Lee, Regional Planning Supervisor, reported the department had issued the Water Quality Issues Report and passed the phosphate detergent ban last year. He said the department is working on the issue of water district consolidation brought on by the effects of federal legislation, which may increase the cost of providing safe drinking water to the region in the future.

Jim Morgan, Associate Management Analyst, distributed and discussed a summary of the Smith and Bybee Lakes project. Councilor Devlin asked if the transfer of funds from the City of Portland had taken place. Mr. Morgan replied the transfer was on schedule. Chair Gardner questioned what sources of water feed the lakes. Mr. Morgan said the lakes are primarily fed by precipitation and ground water. He said alternative sources include water from the Columbia and/or transfers from other sloughs.

Referring to the discussion of land acquisition around the lakes, Chair Gardner queried if easements or acquisitions would be more appropriate. Mr. Morgan said both options were being considered, and a determination will be made once the evaluation is complete.

Rosemary Furfey, Water Resource Planner, reported she was working on water quality analysis. She said grant proposals had been submitted to the Department of Environmental Quality (DEQ). She said a request for proposals (RFP) to evaluate the total maximum daily load of the Tualatin River and the Columbia slough was awaiting approval. She said she would be prepared to give a report on water quality status in September.

Larry Sprecher, Senior Management Analyst, reported that a water management manual is forthcoming. He said the report will include a compilation of the State of Oregon Revised Statutes and established policies relating to water resource management.

2. Update on Proposed State Rulemaking for Rural Exception Area Developments near UGBs

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Chair Gardner said this item related to proposed rules being formulated by the Land Conservation Development Commission (LCDC) regarding exception areas, particularly those in the Urban Growth Boundary (UGB). He said the Planning and Development Department has been working with the LCDC.

Mr. Carson distributed a memorandum dated July 19, 1991 and summarized the contents. He reported LCDC has completed studies of the exception areas that show larger residential development outside the UGB. He said as a result of the study, Robert Liberty petitioned the LCDC as a citizen to address exception lands. He said Mr. Liberty proposed restrictions that would prohibit land division on exception lands.

Mr. Carson said the Planning and Development Department proposed to consider utilizing urban reserves to address rural residential development problems. He said the Regional Urban Growth Goals and Objectives address the use of urban reserves.

Councilor Devlin asked if coordination with Metro would be required in implementation of any rules. Mr. Carson said implementation might take some time and some coordination would be required. He said it may not occur for up to two years due to the process required to designate urban reserves lands. Mr. Carson also clarified that this is a separate issue from secondary lands issues.

Mr. Carson said the Region 2040 study would address some of the issues not yet addressed. He said the completion of the Regional Land Information System (RLIS) would also aid in any urban reserve studies and consideration.

Councilor Bauer asked if there has been a philosophical resistance by other jurisdictions to the concept of urban reserves. Mr. Carson said there was not.

Councilor Gardner said some people might be concerned about the extension of the UGB. Larry Shaw, Senior Counsel, said the concepts involved and the definitions of urban reserves would determine whether expansion would occur or stagnate once the reserves were established. He said by defining the urban reserve areas interested parties would know where consideration would be given to future development. He said there would still be exception hearings for areas not included that were able to show cause for authorization as alternative sites. Councilor Bauer commented he is in favor of the urban reserve concept. He stated it would require extensive long range planning and the Council needed to address policy concepts, including infrastructure extension, zoning regulations, and purchasing development easements.

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Councilor Devlin commented that the time required to establish urban reserves may be extensive, much like the development of the Regional Urban Growth Goals and Objectives (RUGGO). He said the next legislative session will be in 17 months and work should be conducted now to aggressively pursue options for presentation at the next session. He also said there may be legislative changes in the UGB and they may be similar to proposed urban reserves. He and Mr. Carson agreed it would be a very political issue.

Chair Gardner expressed concerns about the regional forecast and the examination of the many issues involved in determining the needs of future urban land. He said the results of these planning activities would aid in making a better decision in designating urban reserves. He proposed identifying temporary study areas to be identified until the final results are available.

Mr. Carson said with the adoption of RUGGO, the Council can set objectives to be met, with a reexamination process in five years. Chair Gardner stated he would like to address the urban reserve and the mixed use urban center issues prior to the UGB issue.

Councilor Devlin noted while there is no requirement until 1996, constituents will be requesting the problem be addressed earlier. He emphasized that it may not require a full five years to get an idea of the needs of the region in terms of urban reserves.

Staff indicated they would continue contact with LCDC.

Councilor Devlin noted the Metropolitan Greenspaces Program met for the last time July 23, 1991 in the morning to determine finalists for \$200,000 in grant money to restore wetlands and riparian areas. He said six applicants received full funding, and eight others received partial funding for their projects. Councilor Bauer asked if the partial funding projects would receive other funding to complete the projects. Councilor Devlin said some projects would downscale their scope of work, some would seek other funding and some would be able to complete their projects through other modifications.

With no further business before the committee, Chair Gardner adjourned the meeting at 7:40 p.m.

Respectfully Submitted,



Susan Lee  
Committee Clerk