

A G E N D A

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METRO

**SPECIAL MEETING FOR THE
PURPOSE OF HOLDING WORK
SESSION ONLY; NO TESTIMONY
WILL BE TAKEN.**

MEETING: METRO COUNCIL
DATE: December 1, 1994
DAY: Thursday
TIME: 4:00 p.m.
PLACE: Council Chamber

**Approx.
Time***

**Presented
By**

4:00 p.m. **CALL TO ORDER / ROLL CALL**

3 hours **1. WORK SESSION to Consider Resolution No. 94-2040A**, For the Purpose of Adopting a Regional Growth Management Strategy (Action Requested: Hold Work Session, Receive and Consider Amendments per testimony given at Various Listening Post and full Council public hearing; continuing Resolution as amended to the full Council for consideration at the December 8, 1994 regular meeting)

7:00 p.m. **ADJOURN**

Note: The Planning Committee meeting, already duly noticed, will be held prior to this meeting at 3:00 p.m. to consider Resolution No. 94-1989, For the Purpose of Determining the South/North Light Rail Transit Alternatives to Advance Into the Tier II Draft Environmental Impact Statement for Further Study. It will be scheduled again for Planning Committee review and action December 15, 1994.

For assistance/services per the Americans with Disabilities Act (ADA), dial TDD 797-1804 or 797-1534 (Clerk).

* All Times listed on the agenda are approximate; items may not be considered in the exact order listed.



METRO

Date: December 1, 1994

To: Ken Gervais, Metro Council Analyst

From: *LS*
Larry Shaw, Senior Assistant Counsel

Regarding: REFERRAL OF PROPOSED RUGGO AMENDMENTS TO MPAC
Our file: 7.§2.DD

Introduction

The large volume of proposals received by the Council includes some proposed changes to existing RUGGO Goal II and the proposed RUGGO Growth Concept that go beyond MPAC's review of the Recommended Alternative. To assure MPAC advise on these new ideas prior to Metro Council adoption, you have requested Resolution No. 94-2040A language to formally transmit them to MPAC.

Resolution No. 94-2040B

The Executive Officer's recommended smaller Resolution was Resolution No. 94-2040. The expanded Resolution No. 94-2040A is the Planning Committee recommendation. Amendments to Resolution No. 94-2040A, including the one outlined in this memo will result in Resolution No. 94-2040B after amendments by full Metro Council.

Referral to MPAC

My suggestion is to insert the following in the refinement activities at a new Resolved 4:

"4. That the proposals to the Metro Council for amendments to different sections of existing RUGGO Goal II and to the RUGGO Growth Concept attached as Exhibit 'E' that go beyond the scope of MPAC's review of the Recommended Alternative Concept are hereby referred to MPAC as proposed refinements including proposed changes to the 2040 Growth Concept and 2040 Concept Map."

Planning staff suggests a time line in a new Resolved 6:

"That MPAC should consider the established 2040 Concept and the referred amendments received by the Metro Council along with other refinements and make a recommendation back to Council by April 15, 1995."

Date: December 1, 1994
To: Metro Council
From: Larry Shaw, Senior Assistant Counsel
Regarding: URBAN RESERVE STUDY AREAS - RESOLUTION NO. 94-2040A
Our file: 7.§2.DD

Introduction

The Metro Council's intent to establish the 2040 Growth Concept, but wait to adopt it as a RUGGO amendment is clear in the draft Resolution No. 94-2040A. The Concept Map is part of that RUGGO amendment proposal not yet added to RUGGO by ordinance. However, the Urban Reserve Study Areas shown on the Concept Map have meaning now and will change by July 1995. This memo suggests an addition to the Concept Map to match the approach in Resolution No. 94-2040A.

Urban Reserve Study Areas

The RUGGO language on Urban Reserve Study Areas and the study areas shown on the Concept Map are those intended to be studied for site specific designation of urban reserve areas by July 1995. So, if refinement process item 3.e. in the Resolution is completed on time, part of the "refinements" presented for adoption of the Growth Concept RUGGO amendments under 1. in the Resolution would be changed text and Concept Map references from study areas to designated areas.

LCDC Rule Review

Item 7 in the Resolution submits the Growth Concept, particularly the Urban Reserve Study Areas to LCDC for review and discussion of how to implement LCDC Urban Reserve Rule. Metro's 1991 RUGGO Objective 15.3 on urban reserves initiated "urban reserves" prior to LCDC's rule and it is still in place. Before Metro completes work on the "Urban Reserve Study Areas, clarification of LCDC's priority on "exception lands" is needed to avoid LCDC denial of RUGGO acknowledgment once the Growth Concept is added to RUGGO.

Concept Map Clarification

While Resolution 94-2040A is intended to show Metro's policy direction prior to further testing and refinement, the Concept Map's Urban Reserve Study Areas do more than show a picture of what is proposed to be adopted into RUGGO in July 1995. These areas focus Metro's urban reserve designation work required by state law under the LCDC rule between December 1994 and July 1995. This additional aspect could be singled out for attempts to erroneously identify an appealable "land use decision."

Since the proposed RUGGO text explaining the study areas is not yet operative and the Concept Map Urban Reserve Study Areas designation directs Metro efforts immediately, clarification is needed. One way would be to separate the study areas into a separate map to be a separate exhibit responding to Resolution No. 94-2040A "resolved" 3.e. That would seem to be duplicative because some placeholder on the Concept Map would still be needed to avoid the impression that no urban reserves are envisioned for the July 1995 RUGGO amendments.

As an alternative, a disclaimer could be added under the 2040 Concept Map title on the map itself:

"Note: Urban Reserve Study Areas indicate those areas within Metro's 1995 Work Plan for further study from which Urban Reserve Areas may be selected. Designation of urban reserve areas shall be contingent upon the need demonstrated by the refined 2040 Growth Concept and clarification of LCDC's Urban Reserve Rule."

Conclusion

Application of Resolution No. 94-2040A to Urban Reserve Study Areas indicates a need for adding a clarifying disclaimer to the 2040 Concept Map itself.

MINUTES OF THE METRO COUNCIL

WORKSESSION

PRELIMINARIES

Called to order at 4:10 pm.

REPORT OF PLANNING COMMITTEE CHAIR KVISTAD

JK worksession, no land use decisions, policy direction only. No land use or RUGGOs amendments which have not been to MPAC for review. Next year will continue to make decisions towards June.

Main motion

LEGAL DISCUSSION

Larry Shaw...

missed a lot; running around

Best concept to-date, process will continue till June. Not a land use decision but working on refining your process.

GVB concerned that you have established a quasi-plan

LS Sec 1; that Exhibit A, the amendments to RUGGO that have been amended by all the commentary to-date will be worked on further until adoption in July 1995.

#2, 3 and 4 are all part of the refinement process.

#2 a-g policy decisions

2d asking for a more aggressive approach to pedestrian bike

GVB asked if that excluded airplanes, vehicles, trucks, etc.

LS no, just an attempt to take all the input to JPACT and TPAC that our model underestimated and ack. staff's response to that and that Metro expected to improve those three modes.

AC said is a policy statement. analysis to-date has a level of bike usage based on usage done so far that some believed should be more aggressive. Going to

establish a more aggressive target to establish a higher modal share. Will figure out how to do it and then add.

GVB don't want to do it at the detriment of other modes.

TM said the adjective should be changed to "share."

3 talks more operationally about what the refinement process has been described to include.

States we will also offer the opportunity for the following.

More discussion. GVB asked if adoption of the RTP covered his concerns.

GVB said his questions reflected what Metro wanted to do for the community.

SH said it was understood that it covered transportation.

LS on #4, noted his 11/30/94 memo on #4

explained it.

LS explained new #7 (old 5) explained the new maps.

#7 covered two pieces of what we had been talking about. New maps and?

explained the subsections.

I will need his memo!

LS finished his presentation of 2040A and his suggested amendments to same

RD when can expect to see the items in final form?

LS reviewed the exhibits. RUGGOs should be in final form by tomorrow and the concept map as amended Exhibit A

Exhibit B is available now

C analysis itself. Need to correct an error; 5% BMT per capital, should be 11% BMT instead.

TM said the Council should take the first 20 pages and update them to reflect the Council's statement of policy. JF said to revise the analysis by December 8

would be virtually impossible. Explained how staff developed the analysis further.

Almost at end of 2

LS said E was the compilation of comments received after MPAC review included in the record.

FREGONESE MEMO LISTING NEW PROPOSED AMENDMENTS NOT ADDRESSED BY THE PLANNING

JW wants to cover this before they start amending.

Beginning of side 2

RD said would have specific amendments at Council

TM said she had specific language for amendments after the hearing.

JF discussed

A. Process

1, 2 and 3

Accepted 1 and 2 see vote A1

Group discussed A3 as to whether should be approached in depth now or not.

JF can adopt a concept. Suggested language

A2 motion SH/RD

A2 motion passed

B Land Use Definitions

JG gave staff recs. on B4-17

B1 motion to approve B8, 9, 10, 12, 13, 15, 16,

MG/TM

TM now discussing B4, should adopt the Coalition's statement for vitality of neighborhoods

Motion B2

MG referred to new hand-outs on density, etc. Said the language was startling. Who from? Don't have.

Frego explained had seen language before in a letter to himself, substantially sim. letter sent to Council.

JK language too specific. Can do specific amendments later.

SM really think should send back to MPAC although agree with language. Need to gain support for advice.

TM would amend page 34 think we can do so and amend Exhibit E

RD not amending RUGGOs next week, but can anticipate what changes we recommend.

Council discussed as a whole. Frego said would be appropriate to send to MPAC in a package for review.

Ken said can put the item in #4 for all items that should go to MPAC for review to come back by April 1995

Frego can amend the draft RUGGOs and send to MPAC, or can put it E and say this is the material we have received and would like MPAC to consider, or can not consider it at all.

TM noted language on p. 2, g of the res. said her suggested language was simply an expansion of.

I'm going to need complete, updated binder!

What do we do when we get really good language that did not come in process earlier. Wants to see go back to MPAC and see further language on

Council as a whole discussed further.

TM explained her motion further. Wants the pages 34-36 on urban design to go into Exhibit E also.

20 percent of 3

AC explained structure of the resolution. A will be the growth concept. E is what MPAC should consider and will be evaluated on E further.

More discussion..

Vote

Motion and vote on B3

B4

Now on B5 Cedar Mill stream corridor omitted.

Frégo explained that the map was 50 mi. across; could have easily omitted accidentally, more detail work will follow.

Group discussed as a whole including water studies in general.

Frego said the Council can place in the work place as an attachment/provision for that in the resolution.

TM said how does staff make the distinction between streams of significance?

B6

B7

B8 put B8 in E.

Group discussed purpose of E

TM asked if 14A should be industrial or residential

B9

B10

B11

Called a break at 6:12 p.m.

Reconvened at 6:33 p.m.

On centers and corridors C

Okayed C consent items

Discussed c19 vote okay staff

C20 Susan asked what are the conflicts in the area with this amendment

AC explained

Now on d items

D okay items approved

D23 listed in error

D24

JK/Ruth

D25

MG issue

Side 5 began

last amendments end of 4 and early side 5

D6

TM said City of Shrewd did not favor. MG agreed. Said recommendation didn't say how much land or where..

Frego do have a specific boundary; policy issue

Now on D7

7:00 p.m. now.

Now on

UGB amendments

Frego recommended the legislative process

JK

Bollam spoke

D10 motion

Tm asked why they don't go through quasi-judicial process.

JK because of the process, these lands should not be ack. in the work plan

Frego Bollam can file the amendment on his own, but the motion puts the area in the process for part of the periodic review which the Council can then consider when it amends the UGB in 1995.

Frego explained 44 should be in e

45 should be in e

46 part should go in e

47

48

49 Transportation

Ac explained 49

Frego discussed ridership

EW asked if the Council could make a statement that 6% was a good goal. Rod if setting a good

D52 Tm wants to assure her constituents that this action will not be taken. Wants to know if it can be footnoted. Not the place to put a transit link.

More discussion

AC said could put it in the work plan

Beginning of 6 to get motion from last votes

No new amendments

Terry said CPO7 wants a portion of land deleted from urban reserves. Area similar to Boring Lava Domes.

Stuart Todd explained all study area for urban reserves except flood plains.

SM said this group felt there was a conflict between this area and the Subarea 7 study. Feel that the study has a big impact on it.

TM motion X1

AC said could consider deleting all the land east of Cornelius and north of Sunset; but have to consider all of the impacts. Transit, zoning, etc.

TM said staff's time would be better spent elsewhere

JK opposed; supported the study area as it was.

vote failed 5/5

AC language x2 get language from him.

Terry asked final questions

NO MORE ITEMS

RD has stated that he will bring up the ordinance versus the resolution process.

Also will discuss St. Mary property

X3

Big old discussion

To study or not to study, etc.

Buy stamps/Mail Mummy's birthday package (or have Brett do it)

Note TM page 23 wants the words in report to say north and south of Springfield Road, #10

page 24 re Newell Creek Canyon

TM wants to make sure that Newell Creek was protected. MG said that Oregon City Planning Commission wanted to make the area an open space to prevent logging, Clackamas County, Oregon City and Newell Creek Canyon are working together to create and get the open space designation. RD discussed the urban reserve designation.

Beginning of side 7

MG said if GS bond measure passed, would be a moot concern.

Did the x motions. Now on x6

failed 7/2

TM said the technical reports should be updated to match what the Council has done.

JK did not agree; said it was a historical document.

SH said a page could be added after the Intro

Mucho discussion about it; massive resistance to Terry

Agreed finally to a short description of who it all started, the history and process, recommendations, etc. Who all served on the Council at the time

Frego said the Council could add a letter after Rena's.

Jon asked what the Council would call it. the 2040

8:48

FAX

To: Paulette Allen

From: Terry Moore

Pages: 1 + cover

2-7-95

Metro Council Action on Certain Amendments to Executive Officer's 2040 Growth Concept — December 8, 1994

1) Amend RUGGO section II.4 Growth Concept, page 40 — Main Streets:

Add concept of Neighborhood Centers to RUGGO (from definition section). Amend page 40 to change heading to "Main Streets and Neighborhood Centers" and amend second paragraph to read: "Main streets typically will serve neighborhoods...*Main streets form neighborhood centers as areas that provide the retail and service development around MAX light rail stations and at other intersections at the focus of a neighborhood area.* When several main streets occur within a few blocks of one another, they *may also* serve as a dispersed town center, such as the main street areas of Belmont, Hawthorne, and Division Streets that form a town center for Inner Southeast Portland." **Motion #36 — passed**

2) Amend Concept Map for Cedar Mill Area:

•Add Town Center designation in Cedar Mill (located along NW Cornell Road between NW 123rd and NW 143rd Avenues). Add Main Street designations to intersection of NW Cornell Road with Saltzman and Barnes Roads. **Motion #16 — passed**

•Add Main Street designation at intersection of Barnes and Miller Roads for development as a neighborhood center. **Motion #16 — passed**

•Add Open Space stream corridors to the Concept Map in the Cedar Mill area: Golf Creek, Cedar Mill Creek, Johnson Creek, and Willow Creek. **Motion #7 added Cedar Mill Creek — passed. [Staff will add others to Regional Framework Plan Work Program for study and possible addition through that process. (See also B7 — Motion #7)]**

3) Add for Study the following potential Transit Corridors:

Cedar Mill area — Cornell Road, West Union Road, Thompson Road, Leahy Road, 143rd Avenue, 112th Avenue, Saltzman Road, 119th Avenue, McDaniel Road.

Garden Home area — Oleson Road between Garden Home Road and Hall Blvd.

Motion #17 — passed, but with 10 corridors, not 8 as noted in the staff report

4) Amend RUGGO section II.4 Growth Concept, page 37 — Open Space:

Change title to "Open Spaces and Trail Corridors". Amend paragraph 1, first sentence, to read: "The areas designated open space on the Concept Map are parks, stream *and* trail corridors, wetlands and floodplains, *and* largely undeveloped upland areas or areas of *compatible* very low density residential development." **Motion #6 — passed**

Amend paragraph 2, last sentence to read: "Finally,...thereby having the benefit of regulatory protection of critical creek areas, *compatible* low-density development, and transfer of development rights to other lands better suited for development." **Motion #6 — passed**

Amend paragraph 3 to read: "About 35,000 acres of land and water inside...~~Still others~~ Some could be protected by *environmental zoning* which allows very low-density residential ~~zoning~~ development through the clustering of housing on portions of the land wh...ng important features as common open space." **Motion #6 — passed**

MINUTES OF THE METRO COUNCIL WORKSESSION

December 1, 1994

Council Chamber

DRAFT

Councilors Present: Presiding Officer Judy Wyers, Deputy Presiding Officer Ed Washington, Roger Buchanan, Richard Devlin, Mike Gates, Sandi Hansen, Jon Kvistad, Ruth McFarland, Susan McLain, Rod Monroe, Terry Moore and George Van Bergen

Councilors Absent: Jim Gardner

Metro Staff Present: Ken Gervais, Mark Turpel, John Fregonese, Andy Cotugno, Stuart Todd, Lisa Creel, Larry Shaw and Sherry Oeser

1. WORK SESSION to Consider Resolution No. 94-2040A, For the Purpose of Adopting a Regional Growth Management Strategy

Presiding Officer Wyers called the work session to order at 4:10 p.m.

She explained that the purpose of this work session was to receive and consider amendments per testimony at given at various Listening Post meetings held throughout the region and at the full Council public hearing on November 28 and to continue the resolution as amendment to the full Council for consideration at the December 8, 1994 regular meeting.

Councilor Kvistad gave the Planning Committee's report and recommendations to-date.

Main Motion: Councilor Kvistad moved, seconded by Councilor Van Bergen, moved to put Resolution No. 94-2040A on the table for discussion by the Council as a whole.

Larry Shaw, Legal Council, presented his report on the issues. Filed with the record of this meeting are two memos; 1) "Urban Reserve Areas - Resolution NO. 94-2040A" from Mr. Shaw to the Council dated December 1, 1994; and 2) "Referral of Proposed RUGGO Amendments to MPAC" from Mr. Shaw to Ken Gervais dated 1, 1994.

He explained that a substantial part of Ordinance No. 94-578 had been included in the resolution. He said the resolution would establish Growth Management Concept. He said significant changes were made to the Recommended

COUNCIL WORK SESSION

December 1, 1994

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Alternative based on testimony received from jurisdictions and the public. He said refinements to the process would occur in July 1995 and would be presented to the Council in conjunction with the Concept. He said changes to the RUGGOs would not be made at this time.

Councilor Van Bergen expressed concern that using the word "establish" had converted the Concept into a plan. Mr. Shaw said he had language to modify that via his proposed new language in Be It Resolved Section 1. That language was as follows: "That the amendments to RUGGO text and the 2040 Growth Concept Map attached and incorporated herein as Exhibit "A" are hereby established as the 2040 Growth Concept proposal which shall be scheduled for adoption and implementation at the first regular Council meeting in July 1995. Any proposed refinements developed by the process herein shall be considered concurrent with the adoption and implementation of this 2040 Growth Concept proposal in July 1995."

Mr. Shaw said BIR sections 2, 3 and 4 were all part of the proposed refinement process. He said explained subsections a through d. Councilor Van Bergen asked if d, "An improved modal split for transit, bike and pedestrian travel" included or excluded other forms of transportation such as air, train and other. Mr. Shaw said language did not exclude other modes, but said Metro would improve other modes. He said the language was an attempt to take the input given JPACT and TPAC that Metro's model underestimated. Councilor Van Bergen, the Council, Mr. Shaw and Andy Cotugno discussed the language further. Councilor Van Bergen said he had no difficulty with improving those modes of transit, but that he wanted the language to make it clear that other modes had not been eliminated. Councilor Moore said "split" could be changed to "share" to make the language clearer and staff could put "transportation" before "modal." Presiding Officer Wyers said staff could add that language to make the intent clearer.

Mr. Shaw explained BIR #3. Councilor Van Bergen asked if BIR 3(g) answered his previous question: "Development of an interim Regional Transportation Plan Update." Mr. Cotugno said BIR 4 listed all the items that the Council would finally adopt in July 1995. Councilor Van Bergen said more common language should be added to make it clear to citizens what Metro's intent was.

Mr. Shaw explained BIR #4. He noted his memo to Mr. Gervais that had a new BIR #4 to take all proposals that had been received, that were beyond the scope of what MPAC considered, and refer them back to MPAC for their consideration as part of the refinement process.

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Mr. Shaw said the proposed #4 would become the new #5, the second portion of new language he proposed would become the new #6 and the original #5 would become the new #7. (Put language in final form of minutes.)

Councilor Van Bergen said he had asked for a new copy of the map. Staff noted the new map was posted on the wall (will need a copy of that for this meeting record).

Mr. Shaw said the implementation step (new #7, old #5) stated that (it would be handy for these sections to have headers sort of like the Code; "Implementation, Time Line," etc.) the 2040 Growth Concept would include: "7 (a) Adoption of 2040 Growth Concept RUGGO text and 2040 Concept Map with designated urban reserve areas in July 1995." He explained those components consisted of the RUGGO amendments which were Exhibit A to the resolution and the map as part of that Exhibit A. He said the two pieces of that map would be an updated map to take the place of the urban reserve study areas and have selected urban reserve areas that would be officially designated (in July?). He said "7 (b) Adoption amendments to RUGGO Goal II, Urban Form consistent with the refined 2040 Growth Concept in July 1995" referred to the updates of RUGGO Goal II incorporating suggested changes to the 1991 RUGGO Goal II and was part of the package the Council would refer to MPAC for consideration. He said "7 (c) Adopt the regional transportation plan by December 1995" referred to the complete plan that would be adopted. He said the interim plan was referenced in 3(g). He said "7 (d) Define and adopt rural reserves protection inside Metro jurisdictional boundaries as part of the Regional Framework Plan by June 1996" referred to adoption of adoption of rural reserve protection areas inside Metro's jurisdictional boundaries as discussed at the Planning Committee and the time line was extended to July 1996 and said that would serve as a functional plan. He said "7 (e) Adopt intergovernmental agreements with cooperative neighbor cities, counties and state agencies to protect "green" transportation corridors and rural reserves outside Metro jurisdictional boundaries by June 1996" referred to adopting intergovernmental cities. He said the purpose of such IGAs was to make effectual joint approaches to both the green corridor concept and rural reserves in areas outside of Metro's boundary and outside Metro's planning authority. He said "7 (f) Adoption of transportation, green spaces, water quantity and quality, urban design, urban growth boundary and urban reserve component of the regional framework plan by December 1996" referred to several other pieces of the Regional Framework Plan that could be adopted as components of same by December 1996. He said the rest of the BIR sections were specific and related to accepting the Region 2040 process work product.

He said BIR #6 referred to urban reserve study areas already on the map in Exhibit A and considered for inclusion in RUGGOs in July 1995. He said new

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BIR #8 (formerly #7) "8. That the 2040 Growth Concept, including urban reserve study areas, shall be submitted to the Land Conservation Development Commission for technical review and coordination of adopted RUGGO 15.3 on Urban Reserves and LCDC's Urban Reserve Rule prior to designation of urban reserves" referred to Executive Officer Cusma's recommendation that RUGGO language be adopted now so that it could be officially referred to LCDC for acknowledgment so that LCDC could tell Metro it agreed with Metro's urban reserve study areas or whether they interpreted the urban reserve rule to limit what Metro should be looking at for urban reserves. He said since Metro was doing this via resolution rather than ordinance, Metro was initiating contact with LCDC and asking LCDC for its assistance in interpretation before Metro completed its process. Mr. Shaw explained the rest of the BIR sections as renumbered. He said related to #10, the narrative description for the growth concept and the analysis map - Exhibit C, had not yet been finished yet. Mr. Shaw said with the amendments as listed, the resolution would become Resolution No. 94-2040C.

Councilor Devlin asked when all documents would be in final form. Mr. Shaw said Exhibit A should be completed by December 2. Mr. Fregonese said Exhibit B was the technical appendix. Mr. Fregonese explained that Exhibit C was the analysis itself and said staff would change an error in BMT per capita erroneously listed as 5 percent and which should be listed as 11 percent.

Councilor Moore said the ? should be made part of the ? text because it verified what the Council wanted to do with the 2040 Plan. 90 percent of side 1. Councilor Moore said the Council should update the first 20 pages with what the Council had done. Mr. Fregonese said that would be difficult to do by December 8. He said it was history of the analysis and did not directly bear on the Concept documents directly. The Council and staff discussed the exhibits further. Mr. Shaw said Exhibit E was the compilation of all the data the Council had received that MPAC had not reviewed but would be sent back to MPAC for review.

Presiding Officer Wyers said the Council should now consider Mr. Fregonese's December 1 memo to the Council, "Proposed New Amendments to the Growth Concept" and then the Planning Committee's recommendations and then the RUGGOs amendments.

Councilor Moore said she had a list of 11 items not discussed by the Planning Committee and four possible amendments that she had already distributed in the Councilors' boxes and asked when it would be appropriate to discuss those items.

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Mr. Fregonese explained the December 1 memo. He said with regard to the Planning Committee recommendation of November 23, 1994, a new one would be distributed momentarily to the Council incorporating testimony received at the Council public hearing and the Council would act on that. Mr. Gervais explained that the Council had before them for consideration a blue packet for consideration of testimony/amendments received.

Council action on the following per the December 1, 1994 memo, "Proposed New Amendments to the Growth Concept." (This document has been made Attachment A to these minutes for clarity and reference.)

A. Process

Staff explained Items A1, A2 and A3.

The Council as a whole agreed to accept A1 and A2.

Motion No. 1 Councilor Monroe moved, seconded by Councilor Gates, to accept staff's recommendations on A1 and A2.

Vote on Motion No. 1 Councilors Buchanan, Devlin, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Gates voted nay. Councilor Gardner was absent. The vote was 11/1 in favor and Motion No. 1 passed.

The Council as a whole discussed A3. Staff gave their assessment of same. 30 percent of side 2

Motion No. 2 Councilor Hansen moved, seconded by Councilor Devlin to direct staff to develop a coordination plan to involve educational institutions (K-16) in the development of the Regional Framework Plan and that staff should report on that to the Council in January 1995.

Washington asked to have amend say "pre 15"

Vote on Motion No. 2 Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Gardner was absent. The vote was 12/0 in favor and Motion No. 2 was adopted.

B. Land Use Definitions

Staff explained Items B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16 and B17.

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The Council as a whole discussed the B items.

Motion No. 3 Councilor Gates moved, seconded by Councilor Moore, to accept staff's recommendation on B8, 9, 10, 12, 13, 15 and 16.

Vote on Motion No. 3 Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Gardner was absent. The vote was 12/0 in favor and Motion No. 3 was adopted.

60 percent of side 2

Motion No. 4: *Item B 4* Councilor Moore moved, seconded by Councilor McLain, to incorporate the Coalition's language on urban vitality (pages 562-565) as submitted by the Coalition to the Council on November 28, 1994. Councilor Moore said the language would be included in Exhibit E and submitted to MPAC for review.

The Council and staff discussed Motion No. 4.

90 percent of side 2

Beginning of side 3 (I hope; was rewound on side 4)

Vote on Motion No. 4: Councilors Buchanan, Devlin, Gates, Hansen, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Kvistad voted nay. Councilor Gardner was absent. The vote was 11/1 in favor and Motion No. 4 passed.

Side 3 is blank! Oh, joy!

Motion No. 5: *Item B 5* Councilor Kvistad moved, seconded by Councilor McLain, to move Item B5 to Exhibit E.

The Council and staff discussed the motion.

COUNCIL WORK SESSION

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Vote on Motion No. 5: Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Gardner was absent. The vote was 12/0 in favor and Motion No. 5 passed.

Motion No. 6: *Item B6 open space designation (3 changes)*
Councilor Moore moved, seconded by Councilor Gates to clarify what kind of residential density (need the language; *from item 4 on TMs* don't think I have in Terry's amendments). *a mand mto*

Vote on Motion No. 6: Councilors Buchanan, Devlin, Gates, Hansen, McFarland, McLain, Monroe, Moore, Van Bergen, Washington and Wyers voted aye. Councilor Kvistad voted nay. Councilor Gardner was absent. The vote was 11/1 in favor and Motion No. 4 passed.

Motion No. 7: *Item B7 (part)*
Councilor Moore moved, seconded by Councilor Washington, to add ⁴ a stream ^{canal} in Cedar Mill that was ^{ere} omitted in the map.

Vote on Motion No. 7: Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Gardner and Van Bergen were absent. The vote was 11/0 in favor and Motion No. 7 passed.

Motion No. 8: *B-7*
Councilor Monroe moved, seconded by Councilor Gates, to accept staff's recommendations on B7 (replaces B5?). *as amended by Motion 7*

~~Motion 8~~
~~replaced by 7~~

Vote on Motion No. 8: Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Washington and Wyers voted aye. Councilor Moore voted nay. Councilors Gardner and Van Bergen were absent. The vote was 10/1 in favor and Motion No. 8 passed.

Motion No. 9: *B-11*
Councilor Kvistad moved, seconded by Councilor Washington to put B11 in Exhibit E for MPAC's review to come back to the Council.

Vote on Motion No. 9: Councilors Buchanan, Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Gardner and Van Bergen were absent. The vote was 11/0 in

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favor and Motion No. 9 passed.

B14

Motion No. 10: Councilor Washington moved, seconded by Councilor McFarland, to put B14 in Exhibit E.

Vote on Motion No. 10: Councilors Buchanan, Devlin, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Gardner, Gates and Van Bergen were absent. The vote was 10/0 in favor and Motion No. 10 passed.

ignore #11 B9 motion unsure what this was *14 consent items*

#12 B10 unsure what this action was. *✓*

#13 B11 unsure what this action was. *motion 9*

motion to approve all items A + B as amended these are not critical to moving forward

Presiding Officer Wyers recessed the Work Session at 6:12 p.m.

The Council reconvened at 6:33 p.m.

try Mored Kvistad and Monroe to accept A+B as amended vote Aye 12 nay 0

C. Centers and Corridors

C consent 2 items

Motion No. 14: Councilor Devlin moved, seconded by Councilor Hansen, to accept C okay items (~~need to double check these with Ken~~). *18, 21, 26, 27, 28, 31, 33, 34, 35, 37, 28, 39*

Vote on Motion No. 14: Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Motion No. 15: Councilor Devlin moved, seconded by Councilor Gates, to accept staff's recommendation on C19. *C19*

Vote on Motion No. 15: Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Motion No. 16 Councilor Moore moved, seconded by Councilor Hansen, to agree with staff's recommendation on C20 and to add the road *between* at Saltzman and Barnes. *cornell*

from I on TM and

as a main street

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Vote on Motion No. 16 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

C22
Motion No. 17 Councilor Monroe, seconded by Councilor Gates, moved to accept staff's recommendation on C22.

Vote on Motion No. 17 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Section C
Motion No. 18 Councilor Kvistad moved, seconded by Councilor Gates, to approve all of Section C as amended and approved.

Vote on Motion No. 18 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

D. Urban Reserves

D consent
Motion No. 19 Councilor Gates moved, seconded by Councilor Hansen, to approve Items D 26, 27, 28, 31, 33, 34, 35, 37 and 39.

Vote on Motion No. 19 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Beginning of side 5

Staff clarified that D23 had been included in the document in error.

D24
Motion No. 20 Councilor Kvistad moved, seconded by Councilor McFarland, to approve staff's language for D24 and that Councilor Moore would work with staff to address ~~it~~ and determine its proper placement in documentation. *This concern*

be sure this concern is addressed in the work plan.

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Vote on Motion No. 20 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Motion No. 21 Councilor Gates moved, seconded by Councilor Monroe, ~~THIS WAS ON D25, AND COUNCILOR GATES HAD AN ISSUE ABOUT WILSONVILLE; DON'T KNOW WHAT IT WAS!~~

D25

to accept staff rec. w/ note to add "in the Wilsonville area" after boundary in staff rec.

Vote on Motion No. 21 Councilors Devlin, Gates, Hansen, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilor Kvistad voted nay. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 9/1 and the motion was adopted.

Councilor Kvistad moved to accept staff's recommendation on D29? The motion failed for lack of a second.

Motion No. 21 Councilor Monroe moved, seconded by Councilor Gates, to approve staff's recommendation on D29.

D29

Vote on Motion No. 21 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

Motion No. 22 Councilor Moore moved, seconded by Councilor Devlin, to reject staff's recommendation on D30.

Vote on Motion No. 22 Councilors Devlin, Gates, Hansen, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilor Kvistad voted nay. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 9/1 and the motion was adopted.

Motion No. 23 Councilor Kvistad moved, seconded by Councilor Moore, to accept staff's recommendation for D32.

Vote on Motion No. 23 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore and Wyers

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voted aye. Councilors Buchanan, Gardner, Van Bergen and Washington were absent. The vote was 9/0 in favor and the motion was adopted.

Motion No. 24 Councilor Monroe moved, seconded by Councilor Gates, to accept staff's recommendation on D36

Vote on Motion No. 24 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

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Motion No. 25 Councilor Devlin moved, seconded by Councilor Gates, to approve D38 ^{which} with the addition of 20 acres in the vicinity of Coffey Lake. ^{approx}

Vote on Motion No. 25 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion was adopted.

50 percent of side 5

Mr. Bollam (D40) ~~was presented and~~ explained that the way his land had been zoned had created difficulties with regard to the amendment process.

Motion No. 26 Councilor Kvistad moved, seconded by Councilor Gates, to put D40, 41, 42 and 43 in the Work Plan for evaluation during Metro's periodic review of the UGB during 1995.

Vote on Motion No. 26 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Washington and Wyers voted aye. Councilor Moore voted nay. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 9/1 in favor and the motion passed.

^{D as amended}
Motion No. 27 Councilor Kvistad moved, seconded by Councilor Gates, to approve all the D (UGB) items as listed and amended.

Vote on Motion No. 27 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

E. Miscellaneous

Motion No. 28 Councilor Gates moved, seconded by Councilor Monroe, to approve all E items recommended by staff. ^{with note to debate "study" from rec on item E47}

Vote on Motion No. 28 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and

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the motion passed.

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E. Transportation

F 51 + 53

Motion No. 29 Councilor Kvistad moved, seconded by Councilor McFarland, to approve staff's recommendations on Items F51 and 53.

Vote on Motion No. 29 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

90 percent of side 5

Motion No. 30 Councilor Gates moved, seconded by Councilor McFarland, to approve staff's recommendation on F49.

Vote on Motion No. 30 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Motion No. 31 Councilor Kvistad moved, seconded by Councilor Moore, to move D50 to Exhibit D (~~is this right?~~).

Vote on Motion No. 31 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Beginning of side 6

Motion No. 32 Councilor Moore moved, seconded by Councilor Devlin, to put F52 in the Work Plan.

Vote on Motion No. 32 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Motion No. 33 Councilor McFarland moved, seconded by Councilor Hansen, to approve all F Items as approved and/or amended.

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Vote on Motion No. 33 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Motion No. 34 Councilor Gates moved, seconded by Councilor Monroe, to accept all revisions made at this meeting to the Planning Committee's report.

Vote on Motion No. 34 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

G. New Amendments Proposed by Councilors (Language not included in attached memo to these minutes)

Beginning of side 6

Motion No. 35 ^{C 20} Councilor Moore moved, seconded by Councilor Hansen, to insert Councilor Moore's proposed language on RUGGO Section II.4 Growth Concept, Main Streets (type in) and to include said language in the Glossary. ^{sec TM amend #1}

Motion No. 36 Councilor Gates moved, seconded by Councilor McFarland, to amend Motion No. 35 by reversing two phrases in Councilor Moore's proposed language.

Vote on Motion No. 36 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Vote on Motion No. 35 as Amended Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

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Motion No. 37 Councilor Moore moved, seconded by Councilor McLain, per CPO 7's letter to delete the urban reserve study area north of Sunset Hwy. and east of Cornelius Pass Road.

Staff clarified the urban reserve study area in question did not include the floodplain.

Vote on Motion No. 37 Councilors Devlin, Gates, Hansen, McLain and Moore voted aye. Councilors Kvistad, McFarland, Monroe, Washington and Wyers voted nay. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 5/5 and the motion failed to pass.

Motion No. 38 Councilor Moore moved, seconded by Councilor Gates, to stipulate that staff's urban reserves study analysis take into account the Greenspaces Master Plan and the impact of traffic on Cornelius Pass Road in connection with the subarea study (on the area noted in Motion No. 37).

Vote on Motion No. 39 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner and Van Bergen were absent. The vote was 10/0 and the motion passed.

Motion No. 39 Councilor Gates moved, seconded by Councilor ^{Kvistad} ~~X~~, for acceptance of the Planning Committee's recommendations as a whole.

Motion No. 40 Councilor Devlin moved, seconded by Councilor Moore, to delete # 5 on page 21 of the Planning Committee's report (which dated ~~version~~ ^{with Nov 23}?) re: The Sisters of St. Mary property.

Vote on Motion No. 40 Councilors Gates, Hansen, Kvistad, McFarland, McLain, Monroe, Washington and Wyers voted nay. Councilors Devlin and Moore voted aye. The vote was 8/2 against and the motion failed to pass.

TM discussing Springmill road and Newell Creek Canyon areas; no motions.

Beginning of side 7

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More discussion of Newell Creek area, logging, Gates said there had been assurances from jurisdictions, etc.

Councilor Moore stated for the record that she wanted the record to reflect the commitment of the three jurisdictions to protect the area from development per the agreement of the three jurisdictions.

Motion No. 41 Councilor McFarland moved, seconded by Councilor Devlin, to add the MPAC language to the Planning Committee report as amended at this meeting.

Motion No. 42 Councilor Gates moved, seconded by Councilor Washington, to accept Legal Counsel's proposed language for a disclaimer on the map.

Motion No. 43 Councilor Moore moved, seconded by Councilor Hansen, to to amend No. change in Legal Counsel's proposed language the word 42 "clarification" to "interpretation."

Vote on Motion No. 43 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner, Monroe and Van Bergen were absent. The vote was 9/0 and the motion passed.

Vote on Motion No. 42 Councilors Devlin, Gates, Hansen, Kvistad, as Amended McFarland, McLain, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner, Monroe and Van Bergen were absent. The vote was 9/0 and the motion passed.

Motion No. 44 Councilor Moore moved, seconded by Councilor ~~X~~ Devlin, to amend Resolution No. 94-2040B to add to the newly numbered (at this meeting) BIR#8, "and that any land designated EFU within the established urban reserve study areas shall be considered potential urban reserve lands only as they might be critical to the coherent extension of urban services to exception lands also within the established urban reserve study areas."

*476 from Shaw
memo to Councilors
CA 56*

P 57

~~Devlin~~ Devlin

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Vote on Motion No. 44 Councilors Gates, Hansen, Kvistad, McFarland, McLain, Washington and Wyers voted nay. Councilors Devlin and Moore voted aye. Councilors Buchanan, Gardner, Monroe and Van Bergen were absent. The vote was 7/2 opposed and the motion failed to pass.

Motion No. 45 Councilor Kvistad moved, seconded by Councilor Gates, to forward the Planning Committee report, all documents as revised and Resolution No. 94-2040B as amended at this meeting to the full Council for its consideration at the December 8, 1994 Council meeting.

Motion No. 46 Councilor Hansen moved, seconded by Councilor Gates, to add a letter to the Decision Kit from the 1994 Council.

*to amend 45 to include list of Council
all aye*

Motion No. 47 Councilor Washington moved, seconded by Councilor Gates, to direct staff to draft a letter from the 1994 Council per Mr. Fregonese's suggested direction.

all aye

Vote on Motion No. 47 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner, Monroe and Van Bergen were absent. The vote was 9/0 and the motion passed.

Motion No. 48 Councilor Kvistad moved, seconded by Councilor Hansen, to forward all Planning Committee materials as amended and the Resolution No. 94-2040B as amended as a packet to the December 8 Council meeting for final action.

repeats 45

Vote on Motion No. 48 Councilors Devlin, Gates, Hansen, Kvistad, McFarland, McLain, Moore, Washington and Wyers voted aye. Councilors Buchanan, Gardner, Monroe and Van Bergen were absent. The vote was 9/0 and the motion passed.

Presiding Officer Wyers adjourned the work session at 8:46 p.m.

Meeting record prepared by:

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Paulette Allen

Clerk of the Council

1) Amend RUGGO section II.4 Growth Concept, page 40 – Main Streets:

91
Add concept of Neighborhood Centers to RUGGO (from definition section). Amend page 40 to change heading to "Main Streets and Neighborhood Centers" and amend second paragraph to read: "Main streets typically will serve neighborhoods...*Main streets form neighborhood centers as areas that provide the retail and service development around MAX light rail stations and at other intersections at the focus of a neighborhood area.* When several main streets occur within a few blocks of one another, they may also serve as a dispersed town center, such as the main street areas of Belmont, Hawthorne, and Division Streets that form a town center for Inner Southeast Portland."

2) Amend Concept Map for Cedar Mill Area:

- Add Town Center designation in Cedar Mill (located along NW Cornell Road between NW 123rd and NW 143rd Avenues). Add Main Street designations to intersection of NW Cornell Road with Saltzman and Barnes Roads.
- Add Main Steet designation at intersection of Barnes and Miller Roads for development as a neighborhood center.
- Add Open Space stream corridors to the Concept Map in the Cedar Mill area: Golf Creek, Cedar Mill Creek, Johnson Creek, and Willow Creek.

3) Add for Study the following potential Transit Corridors:

Cedar Mill area – Cornell Road, West Union Road, Thompson Road, Leahy Road, 143rd Avenue, 112th Avenue, Saltzman Road, 119th Avenue, McDaniel Road.

Garden Home area – Oleson Road between Garden Home Road and Hall Blvd.

(B44) Amend RUGGO section II.4 Growth Concept, page 37 – Open Space:

Change title to "Open Spaces and Trail Corridors". Amend paragraph 1, first sentence, to read: "The areas designated open space on the Concept Map are parks, stream and trail corridors, wetlands and floodplains, and largely undeveloped upland areas or areas of compatible very low density residential development."

Amend paragraph 2, last sentence to read: "Finally,...thereby having the benefit of regulatory protection of critical creek areas, compatible low-density development, and transfer of development rights to other lands better suited for development."

Amend paragraph 3 to read: "About 35,000 acres of land and water inside...~~Still others~~ Some could be protected by environmental zoning which allows very low-density residential zoning development through the clustering of housing on portions of the land while leaving important features as common open space."

METRO

To: Presiding Officer Wyers and Metro Councilors

From: John Fregonese, Senior Manager 

Date: December 1, 1994

Subject: Proposed New Amendments to the Growth Concept

These amendments are new amendments received after the Executive Recommendation package was submitted to the Planning Committee on November 17, 1994. (Amendments made which were already addressed by the Planning Committee are so noted in the enhanced Planning Committee memo dated December 1.)

Below is a synopsis and a staff response. Each is a response to specific amendment proposals, not to general comments or letters. As with the memo from Councilor Kvistad, Chair of the Planning Committee, we have organized proposals into the following categories:

- A. Process
- B. Land Use Definitions
- C. Centers and Corridors
- D. Urban Reserves
- E. Miscellaneous

We have also incorporated responses to transportation issues. These were relatively few and coordinated with the transportation section of the department.

A. Process

1. Do not adopt any concept until the impact of the concept on affordable housing, especially manufactured housing, is understood. (CL 341 Miner/ Oregon Manufactured Housing Association)

Staff Recommendation: Disagree. While housing affordability has to be a continuing concern of the region, a 50 year market analysis is not possible. Work will need to be completed as part of the Regional Framework Plan to address the issue of housing affordability, including manufactured housing.

2. Add a business advisory committee to ensure more coordination in the future with the business community (CL 681 Orchard)

Staff Recommendation: Agree. This should be addressed in the work program effort.

3. Do not adopt a plan until education facilities are addressed. (CL 195 Cox/Reeves Corporation)

Staff Recommendation: Disagree in part. While educational facilities are very important, the Growth Concept is not a comprehensive plan. We recommend that coordination with school officials should be initiated and that refinements may be necessary when additional information is available.

B. Land Use Definitions

Neighborhoods

direct staff to develop a coordination plan for educational institutions (get letter sent) JF language (JF) re K-16

4. Amend Recommended Alternative Analysis, RUGGO Goal II Objectives, and Growth Concept description to include policy language regarding: reinvestment in existing neighborhoods that have experienced disinvestment, or are underutilized, or have a high percentage of people living below 80% of median income. (CL 562-565 Coalition for a Livable Future)

B2
Staff Recommendation: Disagree/Study. Refer to MPAC. The Recommended Alternative Analysis should not be altered, since it reflects the study done to date and has not considered the issues or conclusion suggested. The RUGGO amendments proposed are important potential regional policies but include whole new objectives ("Maintaining Urban Vitality") and should be considered in the RUGGO update next year with MPAC consideration. The suggested changes to the Growth Concept description have been partially addressed with respect to transportation access and jobs housing balance. However the issue of locating industrial areas in proximity to housing of all income ranges requires further feasibility analysis and should be studied.

5. Amend the RUGG to reflect six principles to guide urban growth (CL 704 O'Reilly)

B3
Staff Recommendation: Agree in part. These are substantial principles and should be reviewed by MPAC.

Open Space

6. Define open spaces as public owned and accessible. (CL 714 Allen)

B4
Staff Recommendation: Disagree. The open space definition includes lands which are low density residential, but in private ownership and not accessible. These areas provide visual open space and can be a valuable resource, although in private

ownership.

7. Add open space as cited in the Cedar Hills community plan, and along four stream corridors. (229 WA Co. CPO#1)

Staff Recommendation: Study. This is more detailed than the scope of the Growth Concept. There is no objection to this open space component, but it should be added in the Regional Framework Plan open space component.

8. Add open space to Rocky Butte, Kelly Butte, and Bull Mountain. (Regional Parks and Greenspaces Department)

Staff Recommendation: Agree. These appear to be mapping errors or adjustments to the greenspaces component of the Recommended Alternative. These should be consistent with the Greenspaces Master Plan.

9. Change Urban Reserve Study Area to Rural Reserve for an area west of SW 175th between SW Kemmer and SW Outlook Lane just south of Cooper Mountain that covers a natural area. (Regional Parks and Greenspaces Department)

Staff Recommendation: Agree. This proposed area is not suited for urbanization as it includes a sensitive ecosystem on sloped terrain adjacent to a rural reserves designation. The criteria applied here for potential urbanization impacts on the biological continuity of a unique area should be applied in the study process to all urban reserve areas.

10. Correct an error in the open space designation in the Gladstone area to recognize wetlands. (CL 685 Houck)

Staff Recommendation: Agree. The map should be revised to reflect these areas which have already been excluded from the buildable land inventory.

11. Make substantial amendments to the RUGGO with regard to critical natural areas, water quality, water resources, air quality, natural areas, parks and wildlife habitat (CL 685 Houck)

Staff Recommendation: Agree in part. These are substantial changes to the RUGGO and which could materially improve the language of the RUGGO dealing with these issues. However, we recommend that they be referred to MPAC for their consideration first and made a part of the refinement of the Growth Concept in the next six months.

12. Eliminate Open Space designation inside the UGB adjacent to Forest Park. (CL 496, Lewis)

Staff Recommendation: Disagree. The open space designation is not incompatible with low density residential uses. Refer to Open Space definition in Glossary.

13. Recognize that CPO #1 is park deficient (CL 276 Leeper)

Staff Recommendation: Disagree/Study. Metro should not consider one part of the region part deficient without looking at the whole region. It may be that the area is park deficient, but such a declaration should be done after further analysis and comparison on a regional basis.

Industrial Area

14. Change from Industrial Area to neighborhood for the Bridgeton and East Columbia neighborhoods in Portland, along the Columbia South Shore; making the designation consistent with the Albina Community Plan.

Staff Recommendation: Study. The City of Portland reviewed the Growth Concept and did not find the regional designation inconsistent with their plans. This needs to be reviewed in closer detail with particular attention to the Albina Community Plan.

- Change Industrial Area designation in Wilsonville north of Boeckman east of I-5 to allow for existing residential zoning. (CL 488 City of Wilsonville)

Staff Recommendation: Agree/Study. Change designation to Employment Area, which allows for residential. Study or refine this further if needed.

Rural Reserves

15. Change from rural reserve to urban reserve, 51 acres north of Wilsonville and east of I-5. (CL 548 Green River Properties)

Staff Recommendation: Disagree. The Recommended Alternative Growth Concept relies on Rural Reserves to maintain separation between urban areas. The area between Tualatin and Wilsonville is one such instance.

16. Take actions to enforce rural reserves (CL 704 O'Reilly)

Staff Recommendation: Disagree. Further analysis of the rural reserves in conjunction with the counties and cities of the region should occur. If problems are identified, additional actions by the counties or Metro could be considered at that time.

Neighbor Cities

17. Add City of North Plains as a Neighbor City. (CL 462, City of North Plains)

Staff Recommendation: Agree/Study. North Plains is a neighbor city. The primary neighbor cities in the Recommended Alternative are Sandy, Canby and Newberg, all considerably larger than North Plains and considered capable of creating independent communities. North Plains is currently participating in the State TGM grant study of the "neighbor city" model, and should be recognized as a smaller neighbor city with equal treatment in the Recommended Alternative Growth Concept.

C. Centers and Corridors *CI*

Centers

- okay* 18. Add a commercial area to the Cedar Hill Town Center south of the Sunset at Highway 217. (CL 229 WA Co. CPO#1)

Staff Recommendation: Disagree. This already appears in the bounds of the town center as mapped. These circles are deliberately fuzzy and will be refined with more specificity in the Regional Framework Plan.

- pull* 19. Change the coverage of the Wilsonville Town Center designation, removing the southern half of the town center or reducing to half the size. (CL 424, CL 487, City of Wilsonville)

Staff Recommendation: Disagree/Study. The reasons for the change are not sufficiently defined they are only described by Wilsonville as being in "direct variance" with the definition of the Wilsonville's Town Center. A study of the definition differences is warranted before changing.

- pull* 20. Create a Cedar Mill town center where there is currently a main street designation.

Staff Recommendation: Agree/Study. The support for a town center is evident and should be pursued. More information is needed on the coverage area for the town center boundaries and should be considered in the refinement period.

21. Delete the Pleasant Valley and Damascus Town Centers (CL 309 Finn/Pleasant Valley Neighborhood Association)

okay Staff Recommendation: Disagree. This area is recommended as a urban reserve study area. If the area becomes an urban area, uses other than residential would be critical to establish a balance of jobs and housing. Only if the area is not designated

as urban reserve, would be appropriate at that time to reconsider these designations. The urban reserve decision is scheduled to be made by the Metro Council in 1995.

Corridors and Main Street

22. Add a main street and eight corridors. (CL 228 WA Co. CPO#1)

pull Staff Recommendation: Disagree/Study. The addition of more main streets and corridors may be useful, but this needs to be studied as part of the refinement process. There is not enough information to determine land use and transportation impacts of these changes. *p. 228*

D. Urban Reserves

- error*
23. Include the North Stafford Area for Urban Reserves Study Area. (CL 440 Rosemont property owners, CL 488 City of Sherwood, CL 474 Damascus, CL 499 unidentified, CL 695 Wanker)

- pull* 24. Proposal for Urban Reserve/Urban Growth Boundary conversion process: tie UGB expansion in urban reserves to adjacent jurisdiction density implementation. (CL 448, Malinowski)

Staff Recommendation: Disagree. This is a valid concern for updating the UGB Amendment Procedures, but it is not part of the Recommended Alternative adoption. This issue should be considered in the Regional Framework Plan for Urban Reserves and Urban Growth Boundary.

- pull* 25. Add 22 acre parcel to urban reserve study area adjacent to Charbonneau. (CL 458, Boutwell)

Staff Recommendation: Disagree. This is EFU land is not consistent with the State guidelines for Urban Reserves. The Willamette River provides a natural boundary for urban reserve study areas, expanding to the south is not consistent with the Recommended Alternative analysis.

26. Remove Pleasant Valley from Urban Reserve Study Area and place in Rural Reserves. (CL 467, Harvey)

Staff Recommendation: Disagree. The Recommended Alternative analysis showed a need for 14,500 acres of urban reserves. The State guidelines prioritizing exception lands for urban expansion makes the Pleasant Valley the most logical expansion area in the region.

27. Less Urban Reserves in the Damascus Area. (CL 474 Damascus Community Association, CL 492 Norlin, CL 532 Gunsolus, CL 592 Witbeck)

aha
Staff Recommendation: Disagree. The Damascus and the Pleasant Valley area are largely exception lands. The Recommended Alternative analysis showed a need for 14,500 acres of urban reserves. The State guidelines prioritize exception lands for urban expansion making this area one of the most proximate and logical expansion areas in the region.

28. Productive agricultural lands in Damascus and Boring areas should not be Urban Reserve Study Areas (CL 352 Wright)

pull
Staff Recommendation: Agree in part. While we do not agree that the urban reserve study area designation should be removed, every effort should be made during the study period to minimize the amount of productive farmland considered for urban reserves. The Damascus/Pleasant Valley area has virtually no land with EFU designations, but the Boring area does. To be consistent with state Urban Reserve rules, this will need to be carefully considered.

29. Extend the Urban Reserve Study Area to Scholls Ferry Rd of Kemmer and Grabhorn Road (CL 165 Lolich)

pull
Staff Recommendation: Disagree. This would include a substantial number of acres of land which is all Exclusive Farm Use. We recommend that the area designation remain as it currently does, no change.

30. Add land south of the City of Sherwood in the Parrett Mountain area as Urban Reserve Study Area. (CL 647 Haertl)

pull
Staff Recommendation: Agree. While this proposal was recommended by staff for no addition and the Planning Committee concurred, we believe that because of additional information provided that the area should be studied. The area has some exception land and the state has indicated that further water rights will be made available. While an urban reserve designation may not solve the issues of growth and their impact on public services, further analysis may help to resolve issues.

31. Hold the urban growth boundary in place. (CL 471 AORTA, CL 554 Ringelberg, CL 591 Witbeck, CL 698 Weaver, CL 714 Allen)

aha
Staff Recommendation: Disagree. Given the expected rates of growth for the region and considering moderate changes to existing comprehensive plans, the urban growth boundary cannot be held in place under current state planning goals and statutes.

32. Delete Urban Reserves study area in the Washington County portion of the Springville Road area (CL 451 Malinowski)

Staff Recommendation: Disagree.

33. Add an Urban Reserve study area designation to the Bonny Slope Area (CL Multnomah County)

Staff Recommendation: Agree. The County has completed an extensive analysis of the area with the West Hills Rural Area Plan and has recommended deletion of an area to the west of the subject area and inclusion of this area, which is primarily exception land.

34. Add 5 acre parcel to Urban Reserve Study Area next to West Linn. (CL 483 Cruz Development)

Staff Recommendation: Disagree. There is inadequate information to assess the location and reason for the request.

35. Add urban reserve study area north of Carver from Clackamas river on the west to Tong Rd. on the east, and north to Highway 212. (CL 553 Patton)

Staff Recommendation: Disagree. Although the apparent topography to the east and the floodplain to the west do not present the best choice for urban reserves, the study of this entire exceptions land area appears to make more sense than limiting it to a peninsula of land just including Carver.

36. Add Speer property to the south of the City of Cornelius to the urban reserve study area. (CL 300 Schilling/City of Cornelius)

Staff Recommendation: Disagree. This area is primarily in floodplains, is designated as Exclusive Farm Use and would require pumping sanitary sewer from the area to the treatment plant. For these reasons we have recommended areas on the north side of the city which do not have the floodplain or pumping conditions.

37. Add lands to the Urban Reserve Study Area in the vicinity of Sunnyside Road and 147th/152nd. (CL335 Donley, CL 337 Rodney)

Staff Recommendation: Disagree. This area is outside the present urban growth boundary and has been designated as a rural reserve. It constitutes some of the area of the Boring Lava Domes. During or after the urban reserve study process, there may need to be consideration of transfer of development rights or other procedures which provide consideration to areas which are not designated as urban, but which may be surrounded by urban designations.

pull 38. Add land to the Urban Reserve Study Area in the vicinity of Wilsonville along SW Grahams Ferry Road. This is designated as EFU and is in close proximity to an area which has been recommended as an Urban Reserve Study Area for the Wilsonville area and is logical to study while the adjacent part is analyzed because it would "square off" the study area and could be a logical boundary in the future.

39. Add 162 acres to the Urban Reserve Study Area for land located on the back side of Cooper Mountain, south of Kemmer Road, east of 190th. (CL 249 Meissner)

Staff Recommendation: Disagree. This area is adjacent to a proposed Urban Reserve Study area, but is zoned for Exclusive Farm Use and has topographic features for which we recommend no change.

UGB Amendments

pull 40. Amend RUGGO Objective 18, Urban Growth Boundary. Change UGB amendment procedures. (CL 683 Bollam)

Staff Recommendation: Disagree. This request for a change to the RUGGO Objective 18 is not timely, and should be considered in the process of any future RUGGO Goal II updates or updates to the Metro Code for UGB Amendment Procedures (Chapter 3.01). Any RUGGO changes need MPAC review.

41. UGB Amendment, West Union Rd. and Cornelius Pass Rd. (CL 409 Tsugawa)

Staff Recommendation: Disagree. This is not a topic of consideration in the Recommended Alternative. UGB Amendments are covered by Metro Code, Chapter 3.01.

42. Amend the Urban Growth Boundary for 11 acres south of Alexander Street and west of 229th Street. (CL 533 Land Development Consultants)

Staff Recommendation: Disagree. This is not a topic of consideration in the Recommended Alternative. UGB Amendments are covered by Metro Code, Chapter 3.01.

43. Amend UGB at Butler and 190th in Gresham. (CL 455 Byer)

Staff Recommendation: Disagree. This is not a topic of consideration in the Recommended Alternative. UGB Amendments are covered by Metro Code, Chapter 3.01.

E. Miscellaneous

44. Add "sustainability" language to RUGGO. Including topics such as: ecological integrity, economic viability, social equity, efficient materials and energy use, sustainable industries and practices supporting local communities, recovering infrastructure and service costs, and decision making that is a full integration of social, economic and environmental issues. (CL 521 Sustainable Oregon, CL 566 Coalition for a Livable Future, CL 585 Weaver)

Staff Recommendation: Study. Refer to MPAC. The breadth of these topics and their implications on regional policy need to be studied in the update of RUGGO. Most of these changes to RUGGO are new and therefore need MPAC consideration.

45. Add new RUGGO Objective under Goal II, "Cultural Programs and Facilities". (CL 531 Metropolitan Arts Commission)

Staff Recommendation: Study. Refer to MPAC. The current changes endorsed by the Planning Committee are small amendments to RUGGO to recognize the importance of arts and cultural programs. However, this proposal is more substantial and needs review in the upcoming RUGGO update next year, including MPAC consideration.

46. The City of Sherwood has introduced multiple amendments to the Growth Concept. These include changes to the map and definitions. (CL 133 City of Sherwood)

Staff Recommendation: Agree in part. Many of the broader issues (Concept refinement, flexibility, rural reserves, schools, watersheds, employment area definitions, etc.) presented by Sherwood have been addressed in other amendments proposed to date. Staff concurs with the Executive Recommendation in these cases. The more specific local changes are a separate matter that should be considered as part of the refinement process. Metro staff can be thankful for the attention to the proposed Growth Concept by the City of Sherwood, these changes are exactly the type of refinement anticipated in the next six months. This is in essence the detailed work done ahead of time. The conclusions demonstrate the benefits of local review, and will certainly be applied in this case.

47. EFU parcels with worn-out soil and those without water rights should be changed. This needs to be considered before Urban Reserve decisions are made. (CL 541 Fleming)

Staff Recommendation: Disagree/Study. State rules are binding on EFU land, Metro has no ability to change. This should be brought to the State's attention for study.

48. Set policies to eradicate invasive, non-native plants (CL 305 Moore)

Staff Recommendation: Disagree. The Growth Concept does not deal with specific

issues at the detail level being proposed.

F Transportation

49. Direct staff to increase annual transit service growth to 6% (CL 471 AORTA)

pull

Staff Recommendation: Disagree. While staff is targeting transit this is not necessarily the sole alternative mode that can be held accountable by using an extremely aggressive goal; bike, walk and rideshare are also part of the non-auto mode share. Transit service rates are best considered under the Regional Framework Plan's RTP update in a coordinated fashion.

50. Meet the Transportation Planning Rule mandates. (CL 471 AORTA)

pull

Staff Recommendation: Agree/Study. The Regional Framework Plan RTP update will address these issues. The Recommended Alternative analysis was the first step in addressing the Rule.

51. Eliminate the Sunrise Corridor from the Growth Concept because of conflicts with resource lands, environmental and ecological impacts, and traffic impacts. (CL 593-CL 597 Witbeck)

chg

Staff Recommendation: Disagree. The Growth Concept indicates the need for a major roadway linkage if this area urbanizes. Mitigation of impacts and conflicting uses will have to be considered as with any transportation planning project.

52. Delete the extension of S.W. Vermont Street (CL 278 Ladd/Beaverton Schools, CL 279 Colburn/Beaverton Schools, CL 288 Hagen)

pull

Staff Recommendation: Disagree. This Growth Concept does not address specific road improvements or alignments. Work in the Regional Transportation Plan and other transportation planning efforts, in cooperation with local jurisdictions and with public participation will determine extensions or alternatives to extensions.

53. Delete the extension of 125th Street from Hall Blvd to SW Schools Ferry Road (CL 284 O'Connell,

chg

54. Set a goal of 15% bicycle, 15% walking and 50% transit. (CL 306 Sarr, Meyers, Burkholder)

chg

Staff Recommendation: Disagree/study. We do not believe that enough information is available to set specific goals such as these. In addition, in areas which have high

*Break
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6:33*

rates of non-auto modes, bike modes are much higher than walk modes. Transit useage, even under the best conditions in European cities is generally not this high, and seems not likely to be achievable on a regional level. Nonetheless, with the development of the new Regional Transportation Plan, higher goals should be explored in participation with the public.

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December 6, 1994

Councilors:

I had included the following amendment in our discussion last Thursday night, but have just found out that the staff did not finally include in the Garden Home area request as part of the transit corridor study package.

So, I'll ask us on this Thursday to include the section of SW Oleson Road south of Garden Home Road as a potential transit corridor, for study during the next 6 months. The reason for this is that both the neighborhood and Washington County staff are suggesting that the transit corridor shown on the recommended alternative along SW Garden Home Road is not desirable or likely to happen. We need to complete a corridor route south to Washington Square and perhaps the southern half of Oleson Road will be the better route. I'd like it studied, to find out.

Thank-you for your patience.

Terry Moore



(from last Thursday's discussion:)

3) Add for Study the following potential Transit Corridors:

Cedar Mill area – Cornell Road, West Union Road, Thompson Road, Leahy Road, 143rd Avenue, 112th Avenue, Saltzman Road, 119th Avenue, McDaniel Road.

Garden Home area – Oleson Road between Garden Home Road and Hall Blvd.

tshm/12-06-94

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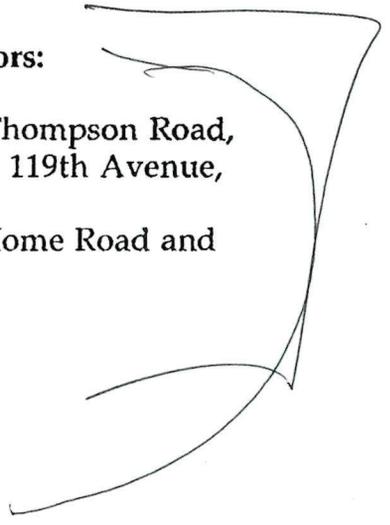
Thank-you for your patience.

Terry Moore *Terry Moore*

(from last Thursday's discussion:)

add to d

- 3) **Add for Study the following potential Transit Corridors:**
~~including in the but not limited to~~
 Cedar Mill area - Cornell Road, West Union Road, Thompson Road, Leahy Road, 143rd Avenue, 112th Avenue, Saltzman Road, 119th Avenue, McDaniel Road.
 Garden Home area - Oleson Road between Garden Home Road and Hall Blvd.



tshm/12-06-94

~~C.R. Thompson~~

Motion 16

From: Gail Ryder
To: Mark Turpel
Date: 12/6/94 4:41pm
Subject: Motion 16 from the Council's December 1, 1994 work session.

Discussion with Councilor Moore have helped me realize that motion 16 sent ten streets to "exhibit d" for further study. they are:
in the cedar Mill area Cornell Road, West Union Road, Thompson Road, Leahy Road, 143 rd Ave, 112 Avenue, Saltzman Road, 119th Ave., and McDaniel Road (9)
and in the Garden Home area Oleson Road between Garden Home Road and Hall Blvd.

If you have any questions please ask. Thanks Ken

CC: John Fregonese, Paulette Allen

Mark Dupel

52. Delete the extension of S.W. Vermont Street (CL 278 Ladd/Beaverton Schools, CL 279 Colburn/Beaverton Schools, CL 288 Hagen)

Council Directive: Agree. The modelled extension of SW Vermont Street/Vermont Court west from SW Oleson Road to SW Schools Ferry Road will not be considered further in the RTP update because of the importance of the wetland area (Nicol Marsh) through which such a roadway would have to pass and because of the limited transportation benefit that would accrue to the eastern Washington County transportation system from such an extension. Execution of SW Vermont St./Ct is neither feasible nor desirable and should not be included in any future roadway planning (See Technical Appendix - Preferred Alternative Roadways, page 2).

53. Delete the extension of 125th Street from Hall Blvd to SW Schools Ferry Road (CL 284 O'Connell)

Council Directive: Disagree. The Recommended Alternative does not define the roadway network, that level of work will be done in the RTP update, as part of the Regional Framework Plan.

54. Set a goal of 15% bicycle, 15% walking and 50% transit. (CL 306 Sarr, Meyers, Burkholder)

Council Directive: Disagree/study. We do not believe that enough information is available to set specific goals such as these. In addition, in areas which have high rates of non-auto modes, bike modes are much higher than walk modes. Transit usage, even under the best conditions in European cities is generally not this high, and seems not likely to be achievable on a regional level. Nonetheless, with the development of the new Regional Transportation Plan, higher goals should be explored in participation with the public.

Councilor Amendments:

55. Council amendment on urban reserve study area north of West Union east of Cornelius Pass. The study should be conditioned with a recognition of the Greenspaces Master Plan designations in the floodplains of the area, and considering the traffic impacts on this northern portion of the County.

56. Council Amendment (from legal counsel) to include a note on the Concept Map as follows:

"Note: Urban Reserve Study Areas indicate those areas within Metro's 1995 Work Plan for further study from which Urban Reserve Areas may be selected. Designation of urban reserve study areas shall be contingent upon the need demonstrated by the

*Motion
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refined 2040 Growth Concept and interpretation of LCDC's Urban Reserve Rule."

57. Council directed that their resolution should contain the following language regarding MPAC as follows:

" That the proposals to the Metro Council for amendments to different sections of existing RUGGO Goal II and to the RUGGO Concept attached as Exhibit "E" that go beyond the scope of MPAC's review of the Recommended Alternative Concept are hereby referred to MPAC as proposed refinements including proposed changes to the 2040 Growth Concept and 2040 Concept Map" and

"That MPAC should consider the established 2040 Concept and the referred amendments received by the Metro Council along with other refinements and make a recommendation back to Council by April 15, 1995.

58. Council directed staff to place the names of the Metro Council on the final document.

59. Council directed staff to include a letter from the Metro Council outlining the Council's purpose in making the Growth Concept decisions.

60. Council directed staff to use the term Region 2040 Growth Concept as the accepted term to describe their decision.

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1) **Amend RUGGO section II.4 Growth Concept, page 40 – Main Streets:**

91
Add concept of Neighborhood Centers to RUGGO (from definition section). Amend page 40 to change heading to "Main Streets and Neighborhood Centers" and amend second paragraph to read: "Main streets typically will serve neighborhoods...*Main streets form neighborhood centers as areas that provide the retail and service developmentnd around MAX light rail stations and at other intersections at the focus of a neighborhood area.* When several main streets occur within a few blocks of one another, they may also serve as a dispersed town center, such as the main street areas of Belmont, Hawthorne, and Division Streets that form a town center for Inner Southeast Portland."

2) **Amend Concept Map for Cedar Mill Area:**

- Add Town Center designation in Cedar Mill (located along NW Cornell Road between NW 123rd and NW 143rd Avenues). Add Main Street designations to intersection of NW Cornell Road with Saltzman and Barnes Roads.

- Add Main Street designation at intersection of Barnes and Miller Roads for development as a neighborhood center.

- Add Open Space stream corridors to the Concept Map in the Cedar Mill area: Golf Creek, Cedar Mill Creek, Johnson Creek, and Willow Creek.

3) **Add for Study the following potential Transit Corridors:**

Cedar Mill area – Cornell Road, West Union Road, Thompson Road, Leahy Road, 143rd Avenue, 112th Avenue, Saltzman Road, 119th Avenue, McDaniel Road.

Garden Home area – Oleson Road between Garden Home Road and Hall Blvd.

64) **Amend RUGGO section II.4 Growth Concept, page 37 – Open Space:**

Change title to "Open Spaces and Trail Corridors". Amend paragraph 1, first sentence, to read: "The areas designated open space on the Concept Map are parks, stream and trail corridors, wetlands and floodplains, and largely undeveloped upland areas or areas of *compatible* very low density residential development."

Amend paragraph 2, last sentence to read: "Finally,...thereby having the benefit of regulatory protection of critical creek areas, *compatible* low-density development, and transfer of development rights to other lands better suited for development."

Amend paragraph 3 to read: "About 35,000 acres of land and water inside...~~Still others~~ Some could be protected by *environmental zoning which allows very low-density residential zoning development through the clustering of housing on portions of the land while leaving important features as common open space.*"



We need Terry Moore at Metro!

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(503) 245-0594 (*Phone & Fax*)