



**METRO**

**Agenda**

MEETING: METRO COUNCIL GREAT PLACES WORK SESSION - RESERVES  
DATE: December 6, 2007  
DAY: Thursday  
TIME: 12:00 NOON  
PLACE: Metro Council Annex

**CALL TO ORDER AND ROLL CALL**

**Meeting Objectives:** Council thoughts on Guiding Principles and initial thoughts/comments on proposed methodology for identifying reserve study areas.

- 12:00 PM I. Reserves: Work Plan Flow Chart**
- Review staff draft
- Next Step: Finalize graphic for use as future communication tool*
- 12:15 PM II. Reserves: Guiding Principles**
- Review staff draft
- Next Step: Council review in January 2008*
- 12:45 PM III. Reserves: Proposed Factors for ID of Reserve Study Areas**
- Geographic extent
  - Two-track proposal
  - Proposed factors
- Next Step: Council review in January 2008*
- 1:15 PM IV. Reserves: LCDC Hearing**
- Debrief of testimony
  - Issues raised
- Next Step: LCDC hearing in January 2008*

**ADJOURN**

## Council Work Session, 12/06/07

### Guiding Principles for Urban and Rural Reserves Analysis and Designation

According to the Lead Council Rights and Responsibilities definition, guiding principles are defined as the “*outcomes, positions and direction for the project that are held and agreed to by the council as a whole.*”

The following is summary of the guiding principles that Council has discussed at various times during the development of the urban and rural reserves process. Staff would like to know:

- Are these the principles that Council would like staff to follow in conducting the reserves analysis?
- Are there other/different principles that Council would like to identify to guide the reserves analysis?

### Draft Guiding Principles

1. **The reserves analyses will be quality-based, not “numbers based”.** The analysis will start with the characteristics of the land and its suitability and compatibility for future urban and rural uses. It will foster a discussion that is not based on meeting a forecast population and job number and will not be tied to the need to identify a specific number of acres. The desired outcome is quality reserves in the right location that have potential for success, not acreage numbers.
2. **Not all land is urban or rural reserve.** Not all lands outside of the UGB in the 3 county area will be either urban reserve or rural reserve. Some lands will have no reserve designation at all. The rural and urban reserve areas will be specifically delineated and not extend infinitely in any direction.
3. **Future urban growth boundary expansion areas will be drawn from the urban reserves.** Areas that are not urban reserves will not be considered for future additions to the urban growth boundary. The planning process for the urban reserves will help identify the location, sizing and timing of need for land to be included in the urban growth boundary. After designation of the reserves, a concept plan will be developed for the urban reserves which will address financing, governance and other issues to a greater level of detail than is possible in the reserve designation process and which will help identify the suitability of land for inclusion in the urban growth boundary.
4. **Natural and man-made features will help establish “hard edges”.** Urban and rural reserve designations will use natural and man-made features to establish boundaries that provide logical or intuitive edges to urbanization in the long term.
5. **Not all factors are created equally.** The importance of factors to designate urban and rural reserves will vary by location in the region and the site

characteristics. The analysis and designation process will consider **all** of the relevant great community, agriculture and natural feature factors –no one factor will trump another as a matter of principle. For each area, the following questions will need to be answered:

- Should it be in a reserve study area or not?
- Should it be considered for urban or rural reserve or is does it have qualities of both?
- For those that have qualities of both, should it be urban or rural?  
What are the qualities that seem to indicate strength or value one way or the other?

6. **Regional and local needs are considered.** While much of the great community analysis will reflect local aspirations and compatibility, regional values, costs and benefits will also be considered. Regional considerations could include, for example: *infrastructure cost and impact on the region to finance, air and water quality impacts and other factors.*
7. **The reserve analysis will recognize that multiple factors make a Great Community.** Land availability is one of many tools that can help make a Great Community and the need for an urban reserve. Additional investments in existing communities –in transportation, other infrastructure or development – can substitute for the need for additional land to meet the region’s growth needs. The urban reserve analysis will consider all of these tools.

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## PROPOSED FACTORS FOR ID OF RESERVE STUDY AREAS

From Shape of the Region work program

### I. Initial Identification of Reserve Study Areas (Proposed)

A. Geographic Extent - 5 miles around UGB (“broad” study area), approximately 400,000 acres.

Why use a 5-mile area?

- Consistent around entire boundary – leaves arguments regarding inclusion or not to analysis phase
- Equitable for all areas – inclusive and transparent process from beginning
- No prejudgments of areas – reduces actual/perceptual initial bias
- An area must be in the broad study area to be considered as either an urban or rural reserve
- The 5-mile extent is a starting point, could be more or less as needed in certain locations
- Five miles is adequate as a maximum distance for expecting urban conflicts on rural areas – helps keep the focus on those areas most at risk over the next 40-50 years

B. Two-track System – the entire 5-mile broad study area will be evaluated separately for both urban and rural reserve suitability

‘Urban Track’

1. Possible Factors to Consider (from Great Communities work – not all may apply) for identifying the urban reserve study areas

a. *Community Design*

- Is area capable of supporting a complete community or completing existing adjacent urban area?

Data needs

- Topography
- Parcelization pattern
- Adjacent urban land use pattern
- Size parameters
- Does area fit within landscape, i.e. ‘recognize’ natural features and important agricultural land?

Data needs

- Natural features
- Local landmarks, historic inventories and visions
- Can urban densities and walkability be achieved on landscape?

Data needs

- Topography
- Adjacent transportation/transit connections
- Size parameters

b. *Governance/Services/Finance*

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- Is there a logical governing body for area?

## Data needs

- City boundaries
- Urban service agreements and maps
- Service provider boundaries
- Is there willingness by the governing body, either now or in future?

## Data needs

- History of past annexation attempts
- Local plans/visions
- If more than one potential governing body, is relationship conducive for 'partnership'?

## Data needs

- History of local agreements
- Urban service agreements and maps
- Can an area be well connected for transportation to existing urban area(s)?

## Data needs

- Topography
- Adjacent transportation/transit connections
- Adjacent urban land use pattern
- Can area be served well by other urban services over time?

## Data needs

- Urban service provider boundaries
- Urban service agreements and maps
- Can services be provided in a relatively economical fashion?

## Data needs

- Financial history of existing service providers

### c. *Optimize Major Public Investments*

- What are the existing or future relationships to major regional infrastructure investments, including LRT and/or major corridors, regional water and sewer lines, parks and trails?

## Data needs

- Regional transportation system and plan
- Local transportation system and plan
- Sewer and water trunk lines
- Service provider boundaries
- Park and trail systems
- Available data from Metro's Regional Infrastructure Analysis

### d. *Ecological Systems*

- Does area include natural resource 'systems', e.g. fit within or work with significant natural features?

## Data needs

- Watersheds
- Topography
- Goal 5 resources
- Park and trail systems

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e. *Economy*

- Can area supply or enhance an identified economic need?

Data needs

- Existing or potential future industry clusters or niches?
- Ability to move goods and services between area and existing markets/transport hubs?
- Available data from Metro's Regional Economic Trends analysis

'Rural Track'

2. Possible Factors to Consider for identifying the rural reserve study areas

a. *Significant Agricultural Areas*

- Ag analysis map/info (Jim Johnson report)
- Other agricultural criteria?
- Important connectivity/system area(s) to maintain or promote viable clusters (rural freight movement)
- Recognition of natural resource features as buffers

b. *Significant Natural Landscape Features*

- Natural Landscape Features map/info (Metro report)
- County rural land map/info
- Important connectivity/system area(s) to maintain or promote viable habitat protection
- Recognition of important agricultural land
- Potential impact from adjacent areas

C. Results

Based on the results of the broad study area analysis work, study areas will be identified as rural, urban, and conflicted (good for both). The next phase of analysis will be tailored to the specific reserve type to refine the study areas based on a deeper level of analysis. There will be some land from the broad study area that will not be identified for additional analysis.