

A G E N D A



RESERVES STEERING COMMITTEE

DATE: Wednesday, May 14, 2008
TIME: 9:00 a.m. to noon
PLACE: Council Chamber, Metro Regional Center, 600 NE Grand Avenue, Portland, OR

	AGENDA ITEM	PRESENTER	ACTION
9:00 AM	1. Welcome and Introductions	Debra Nudelman	
9:20 AM	2. Public Comment		
9:25 AM	3. Review of Upcoming Steering Committee Agenda/Actions	John Williams	Review
9:40 AM	4. Follow up Action Items from April 9 Study Areas Discussion	Tom Brian/Jeff Cogen	Discussion
10:10 AM	5. Introduce and Discuss Rural Reserve Factors	Martha Schrader Brent Curtis/Doug McClain	Introduction Discussion
	Break		
11:50 AM	6. Wrap-up	Debra Nudelman	

ADJOURN

Next meeting:

Monday, June 9, 9:00 a.m.

Council Chamber, Metro Regional Center, 600 NE Grand Avenue, Portland

Upcoming meeting topics (draft - subject to change):

Monday, June 9

- Decision: Reserve Broad Study Areas Recommendation (sending the Study Areas Map out for public input)
- Briefing on Phase 2 public involvement process
- Briefing on 40/50 year forecast event
- Summary of Phase 1 events and process

Wednesday, July 9

- Discussion of Phase 3 work program and analytical process
- Discussion of Making the Greatest Place work program and integration into Reserves project

Wednesday, August 13

- Discussion of Phase 3 work program and analytical process (cont.)
- Update on Phase 2 public involvement process

Wednesday, September 10

- Presentation on Phase 2 public involvement results
- Decision: Reserve Study Areas Endorsement
- Next steps on Phase 3 work program

For agenda and schedule information, please call Ken Ray at 503-797-1508 or email ken.ray@oregonmetro.gov

**RESERVES STEERING COMMITTEE
DRAFT MEETING SUMMARY**

April 9, 2008; 9:00 am – 12:00 noon
Metro Regional Center, Council Chambers

Core 4 Members Present: Washington County Chair Tom Brian, Multnomah County Commissioner Jeff Cogen, Metro Councilor Kathryn Harrington, Clackamas County Commissioner Martha Schrader.

Reserves Steering Committee Members Present: Bob Austin, Chris Barhyte, Shane Bemis, Jeff Boechler, Craig Brown, Katy Coba, Rob Drake, David Fuller, Karen Goddin, Tom Hughes, Kirk Jarvie, Keith Johnson, Gil Kelley, Charlotte Lehan, Greg Manning, Sue Marshall, Mary Kyle McCurdy, David Morman, Alice Norris, Lainie Smith, Greg Specht, Jeff Stone.

Alternates Present: Drake Butsch, Jim Johnson, Donna Jordan, Jim Labbe, Bob LeFeber, John Rakowitz, Bob Rindy, Sabrina White-Scarver.

Also Present: Chuck Beasley, Dick Benner, Hal Bergsma, Genny Bond, Carol Chesarek, Bob Clay, Danielle Cowan, Brent Curtis, Sarah Curtiss, Mark Cushing, Mike Dahlstrom, Maggie Dickerson, Ennis Egner, Jim Emerson, David Halseth, Jon Holan, Jim Hough, Melissa Huffman, Art Lutz, Robin McArthur, Doug McClain, Linnea Nelson, Tim O'Brien, John O'Neil, Mark Ottenad, Don Otterman, Ron Papsdorf, John Pinkstaff, Pat Ribellia, Jarrett Rose, Kelly Ross, Doug Rux, Steven Sparks, Thane Tienson, Randy Tucker, Ray Valone, Fred VanDomelen, Kevin Van Dyke, Mark Walkley, Ramsay Weit, Chris Yake.

Facilitation Team: Debra Nudelman, Aurora Martin.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:06 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She then introduced the film crew from Northern Light Productions. They are completing a three-part documentary for PBS on land use issues on behalf of the Lincoln Land Institute.

Deb Nudelman stated that the Core 4 have asked to extend all upcoming Steering Committee meetings to three hours. There being no objections to this extension, it was confirmed that future meetings will be held from 9:00 a.m. to 12:00 noon. Deb provided an overview of the agenda and meeting materials. She then asked for comments on the January and March meeting summaries.

Gil Kelley asked to amend the March meeting summary on page 7 to clarify the intent of his comment concerning the impact of decisions of this committee on people within the current urbanized area.

There being no other comments or changes to the meeting summaries, they were adopted as final.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

None.

III. DISCUSSION OF RESERVES WORK PROGRAM

Councilor Harrington introduced the topic of the work program. She introduced John Williams, Metro Reserves Manager, to explain the work program in more detail.

John Williams explained that he is working on behalf of the Core 4 and that Metro and the three counties are working together on this program. John gave a summary of the work program and key milestones as it is laid out in the *Coordinated Reserves Work Program Overview* and *Key Milestones for Designating Urban and Rural Reserves* documents that were handed out at previous meetings. As depicted in the *Coordinated Reserves Work Program Overview* document, the entire reserves program is divided into five phases. The first phase is nearing completion and the Steering Committee is moving into Phase 2. At the end of Phase 2, the Steering Committee will have a map of the areas that will be studied in this process. Phase 3, the longest part of this project, will result in a map of recommended urban and rural reserves areas.

Councilor Harrington clarified that Phases 1 through 3 arrive at the green box in the *Key Milestones for Designating Urban and Rural Reserves* document called “Preliminary reserve areas recommended.”

John Williams explained that the Steering Committee will be focusing mostly on Phase 2 during this meeting, but that Core 4 staff is already working on Phase 3 tasks. Phase 4 will include the largest component of the public outreach process. Phase 5 will consist of a more formal outreach process, including formal public hearings. The far right side of the *Coordinated Reserves Work Program Overview* document shows the other decisions that will come at the end of this process. However, those decisions are outside the scope of the Steering Committee. The Core 4 anticipates the main portion of this committee’s work will be through Phases 1 and 3, although there may be a need for Steering Committee meetings in Phases 4 and 5.

Gil Kelley asked a clarifying question about the overall assignment. He said the Steering Committee is essentially charged with looking at maps and determining what areas will be studied. His concern is that by also needing to look into the future for 40 to 50 years, we have to look at what would give us a scale to understand what would be allocated across the landscape. He would like to know how the Steering Committee will have that conversation. He is concerned that if we over-designate urban areas, we are essentially telling farmers not to bother continuing to farm, because eventually that farm land will be developed. He feels the paradigm for growth is changing, and projections for the next 40 to 50 years will probably look very different than our growth patterns in the past because there are many new factors to consider, such as energy costs and climate change.

Councilor Harrington referred the committee to the *Framing Growth Forecasts in the Context of Urban Reserves* document handed out at the last meeting. This document outlines how the committee will be going through the refining process and how this information will be used. John Williams will explain later in the meeting about the methodology that will be used.

Mary Kyle McCurdy noted that at the end of Phase 3, the work program has a preliminary recommendation to have public input in Phase 4. She asked what that public input would be, if it

would potentially change the recommendations made by the Steering Committee, and if so, who would change the recommendation.

John Williams said that the recommendations of the Steering Committee are made to the Core 4, so there would be opportunity for public input.

Mary Kyle McCurdy asked if the Core 4, during Phase 4, may modify the recommendations that come out of the Steering Committee.

John Williams said there is going to be public outreach on this project for next year and half, but there are specific targeted public outreach times as well.

Lainie Smith said that a lot of the work that is happening on the Reserves process is happening at the county level, but that she does not have an understanding of county level activities.

John Williams explained that later on in the agenda is an opportunity for each county to introduce and discuss their county programs.

Greg Manning said he would like to follow up with Gil Kelley's earlier comments with a question about the quantity of urban reserves. He understands that Metro is moving forward with forecasting, but that an equally important component of that is translating demand. He asked that someone discuss how a land demand analysis would fit into the phasing and what the status of that analysis is.

Robin McArthur said that to answer those questions, Steering Committee members can refer to the *Framing Growth Forecasts in the Context of Urban Reserves* document that Councilor Harrington mentioned. Robin said those numbers will be refined, but that the process has not deviated from what is in that document.

John Williams said the Core 4 will provide the Steering Committee with more information on that process as it is available.

Alice Norris commented that there is a lot of action at the local level, and not just at the county level. She said there should be outreach in the local community. She feels it is backwards to have the intergovernmental agreements come before the adoption of the urban and rural reserves.

Councilor Harrington explained that in order for the participating bodies to formally adopt the urban and rural reserves, they must first have intergovernmental agreements to show the bodies what they are agreeing to.

John Williams explained that the intergovernmental agreements are between Metro and the counties, so the idea was to create the intergovernmental agreements first and then go to the Steering Committee process.

Alice Norris asked if it follows that local communities should have their own processes.

John Williams said not necessarily. A major part of this process is seeing what is going on in each of the cities. One of tracks is to understand "local aspirations" so the Core 4 will be working closely

with cities. He said that is an important part of the process but that the responsibility for that is not housed within this committee.

Councilor Harrington referred the Steering Committee to the *Coordinated Public Involvement Plan* that shows what the Core 4 are doing and how the process is taking advantage of the fabric that is already in place.

Greg Specht said he wanted to add to Gil Kelley's comment. He is not sure that the Steering Committee has the capacity to evaluate factors such as global warming and the cost of oil into its forecasts. He will refer to the *Framing Growth Forecasts in the Context of Urban Reserves* document. He asked if the Steering Committee will have better information once Metro has prepared growth forecasts.

Robin McArthur said yes.

Greg Specht asked if and when the forecasts from the review panel will be available for the Steering Committee to review.

Robin McArthur said that the peer review panel will be convened in May and will be a public event with invitations going to Reserve Steering Committee members and other stakeholders. She said a stumbling block is that most economists and demographers prepare 20-year forecasts and not 40- to 50-year forecasts.

Greg Specht said he assumes work is in progress now to develop the review panel.

Robin McArthur confirmed that it is.

John Williams referred the committee to the *Great Communities* study. He said the concept is that over time, we are looking at Great Community issues at differing scales. The mesh gets finer and finer as you go further into the process. The idea with the work program is to look at factors broadly at the outset of the process and then look at the factors more and more rigorously as the process moves forward. John presented his "white board" drawing that lays out the track of work over next few meetings. [See *Whiteboard Photo of Proposed Work Program*] He said that the process will begin with a broad delineation of study areas, as shown in the *5-Mile Buffer of UGB* map. At the next two meetings, the committee will look at the broad indicators and determine what needs to be considered to make a general decision about what areas are going to be studied. Later in the meeting, the committee will review urban reserve factors, and rural reserve factors will be reviewed at the May meeting. By the end of June, the goal is for the committee to make recommendations for study areas to take to the communities and the public for comments, to inform them about how this process is going to work, and what the timeline is.

John Williams said Metro and the counties will also be conducting their own public involvement and will be reporting back to the Steering Committee in September to develop what areas will be analyzed in Phase 3. Phase 3 is the finer mesh where the Steering Committee will look at the factors in more detail and refine the applications of the factors. The next step of review through a finer mesh will come later when lands are added to the urban growth boundary, but that is in a process outside the Steering Committee process. John said it is important to understand this point because the Steering Committee will not have an answer for every piece of land at the end of this process.

There may be questions, issues, and concerns that the Steering Committee will not be able to resolve, which will only be resolved when the land is added to the growth boundary. John then asked each of counties to give a brief summary of their public involvement processes.

Commissioner Schrader said that Clackamas County is beginning to solidify its process and that their website will be available by next week. Clackamas County is putting together materials, including an information sheet on urban and rural reserves. They are compiling information for and planning meetings with the Clackamas Planning Commission and community planning organizations as well as with cities, hamlets, and villages. Clackamas County has also created a public process committee that includes a heavy agricultural influence to reflect the demographics of the county. She said they are also requesting councilors from the other municipalities attend for broader representation.

Commissioner Cogen said that Multnomah County is close to finalizing its process and the website is available now. Multnomah County has formed a Citizens Advisory Committee (CAC) that will be hearing public and stakeholder input to provide updates and thoughts to the county commissioners. The CAC has 15 members with a broad range of backgrounds. The results of CAC considerations will be presented to the county commissioners, the Steering Committee, and the county planning commission for guidance.

Chair Brian said that Washington County has established a coordinating committee modeled after the coordinating committee from the Goal 5 process, and has written a public involvement plan and hired a staff person to augment the public outreach for this effort. The committee consists of 17 members from the public sector including cities, special service districts, and councilors from Metro. Planning directors serve as technical advisors to the committee. The object of the committee is to advise members of the Steering Committee and to connect the public involvement plan with the Committee for Citizen Involvement. Washington County has a website that is available now.

Councilor Harrington explained that there is not a separate public involvement plan for Metro. There is a coordinated public involvement plan that the Core 4 have agreed to. This Steering Committee process is a system of problem solving and collaboration unlike anything we have done before, and it is not a process for creating four different recommendations that we will bring together later and try to negotiate. Metro will convene public involvement meetings as needed, but they are trying to invest time and energy in this collaborative process and are participating in county processes. The Core 4 are trying to ensure we have a level of coordination and collaboration as well.

Shane Bemis asked Commissioner Cogen if the 15 members of the Multnomah County CAC have already been chosen or if citizens can still give input and recommendations for the committee composition.

Commissioner Cogen responded that the number is not fixed and they are open to hearing suggestions.

Keith Johnson asked if Marion and Yamhill counties were being included in this process.

Councilor Harrington responded that Metro convened a gathering of neighboring communities in January that included invitations to Marion and Yamhill counties. Another neighboring communities meeting will be held next week to coordinate among affected jurisdictions.

Bob Austin asked what the 5-mile buffer means for neighboring communities.

Councilor Harrington said that is a good question that will be addressed later on in the agenda and that we will need to discuss that with those communities.

IV. REVIEW OF BROAD RESERVE STUDY AREAS

Chair Brian introduced the review of broad reserve study areas. He introduced Tim O'Brien to describe the broad study areas and proposed starting point.

Tim O'Brien showed an enlarged map of the *5-Mile Buffer of UGB*, and explained what the 5-mile buffer means, where it goes, and what counties it includes. Tim explained that the Steering Committee needs to start someplace, so the staff came up with 5-mile buffer, which seemed to be enough land to begin studying. A 5-mile buffer around the current UGB encompasses about 400,000 acres of land. The current UGB encompasses about 256,000 acres of land. After review of this buffer, there are some areas that staff feels are appropriate to be included or excluded in the study areas.

For example, the Columbia River Gorge scenic area can probably be removed from the study area because it has its own protections. The city of Sandy has an urban reserve area that needs to be considered. In addition, Core 4 staff felt that the areas between Estacada and Molalla and the buffer should be adjusted. The 5-mile buffer includes parts of Yamhill and Marion counties. Because those counties have not been involved in this process, they were removed from the study area. Those communities in Yamhill and Marion counties have been invited to this process. The area around Chehalem Hills has a lot of natural features, so the study area was adjusted there, as well as around Haag Lake. The study area was adjusted around the Highway 26 and Banks area because it is a transportation route and important to consider. We will look at adding another part of Multnomah County that would include Sauvie Island and parts of Forest Park. With these tweaks to the map, we come up with a different study area than we originally started with, but it still contains quite a bit of land that could potentially be used to study for urban and rural reserves. The next step would be to determine how to dissect those areas into manageable study areas. The Steering Committee needs to start looking at factors in the rules and breaking down areas into study areas to be reviewed for both urban and rural reserves.

Chair Brian asked if there is a presumption that prime agricultural lands outside the 5-mile buffer are safe and not threatened by development.

Tim O'Brien said he did not mean to imply that, but that this study area will be changing, and an area outside of the study area would have to be taken under consideration before developing.

Chair Brian asked if the Columbia Gorge scenic area is a defined area.

Tim O'Brien answered yes, and that the area would be removed from the reserves study area because other rules apply to protection and development.

Greg Specht said that the lands in Yamhill and Marion counties provide flat land and are major transportation areas which are needed for industrial growth. To remove those lands from the study

area is too simplistic, even if those counties are opposed to being included. Greg said the region cannot grow north or west, so to remove those lands in the south is naïve because if we do not grow south, we will be pushing those jobs north to Washington. He believes the Steering Committee should study the flat land all the way south along the I-5 corridor to Woodburn.

Councilor Harrington referred the committee to read section 3(a) under 660-027-0060 Factors for Designation of Lands as Rural Reserves in the LCDC rules that discusses areas “potentially subject to urbanization.” This section outlines how we are focusing on the important agricultural and natural resource lands that might be subject to urbanization.

Deb Nudelman said that this is the first time the Core 4 are asking the Steering Committee to talk about a concept. The hope is to get concurrence at the end of this discussion for the process and not the exact study areas.

Greg Specht said that the map gives him a feeling that this is a fait accompli, and that he does not feel that the map being presented has included fundamental issues such as the need for large, flat land in transportation corridors for industry.

Commissioner Cogen said that this is not a fait accompli. The purpose of this exercise is to begin a discussion. He asked for verification that we took Marion and Yamhill counties out of the study area because the Core 4 has no jurisdiction over them.

Dick Benner said that the reserves legislation authorized agreements between Metro, the three counties at the table, and also other counties. It is possible that along the way there could be agreements with Marion and Yamhill counties, but as noted earlier, those counties were invited to but did not participate in legislation or rule-making. They have since been invited to observe and participate in the process, but unless they assert themselves, they probably will not be part of this initial process.

Commissioner Cogen asked if further outreach can be made to them.

Councilor Harrington said that Metro has tried to include them, but it is their choice to participate. The city of Newberg has a city council meeting on April 21 that Metro representatives will be at, and Metro is doing everything they can to engage them.

Commissioner Cogen suggested that maybe a categorical exclusion of those lands should be reconsidered.

Tim O'Brien said that one of the agenda items for the April 17 Neighboring Cities meeting in Canby is to discuss that.

Greg Specht said that we would be kidding ourselves if we do not take advantage of the opportunity in front of us to include not only Yamhill and Marion counties, but also go to Woodburn. We do not know how much land will be needed for employment without the population/employment numbers. He suggested that maybe the Steering Committee should look at potential study lands as well. He asked why the Steering Committee should limit itself to an artificially small area now. Staff reiterated that whereas there is, and will continue to be, outreach, collaboration and coordination to counties outside the three-county area, no one can force other jurisdictional bodies to participate.

Dave Morman said he is representing forest land and that there are commercial forest lands out there too. He hopes the Steering Committee will maintain the perspective on agricultural lands because whatever boundary we establish for economic development will have an effect on that. He asked if there is an assumption that everything not an urban reserve will be a rural reserve. Staff answered that the process will result in lands that are designated for urban reserves, land designated for rural reserves, and land that retains its current designation. In other words, not all the land in the study area will be designated urban or rural reserves.

Sue Marshall said that she was a bit stunned as the lines on the map kept getting further and further out. She thinks there are some lenses we can use to shrink this a little so that we do not start out with the largest possible study area. For example, the Chehalem Mountains probably do not need to be included.

Tom Hughes said he would like to echo what Greg Specht said. He said that it is as naïve to assume the land in Marion County will not develop as it is to think that all land within the reserves area will develop. He said that what will attract industrial development will attract them within either our UGB or those of Marion and Yamhill counties. The question for people in Marion County is whether they should be included in our UGB or if they will continue to develop in their own UGB.

Katy Coba asked what is expected from Steering Committee today. She asked if the Steering Committee is supposed to have a starting point figured out today, or if members should get input from their constituents and bring that back to the table at the next meeting.

Deb Nudelman said that the question the Core 4 staff is struggling with is how much land is enough. Some members of the committee think the process is moving too quickly; others think it is moving too slowly. Today, the Core 4 wants a baseline agreement from the Steering Committee that we should use this approach to get started. The lines on the map are dotted lines that can be adjusted. The Core 4 would like to know if the Steering Committee is okay with this approach and if not, then understand why and determine what the next steps are for moving forward.

Katy Coba suggested that the group take a caucus break to discuss this.

Councilor Harrington said that the committee will be coming back to the factors. There will be refinement and adjustments to the map as the Steering Committee discusses factors today and at the next meeting. She said that the committee will still be making adjustments to the study areas, but that at least the committee will have something to build from.

Craig Brown said it makes a lot of sense to expand into those areas. He said he wanted to remind people that neighboring cities have their own process for expanding, and that it would behoove the committee to have conversations with other counties as well.

Lainie Smith said that as long as it is understood the stake can be moved, then she feels it is okay to move ahead. She feels that she needs to talk to people in her office to understand what their concerns are as well. She suggested that it might have been helpful to have this information sent out in advance of the meeting.

Tom Hughes said he is concerned with going down the I-5 corridor, because if we say that is where all the employment will go, then we lose opportunities in other areas. He is curious what Marion and Yamhill counties' initial responses were; if they said yes or to stay away. He is also curious about other cities this process will encroach on and if Metro has the authority to absorb those cities or if they have a choice in it. He has also read about green spaces and wonders what areas would be within the study area if there are not any green spaces. He said the area to the south needs to be looked at, but that is not the only area. He agrees Metro needs to start someplace but that the starting point should not exclude looking at other areas.

Karen Goddin feels the Metro region is already missing out in areas such as clean technology and solar, and that these companies are being recruited to the south. Flat lands are important for transportation and to exclude any areas, particularly to the south, will limit our opportunity to stay competitive in economic interests.

Donna Jordan clarified that there can be undesignated areas and not just urban and rural reserves. She feels that if the study area line that includes Molalla was drawn to the east instead of south, the committee would be accomplishing what Greg Specht talked about but also including Molalla. If we can work with cities outside of Metro, we will be able to use that land in our calculations for a 50-year plan.

Deb Nudelman said they are trying to see if there is a next-step component to consider and asked Tim O'Brien to draw in potential lands with an orange line.

Rob Drake said that at the first meeting he had asked how the committee can undo a designation if they get it wrong. He said he did not know about the broader consideration of study areas until today. He thinks it is the right thing to do so we can take things off the table. He said that a group with all the collective interests such as this is not being convened anywhere else in the country. He would be concerned if we started cutting the study area back at this point.

Councilor Harrington said that the purpose of this mapping exercise is to identify a broad swath for urban and rural reserves. She said she disagrees with the title of the map because this is being looked at with both an urban and a rural lens, and then it will be refined through a screening process.

Chair Brian said he would support the expansion of the study area to the south along I-5. He supports this because the committee is looking out 40 or 50 years and there is a lot in that time frame we do not know. He said he agrees with Sue Marshall, but he does not know how much of the area will be pulled out of the study area. There will be holes in the shaded areas where large sections come out of the study for natural resources. He said Metro has looked at transportation impacts with the surrounding areas because people commute. He said they have had talks with Yamhill and Marion counties and they do not want to be included, but that their decisions will impact us. He said it would be good to include them now in the discussions about the preliminary study areas.

Dick Benner said that raises some jurisdictional problems. He said the Steering Committee can coordinate with counties, but Metro has limited jurisdictional authority in its charter that stops at the three county line. If the Steering Committee does look at study areas outside those three counties, it

would raise questions about Metro's jurisdictional authority. Marion and Yamhill counties would have to agree on designations unless they decided they wanted to be part of Metro.

Keith Johnson commented that he was concerned about voting on this without understanding the factors or the implications of excluding or including particular areas. He said he would like to understand what the Steering Committee is recommending and how it is adjudicating what is in or out of the study. He asked if some land is set aside for urbanization if that means they have to be offset by lands designated for rural uses.

Commissioner Schrader said that there will be factors and filters for both urban and rural reserves. It just happens that the discussion today is for urban factors and rural factors will be discussed at the next meeting.

Mary Kyle McCurdy said we have to find a way to integrate the information for other counties without including them. She does not think the Steering Committee is the right body to consider reserves in Yamhill and Marion counties, and that those do not stop at Woodburn, but involve all the agricultural community through to Salem and farther. That is an overwhelming study area. She said that the Steering Committee will have to integrate that information but realistically she does not see the Steering Committee being able to incorporate all that information in this process.

David Fuller said it would be presumptuous to think that we are going to encroach upon those other counties. Big government is not always better than smaller governments. Our country has many small communities that have the ability to have innovative ideas. For this study, the existing mandate for Metro should be a hard edge. If we cannot accommodate those people, then we should go to those counties and let them figure out a way to deal with the population.

Charlotte Lehan said it is inappropriate for us to be in those counties. If the Steering Committee goes into those areas it will slow down this process. She said this is not a UGB expansion line. She raised the concern that talking about expanding down the I-5 corridor is a major diversion from all the growth patterns we have had for centralized development. She said that is a much bigger discussion than what she was anticipating.

Greg Manning said he would like to see numbers to know what population growth we are looking at and how densities will fit within the proposed areas.

Gil Kelley said he thinks we have a conceptual problem. He thinks the Steering Committee needs two maps with two levels of detail. The metropolitan economy is not limited to the three county line. The Steering Committee has limited jurisdiction as well as limited time and patience. He feels that there should be two phases, and one should be a big picture look that includes northern parts of Marion and Yamhill counties as well as Clark and Columbia counties. He would at least like to get the big picture laid out to understand where the growth of two million people over the next 40 to 50 years can go. Without the numbers, we do not know what we are looking at. He feels the Steering Committee has limited itself to a process that might come across to the public as an interest in growing out equally from center, but we really should be more interested in a spoke and wheel approach. He thinks the Steering Committee should take a bigger look and then review it with a closer look at the three county area.

Jeff Stone commented that anytime there is a map, it inspires passion. He thinks the 5-mile buffer is fine because you have to choose a number to start with. He said the question to consider is not just what the buffer is, but also what it means. He is glad to hear that it includes both urban and rural areas. He commented that industry needs transportation, but so does agriculture. He said all of those things are important to keep on the top shelf as we look at what to consider. We need to come up with a solution that does not force people to react to one another. He said he has a reaction for going down to Woodburn because that goes through prime agricultural land. He is not concerned about the 5-mile swath, but he is concerned about what it means.

Deb Nudelman said it is important to be comfortable with having open and honest discussions. She suggested a brief caucus break so that participants could have an opportunity to reflect on the group's discussion.

After a brief caucus break, Commissioner Cogen said that what the Core 4 was looking for in this meeting was to see if they are on the right track. They feel that the committee generally sees this as a good way of thinking with some push back on the jurisdictional authority and range of study. The Core 4 asked the Steering Committee members to think about this topic and discuss it with their constituents before the next meeting, and the Core 4 will do a jurisdictional analysis and talk to Marion and Yamhill counties. We will table this discussion and put it on the agenda for the next meeting. [Action Item]

V. INTRODUCE AND BEGIN DISCUSSION OF URBAN RESERVE FACTORS

Commissioner Schrader introduced the topic of urban reserve factors. She said we will talk about the broad study area factors and how each relevant factor must be applied.

Commissioner Cogen clarified that the desired outcome of this discussion is to clarify and reach an understanding that these factors will be applied broadly at the outset of the process and then more specifically later in the process. The urban factors were applied first because there are fewer factors to look at and meeting time was limited.

John Williams explained that some of these factors will be applied at one stage more than others. He reviewed the *Urban Reserve Factors* chart that includes eight factors from the rules. He noted that the order of the factors has been reorganized slightly to better reflect the process this committee will go through. He said the difficulty will be in determining with what granularity to look at the factors. The Steering Committee will be refining the size of the study areas over time. It will start by looking at broad study area filters such as watersheds, floodplains, drainage basins, and existing roads to inform decisions. Later analysis will review those factors in more detail, using data such as school district needs and service provider boundaries. John reminded the Steering Committee that they will not always have answers to all the questions, even at the end of the discussion. The last two factors look at how lands are developed. This is more of a discussion that will be applied later in the process and not necessarily in the identification of study areas. The intention of the presentation is to get us thinking about the factors and how they are used in various ways. The committee will have a broad discussion of rural reserve factors at the next meeting.

Jim Labbe thinks there is information that should be considered early on in a broad scale, such as the factors related not just to shape and size of natural features but also to the quality of those factors.

John Williams said the Core 4 technical team is already talking about how factors will be considered. He said they are looking for input to see how the factors will inform our decisions at this stage on a broad scale.

Gil Kelley said he appreciates that some of factors will be different at the front end and at the back end of this process. He feels that the potential to provide high-speed transportation should move up to the first tier of factors. He said transit is going to be a factor that is just as important as existing roads and highways.

Mary Kyle McCurdy feels that railways, ports, and access to water should be considered in the broad study area factors in addition to roads. She noted that the last factor is not a verbatim statement of what is in the LCDC rules.

John Williams will check on the wording. [Action Item]

Deb Nudelman asked the committee to think about this topic for the next meeting and we will consider urban factors again, as needed.

John Williams clarified that the main focus will be on rural reserve factors, but the conversation can include urban factors as well.

VI. SUMMARY

Deb Nudelman asked for a quick check-in about the caucus break and summary. She heard the Core 4 say thank you for showing how complex this issue is. The Core 4 understands that on a conceptual level they can move forward. The Core 4 also heard that they will not get hard concurrence but they are looking to get the okay that they can move forward with this approach. The Core 4 will conduct legal analysis of jurisdictional issues and outreach to Marion and Yamhill counties and will bring feedback to this group at the next meeting. The Core 4 is challenged to keep moving forward. Deb reminded the committee that this is an iterative process.

Gil Kelley said that he does think the map is a real stumbling block. He feels there should be an area of influence map that is separate from the smaller map, and that would show how much leakage there is from the smaller map and that we are trying to take a holistic look at the economy. He said people will see the smaller map as an expansion map and not as a study map.

Deb Nudelman said she will add the area of influence map topic as something for Core 4 staff to consider. [Action Item]

Councilor Harrington said that there is a lot of work that Core 4 and Core 4 staff do in advance of meetings to make sure that they use Steering Committee members' time efficiently. She said she is hopeful that the rural factors information will go out in advance of meeting. She said she brings this topic up to ask how the information dissemination process is working because the Steering Committee discussions are dependent on information that is distributed.

David Morman noted that if the committee will be discussing the application of rural reserves at the next meeting, there is a document on the Metro website titled *Criteria for Consideration of Forestlands within Future Reserves* that would be relevant reading.

Deb Nudelman said that the Core 4 is working to provide the Steering Committee with upcoming agenda topics. The agendas will continue to refer Steering Committee members to materials to be reviewed in advance of meetings.

There being no further business, Deb Nudelman adjourned the meeting at 11:56 am.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR APRIL 9, 2008

The following have been included as part of the official public record:

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.	Photo	4/9/08	Whiteboard Photo of Proposed Work Program	040908rsc-01
4.	Map	9/10/07	5-Mile Buffer of UGB	040908rsc-02
6.	Chart	4/7/08	Urban Reserve Factors	040908rsc-03



METRO

Regional Services

Creating livable communities

Event Brief

2060 Population and Employment Forecasting Forum

Details

Friday, May 30, 2008, 8 a.m. to noon

Embassy Suites Hotel – 319 SW Pine Street, Portland

Continental breakfast available at 7:30 a.m.

Purpose

The urban and rural reserves work program calls for Metro to release a long-range population and employment range forecast to guide development of reserve study areas. Metro's 2060 forecast is the first step in a regional discussion about growth, policy choices and land supply that will take place throughout 2008-2009 (see attached "Framing Growth Forecasts in the Context of Urban Reserves" for more information).

In addition to introducing the 2060 forecast, the May 30 forum will feature presentations on future trends and issues in a variety of economic sectors and a discussion of long-range forecasting.

Format

The forum features two panel discussions featuring some of the region's foremost experts on long-range trends, issues, and forecasting. The panelists have a wide range of expertise reflecting the diverse scope of a 50-year forecast. Question and answer sessions will encourage audience participation. Metro Councilor Carl Hosticka will serve as event host.

Audience

Everyone is welcome at this event. Email announcements will be sent to the following mailing lists:

- Regional Reserves Steering Committee
- Clackamas County Policy Advisory Committee, Multnomah County Reserves Citizens Advisory Committee and Washington County Urban and Rural Reserves Coordinating Committee
- Urban and Rural Reserves interested parties list
- MPAC, JPACT, TPAC, MTAC, and their interested parties lists

For more information

A summary of Metro's 2060 forecast will be available in advance of the event, and will be sent to the audience listed above. In addition, Metro is creating a web page for the 2060 forecast; a link to this web page will be made available as soon as it is ready. A meeting summary and next steps document will be produced after the event and will be available to all interested parties.

For more information on Metro's 2060 Forecast Forum, please contact Marcia Sinclair at marcia.sinclair@oregonmetro.gov or 503-797-1814.

2060 Population and Employment Forecasting Forum

Friday, May 30, 2008, 8 a.m. to noon

Embassy Suites Hotel – 319 SW Pine Street, Portland

7:30 a.m. Continental breakfast available

8:00 a.m. Welcome/Introductions and Purpose

Metro Councilor Carl Hosticka

8:15 a.m. The Future of the Region

A discussion of long-range issues and trends that may impact the region's land use system, population and economy. Q&A session follows presentations.

- What demographic and economic factors are likely to impact population, housing and the economy?
- How might higher fuel costs, global warming and other large-scale issues affect the region?
- What economic sectors are important now and how might these change in the future?

Panel:

- Duncan Wyse, Moderator – President, Oregon Business Council
- Eric Hovee – Principal, E.D. Hovee & Company
- Joe Cortright – Principal, Impresa Consulting
- Mike Mertens – Director of Spatial Analysis, Ecotrust
- Bruce Weber – Professor, Oregon State University Agriculture & Resource Economics Department

9:30 a.m. Break

9:50 a.m. Forecasting the Future

Presentations on long-range forecasting and a review of Metro's 2060 population and employment forecast. Q&A session follows presentations.

- How do the forecasts agree with each other and what explains any differences?
- How do the forecasts take into consideration transportation and land use realities?
- What advice can be provided to the region for consideration of these forecasts in long-range planning efforts?

Panel:

- Carl Hosticka, Moderator – Metro Council
- Kanhaiya Vaidya, Senior Demographer, Oregon Office of Economic Analysis: *Review of the Methods and Forecast Results of the State's County-level Population Forecasts*
- Art Ayre, State Labor Economist, Oregon Employment Department: *Review of the Methods and Forecast Results of the State's County-level Employment Forecasts*
- Terry Morlan, Power Planning Division Director, Northwest Power & Conservation Council: *Long-term Range Forecasting*
- Dennis Yee, Metro Chief Economist: *Metro's 2060 Population and Employment Range Forecast*

11:15 a.m. Wrap up

A summary of the morning's discussion and an outline of the next steps in using long-range forecasting to inform the region's "Making the Greatest Place" planning effort.

Framing Growth Forecasts in the Context of Urban Reserves

February 27, 2008

Framework: This document recommends a way to integrate growth forecasts and allocations of that growth around the region at the appropriate points in the urban reserves decision-making process.

1. The reserves process is intended to define the future shape of the Portland metropolitan region including where and how growth will occur.
2. Designation of urban reserves at the end of 2009 will require growth forecasts and allocations to make adequate findings.
3. Growth forecasts and allocations will need to reflect long-term economic and demographic trends to ensure that future businesses, jobs and people are accommodated.
4. Allocations regarding where and how growth will occur cannot be made until the following questions are answered:
 - **Regional choices:** What is the region's ability and willingness to provide the necessary public facilities and services, governance, and finance to support the creation of "Great Communities" which are sustainable and complete?
 - **Local choices:** What is the ability and willingness of local jurisdictions and service providers to achieve local aspirations in existing centers, corridors and employment areas (e.g., upzoning, targeted investments, transportation improvements)?
 - **New land supply:** What is the potential capacity and suitability of the reserve areas to accommodate future jobs and people in a way that creates "Great Communities"?
5. Each decision point along the reserves decision-making continuum will require a greater level of refinement in the growth forecasts and ultimately will lead to allocation of the forecasted population and employment incorporating regional and local agreements on the trends and policy choices described above.
6. Metro will prepare growth forecasts that will be peer-reviewed by an expert review panel. The growth forecast expert review panel should include academic experts, state and local economic experts and local business experts.

Recommendations:

1. **Spring 2008:** To guide development of reserve study areas, Metro will release an initial 40 to 50-year population and employment range forecast after review by expert panel that will include an assessment of variables which affect the accuracy of the forecast.
2. **Spring 2008 – Fall 2009:** The region, the three counties and local governments will proceed through a planning process that will utilize and achieve successively greater levels of refinement regarding population and employment forecasts and allocation of the forecasted growth to various locations in the region.
3. **Spring 2009:**
 - Metro will release 20-year forecast after review by expert panel to guide development of Urban Growth Report (UGR).
 - Metro will release *final* 40 to 50-year range forecast to guide designation of urban reserves.

4. Summer 2009: Metro will circulate draft Urban Growth Report (UGR) that reflects growth assumptions and local aspirations.
5. Fall 2009: Metro Council adopts UGR
6. Fall/Winter 2009: Metro Council adopts urban reserves with 40 to 50-year population and employment forecast and growth allocation.
7. Winter 2010: Metro Council makes urban growth boundary decision.

May 1, 2008

MEMORANDUM

TO: Reserves Steering Committee
FROM: Richard Benner, Office of Metro Attorney
SUBJECT: Designation of Reserves in Neighbor Counties

At the April 9 meeting of the Reserves Steering Committee, there was discussion of possible designation of reserves in Columbia, Yamhill or Marion Counties. Here are responses to the principal questions raised.

1. Are there limitations on Metro's authority to designate urban reserves in Marion, Yamhill and Columbia Counties?

Yes. Metro has legal authority only within its jurisdictional boundary, no part of which currently extends outside Washington, Multnomah and Clackamas Counties. Metro cannot, without an amendment to ORS chapter 268, extend its jurisdictional boundary beyond these three counties. Because Metro could not expand the region's UGB onto territory outside these counties, it cannot designate urban reserves for future expansion of the regional UGB outside these counties (they cannot serve as supply for eventual UGB expansion).

2. Can Marion, Yamhill and Columbia Counties designate urban or rural reserves under a separate process?

Yes. Any county government can designate "rural reserves"¹ in its county, subject to certain limitations and conditions (coordination with cities in the county, for example).

Any county government, by agreement with a city in the county, can designate urban reserves in the county, also subject to certain limitations and conditions. ORS 195.145(1); OAR Division 021.

These authorities are separate and independent from the authorities in Senate Bill 1011.

3. Can Metro enter into an agreement with Marion, Yamhill and Columbia Counties to designate reserves in those counties?

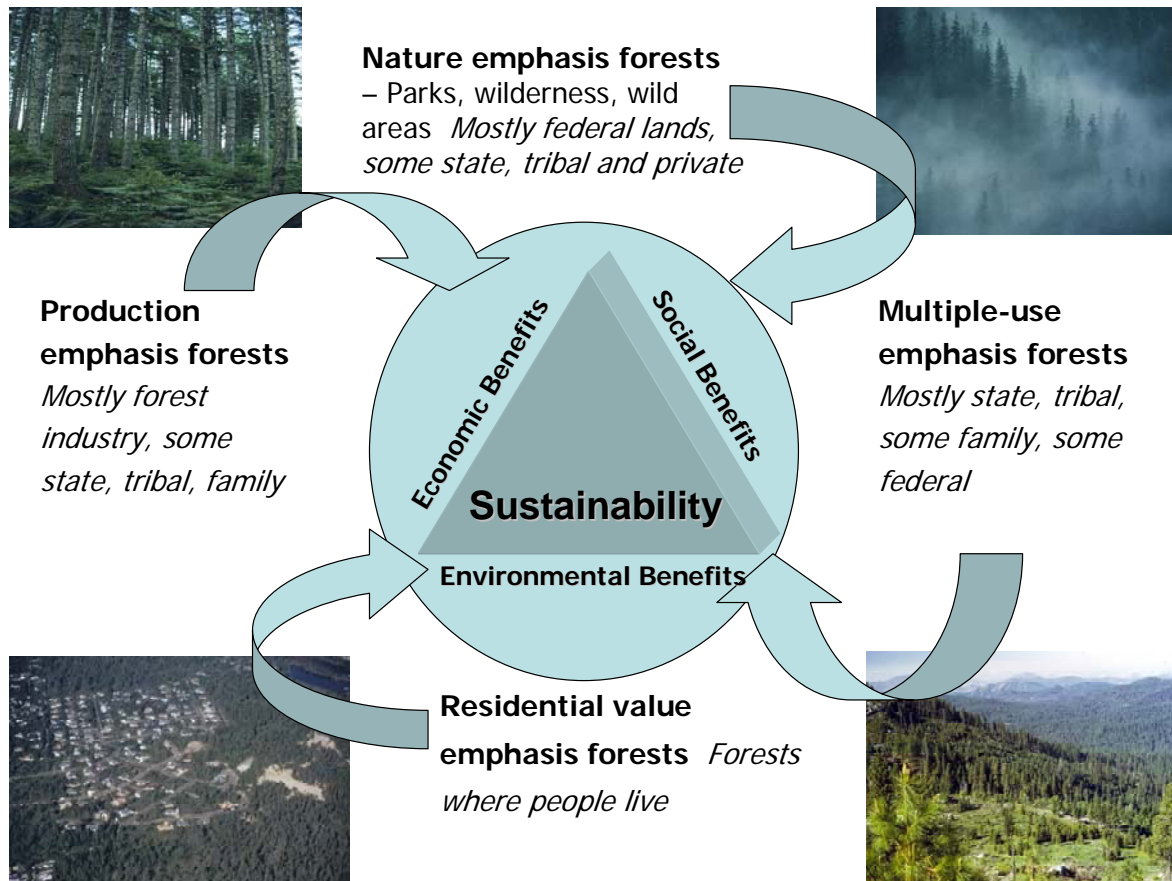
Yes. As noted above, Metro cannot designate urban reserves in these counties. However other combinations are technically possible because ORS 195.141(1) (part of SB 1011) authorizes *any*

¹ Any county can, after coordination with the affected city or cities, designate rural land that the county would not agree to add to a city's UGB. This authority preceded and does not derive from Senate Bill 1011. It would not be done pursuant to SB 1011 or the new LCDC rules.

county and Metro to enter into an agreement to designate urban or rural reserves. For example, Metro and Marion County could agree that Marion County should designate urban reserves around Aurora and Woodburn and a rural reserve in northern Marion County to complement a rural reserve in southern Clackamas County (designated following agreement between Metro and Clackamas County) to ensure that these urban areas do not grow together over time. But it is not likely these two local governments would proceed under ORS 195.141(1) because they would have to follow the procedures and criteria in the rest of the statutes and LCDC rules that implement SB 1011. The rules were not written in contemplation of such an agreement.

Marion County and Metro could, however, pursue the designations described above under their general authorities to enter into agreements and the pre-existing rules under OAR Division 021.

Criteria for Consideration of Forestlands within Future Rural Reserves



Prepared by the Oregon Department of Forestry
January 29, 2008

Version 1.4

Overview

Metro, the regional government serving the Portland metropolitan region, asked the Oregon Department of Forestry (ODF) to provide recommendations for criteria that would be useful in considering what forest and natural resource lands might be best included in “rural reserves.” Senate Bill 1011, enacted by the 2007 Legislature, enables Metro and local counties to designate rural reserves in order to determine where the Portland metropolitan region will — and will not — expand to accommodate population and employment growth over the next 40 to 50 years. The legislation directs the Land Conservation and Development Commission (LCDC) to adopt rules to implement the new statutes no later than Jan. 31, 2008. “Rural reserve” means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains.

The ODF recognizes that Metro has a challenging task of balancing competing and sometimes conflicting uses as it implements its land use plan. The Oregon Board of Forestry has established as one of its seven major objectives an objective of maintaining a productive forestland base. ODF and the Board support Metro’s policies that will assist long-term viable commercial Forestry operations. However, in promoting Metro’s policies it is important to consider the regional and statewide context to avoid limits placed on growth in the Metro region being transferred as development to other parts of Oregon’s forested landscape.

The Board of Forestry’s and Department’s goals with regard to land use are to:

1. Maintain the state’s total forest land base to provide the multitude of forest benefits – social, environmental, and economic – desired by Oregonians,
2. Maintain the productivity of the forest land base with the continuous growing and harvesting of forest tree species as the leading use on private lands subject to the protection of soil, air, water, and fish and wildlife values,
3. Promote active management of Oregon’s forests by limiting conflicts to the commercial management of forestland for forest uses created by the siting of dwellings, related improvements and non-forest uses on forest land,
4. Reduce the costs and conflicts related to fire prevention and suppression caused by siting dwellings and related improvements on forest lands.
5. Encourage thoughtful planning and oversight of development activities that convert forestlands to non-forest uses.

“Metro” refers to the area under the jurisdiction of the Metro Regional government and for the purposes of this report includes the entire land area found in Clackamas, Multnomah, and Washington Counties. To maintain production of the full range of benefits that forests provide (clean water, fish and wildlife habitat, lumber and other wood products, and other ecosystem services) the Oregon Progress Board Benchmarks and Oregon Indicators of Forest Sustainability target that 97.4 percent of Oregon’s nonfederal wildland forest remains in wildland forest in the year 2010.

At current rates of development, this target will be met statewide with 98.1 percent remaining in wildland forest in 2010. The Metro counties are not meeting these targets. In 2005, 95.8 percent of 1974 nonfederal wildland forest remained in wildland forest, and development of wildland forest continues.

The forest sector is a key traded sector in Oregon. The core forest sector groupings of Primary Products, Secondary Products and Forestry Services: Employ 85,600 people as of 2000 (4 percent of Oregon's total employment). Total direct and indirect jobs produced by the sector exceed 190,000—9 percent of total state employment because the industry has a relatively high job multiplier of 2.22 – for every person employed directly in the forest sector, another 1.22 jobs are supported elsewhere.

The forest sector accounts for a total industrial output of \$12.6 billion and wage income of \$3.5 billion (over 6 percent of the total output value of the state and 5 percent of Oregon's wage income). The Primary Products sector pays an average wage \$49,800—45 percent higher than the state's average wage of \$34,400. Competitive strengths noted by stakeholders include highly productive forests, a strong forestry infrastructure (westside), proximity to markets, and a tradition of environmental leadership, including land use laws protecting forest use.

Disadvantages cited include effects of reduced harvest, high cost of production and an unpredictable political climate. These factors have led to deterioration of forestry infrastructure east of the Cascades.

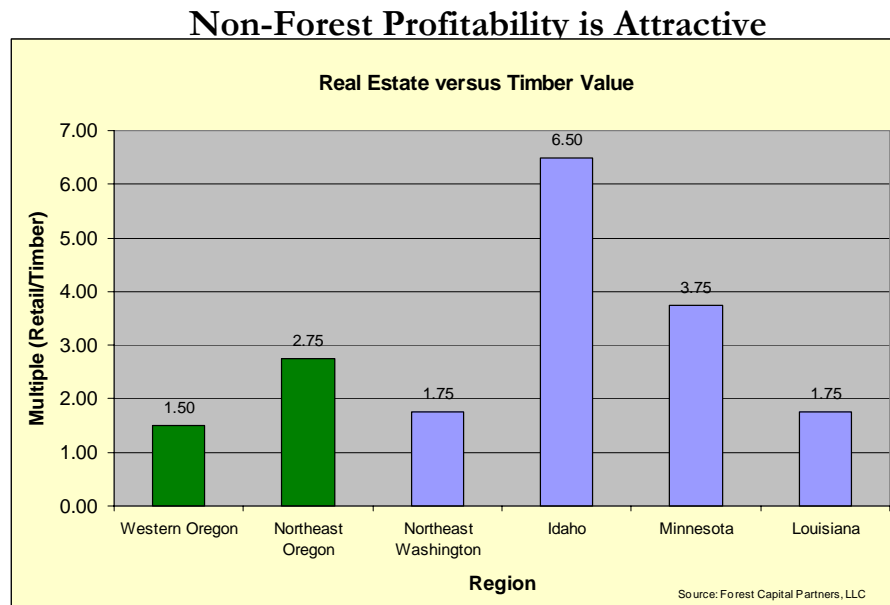
Clackamas and Washington County continue to play an important role in the state's timber harvest. Based upon 2006, Clackamas County ranked 14th and Washington County ranked 8th in the state in overall timber harvest. Clackamas and Washington Counties provided respectively 3.4 percent and 4.3 percent of the of the state's total 2006 harvest. Multnomah contributed just .3 percent of the state's timber 2006 harvest.

In addition to the economic contributions, forestlands disproportionately provide ecosystem service values, including wildlife habitat and high quality water. Forestlands also represent a range of public safety risks related to wildfire and rapidly moving landslides. These factors also pose risks to infrastructure and developed property.

In many instances, forestlands found in the Metro region operate as part of larger blocks of forestlands that include Columbia, Marion, and Yamhill counties.

I. Overarching Considerations in Considering Forestlands as Rural Reserves in the Metro Region

Across the country forestland values now often exceed timberland values. That is, the value of the land for its “highest and best use” is greater than its value as land used for the ongoing production of forest products. This is especially true for forestland in or near major urban centers and along major transportation corridors.



To protect forests, the economic values of forestland uses such as timber production must equal, or preferably surpass, the economic values of non-forest land uses such as residential use. “Working forests” is used to describe actively managed forestlands that sustain a combination of forest uses with an emphasis on timber products. Working forests are often part of the “working landscape” of farms and ranches—as well as parks and other green spaces that comprise the important components of a region’s natural mosaic.

Many states have drawn the conclusion that sustaining working forests is critically important and are implementing innovative policies to preserve working forests. Working forests provide a host of environmental and social benefits and have been described by some as critical components of a region’s “green infrastructure,” or natural life support system (Benedict and McMahon, 2002).

Population growth in Oregon is expected to remain higher than the national average. Working forests are figuring prominently in strategies to combat global climate change. Forests “play a major role in the global carbon cycle”—and in offsetting greenhouse gas

emissions (*Forests, Carbon and Climate Change, 2006*). Oregon forests per acre have among the highest potential for carbon storage in the world. Furthermore, research shows that the use of wood products also supports carbon sequestration, since these products not only store carbon but require less fossil fuel for their manufacture than other construction materials (for example, concrete). Thus, the opportunity to sequester atmospheric carbon may in fact prove to be a great motivation for preserving working forests.

This situation indicates that to successfully sustain forests, especially in urban regions, two critical elements need to be considered:

1. Social pressures that reduce the capacity of forestland to sustain timber production values will accelerate the conversion of working forests to other uses; and
2. Adding economic value for other ecosystem services provided by working forests is essential where non-forest (residential use) values exceed timberland values.

Considering these elements is especially critical since, unlike farmland, forestlands often produce income on a highly periodic and infrequent basis. Thus, risks that make future income less likely have major impacts on landowners' decisions to invest in working forest or make a conversion to other uses. This is particularly true for non-industrial lands.

What this basically means, is that in a setting like the Metro Region, simply using the land use system to designate forestlands as rural reserves will be unsuccessful. Success will require that the policies and designations in addition to limiting alternative land uses must include consideration of:

1. Increasing Working Forest Values by Improving Timber Resource Economics
2. Increasing Working Forest Values by Improving Non-Timber Resource Economics
3. Decreasing Alternative Land-Use Values by Compensate/Incentivize Landowners for Forgoing Fragmentation of conversion.

Innovative programs like Forest Legacy can be used to assist supporting forestlands. ODF is in the process of updating the Assessment of Need for the Forest Legacy Program.

II. Recommended Criteria for Evaluating Forestlands for Rural Reserves

1. Soils and operability
2. Zoning
3. Parcelization and ownership
4. Fragmentation
5. Existing land use conflicts
6. Wildfire risk

- 7. Landslide risk
- 8. Sensitive resource sites

Considerations in applying criteria:

1. Soils and operability

The physical ability of land to produce forest products is a key and dominant factor in any assessment. Quantity and quality of soils plays a significant role in the viability of forest production. Soils surveys are based on all the characteristics of soils, including climate, that influence their use and management. Interpretations are provided within soil surveys for various land uses, including forestry.

In general forest soils in northwest Oregon are highly capable of producing timber. Most soils rate above the standard for “high value forestland” established by ORS Chapter 195. **“High-value forestland”** means land that is in a forest zone or a mixed farm and forest zone that is located in western Oregon and composed predominantly of soils capable of producing more than 120 cubic feet per acre per year of wood fiber and that is capable of producing more than 5,000 cubic feet per year of commercial tree species. At 120 cubic feet per acre/year at least a 41 acre parcel would be needed to produce 5,000 cubic feet per year on an ownership.

Operability relates to road construction and harvesting conditions. Generally highly operable land includes soils with limited compaction risk and low to moderate slopes. This results in reduced logging and road construction costs.

For the Metro private forestlands, all have a productive capacity to produce 120 cubic feet per year and operability is not limiting. For the most part, the primary road systems have already been developed consistent with the likely logging method. For non-industrial ownerships operability can become a factor as parcel size decreases. Fix costs and access issues may begin to limit harvest options. Other criteria discussed below are likely to account for this limiting circumstance.

2. Zoning

Zoning is one of the primary tools government uses to protect the land values in an area because it limits conflicts between incompatible uses. Forest zones are designed to limit incompatible uses to protect the commercial value of the forest. There can be significant conflicts between commercial forest uses and residential uses. Dwellings are allowed in forest zones under limited circumstances and significant dwellings may be located adjacent to forestland zones in rural residential zones. Conflicts between residential use and forest management uses reduce forest management or increase the costs of forest management. Commercial wood fiber production, like commercial farming, often becomes incompatible with residential uses. The residents of forested areas often publicly object to common industrial forestry practices such as the aerial application of pesticides,

the burning of slash, road construction, hauling activities that create dust or harvesting and especially the use of clearcutting as a harvest method.

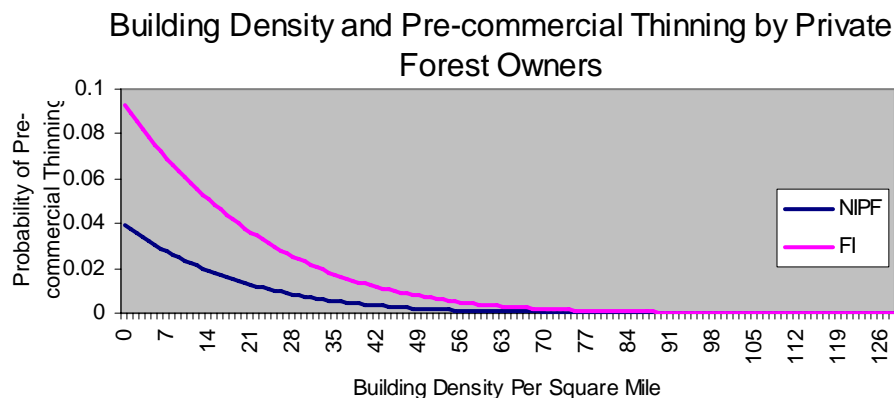
The conditions under which dwellings are authorized in Forest Zones can be found in ORS 215.720 to 215.750 and OAR 660-006-0027. Additionally, siting standards have been developed for dwellings in forest zones to increase the compatibility with forest operations, to minimize wildfire hazards and risks and to conserve values found on forest lands. The standards can be found in OAR 660-006-0029.

"Shadow conversion" occurs when land use conflicts between residential uses and forestry activities increases the difficulty and raises the cost of forest management to the point that further investments in forest management are unprofitable or the landowner perceives the riskiness of the investment is too great due to the likelihood of conflicts that will either preclude harvest or will greatly increase the costs or decrease potential revenues.

Thus, in considering zoning, caution needs to be taken to in identifying lands zoned for forest or farm/forest uses where such values as the aesthetic and recreation values generated by the "next-door" forest has already been captured and capitalized by adjacent or nearby residential tracts, resulting in owners of such tracts turning to the courts to defend "their rights" when the forest owner attempts to follow through on long planned forestry operations. This will be particularly true where rural residential zones or UGB abut forest zones. It appears Washington and Clackamas County approached forestland zoning from different perspectives. In Clackamas County, large numbers of rural residential zoning exist in a mix with the working landscape of farm and forest zones.

3. Parcelization and ownership

Dividing the forest into smaller parcels and adding dwellings can seriously reduce the values that the forest provides by displacing wildlife, increasing conflicts between residential and commercial uses, increasing the cost of fire protection, and reducing commercial timber production.



Notes: Based on relationship found by probit regression. Example is a forest stand; basal area=65; site index=70; slope=30.

All other factors being equal, smaller parcels under multiple ownerships are less favorable for long-term commercial forest use. As demonstrated by the graph above, as dwelling density increases, the probability of investment in active management declines for both industrial and non-industrial ownerships. Ownership also impacts long-term viability with size of the total ownership and ownership type being factors. The larger the total ownership, the more viable will be any piece of the ownership. In combination with size, owners that are “active” including industrial owners and involved family forest owners are more likely to manage their land in the long-term as a working forest. As discussed in the analysis and conclusions section, industrial lands provide the major timber harvests within the Metro area. However, many of the traditional ownership behaviors are changing due to the high value of lands. Nonetheless, industrial owned lands and non-industrial lands of an ownership size where behaviors are more similar to an industrial owner should be delineated and used as a factor in combination with the development zones discussed next.

ODF has mapped forestland “development zones” based upon the following categories:

Wildland Forest: Large contiguous tracts of at least one square mile of forestland with fewer than five developments per square mile generally scattered across the area. This designation may include both timberland and “other forestland”. Timberland is forestland not withdrawn from timber utilization and capable of growing industrial wood at a rate of 20 cubic feet or more per acre per year. “Other forestland”, which is of lower productivity or has been withdrawn from timber production, may also be in the wildland forest zone.

Wildland Range: Zoned only in eastern Oregon. Large contiguous tracts of non-forest/non-agricultural land of at least one square mile with fewer than five developments per square mile generally scattered across the area. Typically the land does not receive enough precipitation or lacks the soil quality for tree growth of any significant size or density. This designation may include grasslands, non-irrigated grazing or haying fields, marshes, or sagebrush land. Western juniper and other lower-productivity forest areas are sometimes classified with wildland range because grazing is often the dominant use for these forested areas.

Intensive Agriculture: Large contiguous tracts of agricultural land with fewer than nine developments per square mile generally scattered across the area. Structures associated with agriculture such as farmsteads and barns are not counted in the development limit. At least one square mile in size.

Mixed Agriculture: Intermixed agricultural, forest, and/or range land with fewer than nine developments per square mile. There are two types of mixed agricultural land: mixed forest/agriculture, where forest land consists of more than 50 percent of the non-agricultural area, and mixed range/agriculture (only in eastern Oregon), where range dominates the non-agricultural area. At least one square mile in size.

Low-Density Residential: Non-urban land with nine or more developments within an area of any size. Examples are: rural subdivisions not attached to a town or city, large numbers of structures mixed in with forests or agricultural lands, towns smaller than 40 acres.

Urban: Commercial, residential and industrial areas greater than 40 acres with a discernible street grid. Structures are evenly distributed and lot size tends to be small. City centers, industrial areas, patterned residential housing, and subdivisions attached to a city are urban areas.

Other: Naturally non-vegetated areas such as sand beaches or dunes, lava, mountain-top rock and snow; and large bodies of water including reservoirs or lakes. At least one square mile in size. This zone was not delineated in previous development zone projects.

Lands considered for rural reserves should be focused on lands currently categorized as “wildland forest” or as “mixed forest-agriculture.” Maps showing the location of wildland and mixed forest are included in the appendix.

4. Forest fragmentation

Forest fragmentation is the process of dividing large blocks of forest into smaller more isolated islands within a mosaic of other land uses, typically agricultural or urban land uses (Helms, 1998). Forest fragmentation displaces wildlife by reducing the total area of contiguous forest, introducing non-native invasive species, and isolating the remaining forest patches. The results of fragmentation can be over-browsing and removal of certain plant species, increased predation and nest parasitism, a reduction in the number of ground-nesting birds and other species, plus a general reduction in certain types of wildlife habitats (Patel-Weynand, 2002). In considering forest fragmentation, adjacent and area land use and vegetation patterns should be analyzed. Forests that are “disconnected” from other forests by non-forest vegetation are less suitable as long-term wildlife habitat. Thus, forest zones that are currently isolated from other forest cover, or are likely to become isolated over time should have lower priority for rural reserves.

5. Existing land use conflicts

Patterns of land use and expansion already exist. These need to be considered. Clackamas and Washington County have taken different approaches to zoning. Most of the “wildland forest” in Washington County is in a contiguous block in the western portion of the county. In some cases “buffers” of “mixed forest/agriculture” are adjacent to this wildland forest and may serve as an ideal buffer to further conflict. The location and amount of intermixed or adjacent low density residential needs to be a stronger consideration where “mixed forest/agriculture” lands are not located adjacent to wildland forest. Similarly, the closer the proximity to urban areas, the less likely that a working forest can be maintained and the better option would be to retain desired forestlands as park or other open space.

Clackamas County retains a number of isolated small blocks of wildland forest in the western portion and some larger “fingers” of wildland forest that are mostly surrounded by low density residential forest (and cannot necessarily be considered adjacent to the contiguous block of wildland forest making up the eastern part of the county). Conflicts are likely to be challenging to the long-term management of these lands as timberlands without some other economic returns as discussed above.

6. Wildfire risk

A Community Wildfire Protection Plan (CWPP) for Clackamas County was completed October, 2005. The plan was developed with the leadership of the County, ODF, Fire Defense Board, USFS, and BLM. The Clackamas CWPP is a consolidated reference documenting wildfire hazards, prevention and response efforts, and resource sharing information for all participating local, state and federal fire agencies. It improves upon historical fire planning efforts by providing a more localized and accurate approach for determining wildfire hazards and implementing best practices for wildfire protection in balance with sustainable ecological management and economic activities throughout Clackamas County.

A Community Wildfire Protection Plan is in process for Washington County. A review draft was presented to the public in June, 2007. The partners in development of the plan include County Emergency Management, Fire Defense Board, ODF, Sheriff’s Dept., and Northwest Mgmt. consultant.

Multnomah County has not prepared a CWPP.

Each plan includes a Wildfire Risk Assessment that analyzes the potential losses to life, property, and natural resources. Objectives of the risk assessment are to identify Communities-at-Risk and the Wildland-Urban Interface, and conduct a wildfire risk assessment that can be used in project prioritization. A map has been produced for each county showing the overall fire risk as “low,” “low-moderate,” “moderate,” “moderate-high,” and “high.”

Either moderate-high, or high categories would be appropriately considered as possible criteria for designating rural reserves.

7. Landslide risk and other natural hazards

DOGAMI has mapped portions of Oregon for landslide risk. ODF has mapped high landslide hazard locations that represent risk of shallow rapidly moving landslides. Mount Hood represents a unique set of geological risks, some related to events that combine flooding with debris torrents.

In general, locations that are subject to rapidly moving geological events and flooding, including their run-out paths or floodplains (including channel migration zone) should be

given high priority for rural reserve designation. These types of geological events are such that risk mitigation and prevention are unlikely to be successful in the long-term

8. Sensitive resource sites

a. Community Water systems

Forestland provides intrinsically higher quality water than other land uses. Forest zones that encompass a community water system should be given appropriate priority for rural reserve designation.

b. Parks and open space

Existing parks and open space can provide a framework of connectivity to limit forest habitat fragmentation. Similarly, the long-term open space plan developed by Metro can define where connectivity can be retained or restored.

c. Protected resource sites

Resource sites that deserve consideration include significant wetlands, sites used by threatened or endangered species, sensitive bird nesting and roosting sites, and “conservation opportunity areas” identified in the Oregon Conservation Strategy (ODFW 2006). Maps showing significant wetlands and sensitive sites are available from Department of Forestry field offices in Forest Grove and Molalla. Conservation opportunity areas maps are provided in the appendix.

d. Oregon scenic rivers

Portions of the Clackamas and Sandy Rivers are designated as Scenic waterways under the Oregon program. This designation influences forestland management in several ways. In addition to additional process, perceptions about how best to balance scenic resources with timber use may create additional social conflict.

III. Other Criteria:

Markets and Infrastructure

Elements such as transportation, labor availability, processing and other service needs, are factors in the long-term viability of working forests. The market infrastructure is already in place and unlikely to change. Forest sector manufacturing has located along major transportation corridors near the Columbia River, rail lines and the interstate highway system and forestland in the Metro area will have significant market options. Labor for forestry service is also locally available and skilled.

The capacity to add “value” to forest products made in the Metro area is possible through one of the “green” certification schemes, though to date wood price increases are not documented. Increasing demand for biofuels/energy development may add value to forest residuals. Conservation incentives and other programs at the federal and state levels related to renewable energy could help add additional value, especially if mixed with the urban waste stream.

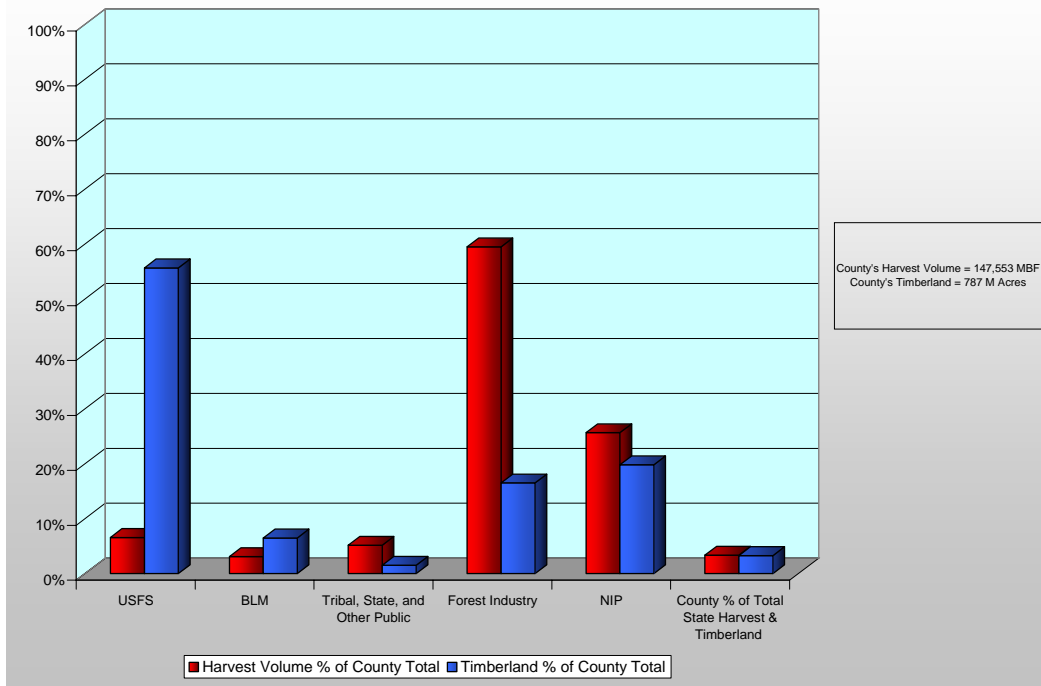
IV. Analysis and Conclusions

The three graphs below illustrate the proportion of timberland and harvest by ownership for each of the three counties. The ownership of “timberlands” within the Metro area includes federal, state, private industrial, private non-industrial and other public (county). The dominant ownership is federal in Clackamas (62 percent) and Multnomah Counties (52 percent). Washington County is dominated by private lands, with a relatively large share of state ownership (15 percent) and very little federal ownership (5 percent).

Federal lands have mostly been allocated for “nature emphasis” uses. As a result, federal lands contribute small amounts of timber harvest to the counties’ total annual harvests. The federal timberlands provide less than 10 percent of the Clackamas County annual timber harvest, less than 3 percent of Multnomah County’s harvest, and less than 1.2 percent of the Washington County’s harvest.

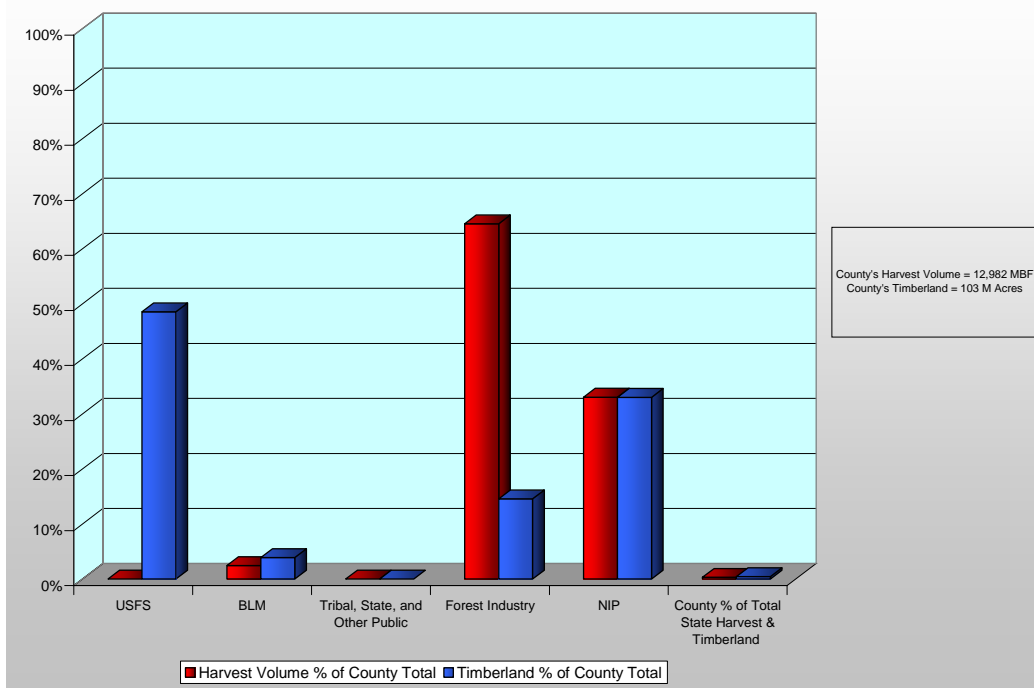
All three counties retain a substantial base of both industrial and non-industrial owners. For all three Metro Counties, non-industrial owners make up the majority of the private ownership. This is unusual as industrial lands are usually the dominant private ownership in western Oregon counties. Nonetheless, in all three Metro counties, industrial lands provide the majority of the timber harvests (Clackamas 59 percent, Washington 65 percent and Multnomah 65 percent). In Clackamas and Multnomah Counties non-industrial lands have timber harvests that are comparable to the proportion of their ownership in relation to the total timberland. However, the non-industrial owners in Washington County provide disproportionately less harvest than the proportion of that ownership (contributing 19 percent of the harvest versus contributing 42 percent of the total timberland).

Clackamas County Percent of Timberland and Harvest Volume
(3 Year Average for Harvest Volume 2004-2006)

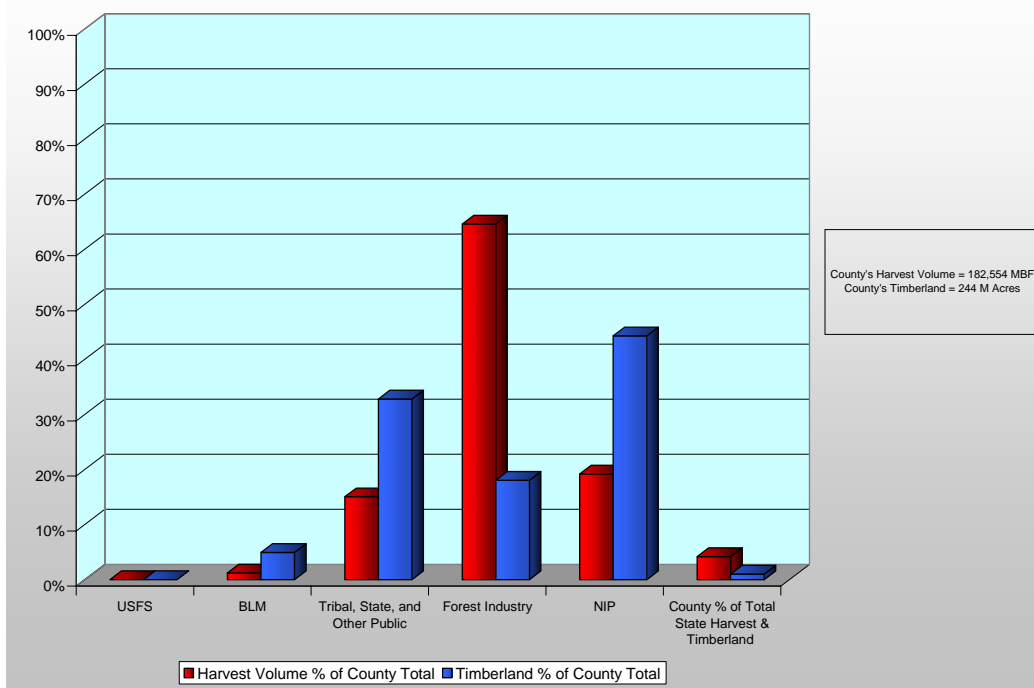


Protecting the existing wildland forests that are currently in the large contiguous blocks along with adjacent mixed forest/agricultural lands will do the most to ensure the continued contribution of these lands to maintaining a viable forest sector. An overall strategy of buffering these lands using rural reserves would appear sound. Other forestlands with high value as non-timberlands might be viable so long as other tools are used to provide landowner value. Alternatively, acquisition as parks or open space may be a better option.

Multnomah County Percent of Timberland and Harvest Volume
(3 Year Average for Harvest Volume 2004-2006)



Washington County Percent of Timberland and Harvest Volume
(3 Year Average for Harvest Volume 2004-2006)

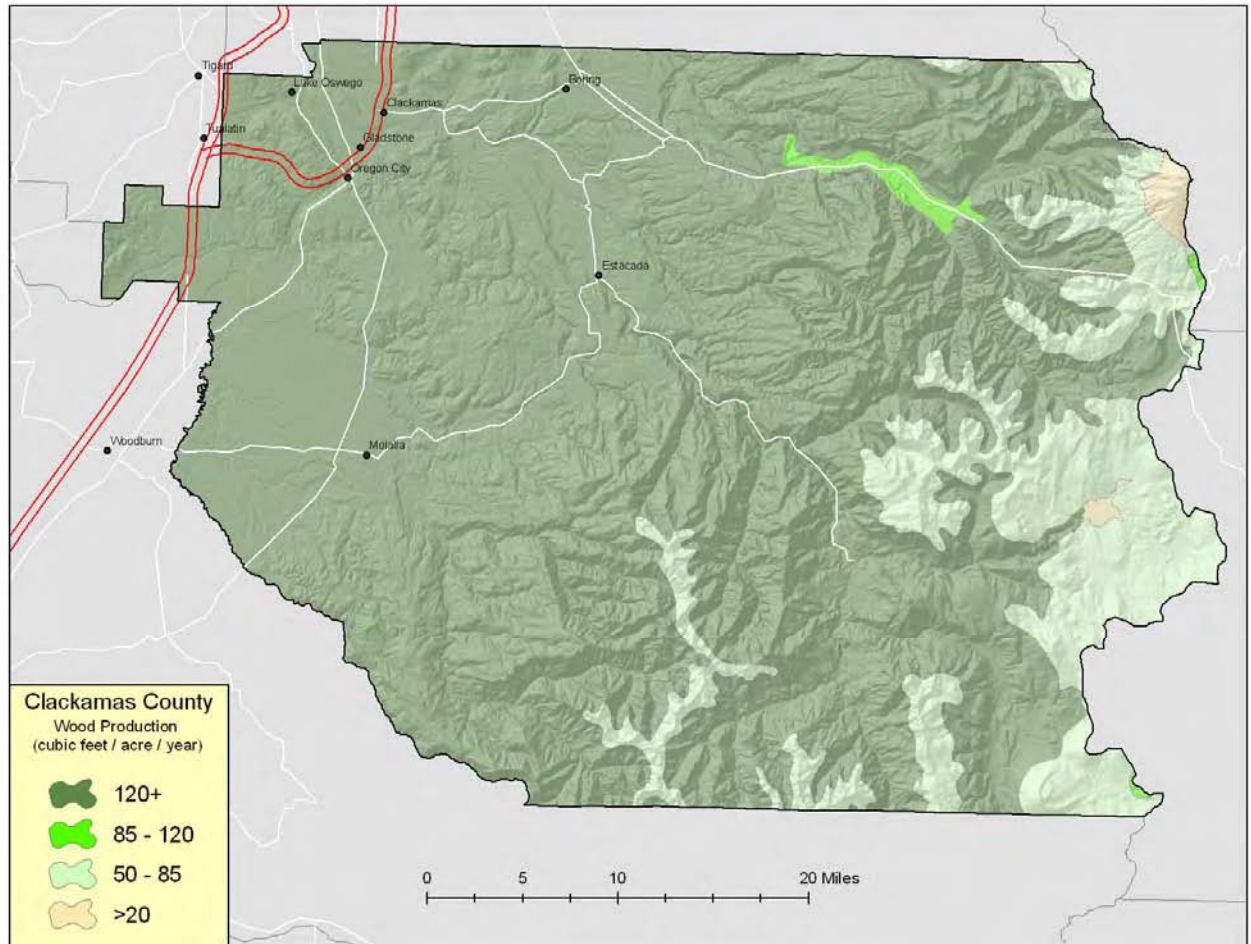


References:

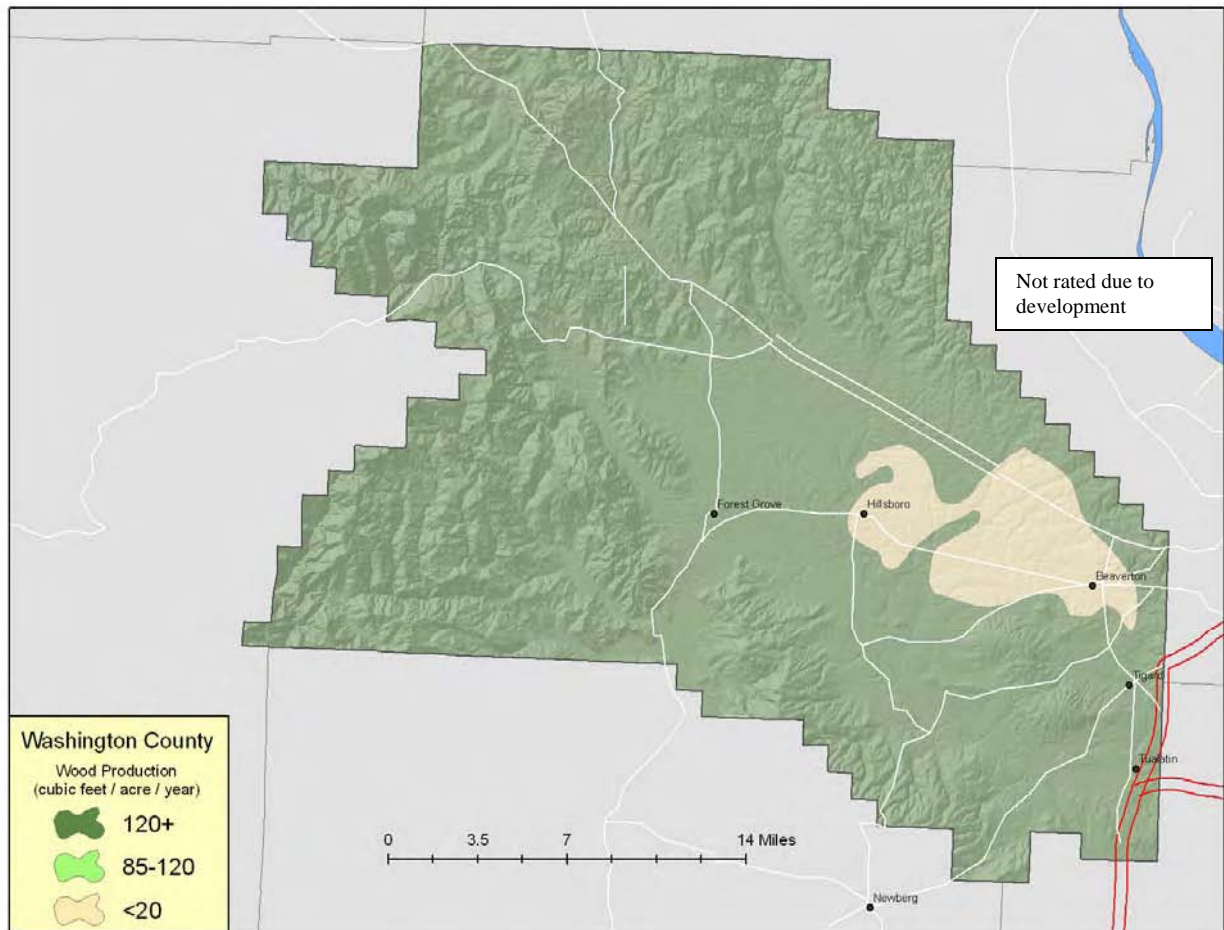
1. Benedict, M. A., & McMahon, E. T., (2002). "Green Infrastructure: Smart Conservation for the 21st Century." *Renewable Resources Journal* (20) 3: 12-17.
2. *Forests, Carbon and Climate Change: A Synthesis of Science Findings*, Oregon Forest Resources Institute, 2006
3. Helms, J.A., ed. 1998. *Dictionary of Forestry*. Society of American Foresters, Bethesda, MD. 210 pp.
4. Patel-Weynand, T. 2002. Biodiversity and sustainable forestry: State of the science review. Report for the National Commission on Science for Sustainable Forestry, Washington, DC. 54 p.

Appendix 1 – Map references (Partial compilation—additional map references available upon request)

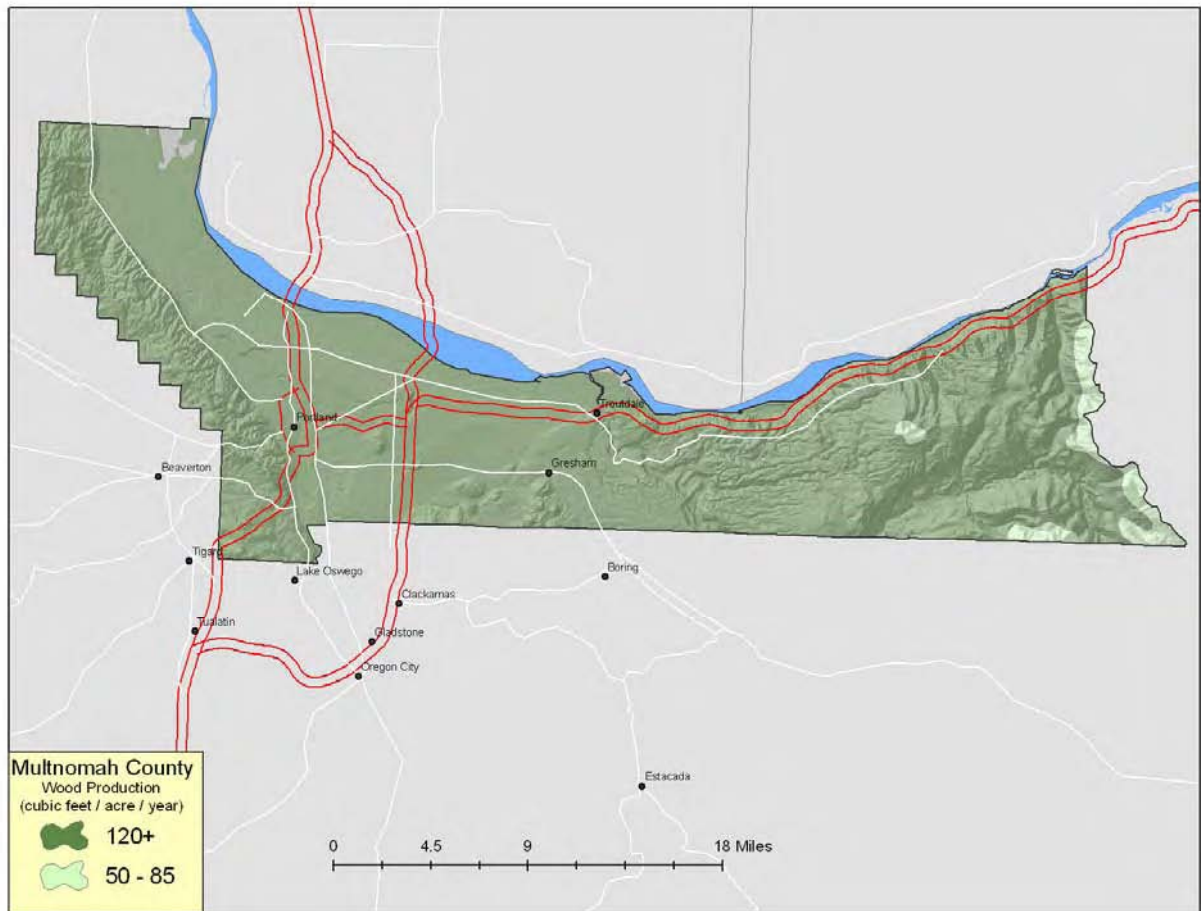
1a Cubic Foot Site Class Clackamas County



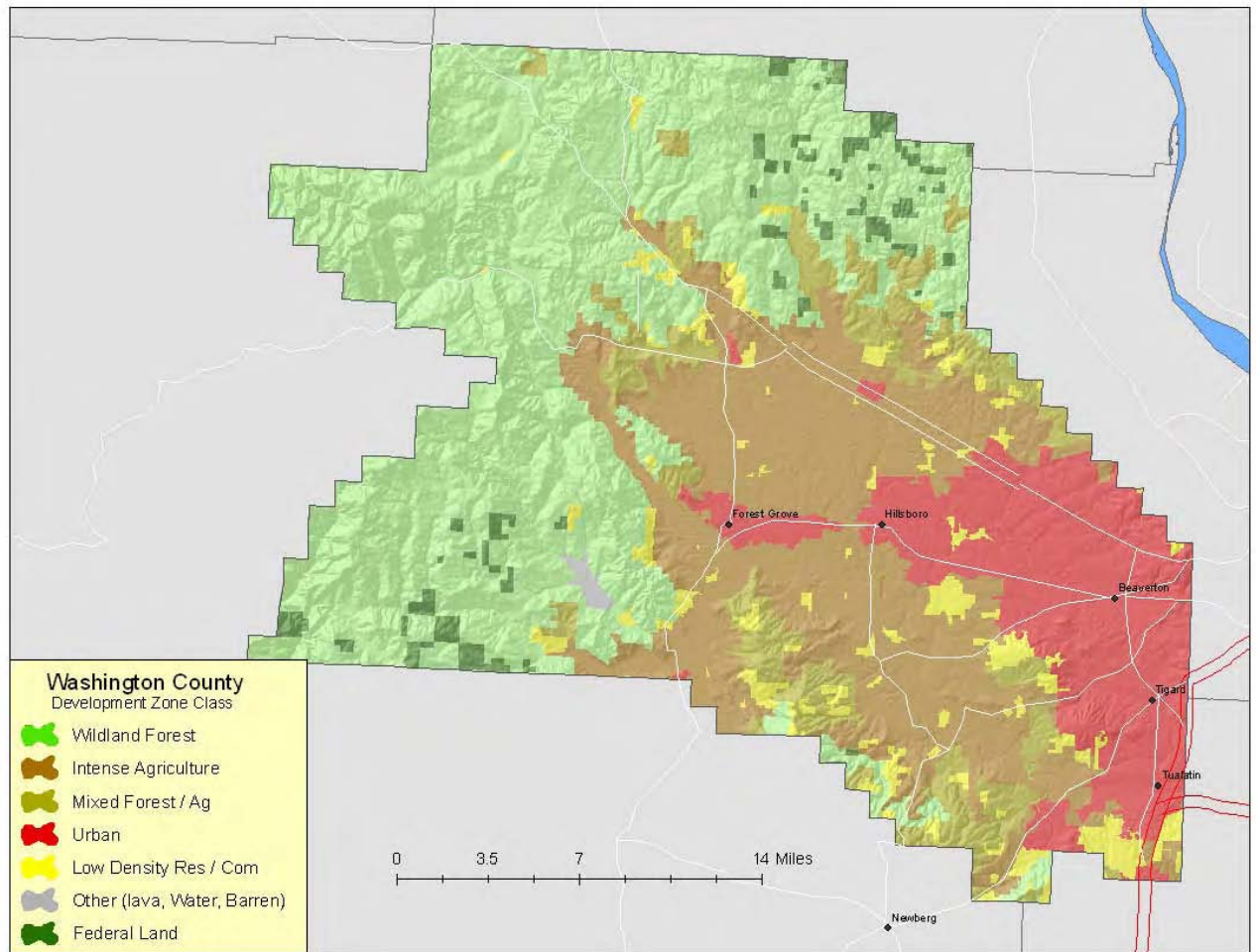
1b Cubic Foot Site Class Washington County



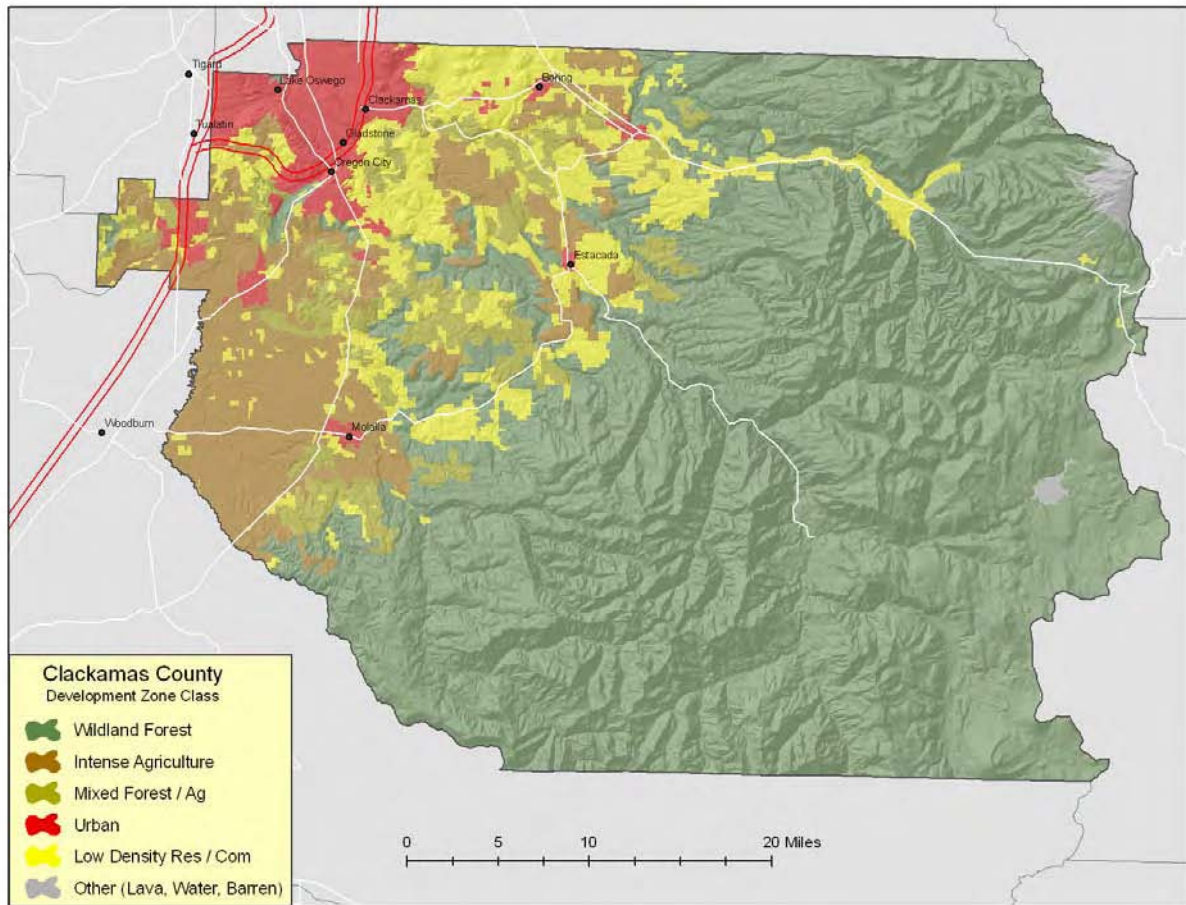
1c Cubic Foot Site Class Multnomah County



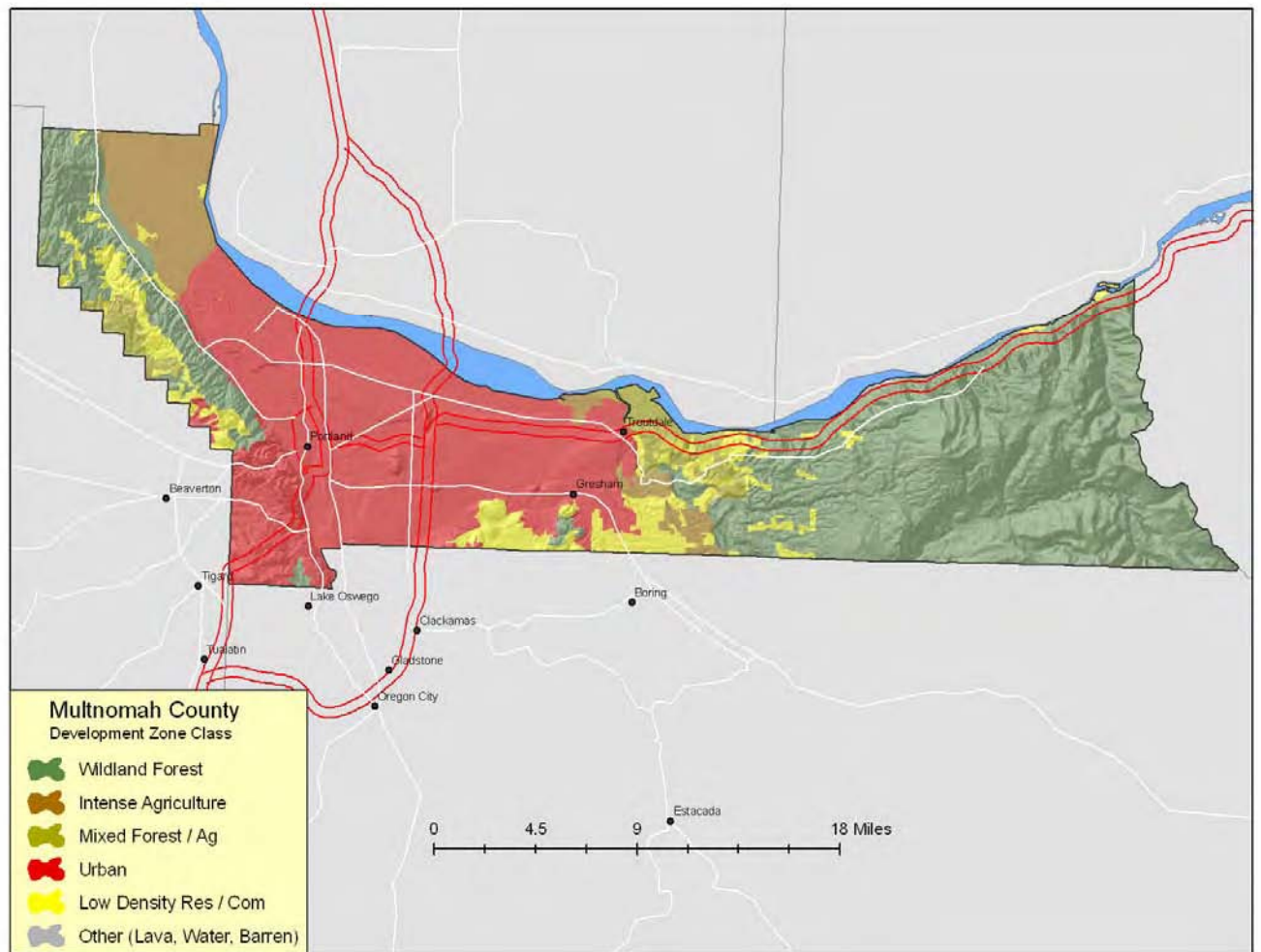
Map 2a Development Zone Class Washington County



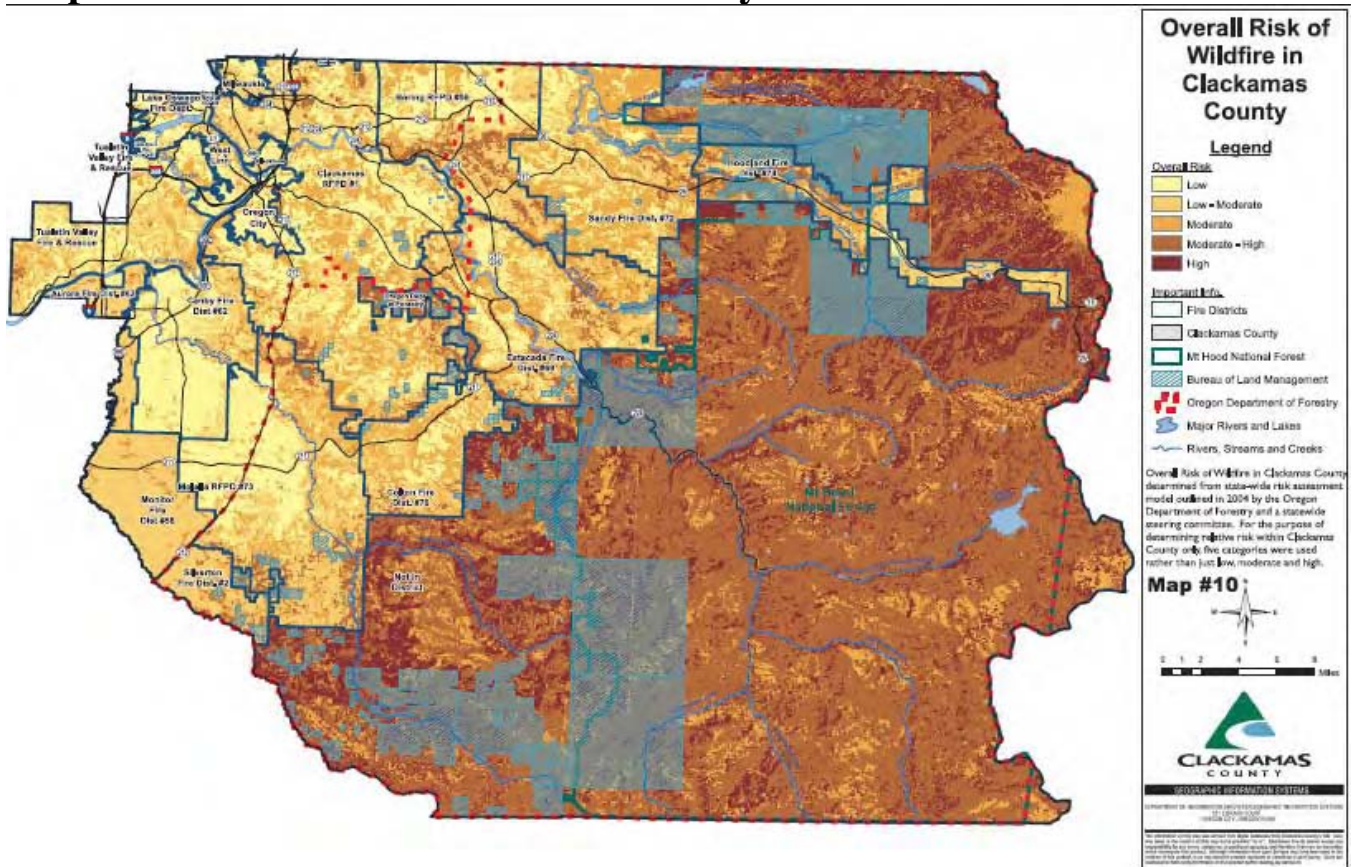
2b Development Zone Class Clackamas County



Map 2c Development Zone Class Multnomah County



Map 3a Wildfire Risk Clackamas County



Washington County CWFPP Lead Contact: Chris Asanovich, Fire Defense Board Chief, Malcolm Hiatt, ODF; mhiatt@odf.state.or.us; Scott Porter, Emergency Management

Map 4 State Conservation Plan conservation opportunity areas



*



Materials following this page were distributed at the meeting.

2005-2060 Regional Population and Employment Forecast for the Seven-County Portland-Beaverton-Vancouver OR-WA Primary Metropolitan Statistical Area (PMSA)

Overview

The 2007 Oregon Legislature adopted ambitious legislation reforming the growth management process in the Portland region. Senate Bill 1011, which was supported by a broad coalition of public and private partners, offers Metro, along with Clackamas, Multnomah, and Washington counties, greater flexibility in determining which areas are most suitable for accommodating growth. It also provides increased long-term protection for important farm and forest lands and natural landscape features.

Among other provisions, SB 1011 provides new factors to guide the designation of urban reserves, those areas that will be first in line for inclusion within the urban growth boundary (UGB). These areas, in conjunction with land already within the UGB, will provide 40-50 years of capacity for urban growth.

To begin the process of designating urban reserves, Metro staff has developed 50-year forecasts of regional population and employment. Over the next year, Metro, the three counties and local governments will collaborate on a planning process through which they will refine long-range population and employment forecasts and allocate 30 years of the forecasted growth to various locations in the region.

Disclaimer

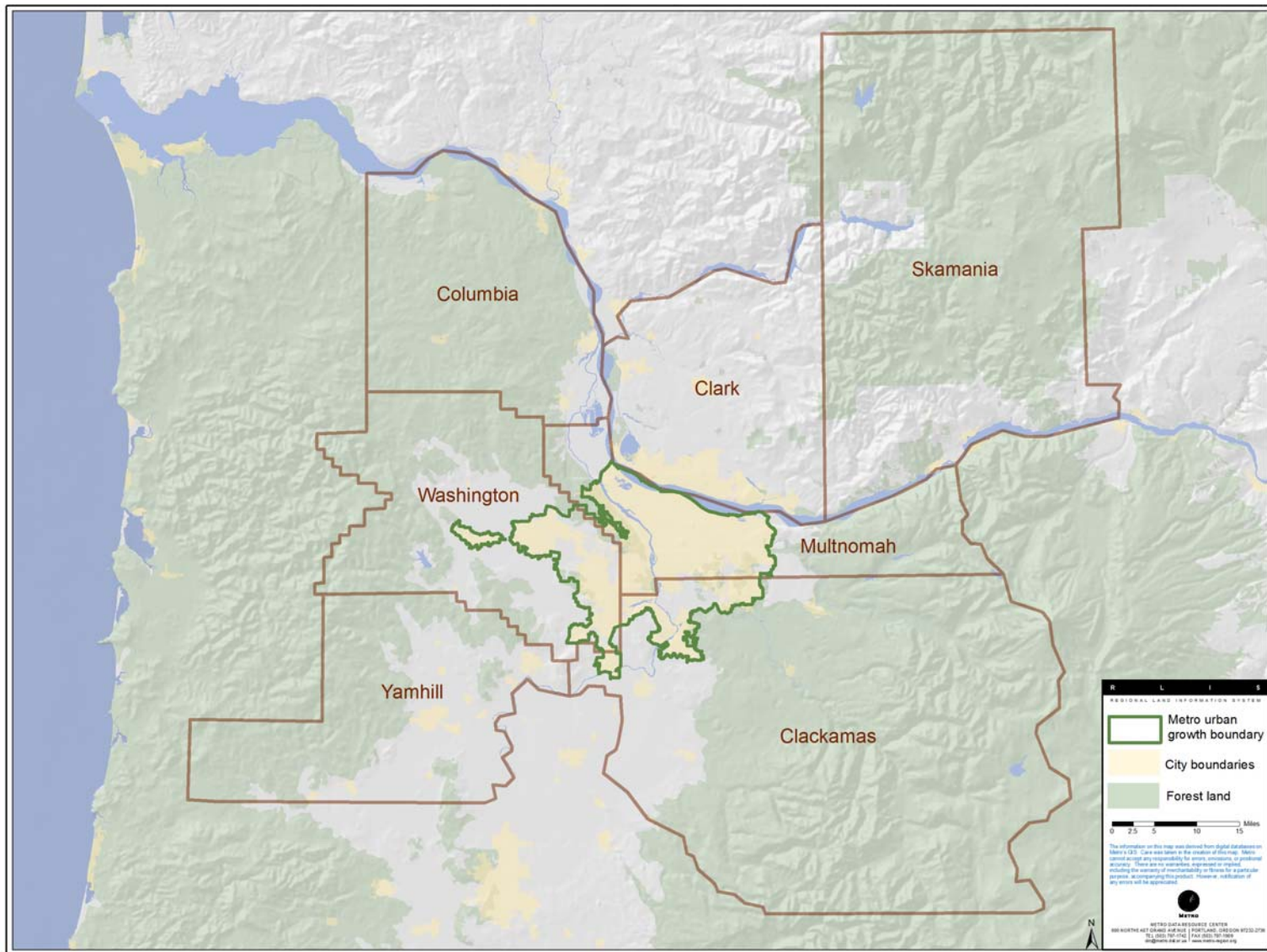
These forecasts are necessarily imprecise due to their long time horizon. Because of the many uncertainties associated with this 50-year scope, rather than selecting single numbers as projected 2060 population and employment levels, this report considers multiple scenarios and offers a range of projections.

These forecasts do not represent any policy agenda or policy decision of the Metro Council.

Why produce population and employment forecasts?

To plan for the future, you need to have an idea what the future might look like. To carry out their responsibilities in the areas of land use and transportation planning, governments of the region depend on credible forecasts of future population and jobs. Authorities ranging from the Metro Charter to Oregon statutes to federal law also require similar forecasts. Over several decades, Metro's Data Resource Center has developed sophisticated tools for generating the forecasts that inform the region's planning work. These forecasts are also used by many other public and private entities.

As noted above, the 2060 forecasts will be used by the region in designation of urban reserve areas. The use of forecasts in the reserve process is described at the conclusion of this document.



Map 1: Portland-Beaverton-Vancouver OR-WA PMSA

(Geographic extent of the regional forecast encompasses seven counties. The Metro UGB comprises a fraction of the land area of the region.)

Summary results

Based on a range of assumptions and growth rates, Metro's Data Resource Center made five projections for the year 2060 of population and employment in the seven-county Portland-Beaverton-Vancouver Primary Metropolitan Statistical Area (PMSA), which consists of Clackamas, Columbia, Multnomah, Washington and Yamhill counties in Oregon as well as Clark and Skamania counties in Washington.

	U.S. Trend (0.8% Trend)	Econometric Trend	OR Trend (1.4% Trend)	Ptld. 1980-2000 (1.8% Trend)	Ptld. 1960-2000 (2.0% Trend)
2000 Census	1,927,881	1,927,881	1,927,881	1,927,881	1,927,881
2035 Population	2.7 million	3.2 million	3.2 million	3.6 million	3.8 million
2060 Population	3.2 million	3.8 million	4.5 million	5.6 million	6.2 million
2000 BLS* Employment	973,200	973,200	973,200	973,200	973,200
2035 Employment	1.4 million	1.7 million	1.7 million	1.9 million	2.0 million
2060 Employment	1.7 million	2.0 million	2.4 million	3.0 million	3.3 million

*Bureau of Labor Statistics

Figure 1: Population and employment scenario projections for the Portland-Beaverton-Vancouver OR-WA PMSA

Source: Metro

How did Metro produce these projections?

Metro produces the “econometric trend” Portland regional forecast through 2035 using its own state-of-the-art regional econometric model. This model, which is maintained and operated by in-house Metro staff, has been thoroughly vetted by an independent panel of economic and demographic experts from across the U.S. It relies on national growth factors obtained from the economic forecasting firm Global Insight, Inc., as well as birth and death rates derived from the U.S. Census Bureau's most current “middle series” fertility and survival rates. Both the national economic data and national demographic forecast data are then regionalized based on regional growth factors; net migration into the region pegged to relative differences between regional and national economic growth factors; and actual birth and death rates derived from local vital statistics. Population and migration trends are directly linked to specific economic sectors modeled in the regional econometric model, so employment trends and population growth are dependent upon one another.

Global Insight does not produce a U.S. macroeconomic outlook that extends more than 30 years into the future. Consequently, to complete the “econometric trend” forecast to the full 2060 horizon, the post-2030 population trend from the regional econometric forecast has simply been extrapolated forward to converge with the trend growth rate predicted for U.S. population. Population growth for the Portland-Beaverton-Vancouver OR-WA PMSA is projected to average 1.4 percent per year from 2000 to 2035, and 0.8 percent per year from 2035 to 2060.

The projected employment trend for 2000 to 2035 is derived from Metro's regional econometric model and driven by the Global Insight U.S. macroeconomic outlook. Post-2035 employment projections are extrapolated based on a stable employment-population ratio.

The other four scenarios extrapolate various plausible population trends into the future:

- **U.S. Trend:** The average annual rate of growth as projected by Global Insight, Inc. and the U.S. Census Bureau for the entire U.S. population through 2035 is 0.8 percent. This projection assumes a similar growth rate for the Portland region through 2060.
- **Oregon Trend:** This projection assumes a 1.4 percent rate of population growth, the projected growth rate for the state of Oregon overall as estimated by the State Demographer.
- **Portland PMSA 1980-2000 Trend:** This projection assumes a 1.8 percent rate of population growth, the region's average annual growth rate from 1980 to 2000.
- **Portland PMSA 1960-2000 Trend:** This projection assumes a 2.0 percent rate of population growth, the region's average annual growth rate from 1960 to 2000.

Figures 2 and 3, which chart the five scenarios projected in this report, indicate the range of possibilities.

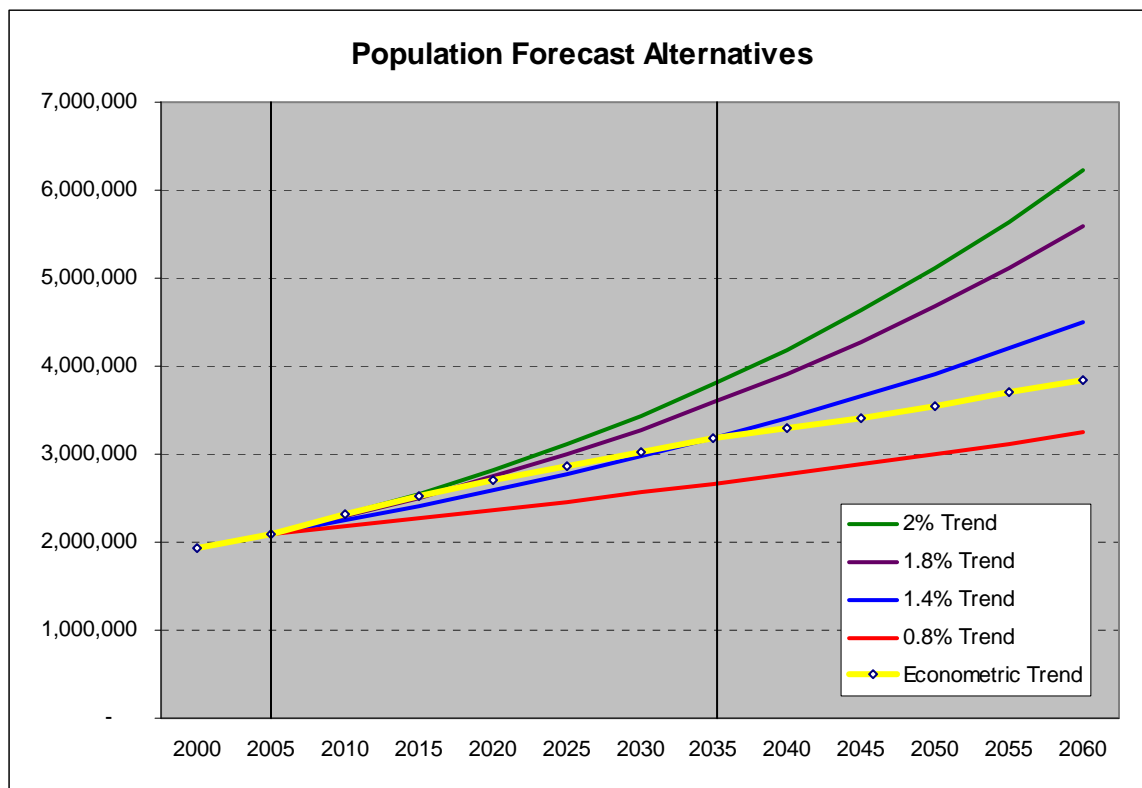


Figure 2: Population scenarios for the Portland-Beaverton-Vancouver OR-WA PMSA

Source: Metro

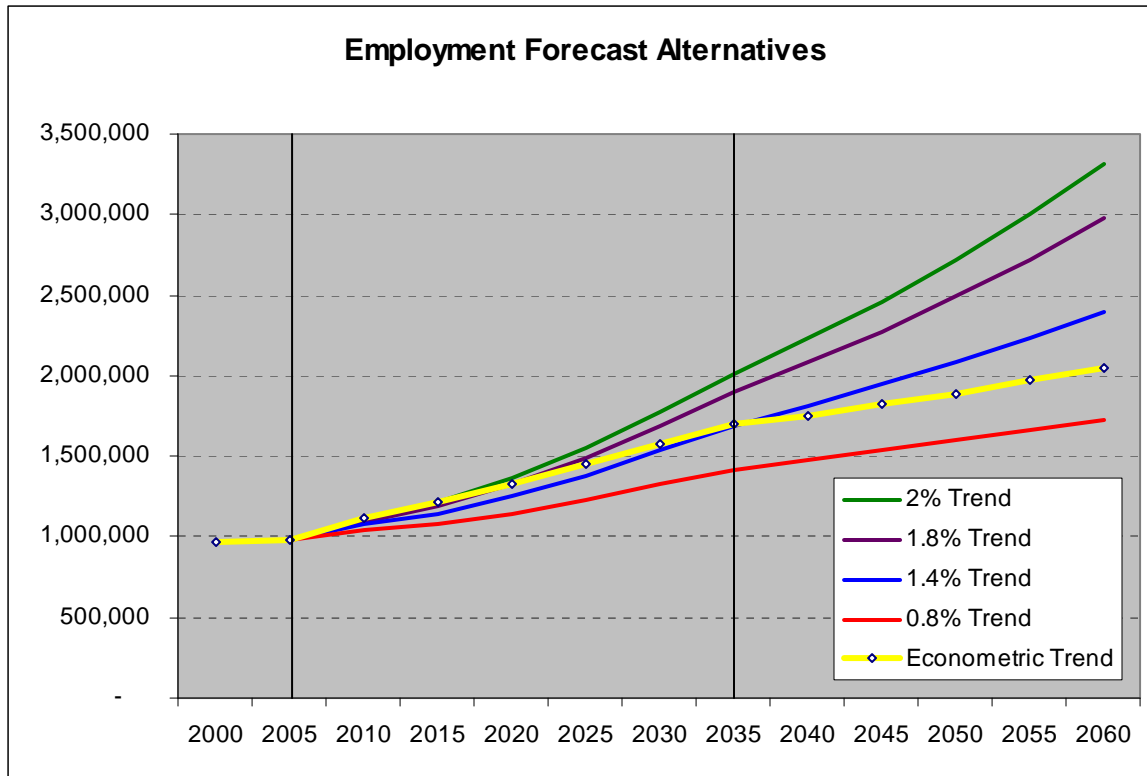


Figure 3: Employment scenarios for the Portland-Beaverton-Vancouver OR-WA PMSA

Source: Metro

What are the variables?

The regional economy is increasingly dependent on global and national forces that are beyond the region's influence and are not easily quantifiable through standard economic tools. Economic globalization affects the flow of trade, foreign exchange rates, and the cost and availability of foreign and domestic skilled and unskilled labor.

Another trend that may or may not be within the region's influence is the influx of members of the so-called "creative class" to the Portland region, which has contributed to growth in the region's knowledge-based industries. Population growth in the region continues to reflect the region's status as one of the nation's more desirable metropolitan areas; population continued to increase even as employment stagnated during the recession during the early part of this decade.

These are but a few examples of the many factors that will ultimately affect both population and employment trends in the region.

How do the projections compare to historical growth rates?

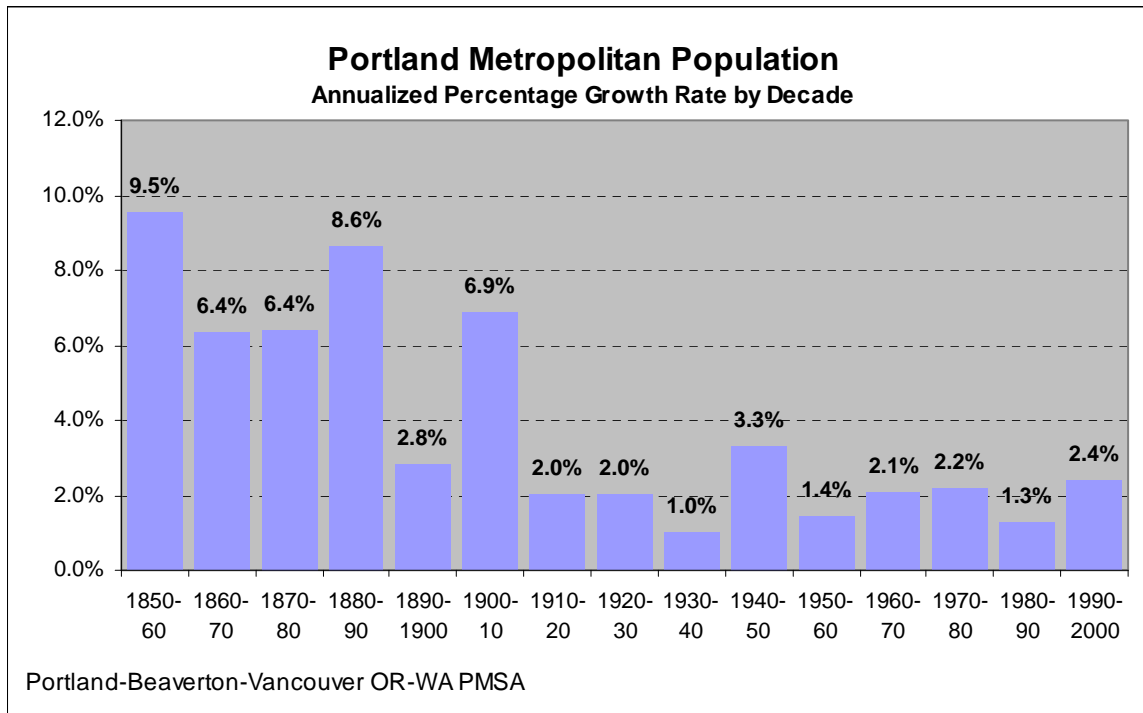


Figure 4: Decade-by-decade illustration of population trends for the Portland-Beaverton-Vancouver OR-WA PMSA from 1850 to 2000

Source: US Census as compiled by Metro (geographic extent of the PMSA is the same seven counties for purposes of calculation consistency, despite updates and changes in PMSA definition over the years)

Figure 4 helps put the five population growth scenarios in perspective with historical population trends. All five scenarios project slower population growth in the region for the next 50 years than has historically been experienced since the inception of the state.

Population trends have varied widely since 1850. At a glance, the historical data show two distinct periods of growth: 1) a hyper-expansion phase that carried through the early pioneer days and ensuing decades through 1910, when the base population of the region was small, and 2) a slower pace over the last century, reflecting the maturation of Portland as a metropolitan area.

Population growth in the region averaged 2.44 percent per year during the 20th century. It took over 100 years before the region's population reached one million residents in 1966. In recent decades, the effect of annual compounding growth on a larger population base (even at the relatively modest rate of 1.9 percent) pushed population to two million people in only 36 years – one-third the time it took following statehood to reach the first million residents of the region.

Which scenario projection is the right number?

There is no “right” number. These numbers represent neither ironclad predictions nor desires, but rather projections of what might happen based on our knowledge of the past and research-based forecasts of future economic and demographic trends. Over time, we may be able to

narrow the range between the high and low estimates, and the region will make major land use and transportation decisions based on our best estimates of future population and job counts, but it is impossible to eliminate uncertainty when projecting a half-century into the future.

An emerging branch of demographic study relies heavily on statistical probability theory and “Monte Carlo” simulation techniques to estimate the likelihood that population growth will approach a given level by a given point in time. Using this method, Metro staff has produced the “cumulative distribution function” (CDF) depicted in the Figure 5 to illustrate the probability that population in the region in 2060 will be *less than or equal to* a certain projected or forecasted value.

This estimate starts with the “single point” birth rate, death rate and migration assumptions used in the econometric trend forecast. To reflect the uncertainty that underlies those numbers, the CDF curve depicts 10,000 scenarios (Monte Carlo simulation results) that represent population outcomes in the year 2060 if these variables differ to a greater or lesser degree from the “single point” assumptions.

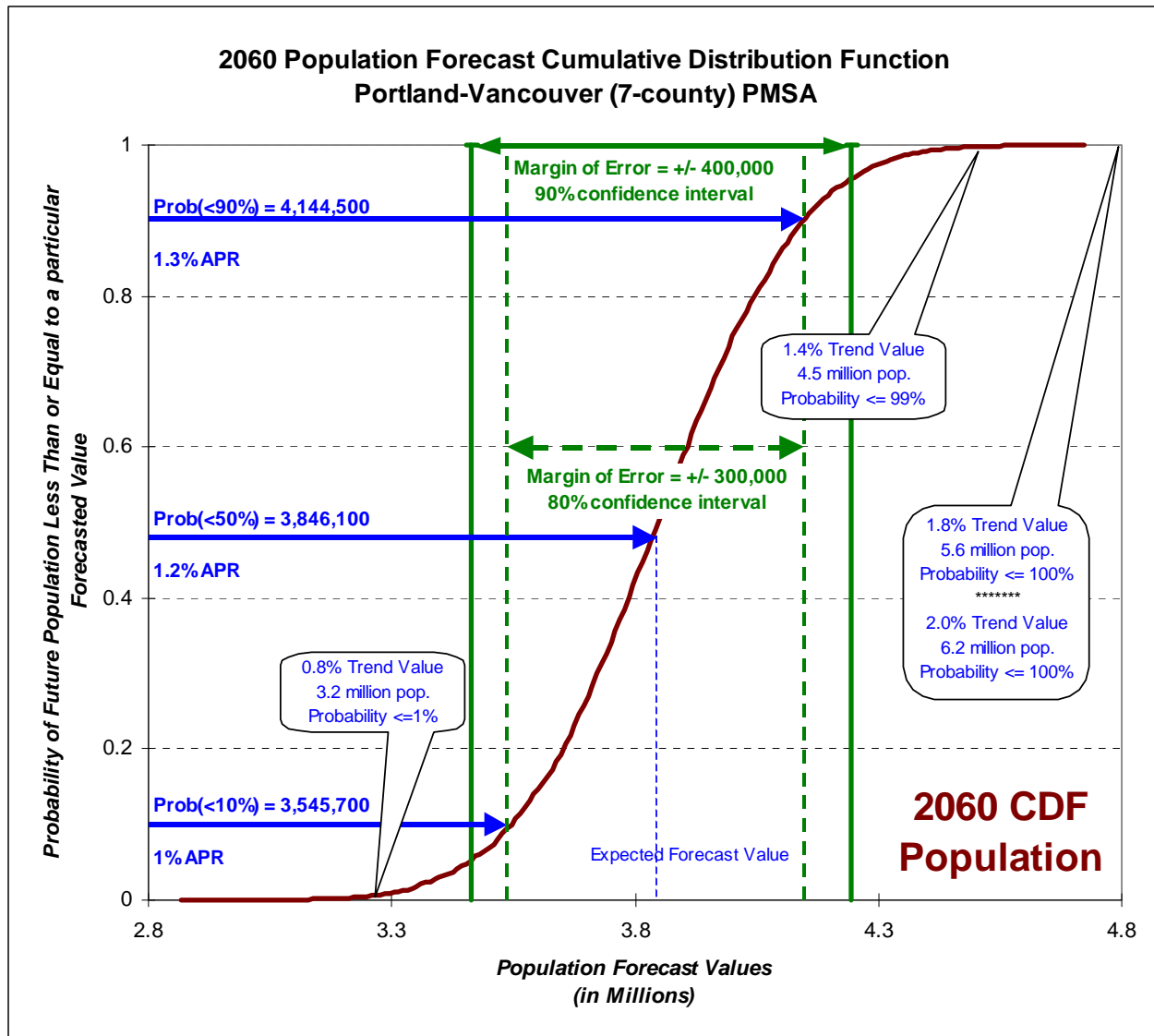


Figure 5: Cumulative probabilistic population distribution function annotated with the same five population scenario projections

Source: Metro

Figure 5 shows where each of the five alternative population projections depicted in Figure 1 falls within this probability range. The red line, the CDF curve, shows the cumulative probability (the y axis) that the region's population (the x axis) will remain below the forecasted value in the year 2060.

For example, there is only a 10 percent likelihood that the population of the seven-county Portland-Beaverton-Vancouver OR-WA PMSA will be less than 3.5 million residents in year 2060 and a 90 percent chance it will remain below 4.1 million. Another way of stating this is to say that there is an 80 percent chance that the region's population in 2060 will fall between 3.5 million and 4.1 million. The midpoint of the curve represents the economic trend forecast of 3.85 million; under this scenario, there is an equal likelihood that actual 2060 population will be above or below this level.

The probability function indicates that all of the alternative growth trends depicted in Figure 1 fall on the extreme ends of the curve, meaning they are extremely unlikely (less than 1 percent probability each).

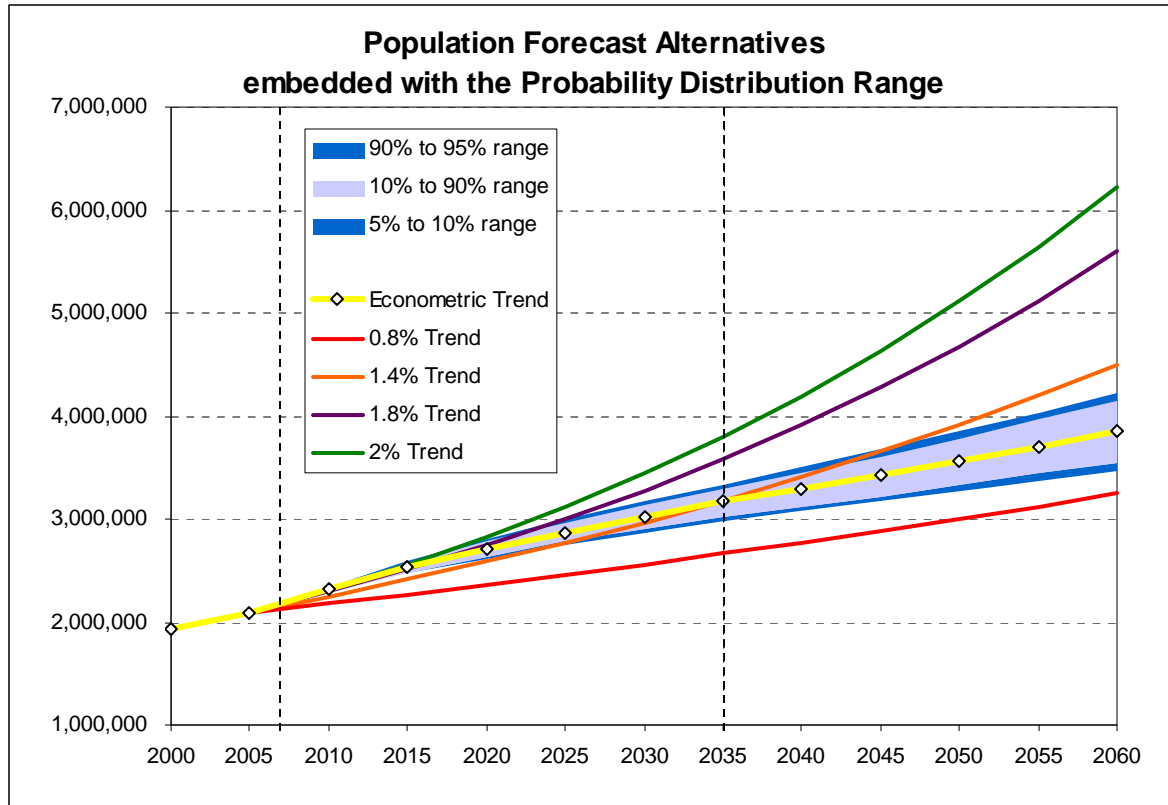


Figure 6: Portland-Beaverton-Vancouver OR-WA PMSA population scenario projections overlaid with the cumulative distribution function (CDF)

Source: Metro

Next steps

Designation of urban reserves at the end of 2009 will require growth forecasts and allocations. The allocations regarding where and how growth will occur cannot be made until the following questions are answered:

- **Regional choices:** What is the region's ability and willingness to provide the necessary public facilities and services, governance and finance to support the creation of "Great Communities" that are sustainable and complete?
- **Local choices:** What is the ability and willingness of local jurisdictions and service providers to achieve local aspirations in existing centers, corridors and employment areas (e.g., up-zoning, targeted investments, transportation improvements)?
- **New land supply:** What is the potential capacity and suitability of the urban reserves to accommodate future jobs and people in a way that creates "Great Communities"?

Metro's "Making the Greatest Place" program is designed to produce regional and local agreements on these policy choices in time for the region to designate urban and rural reserves.

In spring 2009, Metro will release a 20-year population and employment forecast to guide development of the Urban Growth Report and a final 2060 forecast to guide designation of urban reserves. In summer 2009, Metro will circulate a draft Urban Growth Report reflecting growth assumptions and local aspirations. In fall 2009, the Metro Council will adopt a final Urban Growth Report and with Clackamas, Multnomah and Washington counties, jointly adopt urban reserves with a 40-50 year population forecast. In 2010, the Metro Council will make the next urban growth boundary decision using both the Urban Growth Report and the adopted urban and rural reserve areas.

The lasting legacy of French Prairie

By BENJAMIN WILLIAMS

Oregonians, and especially those who live in and around metro Portland and the Willamette Valley, should ask themselves two seemingly curious but important questions:

What is French Prairie?

And why does saving it matter?

The answers go to the soul of Oregon: who we are as a people, why we came here and who we will be in the future? Understanding the history of French Prairie — the “Eden at the end of the Oregon Trail” — is critically relevant to all Oregonians today.

David Brauner, a professor of archaeology at Oregon State University, answers the two questions this way: “French Prairie is possibly the most historic piece of real estate in the entire West, certainly in the Pacific Northwest, and it must be protected.”

French Prairie is the broad expanse of fertile farmland that lies between the Willamette River on the north and Lake Labish (near Keizer) on the south and between the Willamette on the west and the Pudding River on the east.

This is where the first non-Native inhabitants of Oregon — French-Canadian fur trappers — settled and married Native Americans and where the earliest white settlers from the East settled. This is where Oregon’s self-government was first established, placing our feet on the path to statehood.

And this is where we should comprehend what the earliest Oregon pioneers must surely have as they looked out over French Prairie for the first time: This is it, the land of milk and honey, the green Eden at the end of the long hard trail. The idea of living in this naturally rich land, with its legacy of independent, free-thinking people who believed in self-government and were willing to sacrifice to be worthy of this special place, is — or should be — heady stuff. And it’s why it needs protecting.

Let California and Seattle be the places of sprawl and unrestrained commerce. Let us be committed to stewardship and sustainability.

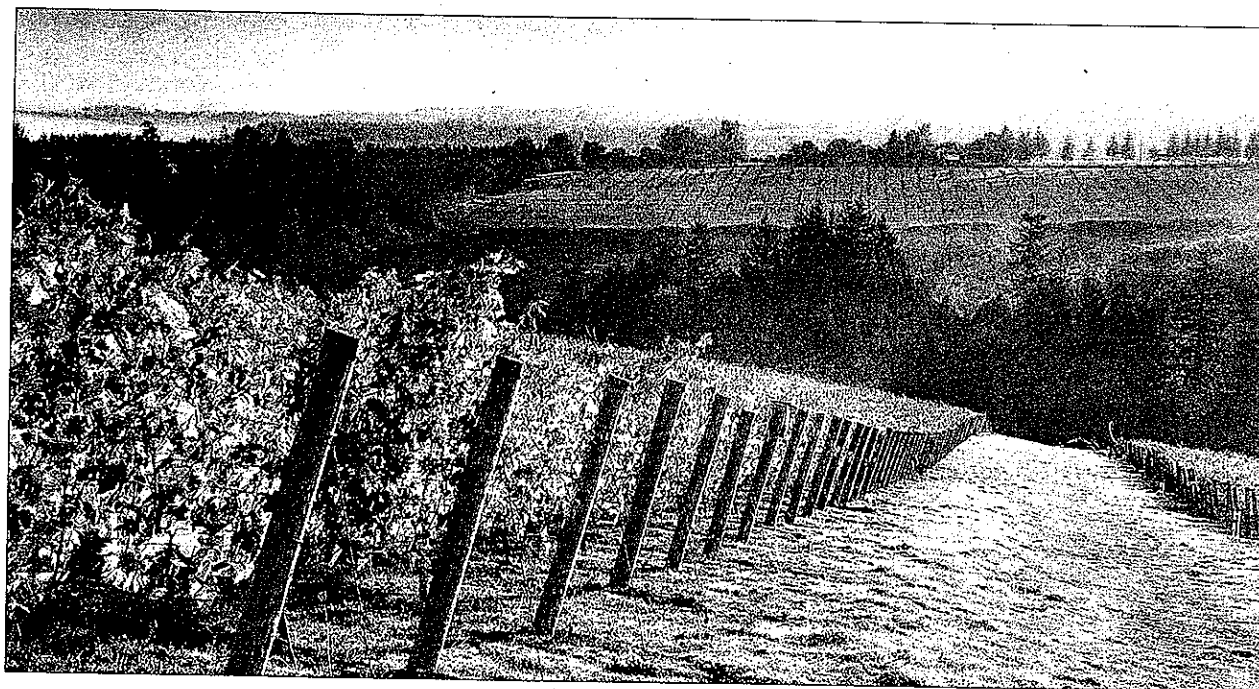
Brauner’s emphasis is on the social history of French Prairie, but there are also practical con-

cerns for Oregonians, because the social history of French Prairie is closely tied to agriculture. A clue to the significance of that comes from taking a look at the satellite photo of the Northwest on the cover of “The Atlas of Oregon” and noticing just how little of the state is actually high-quality agricultural land.

Precious little — almost all of it is in the Willamette Valley — but it possesses some of the most fertile soils in the world. And French Prairie, at the north end of the Willamette Valley, is directly in the development path south from Portland.

This area was used agriculturally by Native Americans for centuries before white settlers arrived, and today it remains an exceptionally productive agricultural region, producing fruit and vegetable crops and seed and nursery stock — all of which add up to Oregon’s second-largest industry, which includes \$1 billion in exports per year, making it one of Oregon’s traded-sector bright spots.

Everyone is aware of the worsening U.S. economy, producing an unease that now trumps the war in Iraq as Americans’ No. 1 concern. And rightly so:



French Prairie is the region in which many of the first non-Native American inhabitants of Oregon first settled and prospered.

PR NEWSWIRE

Gas prices in Oregon now average more than \$3.60 per gallon. The price of wheat has risen more than 100 percent in the past year; flour is up 173 percent in the last year, milk is up 33 percent, electricity 11.5 percent (“Oregonians feel squeeze,” April 16).

Daily, the news brings more for concern. Food riots in foreign cities. Fuel price protests on the East Coast, even in Portland, by long-haul truckers. Foreclosures. All of these things are linked economically, and unlike the 1970s when OPEC’s embargo temporarily spiked oil prices, today we’re in an entirely different global circumstance characterized by a shortage of established production sources, declining outputs in some oil-producing countries, increasing demand in the developing world and substantial geopolitical unrest affecting oil prices.

These are directly translating into increased food costs. Gasoline is only one byproduct of oil refining, along with plastics, fertilizer, pharmaceuticals and fabrics. Our country’s food production practices are based on intensive monoculture in limited locales with a high usage of fertilizers and pesticides. Increasing oil prices drive up the cost of

those chemicals as well as diesel fuel for tractors and equipment.

These factors are further compounded by the long-haul trucking of our food from where it’s grown to where we live. A hedge against this continuing economic dislocation is what we can grow locally for food and fuel, which also creates carbon offsets that are a critically important balance and an important assurance in a time of uncertainty.

An important link for that locally grown food are our farmers’ markets. But they still only represent a small percentage of all the food we eat (only 2 percent of the food eaten in Benton County, for instance, is grown in Benton County).

So what would it take to get to the point where most of our food is locally grown? The answer is that it would take a lot: changes in economics, in buying habits (local varieties instead of out-of-state exotics), in planting choices (vegetables instead of grass seed), in lifestyle (fewer food choices in our markets). But first and foremost, it requires the preservation of our farmland.

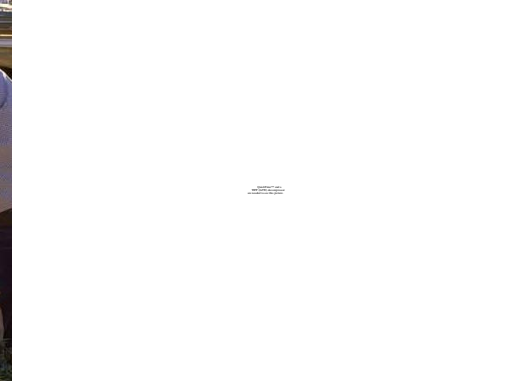
You can’t grow food locally if you’ve turned your farmland into industrial parks and housing developments.

We have an unparalleled agricultural resource close to most of our homes and markets. Will we forgo this unique resource so that a few land speculators and commercial developers can profit by “flipping” farmland for personal gain? Will ours be the generation that trades our precious green landscape for the thoughtless development that former Gov. Tom McCall warned us about a generation ago?

We are again at a critical fork in the road. One leads to the Californization of Oregon, the other traces the steps of earlier generations of Oregonians who view stewardship of this great green landscape as a birthright and a responsibility to generations of Oregonians yet unborn.

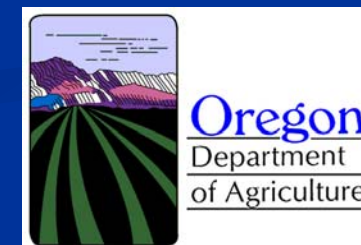
Benjamin Williams of Aurora is president of Friends of French Prairie.

RURAL RESERVE FACTORS (OAR 660-027-0060)
(1)When identifying and selecting lands for designation as rural reserves under this division, a county shall indicate which land was considered and designated in order to provide long-term protection to the agriculture and forest industries and which land was considered and designated to provide long-term protection of important natural landscape features, or both. Based on this choice, the county shall apply the appropriate factors in either section (2) or (3) of this rule, or both.
(2) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to provide long-term protection to the agricultural industry or forestry industry, or both, a county shall base its decision on consideration of whether the lands proposed for designation:
(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;
(b) Are capable of sustaining long-term agricultural operations for agricultural land, or are capable of sustaining long-term forestry operations for forest land;
(c) Have suitable soils where needed to sustain long-term agricultural or forestry operations and, for agricultural land, have available water where needed to sustain long-term agricultural operations;
(d) Are suitable to sustain long-term agricultural or forestry operations, taking into account:
(A) For farm land, the existence of a large block of agricultural or other resource land with a concentration or cluster of farm operations, or, for forest land, the existence of a large block of forested land with a concentration or cluster of managed woodlots;
(B) The adjacent land use pattern, including its location in relation to adjacent non-farm uses or non-forest uses, and the existence of buffers between agricultural or forest operations and non-farm or non-forest uses;
(C) The agricultural or forest land use pattern, including parcelization, tenure and ownership patterns; and
(D) The sufficiency of agricultural or forestry infrastructure in the area, whichever is applicable.
(3) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to protect important natural landscape features, a county must consider those areas identified in Metro’s February 2007 “Natural Landscape Features Inventory” and other pertinent information, and shall base its decision on consideration of whether the lands proposed for designation:
(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR660-027-0040(2) or (3);
(b) Are subject to natural disasters or hazards, such as floodplains, steep slopes and areas subject to landslides;
(c) Are important fish, plant or wildlife habitat;
(d) Are necessary to protect water quality or water quantity, such as streams, wetlands and riparian areas;
(e) Provide a sense of place for the region, such as buttes, bluffs, islands and extensive wetlands;
(f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban uses and rural uses, or conflicts between urban uses and natural resource uses;
(g) Provide for separation between cities; and
(h) Provide easy access to recreational opportunities in rural areas, such as rural trails and parks.
(4) Notwithstanding requirements for applying factors in OAR 660-027-0040(9) and section (2) of this rule, a county may deem that Foundation Agricultural Lands or Important Agricultural Lands within three miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).



Designation of Rural Reserves Agricultural Lands Factors

Jim Johnson
Oregon Department of Agriculture
May 14, 2008



Statute and Administrative Rule

Rural Reserves Factors

ORS 195.141(3)

OAR 660-027-0060(2)

The Factors

Consideration of whether the lands proposed for designation:

1. *Are situated in an area that is otherwise subject to urbanization during the subject planning periods indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland.*

The Factors

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1. *Are situated in an area that is otherwise subject to urbanization during the subject planning periods indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland.*

The Factors

Consideration of whether the lands proposed for designation:

2. *Are capable of sustaining long-term agricultural operations.*
3. *Have suitable soils where needed to sustain long-term agricultural operations and have available water where needed to sustain long-term agricultural operations.*

ODA Capability Factors

■ Soils

- Agricultural capability class (I-VIII)
- Importance
(prime, unique, important farmlands)

INCREASED INTENSITY OF LAND USE →

LAND CAPABILITY CLASS	Wildlife	Forestry	GRAZING			CULTIVATION			
			Limited	Moderate	Intense	Limited	Moderate	Intense	Very Intense
I	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded
II	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	
III	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded		
IV	Shaded	Shaded	Shaded	Shaded	Shaded	Shaded			
V	Shaded	Shaded	Shaded	Shaded	Shaded				
VI	Shaded	Shaded	Shaded	Shaded					
VII	Shaded	Shaded	Shaded						
VIII	Shaded								

Shaded portion shows uses for which classes are suitable

↑
INCREASED LIMITATIONS AND HAZARDS
↓
DECREASED ADAPTABILITY AND FREEDOM
OF CHOICE OF USES

ODA Capability Factors

■ Water

- Availability for irrigation/stock watering, existing rights (including place of use), potential new sources
- Dryland production

Metro Region Water Restrictions

- **Chehalem Mtn. Ground Water Limited Area**
- **Parrett Mtn. Ground Water Limited Area**
- **Sherwood-Dammasch-Wilsonville Ground Water Limited Area**
- **Damascus Ground Water Limited Area**
- **Sandy-Boring Ground Water Limited Area**
- **Cooper Mtn. - Bull Mtn. Critical Ground Water Area**
- **Ground water surface water hydraulic connection**

The Factors

Consideration of whether the lands proposed for designation:

4. *Are suitable to sustain long-term agricultural or forestry operations, taking into account:*
 - a) *The existence of a large block of agricultural or other resource land with a concentration or cluster of farm operations;*
 - b) *The adjacent land use pattern, including its location in relation to adjacent nonfarm or nonforest uses;*
 - c) *The agricultural or forest land use pattern, including parcelization, tenure and ownership patterns; and*
 - d) *The sufficiency of agricultural infrastructure in the area.*

ODA Suitability Factors

- Adjacent and “area” land use pattern - nonfarm uses.
- Agricultural land use pattern of area.
- Parcelization, tenure and ownership pattern.
- Agricultural infrastructure.
- Zoning within the agricultural area.

ODA Suitability Factors

- Location in relationship to adjacent nonresource zoned lands.
 - Number, size and length of edges.
 - Scale, shape and size of protrusions.
 - Nonfarm uses permitted.
 - Ability to further partition/subdivide.
- Location/availability of edges and buffers.

ODA Suitability Factors

- Other factors: Concentration/clusters of farms.
 - Dependence between farms.
 - Ability to leverage infrastructure needs by maintaining economies of scale.
 - Cluster marketing value.

ODA Suitability Factors

- **Other factors: Trends in regional agriculture**
 - Global trade opportunities and concerns.
 - Demand for organic, sustainable, high-quality foods in home and at restaurants.
 - Direct marketing opportunities, farmers markets
 - Growing recognition of food security issues and demand for products from local food shed.
 - Federal farm bill.
- **Location in and near a metro area a major asset.**

Other Considerations

Notwithstanding the factors, a county may deem that Foundation or Important Farmlands located within three miles of a UGB qualify for designation as rural reserves.

OAR 660-027-0060(4)



A copy of the ODA report can be accessed at:

<http://www.oregonmetro.gov/index.cfm/go/by.web/id=25147>



Jim Johnson

Land Use and Water Planning Coordinator

Oregon Department of Agriculture

<http://www.oregon.gov/ODA/>

Mapping Natural Landscape Features: Criteria, Methodology, and Objectives

Presentation to Metro Reserves Steering Committee

Mike Houck, Urban Greenspaces Institute
Reserves Committee Member

June 20th, 2006 Mapping Charette

June 20, 2006 Mapping Charette Participants

Facilitators:

Mike Houck, Urban Greenspaces Institute, Chair GPAC Systems Committee
Chris Carlson, Metro Parks and Greenspaces Staff

Jennifer Budhabhatti, Metro Parks and Greenspaces
Chris Deffebach, Metro Planning
Ernie Drapela, GPAC
Steve Durrant, AltaPlanning and Metro MTAC
Matthew Hampton, GIS specialist, Metro Transportation Planning
Dr. David Hulse, U of O School of Landscape Architecture
Paul Ketcham, Metro Planning
Michelle Kunec, Vancouver-Clark Parks
Jim Labbe, Audubon Society of Portland
Holly Michael, Oregon Department of Fish and Wildlife
Jim Morgan, Metro Parks and Greenspaces
Mike O'Brien, Viridian Planning and Metro MTAC
Dr. James Pettinari, U of O School of Architecture
Tim Raphael, Trust for Public Land
Bob Sallinger, Audubon Society of Portland
Zari Santner, GPAC, Portland Parks and Recreation
Ian Sinks, Acquisition and Stewardship, Columbia Land Trust
Jennifer Thompson, U S Fish and Wildlife Service
Jeff Uebel, U S Forest Service

Charette Objectives

- 1). Identify an interconnected, ecologically significant system of natural resources in Oregon and in Clark County that respond to objectives identified in the GPAC Vision and New Look
- 2). Illustrate natural resource landscape patterns that can support ecological processes in the existing urban area and help define future urban and rural development patterns
- 3). Discuss and document how the “system” contributes achieving the objectives of the GPAC Vision and New Look

Mapping Criteria

From GPAC/Connecting Green Vision:

- Preserves significant natural areas for wildlife habitat and public use
- Enhances the region's air and water quality
- Connects the region's communities with trails and greenways
- Provides sense of place and community throughout the region
- Supports an ecologically sustainable metropolitan area

From the New Look:

- Natural resources essential to the health and welfare of the region
- Landscape features that define the sense of place for the region
- Landscapes essential to maintaining air and water quality, watershed health and habitat for fish and wildlife
- Floodplains and wetlands for storing of floodwaters and preventing flood hazards and landslides and that prepare the region for earthquakes.

Mapping Methodology from New Look

Analysis will focus on identifying:

- 1). Habitats needed to protect and enhance the region's biological diversity,
- 2). Opportunities to consolidate and connect existing or potential natural areas
- 3). Critical stream and river corridors
- 4). Natural connections between watersheds at their headwaters
- 5). Geographic features that define and distinguish the region, and
- 6). Recognized and documented historic and culture sites



- Natural areas E/W/N
 need them south
 Clear CK below dam
 (for access) the quality
 # Habitat types
 Prairie 25%
 Savannah 15%
 1. French Prairie
 2. No. West WA Cn
 3. No. Michigan
 Sense of Place
 - valley floor up - key views
 - forested ridges
 - floodplain width
 - narrow corridor
 - different protection
 Woodland - natural
 east to Hood
 Sandy
 On Fall Col Sl
 east end Johnson Co
 Benton CK (Inventor)
 Sandy R. Gorge
 Landscape Features
 east buttes
 100 Confluence (We have seen)
 50 end of Chehalis lead to
 east for connectivity
 Dorot Mt. Visual barrier
 from Newburg no
 tie that Reservoir to Eugene (Tarrow)
 Older Hike routes for path habitat
 Hike route
 100 ft above water (dipped boundary)

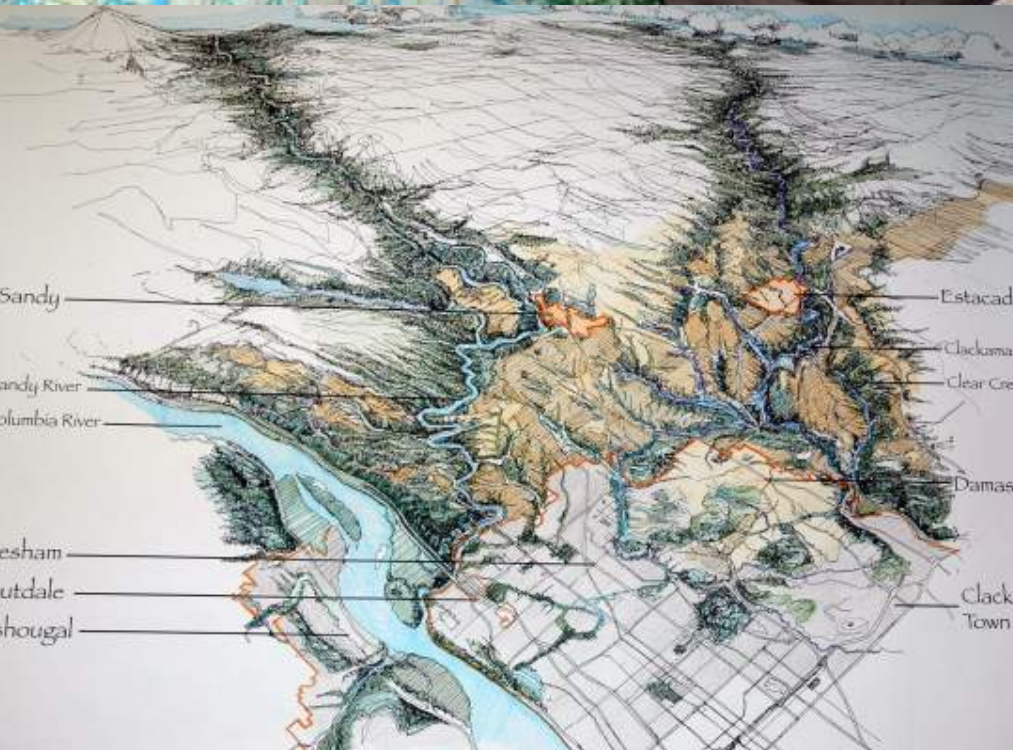


Legend
 - Forested lands
 - Agricultural lands
 - Urban areas
 - Wetlands
 - Water bodies
 - Roads
 - Railroads
 - Power lines
 - Other



June 20 2006
 Charette

Dr. James Pettinerri Perspectives
September 6, 2006



Follow up Charette, May 8th, 2007

Nat Brown, Metro Parks and Greenspaces
Mary Anne Cassin, Metro Parks and Greenspaces
Mike Houck, Urban Greenspaces Institute, Chair GPAC Systems Committee
Matthew Hampton, GIS specialist, Metro Transportation Planning
Michelle Kunec, Vancouver-Clark Parks
Jim Labbe, Audubon Society of Portland
Susan Barnes, Oregon Department of Fish and Wildlife
Jim Morgan, Metro Parks and Greenspaces
Lydia Neill, Metro Parks and Greenspaces
Bob Sallinger, Audubon Society of Portland
Ian Sinks, Acquisition and Stewardship, Columbia Land Trust
Jennifer Thompson, U S Fish and Wildlife Service
Jeff Uebel, U S Forest Service

June 23rd 2006 New Look Forum



New Look Forum June 23, 2006



key measurable outcomes

Lessons learned

Investment strategy level

10

ible

med

Category level

North Metro Area

REGIO

Key measurable outcomes

- TRANSPORTATION LINKS
in addition to 26 (1.65-1.04)

- strong neofunctionalist orientation

- Added roadway

Lessons learned

- Better utilize existing neighborhoods with in-fill
- Create better neighborhoods with water plan that addresses underutilized land & where appropriate intensify land

investment strategy level

Statistics

pro + reflecting that
planes of the + hand
lateral flexion
muscle needs
to reduce
congestion
training a strong
balance

Possible Regional Center?

2.

• Corrosion
• Thermal
• protection

Industrial urbanization

CONCENTRATE DEVELOPMENT ALONG FREEWAYS
TRANSIT ALONG CORRIDOR

ORGANIZE
K CENTER

TRANSIT CONNECTIONS

PROTECT
AGRICULTURAL
NATURAL
AREAS

All large doses of
bottles should be
acquired by public
agencies

protest canyon

- Clark R.
- ~~Clark~~ Creek
- Norris Creek

REGION WIDE
Town/Regional centers
East Metro Area

A "Jump start" by Bill and Bob

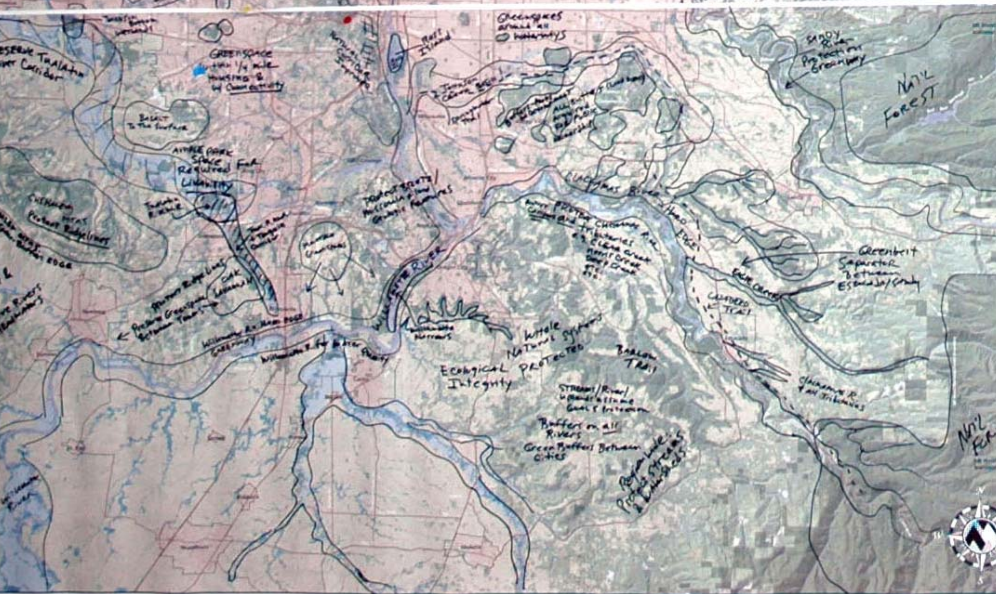
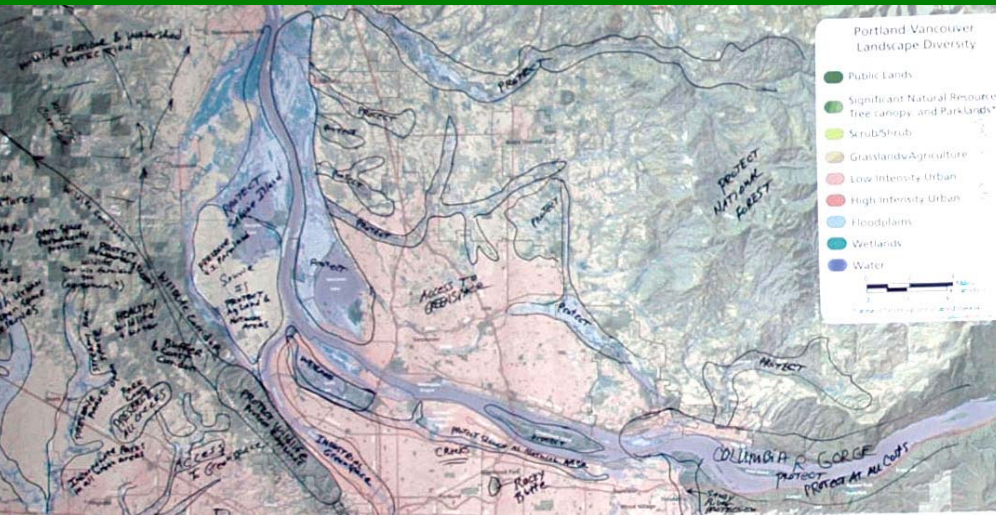
Partway / 324

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New Look Composite

GPAC Expert Map Composite



Follow Up Charette

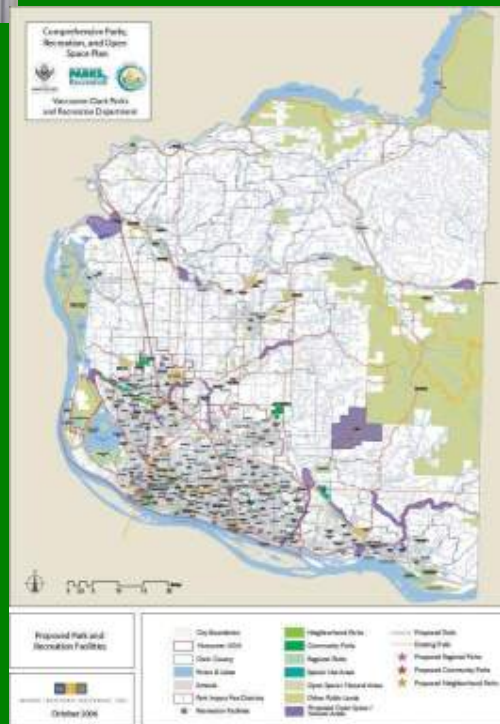
May 8 2007



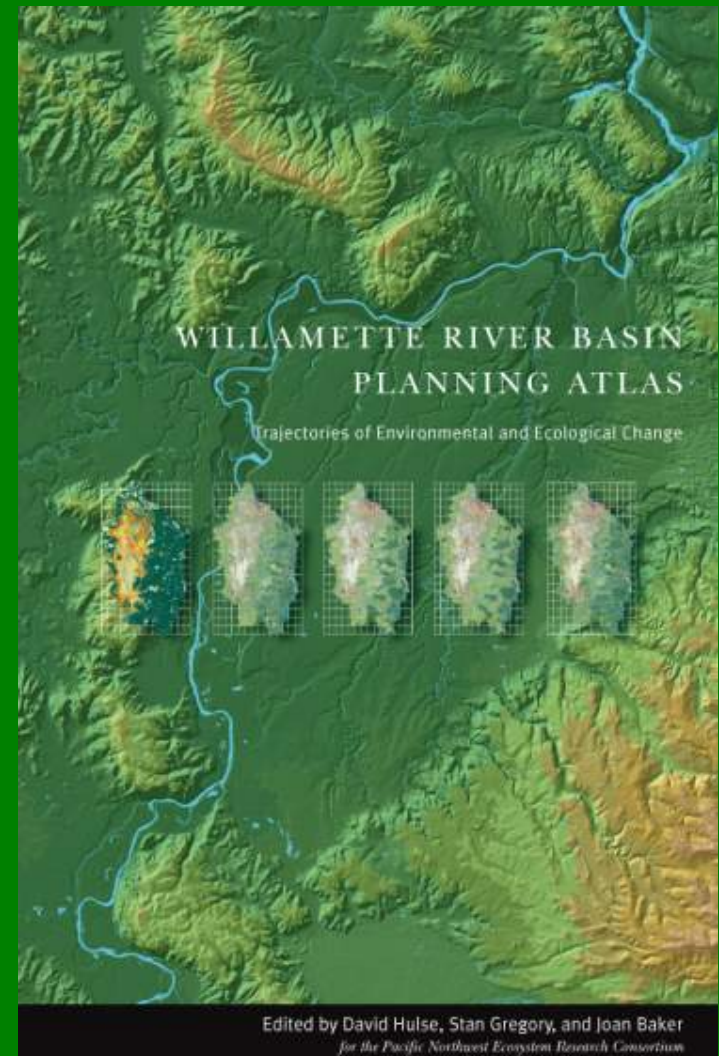
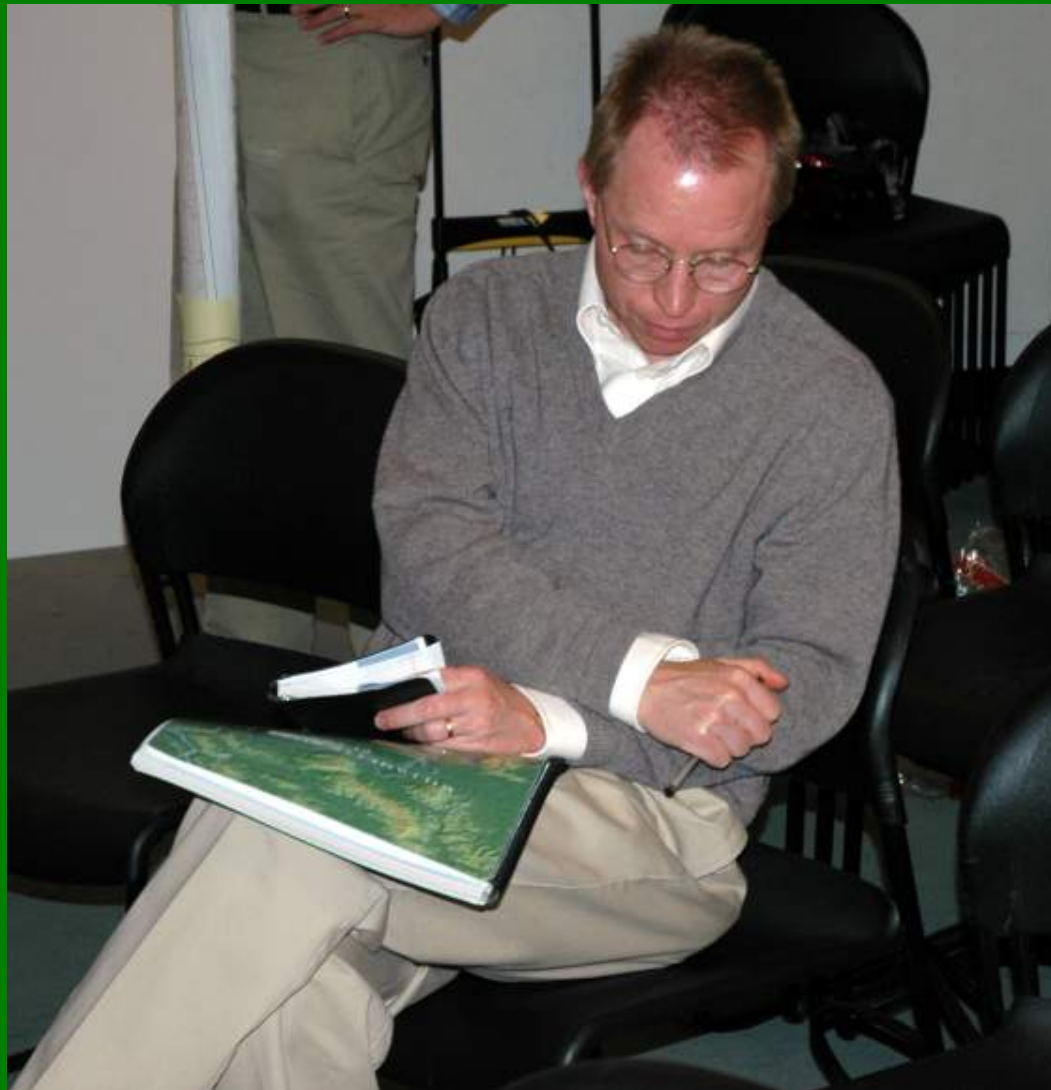
Clark County Map Check May 31, 2007



2nd Clark County Map Review



July 21, 2006 Peer Review
Willamette Valley Ecosystem Consortium
David Hulse, U of O School of Landscape Architecture



Metro Map Review

June 14, 2007

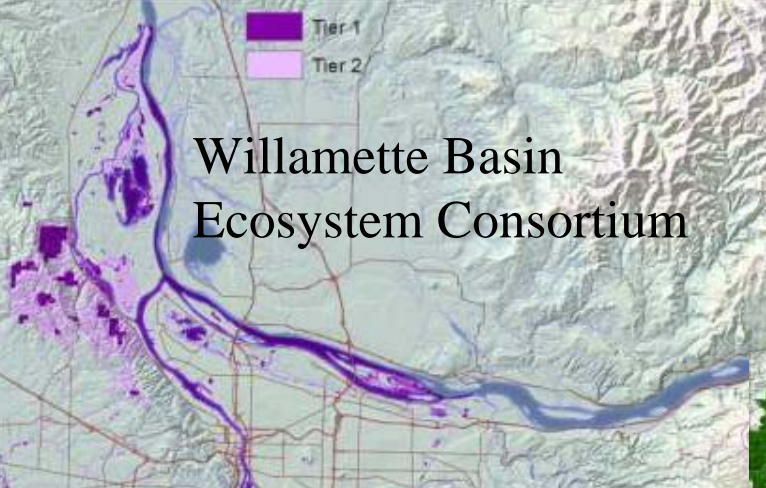




Matthew Hampton, Metro
Transportation

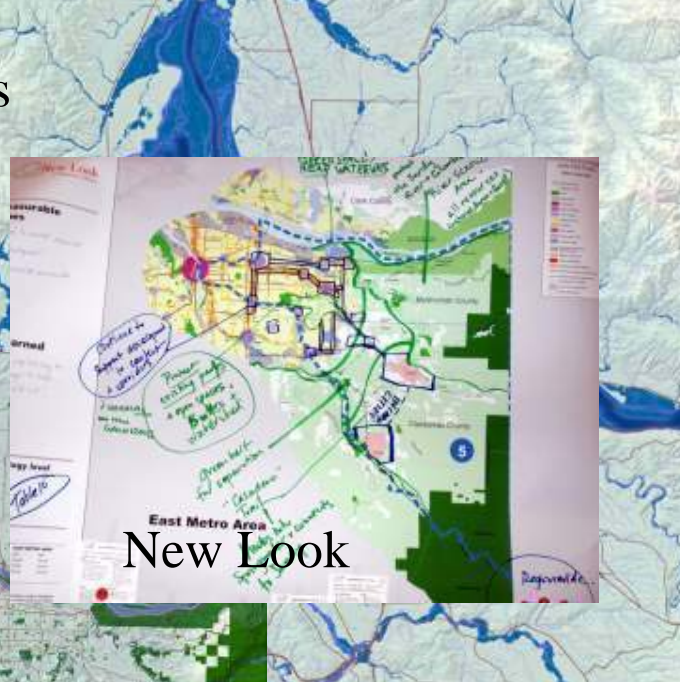


Nat Brown, Metro
Regional Parks and Greenspaces



Willamette Basin
Ecosystem Consortium

FEMA Floodplains



New Look



Metro Title 13
Fish and Wildlife



Metro Parks and
Greenspaces



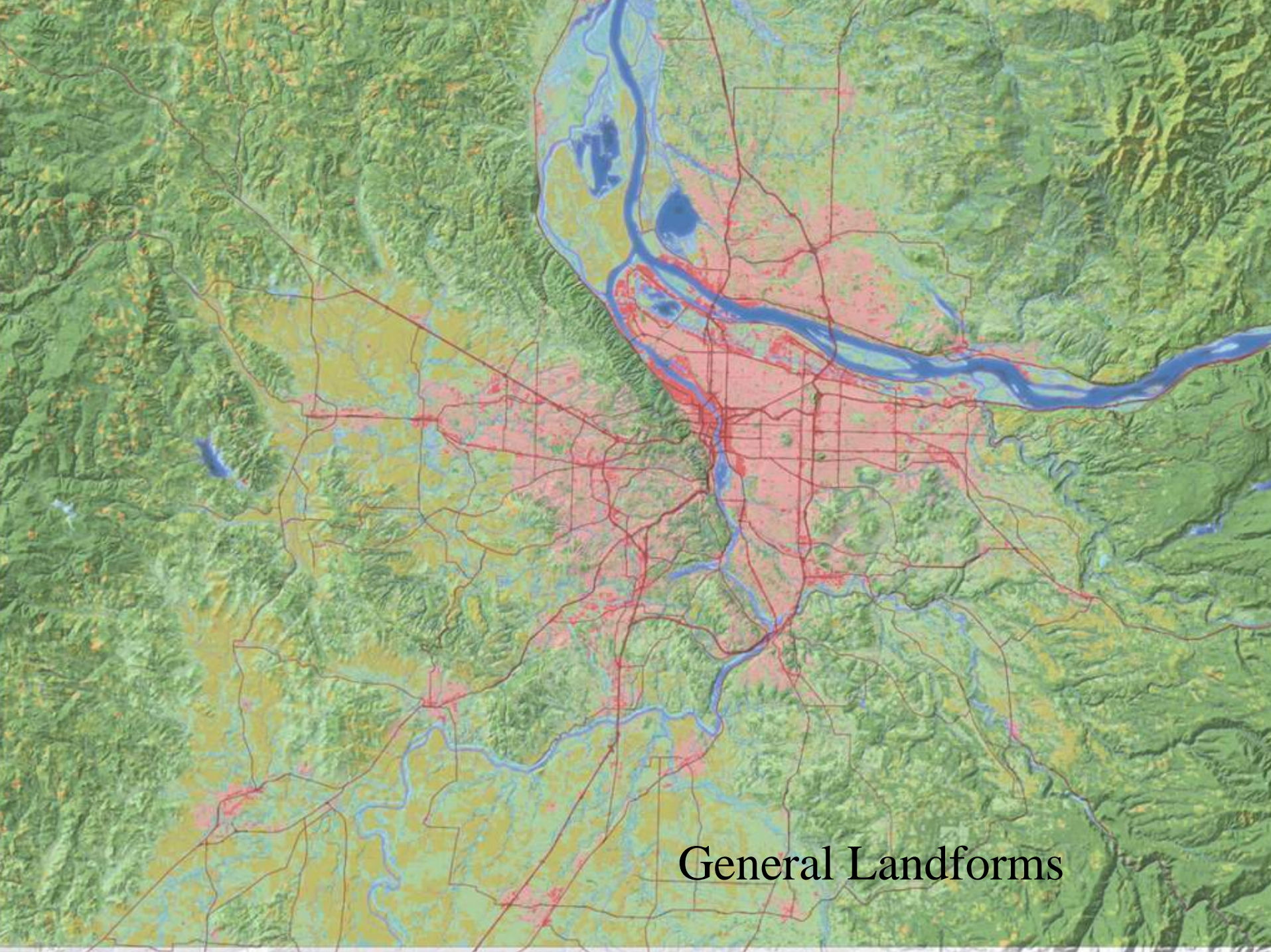
The Nature
Conservancy



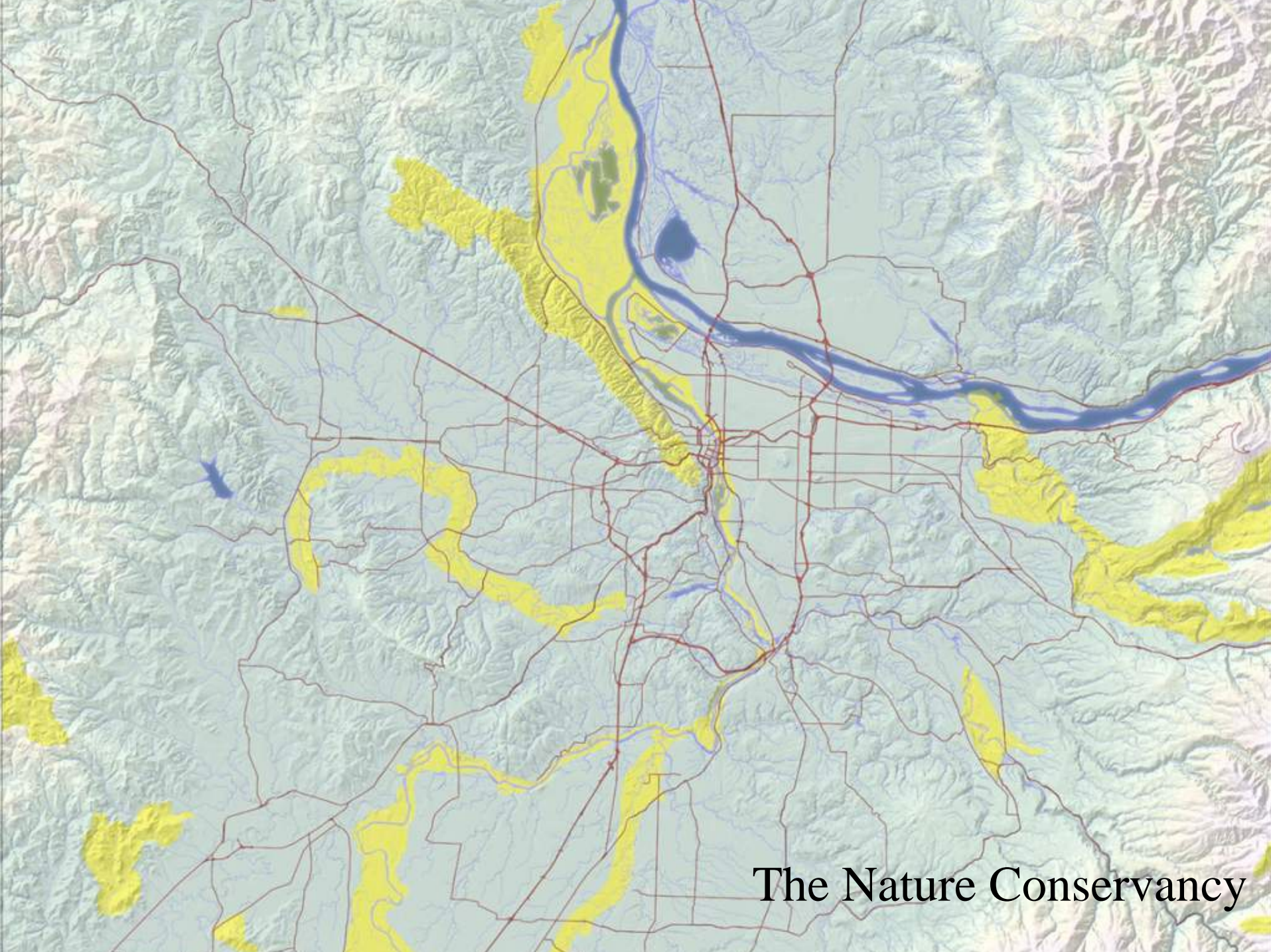
Oregon Department of
Fish and Wildlife



Expert Panel

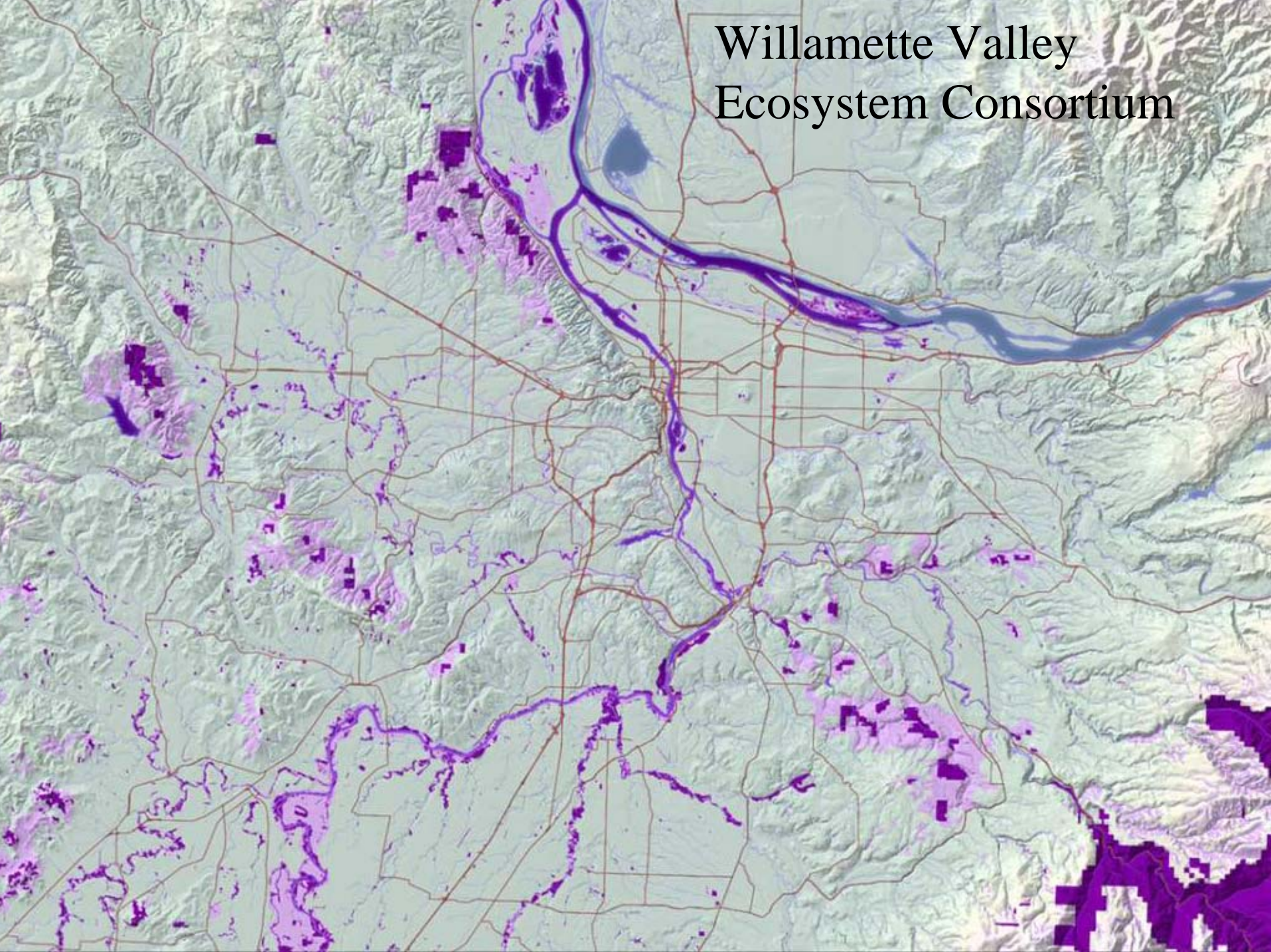


General Landforms

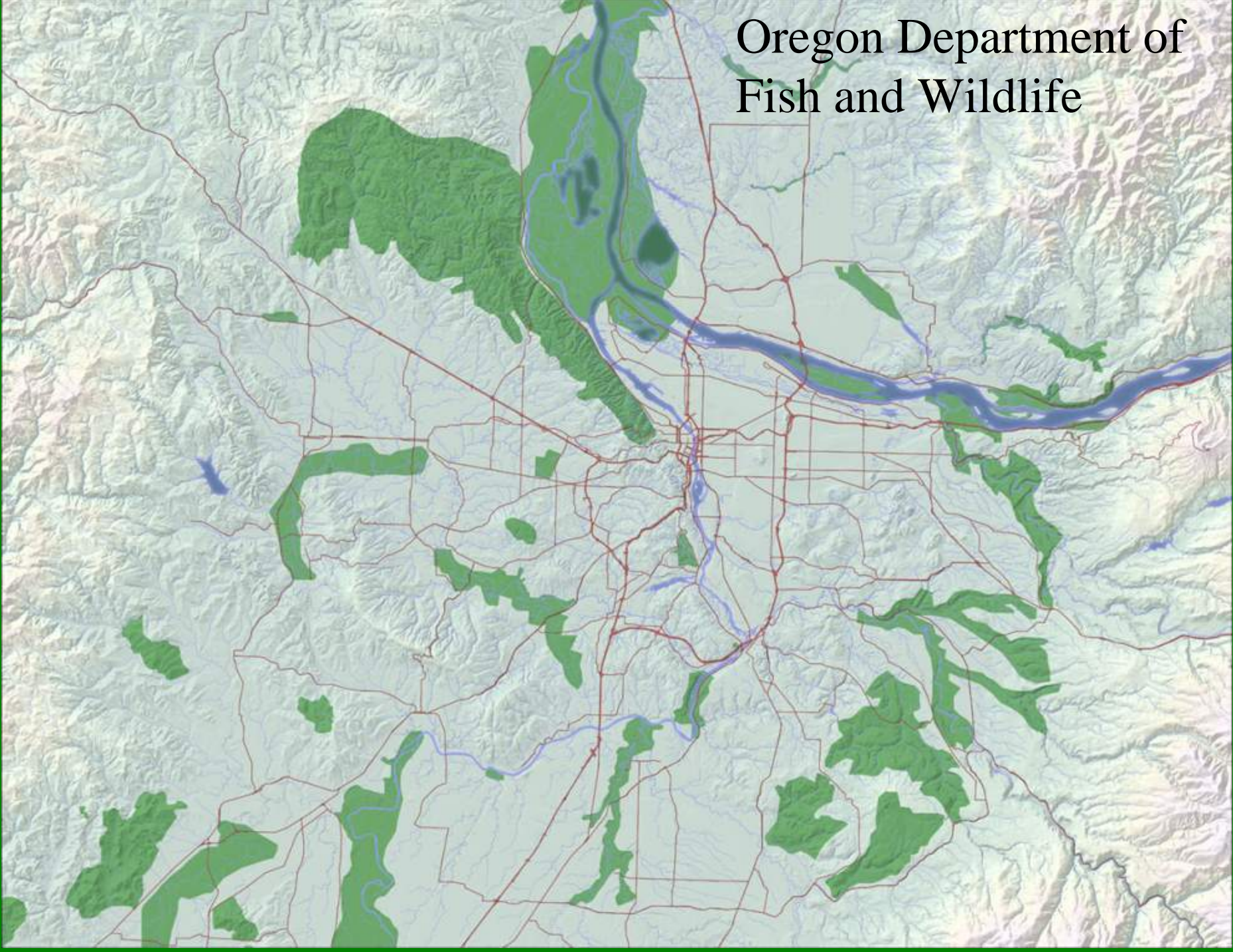


The Nature Conservancy

Willamette Valley Ecosystem Consortium

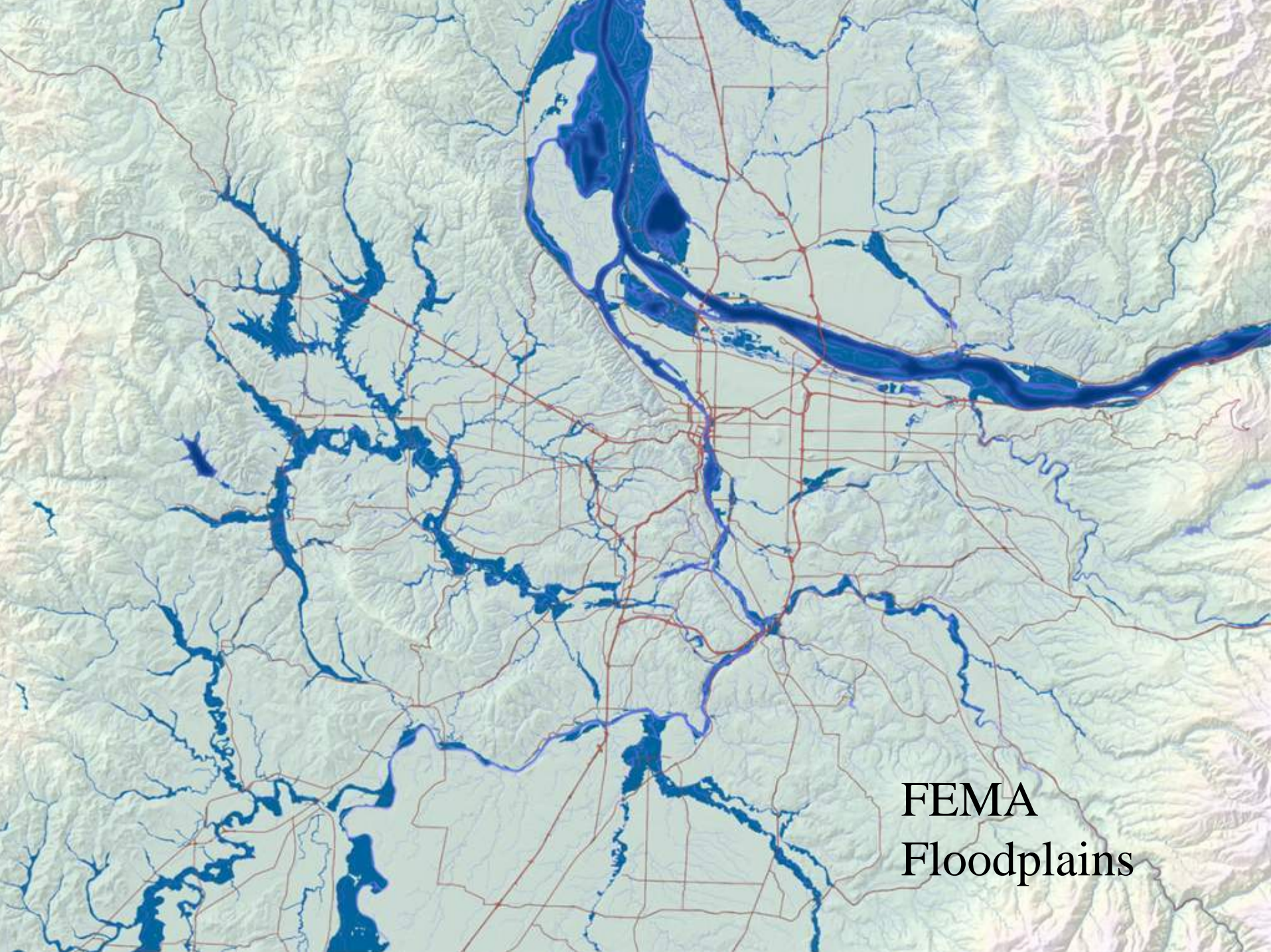


Oregon Department of Fish and Wildlife

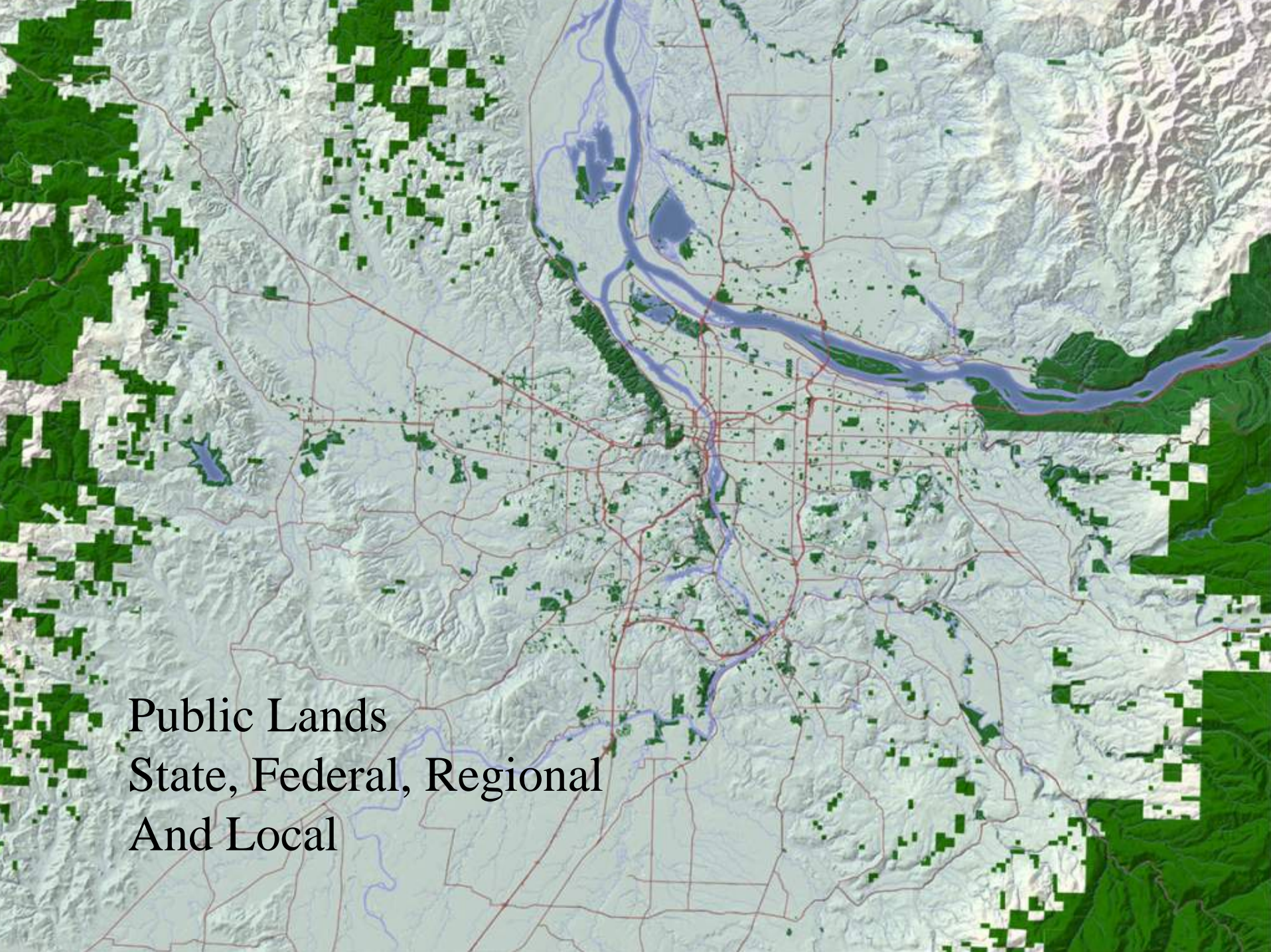




Metro Title 13 Fish and Wildlife Habitat

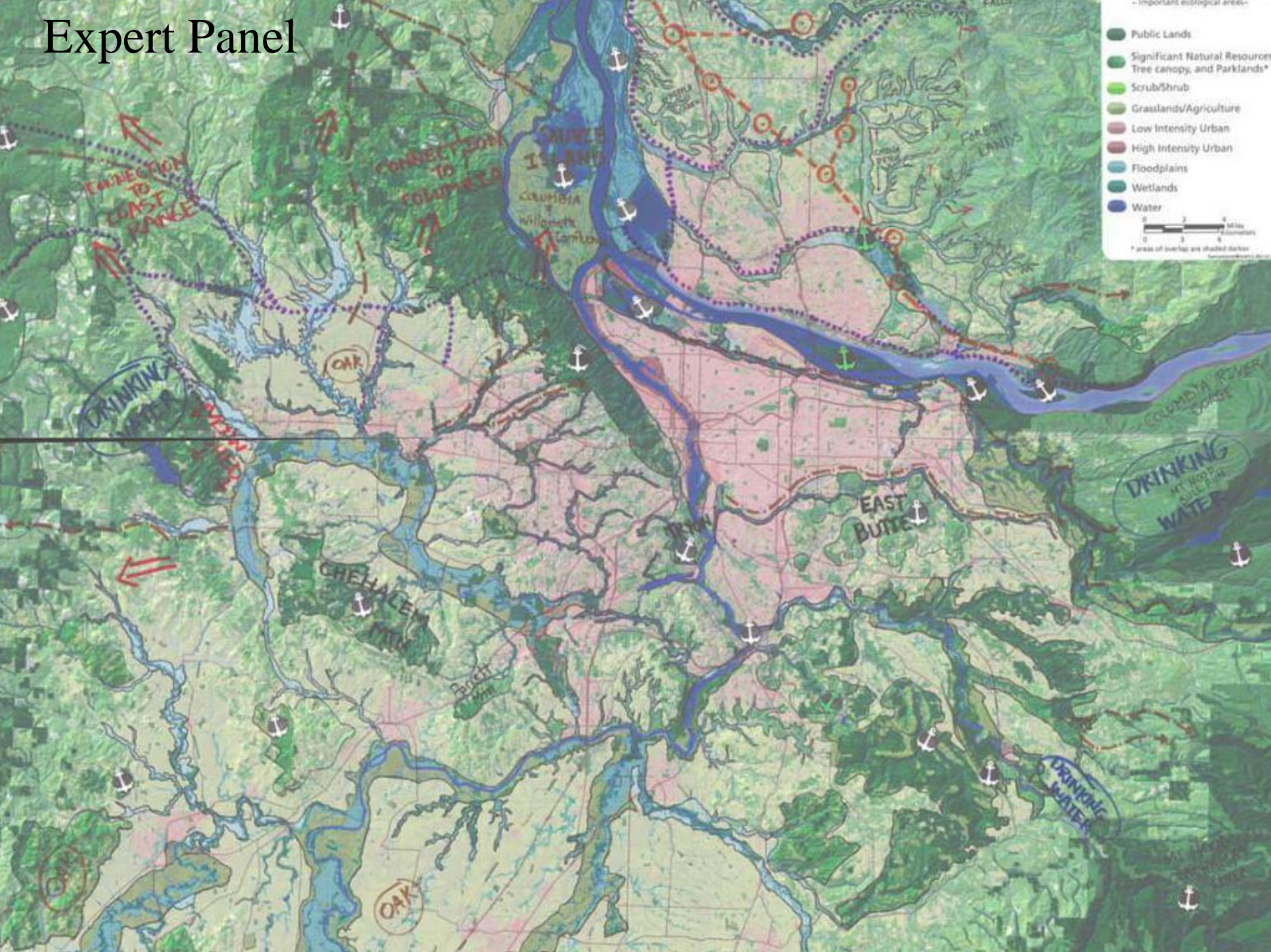


FEMA
Floodplains

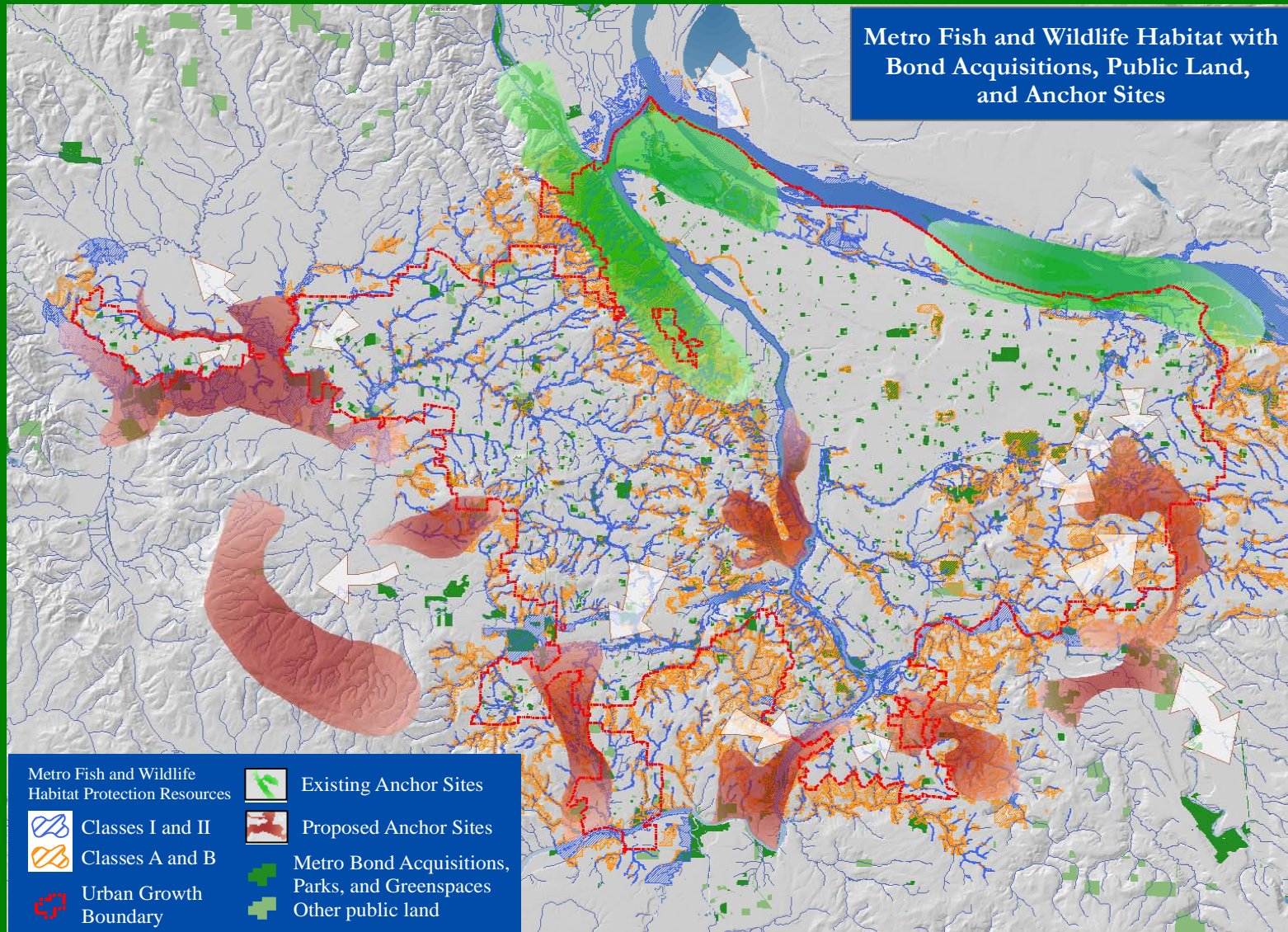
A topographic map of a river valley. The river is shown in blue, winding through the center of the map. The surrounding land is depicted in shades of gray and white, representing elevation. A network of red lines indicates roads or boundaries. Green patches are scattered throughout the landscape, particularly along the riverbanks and in the upper left and right corners. In the bottom left corner, there is a text overlay in black serif font.

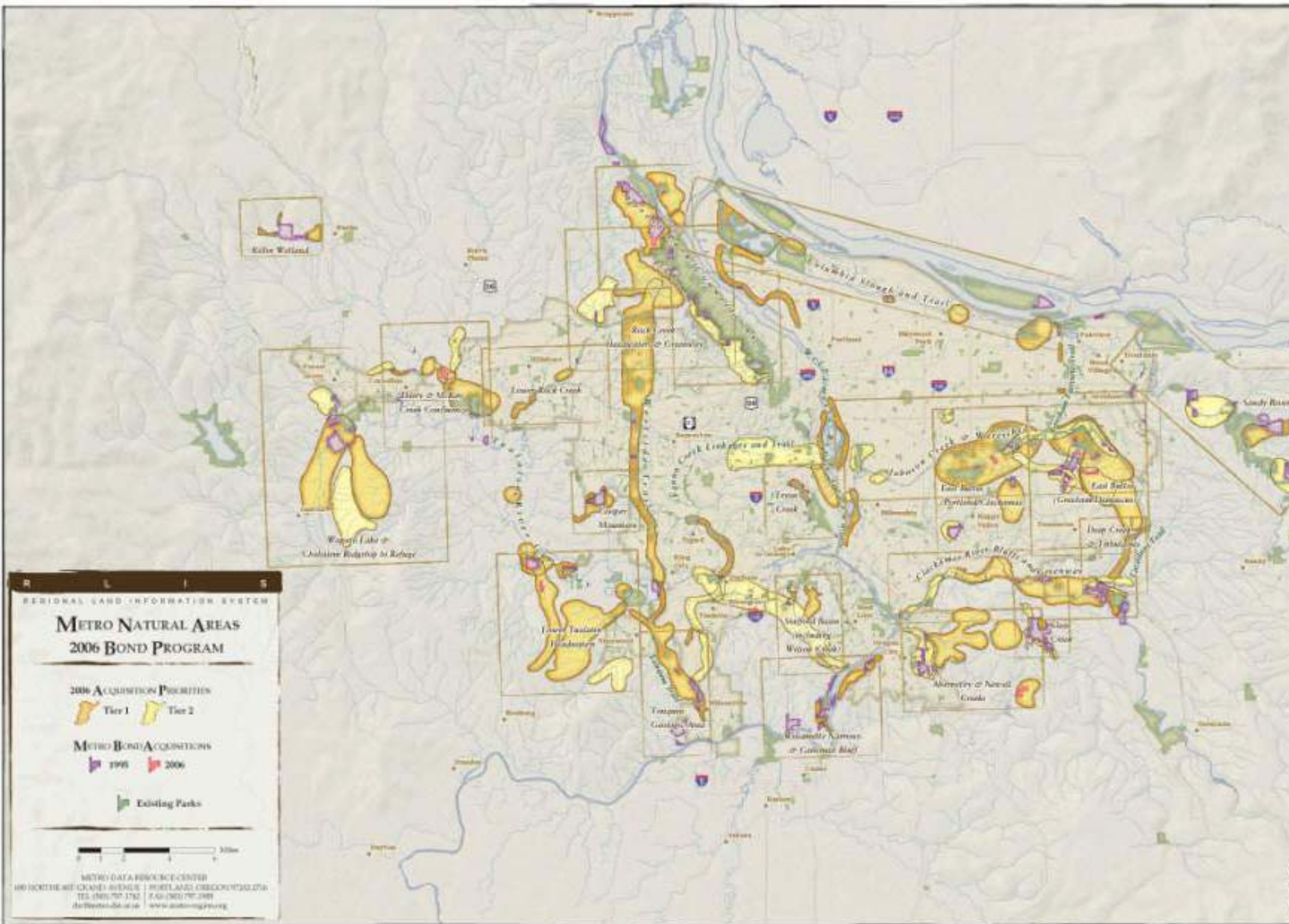
Public Lands
State, Federal, Regional
And Local

Expert Panel



Regional Greenspaces System







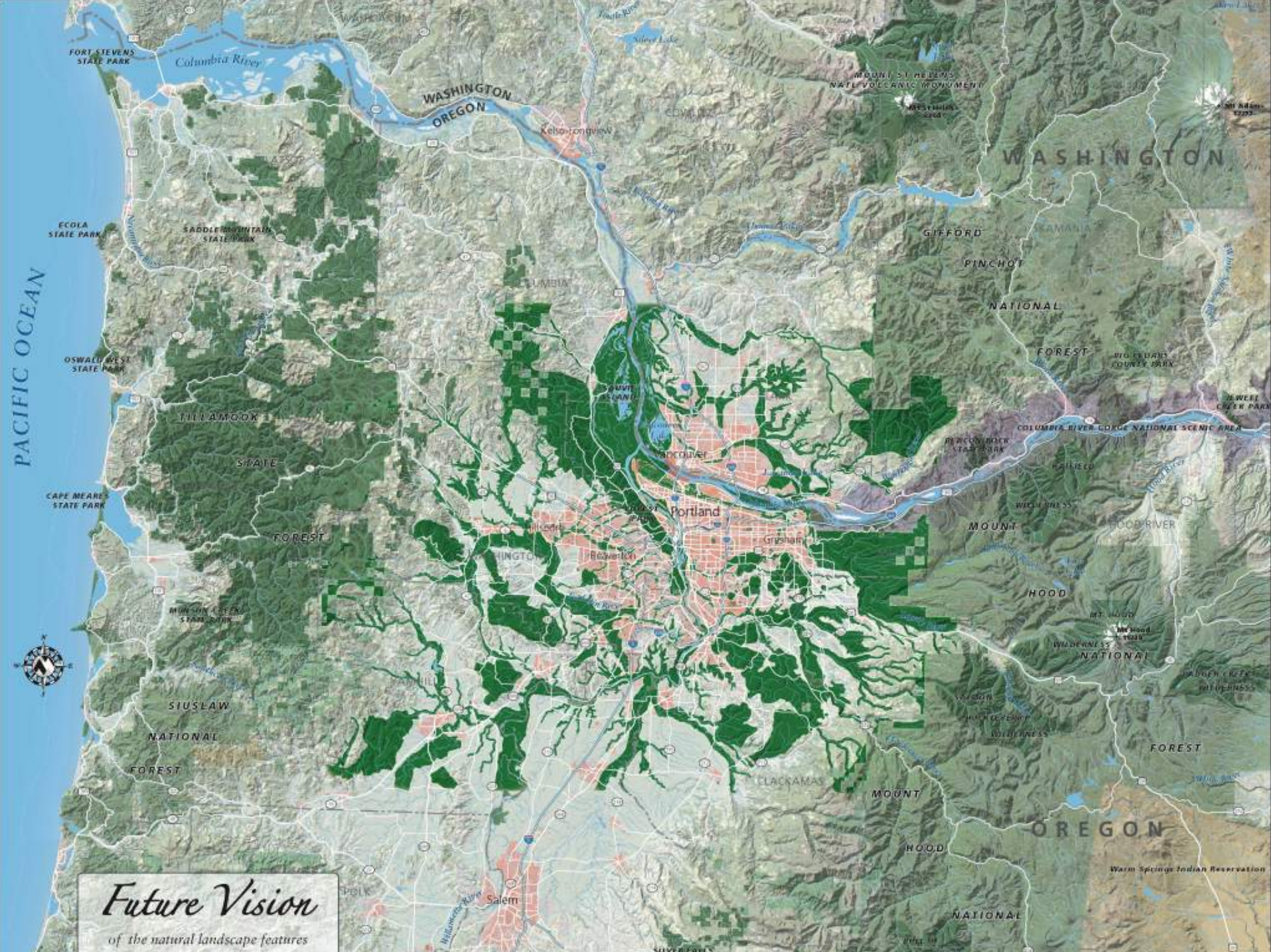
Natural Landscape Features Composite Map



Portland-Vancouver Parks Map



Portland-Vancouver Trails Map



Future Vision
of the natural landscape features

Willamette Valley Synthesis Project

The goal of the Willamette Synthesis is to synthesize data layers of various conservation priority mapping efforts into a regional map layer, and to resolve differences between the various data layers. Component inventories include:

- ODFW Conservation Opportunity Areas
- TNC Conservation Priority Areas
- USFW's Critical Habitat Designations.
- Willamette Basin Ecosystem Consortium Tier 1 & 2 lands.





Regional Aerial Flight

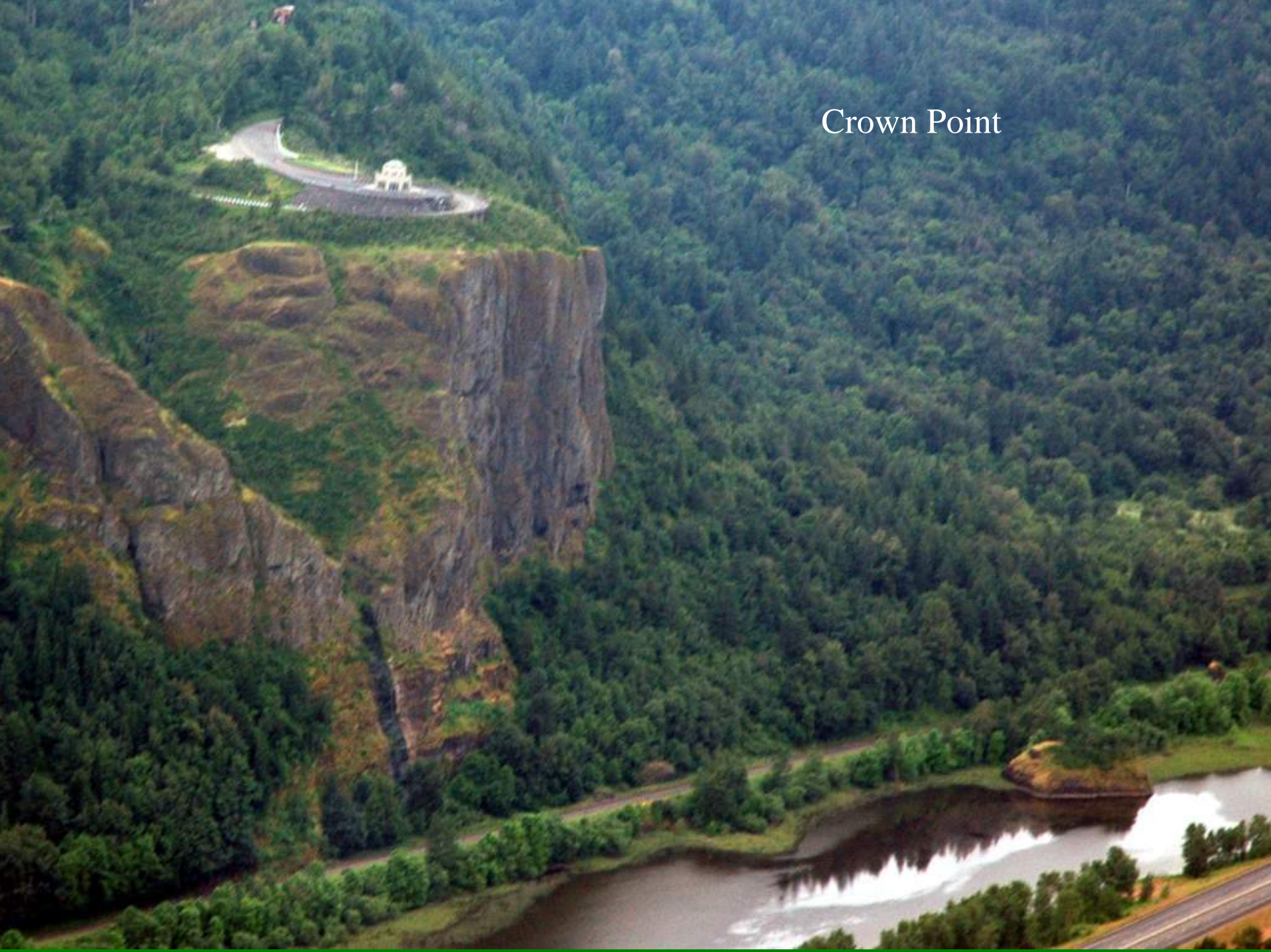


Broughton Bluff Sand River



Sandy River Delta

Crown Point





Boring Lava Domes



Nurseries Gresham



Sandy River Gorge



Clackamas River, C. Bruce Forester





Sauvie Island



Downtown Vancouver

Downtown Portland

Ridgfield National

Wildlife Refuge

Lewis River



Vancouver Lake



Burlington Bottoms, Sauvie Island



Smith and Bybee Lakes and Columbia Slough



Forest Park

An aerial photograph showing a suburban residential area in the foreground, characterized by rows of houses with dark grey roofs. Beyond the houses is a large, dense forested area. In the distance, a line of trees marks the horizon under a clear blue sky with some light clouds. The text 'Forest Park' is overlaid in the upper left corner.

Forest Park

Rock Creek Headwaters

Photo: © Bruce Forester

An aerial photograph showing the OHSU campus in the foreground, surrounded by dense green trees. In the middle ground, a large body of water (the Willamette River) flows through the city. To the left, the South Waterfront area is visible with several tall buildings under construction and two large yellow cranes. In the background, the city of Portland is spread out, with distant hills and mountains visible under a clear sky. The labels 'Mt. Scott', 'Mt. Talbert', 'Ross Island', 'South Waterfront', and 'OHSU' are overlaid on the image in white serif font.

Mt Scott

Mt. Talbert

Ross Island

South Waterfront

OHSU



Ross Island

Oaks Bottom Wildlife Refuge



Oregon City Falls



Willamette Narrows, C Bruce Forester



Stafford Basin

Bull Mountain



An aerial photograph showing a landscape with a large body of water in the foreground, surrounded by fields and forests. In the background, a town is visible on a hillside, and mountains are in the distance. The text "Bull Mountain" is overlaid on the image.

Bull Mountain

Tualatin River National Wildlife Refuge

Chehalem Mountain



Agricultural Land
Washington County





Tualatin River Floodplain, Wapato Lake

An aerial photograph showing a vast landscape. In the upper portion, a range of mountains is visible under a hazy sky. The middle ground is dominated by a large, dark, irregularly shaped wetland area. To the right of this wetland, there is a large, rectangular body of water. The foreground and surrounding areas are a patchwork of green and brown agricultural fields, some with small clusters of buildings. The overall scene is captured from a high altitude, providing a wide perspective of the terrain.

Chehalem Mtn

Wapato
Lake

Fernhill Wetlands

Forest Grove









Tillamook Forest

An aerial photograph showing a large body of water, Wapato Lake, in the upper center. The lake is surrounded by dense green forest. To the right of Wapato Lake, a smaller body of water, Hagg Lake, is visible. The foreground and middle ground are dominated by rolling hills covered in dense forest. The lighting suggests a low sun, creating long shadows and highlighting the textures of the forest and the water's surface. The overall scene is a vast, natural landscape.

Wapato Lake

Hagg Lake

An aerial photograph of Hillsboro, Oregon, showing a mix of urban development, dense forests, and agricultural land. The city is visible in the upper half, with various buildings and parking lots. Below the city, there are large green fields and several bodies of water, including a large pond on the left and a series of smaller, interconnected wetlands in the center and right. The foreground shows more green fields and a road.

Hillsboro

Jackson Bottom Wetlands

An aerial photograph showing a landscape with a mix of green agricultural fields, brown plowed earth, and dense green forest. A winding river or stream flows through the center, with several small ponds and wetland areas. A small cluster of buildings is visible in the upper middle. The lighting suggests late afternoon or early morning, with long shadows cast across the fields.

Jackson Bottom Wetlands

Washington County Farmland
And Riparian Habitat



Oregon Department of Forestry:

Forest and Forestry Considerations for Metro Rural Reserves







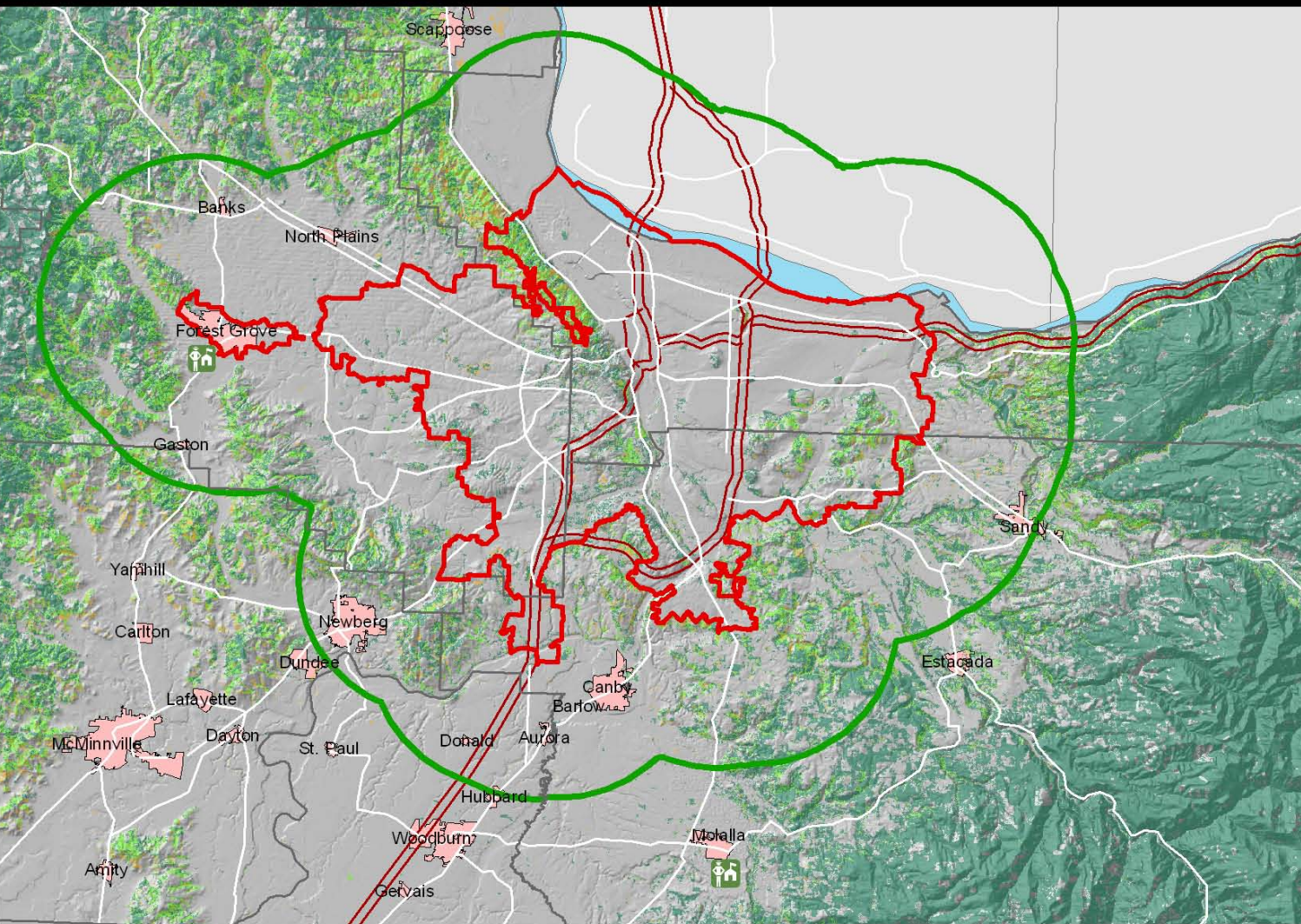


In Your Notebook:

***Criteria for Consideration
of Forestlands within
Future Rural Reserves***

From the Oregon Department
of Forestry





Forest Cover in the Portland Metro Area

- Deciduous Forest
- Evergreen Forest
- Mixed Forest

ODF Field Office

County Boundary

7 Miles from current UGB

Urban Growth Boundary

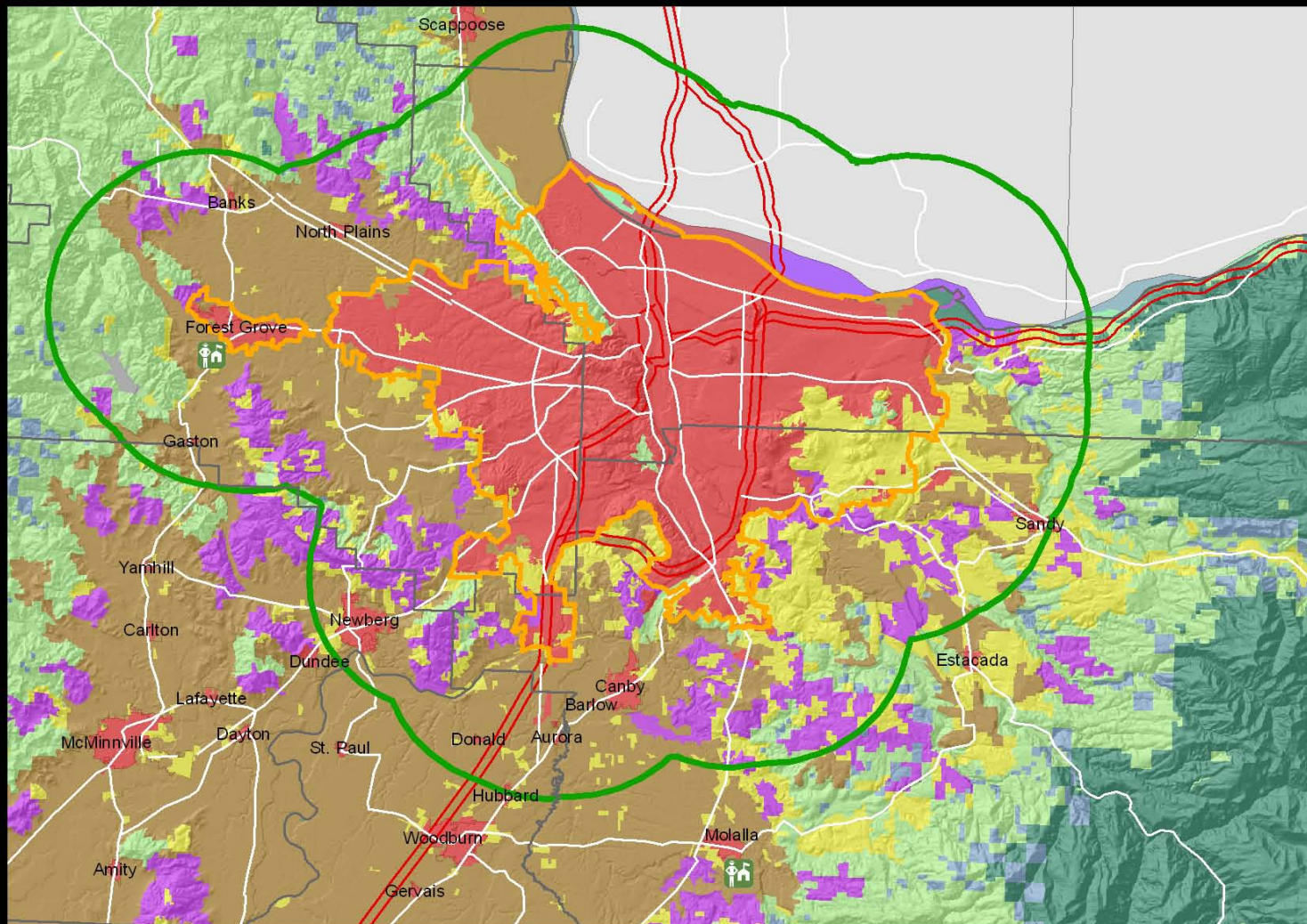
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April 30, 2008

Data Source:

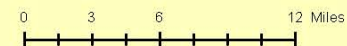
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<http://www.epa.gov/mrlc/nlcd-2001.html>



Land Use in the Portland Metro Area

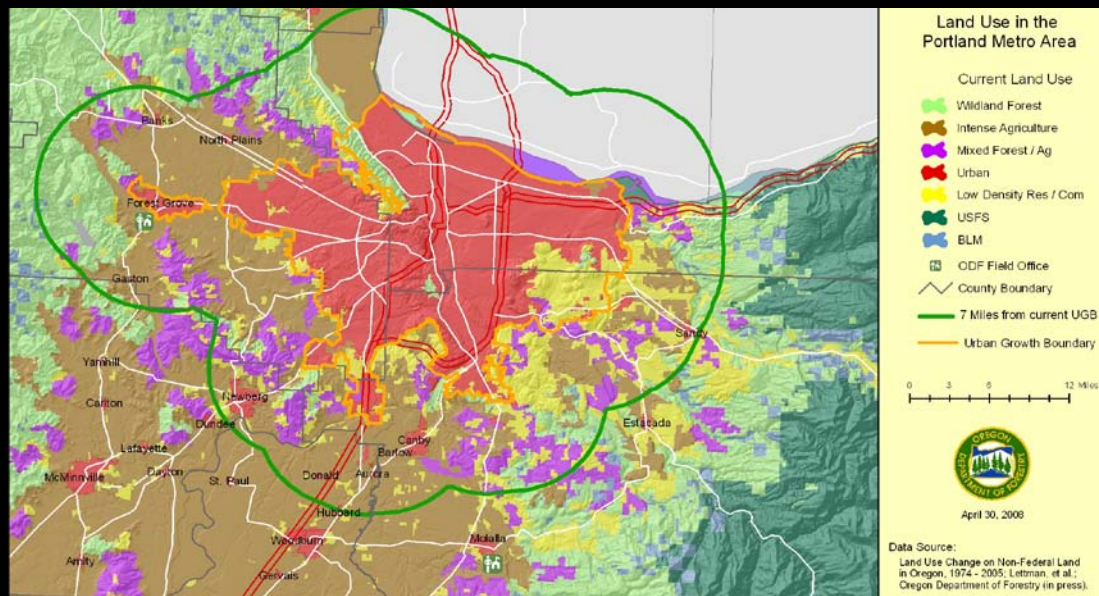
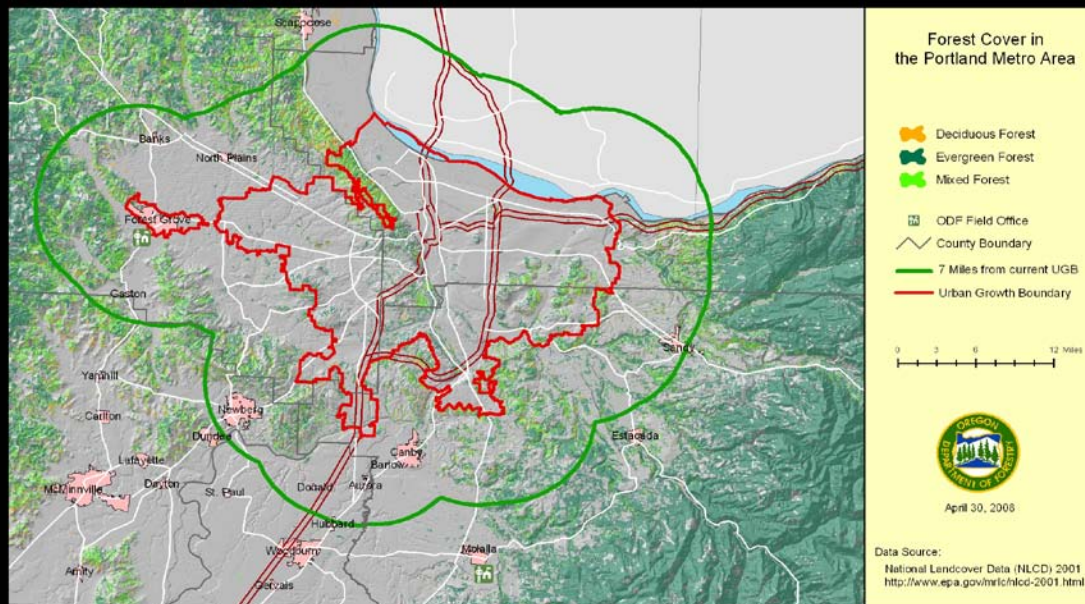
Current Land Use

-  Wildland Forest
-  Intense Agriculture
-  Mixed Forest / Ag
-  Urban
-  Low Density Res / Com
-  USFS
-  BLM
-  ODF Field Office
-  County Boundary
-  7 Miles from current UGB
-  Urban Growth Boundary



April 30, 2008

Data Source:
Land Use Change on Non-Federal Land
in Oregon, 1974 - 2005; Lettman, et al.;
Oregon Department of Forestry (in press).







Oregon Department of Forestry

Primary Contact: David Morman, 503-945-7413 | dmorman@odf.state.or.us

Alternate: Doug Decker, 503-359-7439 | ddecker@odf.state.or.us





Oregon Department of Forestry:

Forest and Forestry Considerations for Metro Rural Reserves







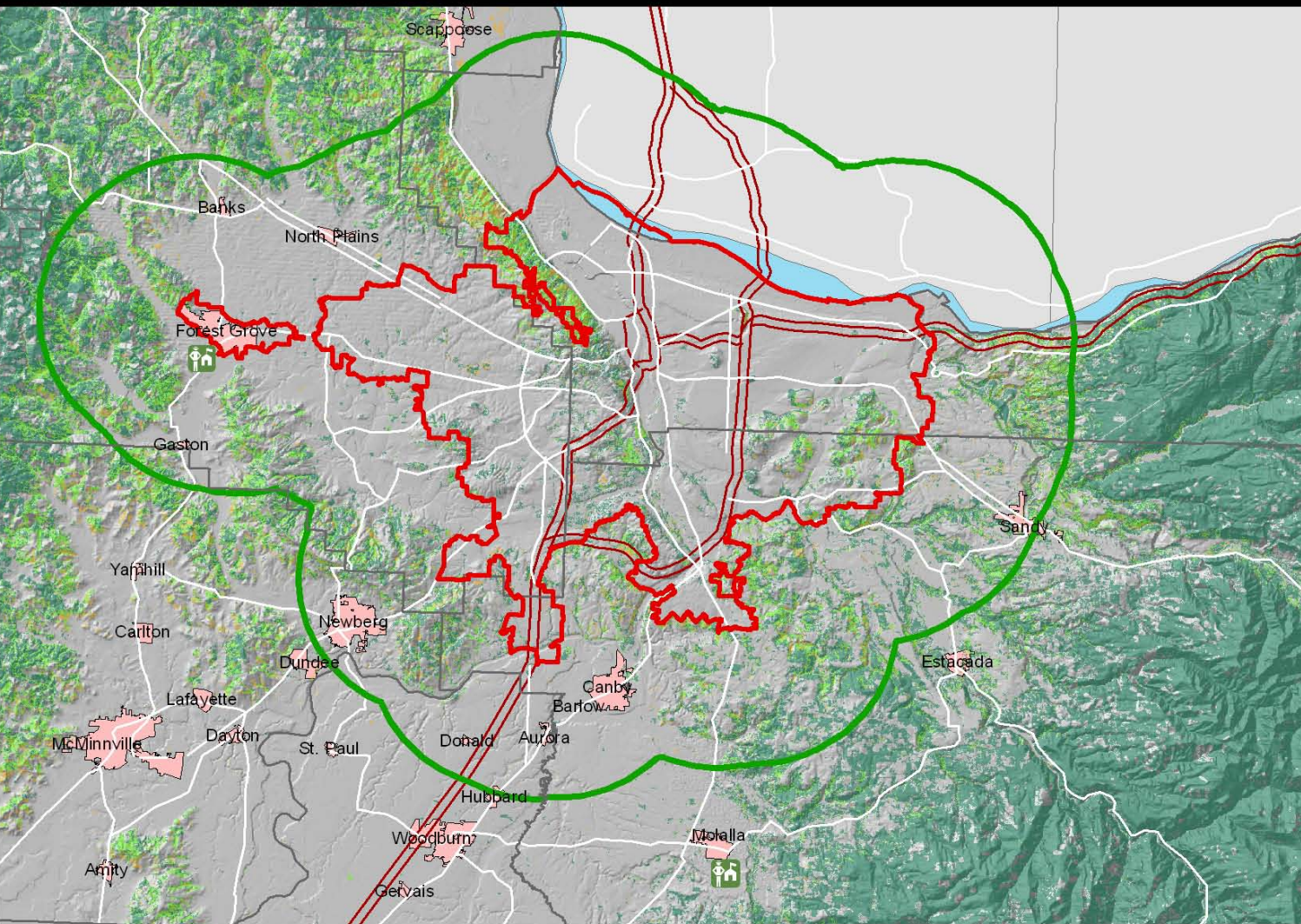


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Forest Cover in the Portland Metro Area

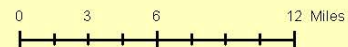
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 ODF Field Office

 County Boundary

 7 Miles from current UGB

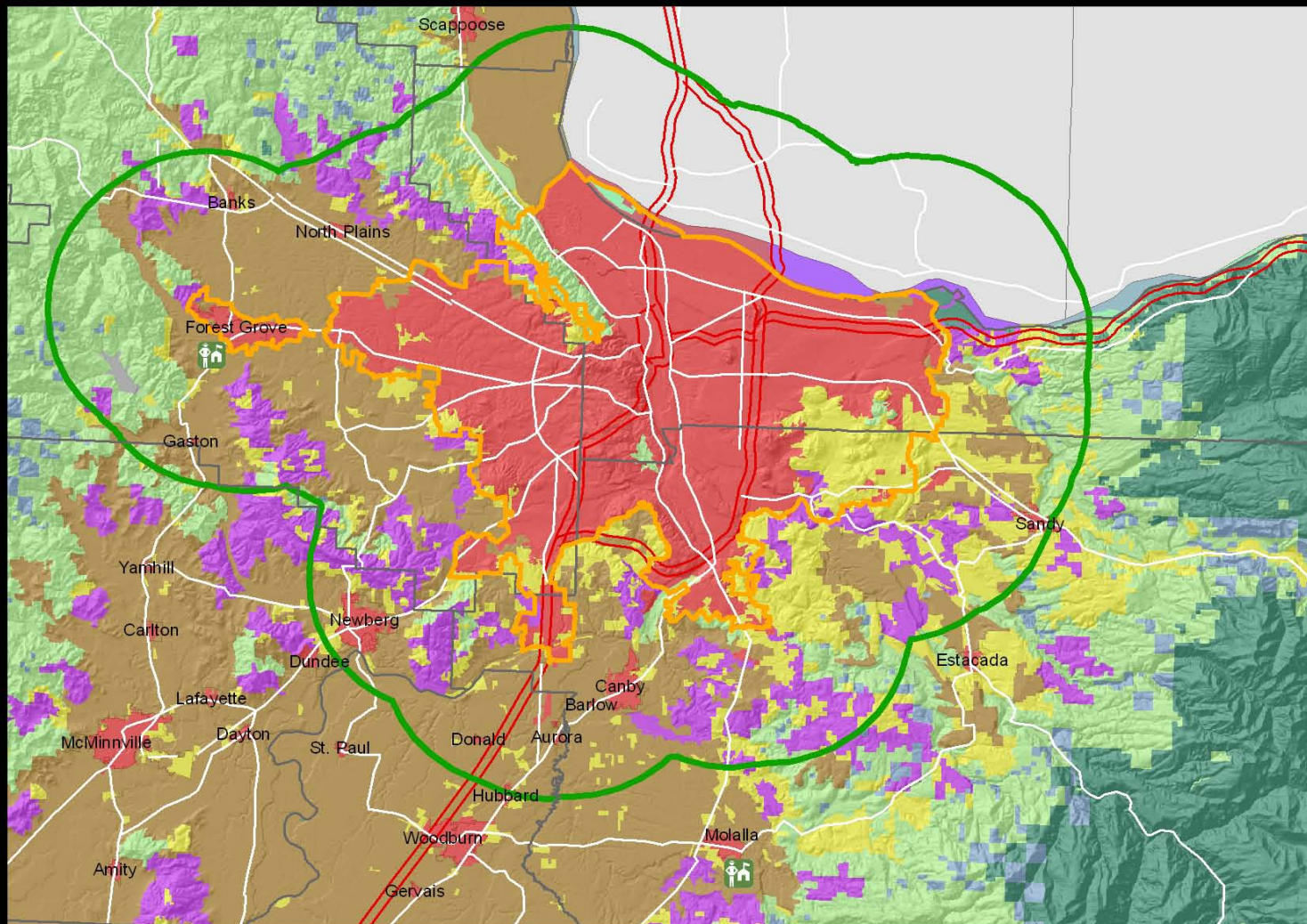
 Urban Growth Boundary



April 30, 2008

Data Source:

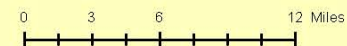
National Landcover Data (NLCD) 2001
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Land Use in the Portland Metro Area

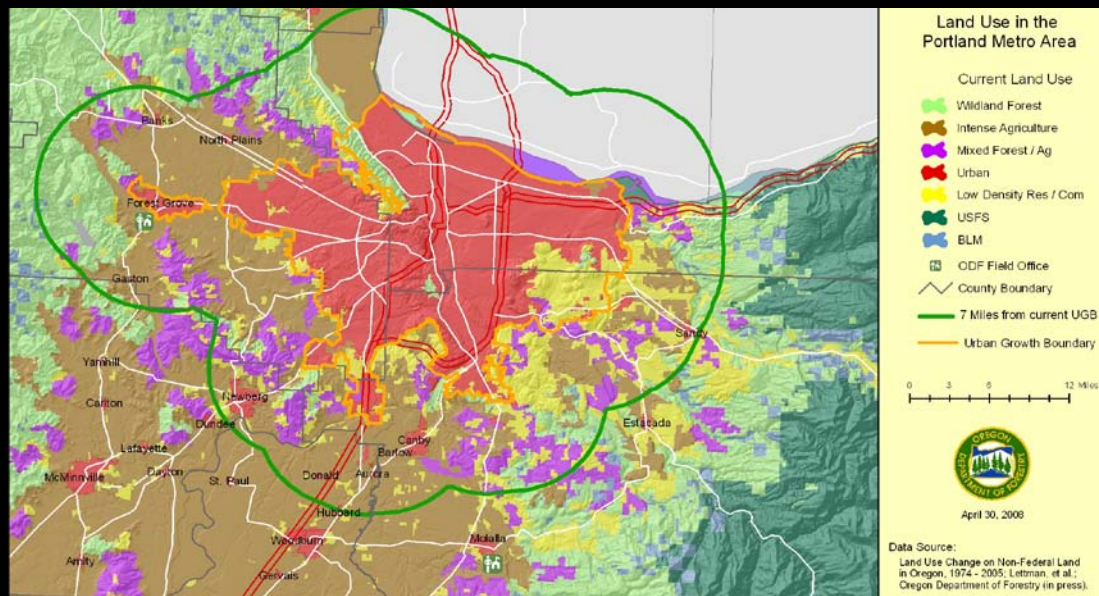
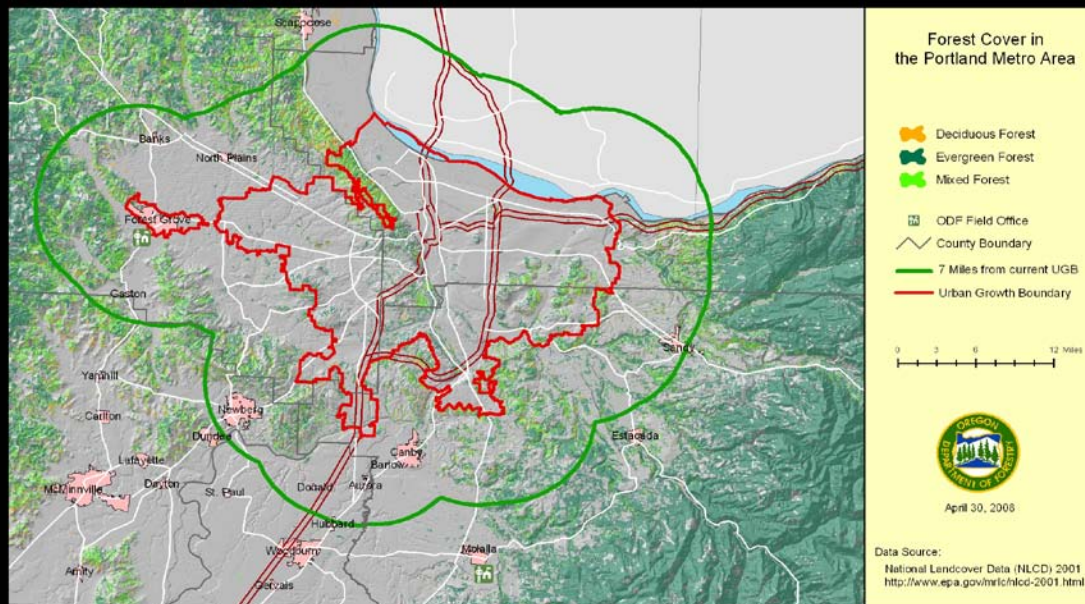
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April 30, 2008

Data Source:
Land Use Change on Non-Federal Land
in Oregon, 1974 - 2005; Lettman, et al.;
Oregon Department of Forestry (in press).





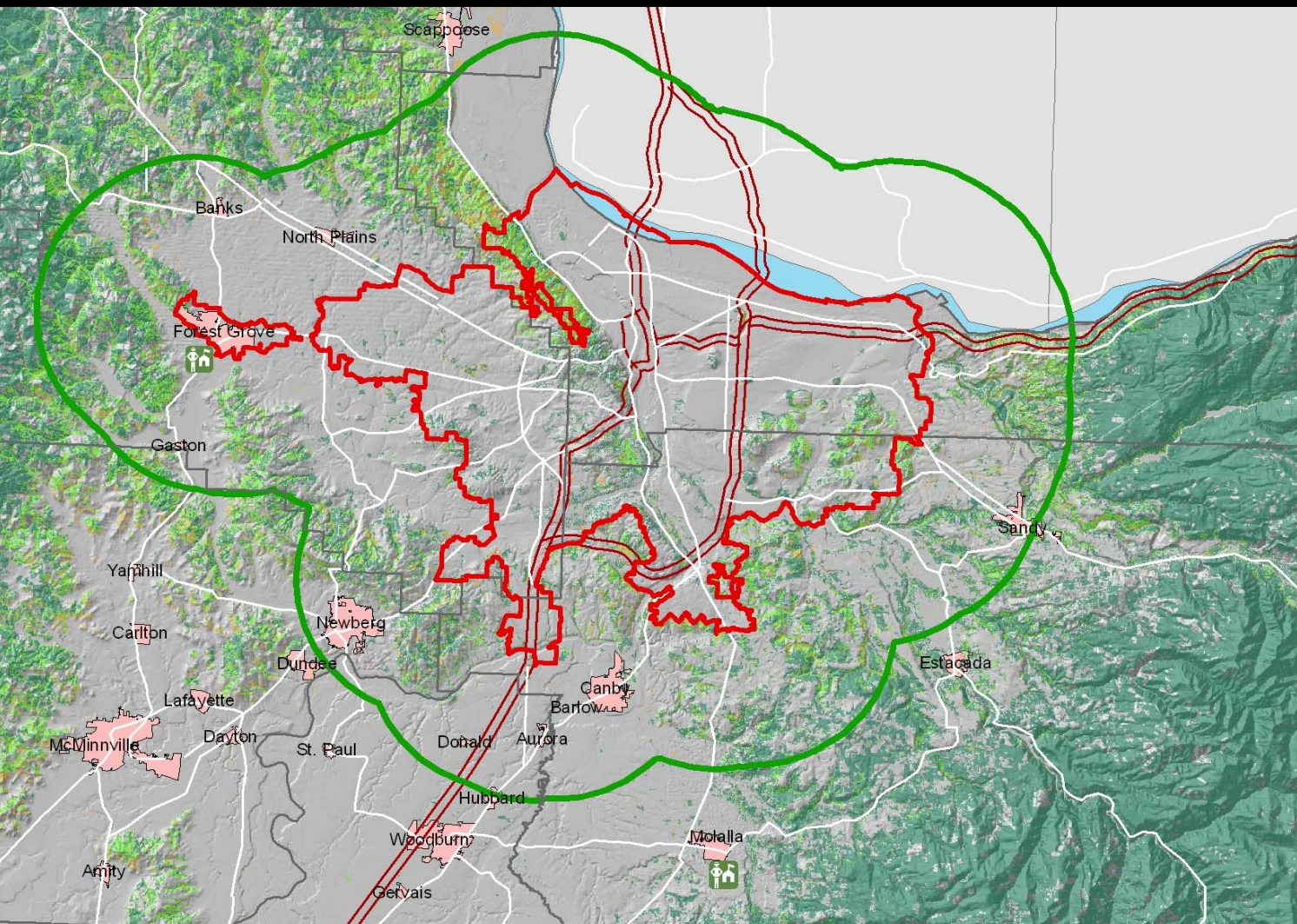


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Alternate: Doug Decker, 503-359-7439 | ddecker@odf.state.or.us








Forest Cover in the Portland Metro Area

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 ODF Field Office

 County Boundary

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 Urban Growth Boundary

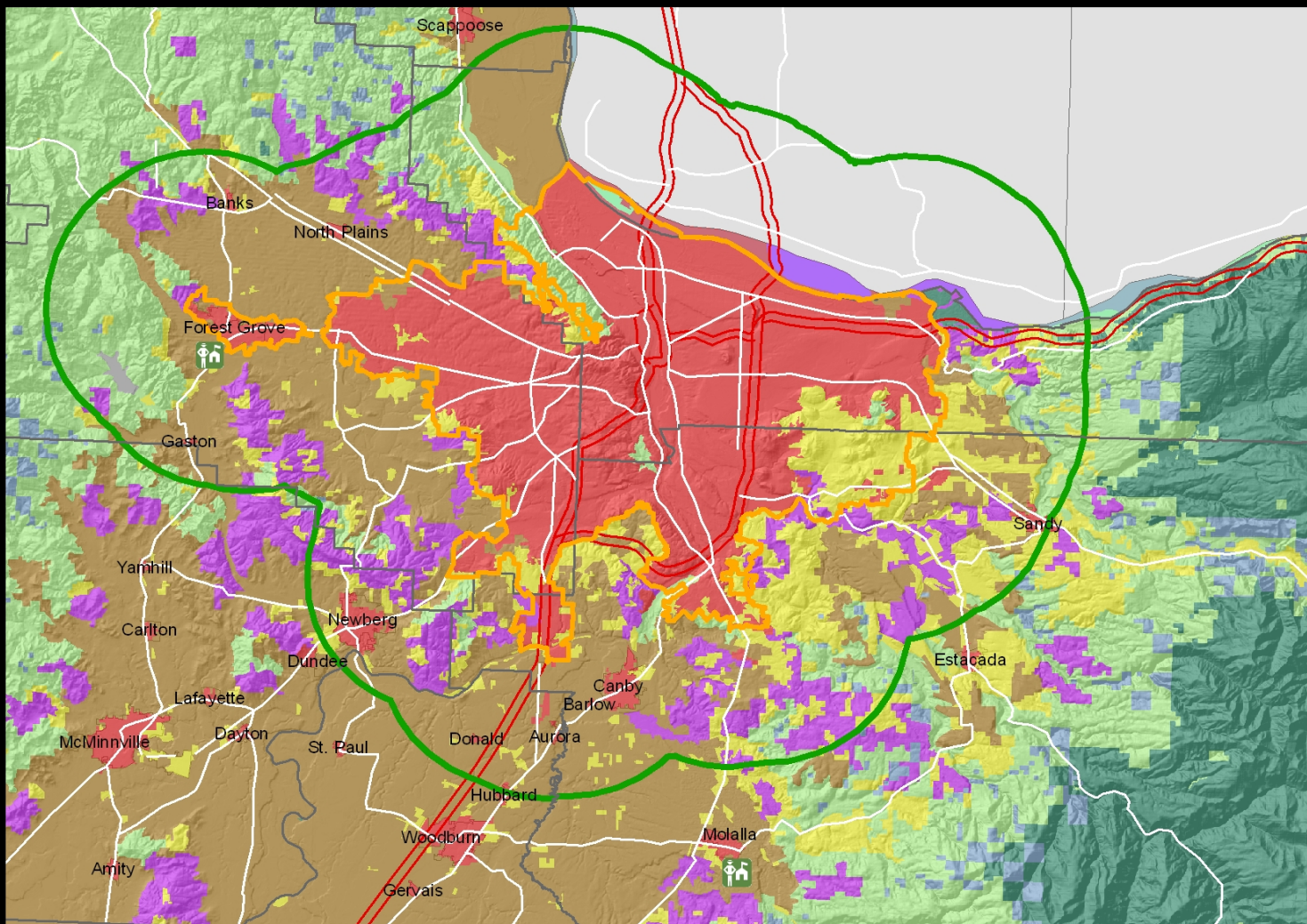
0 3 6 12 Miles




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