



RESERVES STEERING COMMITTEE MEETING #16 ANNOTATED AGENDA

Date: August 12, 2009
Time: **9:00 a.m. to noon**
Place: Council Chamber, Metro Regional Center
600 NE Grand Avenue, Portland

I. Welcome and Introductions (9:00 – 9:10)

Debra Nudelman, facilitator

- Agenda review
- Adoption of June 10, 2009 meeting minutes
- Updates since last meeting

Packet materials: June 10, 2009 meeting minutes.

II. Public Comment (9:10 – 9:20)

III. The Road Ahead (9:20 – 9:45)

Jeff Cogen/Core 4

- Setting the stage for upcoming Reserves Steering Committee Meetings and Phases 4 and 5 of the Reserves Process

Desired Outcomes: Steering Committee understanding of the Core 4's goals and expectations for the Reserves Steering Committee's remaining meetings.

Packet materials: Updated Reserves Work Program Overview.

IV. Economic Productivity of Employment and Industrial Land: Economic Mapping Pilot
June 2009 (9:45 – 10:10)

Karen Goddin/Mike Williams (Business Oregon), Mark Clemons (Group Mackenzie)

- Presentation of pilot project work sponsored by Business Oregon and other partners.

Desired Outcomes: Informational presentation.

Packet materials: None.

V. Understanding the Natural Features Dataset and Map (10:10 – 10:40)

Tommy Albo, Curt Zonick, Jonathan Soll (Metro)

- Explanation of the multiple efforts to prioritize and represent where on the landscape restoration and conservation efforts have and will be focused.

Desired Outcomes: Steering Committee understanding of the basis and appropriate use of the Natural Landscape Features dataset and map.

Packet materials: None.

- VI. Break (10:40 – 10:55)
- VII. Rural and Urban Reserve Suitability Assessment (10:55 – 11:55)
Core 4 staff
- Update on suitability assessments of urban and rural reserve candidate areas
 - Anticipated work products and timing
- Desired Outcomes: Steering Committee understanding of current status of suitability assessment work and anticipated work products leading to September 23 presentation of suitability recommendations.*
- Packet materials: Memoranda and maps from Washington, Multnomah and Clackamas Counties.*
- VIII. Next Steps and Wrap-up (11:55 – noon)
Debra Nudelman
- Upcoming meetings & topics
 - Confirm agreed-upon next steps
 - Meeting summary
- IX. Adjourn

Reserves Steering Committee Upcoming Agenda Items
Draft – subject to change

September 9 - 9 am to noon

- Continued presentation of rural and urban reserve suitability assessments

September 23 (please hold extended meeting time – 9 am to 4 pm)

- Discussion of rural and urban reserve recommendations
- Making The Greatest Place update: integrated MGP recommendation including Draft Urban Growth Report, draft Regional Transportation Plan

October 14 (please hold extended meeting time – 9 am to 4 pm)

- Complete discussion of proposed urban and rural reserve areas
- **Recommend preliminary urban and rural reserve areas to Core 4 [Phase 3 completion]**

The committee will receive regular updates on Making The Greatest Place activities

Phase 4 milestone: Reserve areas recommended via intergovernmental agreements – Dec. 2009

Phase 5 milestone: Metro designates urban reserves; counties designate rural reserves – May 2010

**RESERVES STEERING COMMITTEE
DRAFT MEETING SUMMARY**

June 10, 2009; 9:00 am – 12:00 noon
Metro Regional Center, Council Chambers

Core 4 Members Present: Metro Councilor David Bragdon, Multnomah County Commissioner Jeff Cogen, Clackamas County Commissioner Charlotte Lehan.

Reserves Steering Committee Members Present: Dennis Doyle, John Evans, Kathy Figley, Karen Goddin, Mike Houck, Kirk Jarvie, Tim Knapp, Greg Manning, Sue Marshall, Mary Kyle McCurdy, David Morman, Greg Specht, Dick Strathern, Sabrina White-Scarver, Jerry Willey.

Alternates Present: Drake Butsch, Bob Clay, Jim Johnson, Donna Jordan, Richard Kidd, Jim Nicita, Laura Masterson, Lidwien Rahman.

Facilitation Team: Debra Nudelman, Peter Harkema.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:10 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She provided an overview of the agenda and meeting materials.

Deb stated that Mike Dahlstrom had provided an edit to page one of the May 13 meeting summary, noting that 150,000 acres should be changed to 107,000 acres. Deb then asked if there were any additional comments or amendments to the May meeting summary. Alan Rosenfeld said that he would be providing written clarification of his public comments.

There being no other modifications, the summary was adopted as final pending the agreed to revisions. Deb then asked for updates since the last Steering Committee meetings.

Karen Goddin noted that the Department of Economic and Community Development had hoped to provide a presentation at the July Reserves Steering Committee meeting, but because the meeting had been cancelled they will provide a formal briefing in August and, in the meantime, they will be providing briefings in Washington County.

Marcia Sinclair provided a brief update on public outreach efforts. She said that the team is working to compile public input, which is both substantive and extensive. The results will be available in approximately two weeks.

II. PUBLIC COMMENT FOR NON-AGENDA ITEMS

Katherine Deumlina of Slow Food Portland provided an overview of the organization and their mission. They encourage a reduction in the number of acres being considered for urban reserves, especially large tracks of “foundation” farmland. She asked that the Core 4 and Reserves Steering Committee consider the proposal included in the Washington County Farm Bureau Foundation Lands Base Protection Map.

Amy Benson provided comments on behalf of Portland Area CSA Coalition (CPACSAC), a coalition that includes more than 40 local farms. She encouraged the group to seriously consider the Washington County Farm Bureau Foundation Lands Base Protection Map proposal and to provide protection to agricultural lands, which are necessary for the continued success of the agricultural economy. She said that CPACSAC is concerned about the number of foundation farm lands still being considered for rural reserves.

Regis Raujol, a Stafford area property owner, described his family's deep roots in the Stafford area, which began when his father started logging the area in 1901 and continues through today. Regis noted that his family and others had tried various agricultural productions in the Stafford area and that most had not been productive. He concluded by saying that the Stafford area is not an agricultural area and later clarified that he wished the area to be considered as an urban reserve.

Mike Miller, owner of Rosemont Tractor Service submitted written comments and said that he has been a resident of Stafford area for 33 years. He explained that he does custom tractor work and that one-third of his work is in the Stafford area; over the years he has worked at 60 small farms in the Stafford area. He noted that the majority of these farms are working to maintain the idea of agricultural life. Mike said that to treat the area as a viable rural area is a myth and that most people with agricultural operations in the Stafford area have them to maintain the agricultural tax benefit. He also noted that he manages the second largest property and has never made any money at it.

Alan Rosenfeld, said that he is a "relatively long time" resident of West Linn and that he has deep respect for the previous speakers and their history in the area. He noted that despite the fact that others have said that the soil in the Stafford area is not appropriate for agriculture there are many alternate uses for land in Stafford, which include organic farming, wineries, and equestrian centers. He noted that these operations appear to be successful, although he could not speak to their financial standing. He then asked the group to consider what would happen if the area became urban and these people moved to productive agricultural land. He concluded by saying that the area should be protected as a rural reserve.

III. RURAL AND URBAN RESERVE CANDIDATE AREA EVALUATION PROCESS

John Williams explained that after identifying candidate areas the main focus of staff work has been the suitability assessment on rural and urban components, each focusing on their respective factors and stakeholder input. The counties are leading the work but it is also being coordinated at a regional level to ensure a consistent approach and application. He explained that there will be a suitability assessment for each area which will be broken down by each of the factors. These assessments will be reviewed by the county Advisory Committees over the summer. In addition, Metro is working to develop a buildable lands inventory in each of the urban reserve candidate areas. John then explained that each of the counties would give a more in-depth explanation of their evaluation process and timeline.

Doug McClain provided an overview of Clackamas County's efforts. He explained that the technical staff had been doing lots of work and the Policy Advisory Committee (PAC) has been meeting and will be refining and further analyzing rural and urban designations. The PAC is currently working on rural reserves and in July will work on urban reserves. In August the urban and rural reserves maps will be compiled and a final recommendation will be made by the PAC. Throughout the summer Clackamas County will be conducting three work sessions with the County Commission. In addition, the C4 (city and county elected officials) and the Technical Advisory

Committee meet regularly and have been providing input. To supplement existing public comment opportunities at the PAC meetings, the County Planning Committee will hold a public meeting to hear public testimony in mid-August. Clackamas County expects a recommendation from the Board of Commissioners by mid to late August. This recommendation will be brought before the Reserves Steering Committee in September.

Doug then called the group's attention to the executive summary of "*Clackamas County Candidate Rural Reserve Areas: Draft Staff Review of Factors, Issues, Suggestions & Options*," which had been passed out to Reserve Steering Committee attendees. He noted that this was a summary of the more detailed information that staff had provided to the PAC. The PAC has completed evaluations of approximately half of the rural reserve candidate areas. Following complete review the PAC will make a recommendation to Clackamas County Board. This recommendation would not be a vote and is intended to reflect the concerns and issues raised by PAC. Doug noted that there had been some confusion about the lettering approach used by the county. He explained that this approach had been chosen to help inform and coordinate discussion on specific areas and is based on Oregon Department of Agriculture areas.

Doug went on to describe some of the key issues being discussed by the PAC. For example, what constitutes "subject to urbanization." The PAC is working through what to consider however, he noted, there is not a simple formula to answer this question. Another issue that has received considerable discussion is how far natural features extend. Similarly, there has been much discussion about what to do with neighboring cities (e.g. Canby) and potential interest in future expansion of their UGBs. A "buffer" may be needed for these areas. Doug noted that this issue is not unique to Clackamas County and was not considered when the administrative rule was developed. He said that Clackamas County is receiving a great deal of information and input from both their technical assessment and the public, including approximately 30 letters a week. He concluded by reminding the group that Clackamas County is currently working on rural reserves but will be doing a similar process for the urban reserves in July.

Mike Houck affirmed that there is lots of local input and encouraged additional consideration of the relationship between agricultural land and natural features.

Greg Manning asked if a similar update would be provided on the Clackamas County urban reserves. Doug said that an update would be provided when the information was available.

Donna Jordan asked what would happen to important farm land in undesignated areas and if these lands would still fall into current zoning. Doug explained that it would be subject to current zoning and that exclusive farming zoning is quite stringent. Clackamas County applies zoning consistent with state zoning rules and there have been only a small number of changes to these designations in the last 35 years. Donna clarified that this applied to forested lands as well. It was explained that undesignated areas would stay within the current hierarchy under current zoning and would remain the same until the area would come into a UGB.

Tim Knapp asked how county staff is considering the conflicting wishes of public, particularly non-commercially viable agricultural land that some residents wish to be preserved as agricultural land. Doug explained that Clackamas County is attempting to apply the legal standards and factors. He noted that life style concerns are significant as they apply to the factors and that the County will be developing a "findings" document to help show how the factors were applied. He also noted that

there are likely to be significant areas left as undesignated and that these discussions will likely continue after the reserves process. Tim clarified that if an area does not fit into either a rural or urban reserve then it is likely to remain undesignated. Doug confirmed that this was true.

Chuck Beasley provided a summary of Multnomah County's evaluation process efforts. He explained that the Multnomah County Citizen Advisory Committee (CAC) has begun its assessment of the Multnomah County candidate Rural Reserves at their May 18 meeting and will continue their discussions at their meeting next Thursday. The CAC is using a high, medium and low ranking system. He explained that they hope to finish the rural reserves evaluation in June and the urban reserves evaluation by the middle of July. Following this there will be a Planning Commission meeting in August and the County Board will make its recommendation in mid August. He noted that the CAC conversations have been challenging and that the factors lend themselves to broad consideration, but decisions will have to be made about where to draw the lines and this will be a challenging process.

Mike Houck asked when Multnomah County expected to have a document available for the Reserves Steering Committee members to review. Chuck explained that Multnomah County's process was about one meeting behind Clackamas County's and said that there would be a document available for the Reserves Steering Committee at the end of the month. [Action Item] Chuck said that in the meantime Reserves Steering Committee members should feel free to contact him with any questions.

Brent Curtis explained that Washington County anticipates the planning directors delivering a recommendation at the Coordinating Committee meeting in August, which will be followed by a public process, and then a decision from the Washington County Board in September. The Technical Advisory Committee (planning directors) is meeting weekly and the Washington County Coordinating Committee was meeting monthly.

Brent went on to explain that in Washington County the rural and urban reserves are advancing simultaneously. He drew the committee's attention to the June 4 document titled *"Phase 3 Rural Reserves Analysis – Update"* which explains how the factors are being applied. He noted that for rural reserves Washington County must consider designated farmland, forest land and important landscape features for long-term protection. Of these, the analysis of forested lands is the most advanced but work is continuing to advance on the others, including natural features.

On the urban side, Washington County is using three analyses to inform their evaluation: 1) Metro's GIS mapping 2) city aspirations 3) business interest's constraints analysis (Group McKenzie map). He explained that originally if you were on any of these areas then you were considered for urban reserves; however, additional work has been done to re-examine if the full 107,000 originally recommended for study was appropriate. The conclusion of this analysis was that 47,000 acres is more appropriate. Brent noted that the document *"Pre-qualifying Urban Reserve Concept Planning Draft"* provides an outline of the draft proposed typology. He noted that Washington County is applying all the urban factors to each candidate area. Brent also noted that Washington County had developed a template to help provide a consistent process of reporting for each area. He concluded by reminding the group that these documents are drafts and will be further modified prior to the County's recommendation.

Mike Houck said that he had noted that the Washington County document says that it will “potentially” look at flood plains. He explained that, as he said in the previous Reserves Steering Committee meeting, he is very concerned with the flood plain issue. He encouraged the County to look very thoroughly at this issue. He went on to explain that he has had met with ODFW and others to discuss natural features. Brent said that Washington County was open to receiving their input but it would be needed soon. Mike will be in touch with Washington County about his issue. [Action Item] Mike suggested that Metro staff ecologists be included in the natural features conversation. He also shared a concern about how farm, forest and natural features are being looked at independently. He explained that the area is a mosaic and that a landscape-ecology view should be taken. Such an analysis would help account for the interaction between the various features. Brent responded that in early analysis farm land, natural features and forest were collapsed into a single analysis and then weighed. At that time many people commented that this approach diluted the factors. Brent said that the current analysis methodology is a result of that feedback. He noted that Washington County recognizes that the final analysis will have to be brought back together. Mike asked if Washington County had been in touch with Metro staff and Brent explained that they are in touch on a weekly basis. He also noted that Washington County is aware of the ODFW “best of the best” work and has been waiting to hear from them about this work.

Laura Masterson asked whether, in the weighting of farm land, each of the four factors weighted equally. It was explained that there is a certain amount of judgment required in putting the lines down but that trained professionals are considering significant amounts of information when placing the lines. Laura also noted that the Soil and Water Conservation Districts had presented data on parcelization and how larger parcels are not necessarily better or as important. Brent explained that Washington County has done detailed analysis of lot sizes and ownership and their judgment was that ownership may not be as important because property can be sold or leased; however lot size is important. He said that he would be happy to show how this analysis was conducted.

Drake Butsch asked whether the template Brent had shown was only being used by Washington County or by Metro and the other counties as well. Brent explained that this is a template developed by Washington County to provide consistency in the County’s efforts. However, each of the counties and Metro share the goal of a regional plan. Drake encouraged the group to consider consistency in formatting as they move forward. [Action Item]

Tim Knapp expressed that he was concerned that Washington County had concluded that parcelization is not a significant factor. He then raised a number of concerns about soil productivity ratings and noted that the importance of thin soils in Washington County might have been missed in the current analysis. He suggested that Washington County look at Clackamas County’s work in this area. Brent said that they will look at Clackamas County’s work but also called attention to factor 2d, which looks at this issue in more depth. He said that he agreed that viticulture it is an important factor but noted that Washington County had been criticized by the farm bureau for including it in the past. He explained that the productivity analysis tries to get at the fact that soil type is diverse and changes over time. He expressed that Washington County recognizes the importance of parcel size and viticulture.

Jim Johnson responded by stating that blocks of agricultural land are completely different from parcels and the two should not be confused. He noted that parcels are a subset of large agricultural blocks. He went on to explain that he had criticized the original analysis’ attention to viticulture. He said that viticulture should be taken into account but should not be given additional weight over flat

class-two soils, which have greater diversity. He noted that some of the past studies have weighted irrigated land too high.

IV. MAKING THE GREATEST PLACE UPDATE

Malu Wilkinson, Metro Urban Growth Report (UGR) project manager and Eric Hovee, lead on the consultant team for the employment report, provided an update on the Making the Greatest Place process. Malu noted that they would be providing an overview of the preliminary Employment UGR and that the report includes much information which will help inform the decision making process regarding growth management and efforts to continue to make this a great place to live. She explained that Metro had made a significant effort to reach out to the business community to learn from employers and understand their perspective on employment trends. She noted that it is an outcome-based approach with six primary outcomes that help inform where the area wants to be. The outcomes are as follows:

- Vibrant, walkable communities
- Sustained economic competitiveness and prosperity
- Safe and reliable transportation choices
- Minimal contributions to global warming
- Clean air, clean water, healthy ecosystems
- Benefits and burdens of growth shared throughout the region

The first step in the process was to look at the employment forecast. The analysis of the broader seven county area resulted in an employment need ranging from 1.3 million to 1.7 million by 2030. Of this range, 75% of jobs are expected to be within the Metro Urban Growth Boundary (UGB). This range was used to help think about the outcomes, technical assumptions and the potential risks.

Eric then provided an overview of the employment demand analysis. He explained that a new more sophisticated approach had been used. This approach allowed for a range to be established and for market influence to be considered. The common denominator in the analysis is building square footage.

A more refined approach was also used in the capacity analysis, including an analysis of development readiness and recognition that there are differences between the various areas. To account for these differences, nine market sub-areas were looked at. Additional consideration was given to future changes in employment need and capacity, as well as to development intensity. All of these analyses were brought together to create a demand forecast, which were then translated into building square footage. Following calculation of the demand, similar calculations were made to compute the anticipated employment supply. The demand side and supply side square footage were then compared. Eric showed a number of different examples of how square footage can look in different locations, as well as how building use can change overtime. It was noted that the analysis does not assume that some kinds of denser development seen elsewhere (e.g. multi-story warehouse in Tokyo) would be seen in this region in the next 20 years.

Malu explained that the preliminary report had been released to allow time for feedback and discussion at both the technical and policy level. The analysis considered both industrial and non-industrial because each is manifested differently on the ground. She noted that some future employment demands may be filled through existing buildings but others would require additional investment in infrastructure. It was explained that there appears to be enough land inside the

existing UGB to meet industrial demand. However, there are two caveats to this: 1) this does not consider the sub areas so the demand and supply may not be matched in location. Also, they have not yet addressed the niche of large parcel employers. On the non-industrial side there appears to be enough available land within the existing UGB to meet low side projections; however, the high end range would require additional investment. Consequently, there are choices to be made at both the regional and especially at the local level.

Malu then provided an overview of the anticipated timeline, explaining that Metro is working to get comments and will provide the revised draft in September, with a final in December 2009. This final document will then be used in decision making in 2010.

Eric provided a number of policy questions for the committee's consideration, they are as follows:

1. How can we be flexible to meet the niche employment needs (such as large lot industrial)?
2. What investments are we willing to make at the local and regional level?
3. How should the region prioritize and protect public investment?
4. What does this mean for Reserves?

Eric noted that this report relates to the Reserves process in a number of ways. Some examples include the potential need to preserve land for industrial uses, given its unique requirements. Will the current patterns of industrial work stay the same or not? And will retail and mixed-use trends extend beyond the urban core?

Dick Strathern noted the example of Bellevue, Washington and asked about the report's assumptions regarding the rate of change. He wondered whether the analysis had included the possibility of a similar "Bellevue-like" situation happening in Portland's outer ring. Eric explained that this has been looked at and noted that Portland has historically retained a core city focus. He explained that there are questions about what the next "Kruse Way" area will be and if this area would have more mixed use. He noted that this question has been asked about the Beaverton area. Eric concluded by stating that there is no clear conclusion in Metro's analysis but that the analysis considers that there may be shift of employment away from the core, especially with industrial jobs.

Mary Kyle McCurdy asked whether the analysis had considered what percentage of new jobs will come from existing businesses. Eric explained that they had not done any deep analysis on firm size but there has been a focus on overall employment. However, he said that the majority of the jobs are expected to come from existing business and not new employers.

Richard Kidd asked how the report analyzed the variation of jobs within a business (e.g. multiple shifts at a manufacturing plant). Eric explained that they had looked at an average. Richard wondered whether there was a "trump card" between policy and the market. He suggested that consideration should be given to the potential shifts in policy and the market, and also noted that Portland should be prepared for the "Bellevue factor."

Sue Marshall commented that the word "equitable" should be reinserted into outcome six. [Action Item]

Greg Specht said that he questioned whether there is actually enough capacity within the current UGB. He is concerned that not enough consideration was given to demand for future large

industrial sites. He suggested that this be considered in the final report. He also suggested that decisions should be based on known information not projections.

Karen Goddin stated that from her agency's perspective and the contacts they have received there is not enough industrial land available to meet demand. She noted that they currently have 20 open recruitments looking at sites throughout the metro area. She also said that it was not accurate to include Solar World type events as episodic. She would like to work with Metro as it continues its analysis.

Greg Manning said that the business coalition has spent a lot of time looking at the preliminary report. He said that they liked the level of detail and the range approach as well as the consideration for sub market realities. However, there are major questions about the assumptions used. Specifically there is concern about the following assumptions: 1) policy choices that would be required to increase refill but are as yet undefined, 2) assumptions that there will be low level of job growth, 3) whether refill will actually double over next 20 years, 4) how much densification can be expected in different building types, 5) the ongoing need for large tracts of flat land. He concluded by stating that the business coalition wants a robust long term employment and income growth and if these cannot be achieved then other aspirations will also fall short. The business coalition is moving forward with peer review and will provide input to Metro.

Mike Houck noted the Tokyo example given in the presentation and wondered why this type of development had not been included in the analysis. It was explained that land values are much higher there and Tokyo does not have the same competition locally (e.g. Vancouver) or nationally and at this point you do not see this type of development in the United States. Greg Specht affirmed that there is a great deal of competition in the global market place and that there are also cost considerations.

Dennis Doyle commented that additional consideration will need to be given on how to be flexible in meeting the future needs of large scale industrial needs. He noted that MPAC is creating a subcommittee to help address some of these policy questions.

Donna Jordan asked how parcelization versus large contiguous tracts of land factors into the analysis of capacity. She noted that the third policy question outlined by Eric is also important, such that if there is heavy investment in industry and later these industries move or change, consideration would be needed on how to ensure that they stay active. These questions will also be addressed by the MPAC sub-group.

V. SUMMARY

Deb reminded the group that the July meeting was cancelled and encouraged people to participate in the County processes. She then thanked everyone for their attentiveness and efforts during the meeting.

There being no further business, Deb Nudelman adjourned the meeting at 12:00 pm.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR June 10, 2009

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

AGENDA ITEM	DOC TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
2.	Letter and Map	6/8/09	To: Reserves Steering Committee Members From: Slow Food Portland RE: Washington County Farm Bureau Foundation Land Base Protection	061009rsc-01
2.	Letter and Map	6/8/09	To: Reserves Steering Committee Members From: Portland Area Community Supported Agriculture Coalition RE: Washington County Farm Bureau Foundation Land Base Protection	061009rsc-02
2.	Letter	6/10/09	To: Metro Councilors From: Mike Miller RE: Stafford area	061009rsc-03
2.	Brochure	6/10/09	Oregon Agriculture Facts and Figures brochure	061009rsc-04
3.	Document	5/18/09	Executive Summary – Clackamas County Candidate Rural Reserves Areas: Draft Staff Review of Factors, Issues, Suggestions & Options	061009rsc-05
3.	Memo and Maps	6/4/09	To: Washington County Planning Directors From: Brent Curtis, Planning Managers RE: Memo: Phase 3 Rural Reserves Analysis - Update	061009rsc-06
3.	Document		Washington County Pre-qualifying Urban Reserves Concept Planning DRAFT – Working Copy for Discussion Only	061009rsc-07
3.	Document	6/9/09	Washington County Pre-qualifying Reporting Template	061009rsc-08

DRAFT

Coordinated Reserves Work Program Overview

2007

2008

2009

2010 – 11

PHASE 1

*Establish committees
and public involvement process*

November 2007 – March 2008

PHASE 2

*Develop
Reserve Study Areas*

April 2008 – August 2008

PHASE 3

*Analyze
Reserve Study Areas*

September 2008 – October 2009

PHASE 4

*Recommend
Reserve Designations*

November 2009 – December 2009

PHASE 5

*Adoption of
Urban and Rural Reserves*

January 2010 – May 2010

January 2010 – December 2011

OBJECTIVES

- Establish Reserves Steering Committee
- Establish county coordination Committees
- Create coordinated public involvement plan
- Develop analytical approach

- Identify broad reserve study areas
- Review initial 40 – 50 year population and employment forecasts
- Develop indicators to evaluate urban and rural reserve factors
- Review data needs and begin to assemble data

- Analyze how reserve study areas meet urban and rural reserve factors
- Refine 40 – 50 year population and employment forecasts and allocations
- Develop preliminary urban and rural reserves

- Finalize reserve areas
- Draft and adopt intergovernmental agreements

- Draft and adopt required plan and code ordinances
- Draft and adopt joint decision findings
- Adopt reserve areas
- LCDC review and acknowledgement of reserve areas

Following the adoption of reserves, the Metro Council will make Urban Growth Management decisions:

- Review Urban Growth Report and evaluate existing Urban Growth Boundary
- Consider efficiency measures
- Select specific lands for inclusion within Metro UGB as needed

PUBLIC INVOLVEMENT

- Focus on the need for reserves and an introduction to the reserves process

- Focus on the selection of reserve study areas for further analysis

- Focus on the application of factors to reserve study areas and how factors should be weighed

- Focus on review of urban and rural reserves recommended by the Reserves Steering Committee

- Focus on technical issues relating to the adoption of amendments to existing codes and plans

KEY MILESTONE

Agreement on analytical approach and the public involvement process

Reserve study areas endorsed

Preliminary reserve areas recommended

Reserve areas recommended via intergovernmental agreements

Metro designates urban reserves
Counties designate rural reserves

Counties implement rural reserves by conforming their comprehensive plans

STEERING COMMITTEE

Reserves Steering Committee Meetings
1 – 2

Reserves Steering Committee Meetings
3 – 7

Reserves Steering Committee Meetings
8 – 15

Meetings scheduled as needed

Meetings scheduled as needed





WASHINGTON COUNTY OREGON

August 3, 2009

To: Washington County Reserves Coordinating Committee

From: Brent Curtis, Planning Manager, Department of Land Use and Transportation,
Long Range Planning

Subject: **Staff Recommendations and Staff Report for Washington County
Urban and Rural Reserves**

Recommendation: Washington County staff, in cooperation with the Washington County Reserves Coordinating Committee's Project Advisory Committee¹ provides the following recommendations for Urban and Rural Reserves within the Washington County Reserves Study Area:

- Urban Reserves – Approximately 33,800 acres are recommended for designation as urban reserves as indicated on the attached map (areas indicated in orange.)
- Rural Reserves – Approximately 108,800 acres are recommended for designation as rural reserves as indicated on the attached map (areas indicated in green.)

These recommendations are based upon application of the "Factors" in the Oregon Administrative Rules OAR 660-027. These "Factors" provide guidance to staff in determining the suitability of lands as either Urban Reserves or Rural Reserves.

The report intends to remain in draft form as this committee deliberates on the recommendations. Staff will provide continued refinements with the Committee's direction and ongoing discussions with stakeholders. The Committee also will benefit from public testimony received through September 1 including an August 20 Public Hearing. A final recommendation from this committee will be provided to the regional Reserves Steering Committee and Core 4 decision makers in September.

The attached Staff Report describes the analysis process of the approximately 171,000 acres contained in the Washington County portion of the Reserves Study Area. The Study Area was agreed upon by this committee and the regional Reserves Steering Committee in fall of 2008. Since then staff has applied a succession of increasingly finer-meshed analytical screens to characterize lands within the Study Area. Each characterization related to factors for either urban or rural reserve suitability (or indicated that no designation needed to be applied.)

The recommendations reflect the suitability of those lands identified as providing efficient and cost-effective areas for growth (as defined in the Urban Reserves Factors) or warranting protection from urbanization (as defined in the Rural Reserves Factors.)

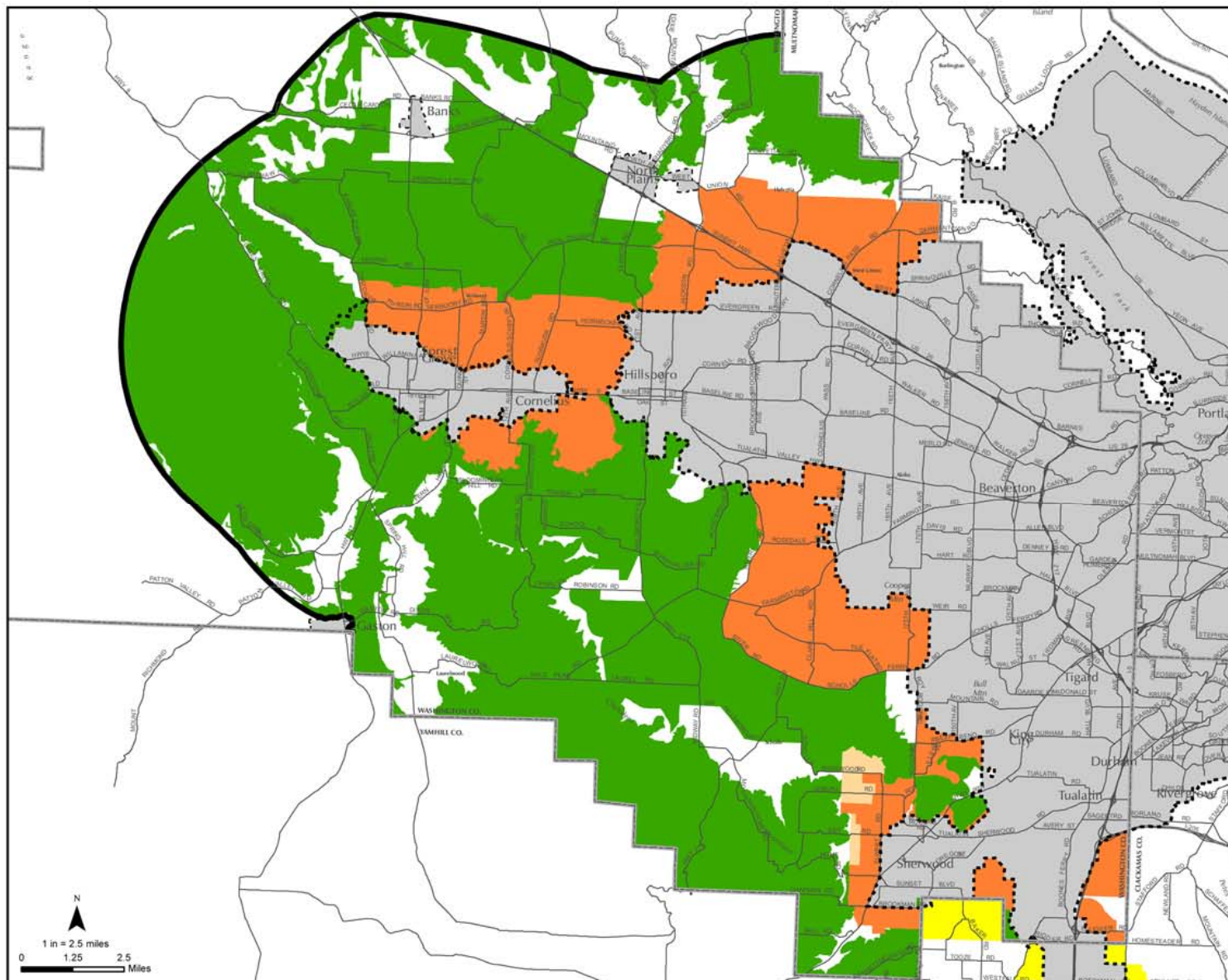
¹ County Planning Directors and/or assigned principal staff of each member government/agency.



Throughout the Urban and Rural Reserves designation process staff has engaged in the following efforts: taken direction from this committee; worked cooperatively with the Planning Directors and other assigned staff of each of the cities; provided opportunity for review and comments from stakeholder groups; and received input from the public through open houses, online surveys, presentations, and ongoing receipts of letters and emails. The direction and information received guided and informed staff's recommendations.

Urban Reserves recommendations are the results of applying the eight Urban Reserves Factors. The approximately 33,800 acres illustrated in orange in the Urban and Rural Reserves Recommendation Map represent lands that best meet the intent for all eight Factors.

Rural Reserves recommendations result from evaluation of multiple characteristics for agricultural and forest lands and natural landscape features. The recommendations capture lands within the Study Area receiving the highest characteristic values across many criteria. Those approximately 108,800 acres illustrated in green represent lands that should be protected from urbanization for the next 40 – 50 years.



Washington County

Recommended Rural and Urban Reserves *DRAFT*

- Recommended Rural Reserve
- Recommended Urban Reserve
- Area still under review
- Recommended Urban Reserve in Clackamas County
- Existing Urban Area
- Extent of Reserves Study Area
- Urban Growth Boundary
- County Boundary

Disclaimer:

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map, however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product. Notification of any errors will be appreciated.



Washington County Long Range Planning Division
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Department of Business and Community Services
MULTNOMAH COUNTY OREGON

Land Use and Transportation Program
1600 SE 190th Avenue
Portland, Oregon 97233-5910
(503) 988-5050

August 5, 2009

To: Multnomah County Planning Commission

From: Chuck Beasley, Senior Planner *CB*

Subject: August 10 Hearing Agenda Item 4: Urban and Rural Reserves CAC and Staff Recommendations

The purposes of this hearing are for the Commission to hear public testimony about the recommendations for urban and rural reserves in Multnomah County, and to forward them, along with advice from the Planning Commission, to the Multnomah County Board (BOCC) for their consideration. The recommendations from the Reserves Citizens Advisory Committee (CAC) and staff are included in the August 3 staff report. The reserve recommendations are that while there are lands suitable for urban reserve, mainly east of the UGB, those lands should remain in farm use. On the west side, there is one small area recommended for urban reserves. The extent of recommended rural reserve varies between the CAC and staff, although both recommendations identify substantial rural reserve areas.

The urban and rural reserve recommendations mark completion of the work of the CAC that took place in 16 meetings that began in May 2008 and ended July 30, 2009. Prior milestones included identification of the Study Area, and identification of "candidate" urban and rural areas that should be studied further for suitability as reserves. The evaluation of land within the Study Area considered all of the urban factors in OAR-660-027-0050 and the rural factors in -0060. The recommendations for Board consideration include rankings for how suitable the areas are for reserves based on the factors evaluation, and whether the areas should be designated for urban or rural reserve.

This PC hearing is not a legislative proceeding because the county is not adopting anything at this time. The results of the hearing will be provided to the Board in September for their approval as the County's position regarding urban and rural reserve areas. This proceeding is not the end of either PC or public consideration of reserves:

- The decision will be implemented in two stages: an Intergovernmental Agreement to be completed by the end of this year, followed by legislative adoption of urban and rural reserves maps in mid year 2010.
- The PC will conduct at least one legislative hearing to recommend adoption of Multnomah County reserves maps to the Board.

- The reserves decision will be a regional one, and recommendations from all of the counties will need to be considered together.

The objective of the reserves decision from the OAR is “a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important landscape features that define the region for its residents.” See OAR 660-027-0080(4)(b). This objective can only be met by consideration of the reserves recommendations of all three counties. It can also only be met after consideration of estimates of the expected 40 – 50 year population and employment growth, which is information that we do not have. This reinforces the interim nature of the reserves recommendations at this stage of the process since the question of how much growth can be accommodated inside the UGB vs outside must still be addressed.

A copy of the staff report including the recommendations and maps is available at the web page address below:

<http://www2.co.multnomah.or.us/Public/EntryPoint?ch=d06f18cff67c2210VqnVCM1000003bc614acRCRD>

If you have any questions prior to your meeting on August 10, please don't hesitate to contact me.

Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	CAC: Low suitability Staff: Low suitability	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Divided between no reserve designation and rural reserve to protect landscape features. Staff: No reserves designation
Area 2 East of Sandy River	CAC: High suitability west of 3-mile UGB line; Low/medium suitability east of 3-mile UGB line Staff: Low suitability	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Designate the area west of 3-mile UGB line as rural reserve for farm and forest protection. Staff: No reserves designation
Area 3 Sandy River Canyon	CAC: High suitability Staff: Low suitability to protect forest, medium suitability for landscape features.	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Designate rural reserve to protect landscape features Staff: Designate rural reserve to protect landscape features
Area 4 West of Sandy River	CAC: High suitability Staff: High suitability	Area 4a: North of Lusted Rd CAC: Low suitability Staff: Low suitability	CAC: Designate rural reserve to protect farmland and landscape features. If County must designate urban reserves, the area south of Lusted Rd/north of the Orient Rural Center/west of 302 nd is most suitable. Staff: Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve should include the Orient Rural Community and areas southwest of Orient Drive.
		Area 4b: South of Lusted Rd CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302 nd Staff: Medium suitability; higher suitability near UGB and US-26	
Area 5 NW Hills North	CAC: Medium overall; Low in Plainview area Staff: High/medium suitability of the area within 3 miles of the UGB and	CAC: Not a candidate for urban reserve Staff: Low Suitability	CAC: Designate rural reserve to protect forest resources. Staff: Designate the area within the 3 mile line southwest of Skyline Blvd. as

Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p>CAC: High suitability West of McNamee; Low suitability east of McNamee</p> <p>Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area 6a) High suitability in area South of Skyline Blvd (corresponds to area 6b):</p>	<p>Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: CAC: <i>Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p>CAC: <i>Designate rural reserve to protect farm and forest resources and landscape features.</i></p> <p>Staff: Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.</p>
		<p>Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: CAC: <i>Split between medium and low suitability</i></p> <p>Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.</p>	
Area 7 Powerline/ Germantown Rd. - South	<p>CAC: <i>Split between medium and high suitability.</i></p> <p>Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.</p>	<p>Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: CAC: <i>Not a candidate for urban reserve</i></p> <p>Staff: Low Suitability</p>	<p>CAC: <i>Designate rural reserve to protect landscape features. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.</i></p> <p>Staff: Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd area. Designate all other areas rural reserve to protect landscape features.</p>
		<p>Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: CAC: <i>Low suitability</i></p> <p>Staff: Low suitability</p> <p>Subarea East Laidlaw: CAC: <i>split between low and medium suitability</i></p> <p>Staff: Low suitability</p> <p>Subarea at lower Springville Rd. area.:</p>	

Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
		<i>CAC: split between low and medium suitability</i> Staff: Low/Medium suitability	
Area 8 Sauvie Island	<i>CAC: High/Medium</i> Staff: High suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect farmland and landscape features.</i> Staff: Designate rural reserve to protect foundation farmland and landscape features.
Area 9 Multnomah Channel	<i>CAC: Low suitability</i> Staff: Low Suitability	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: No reserves designation</i> Staff: No reserves designation



Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)

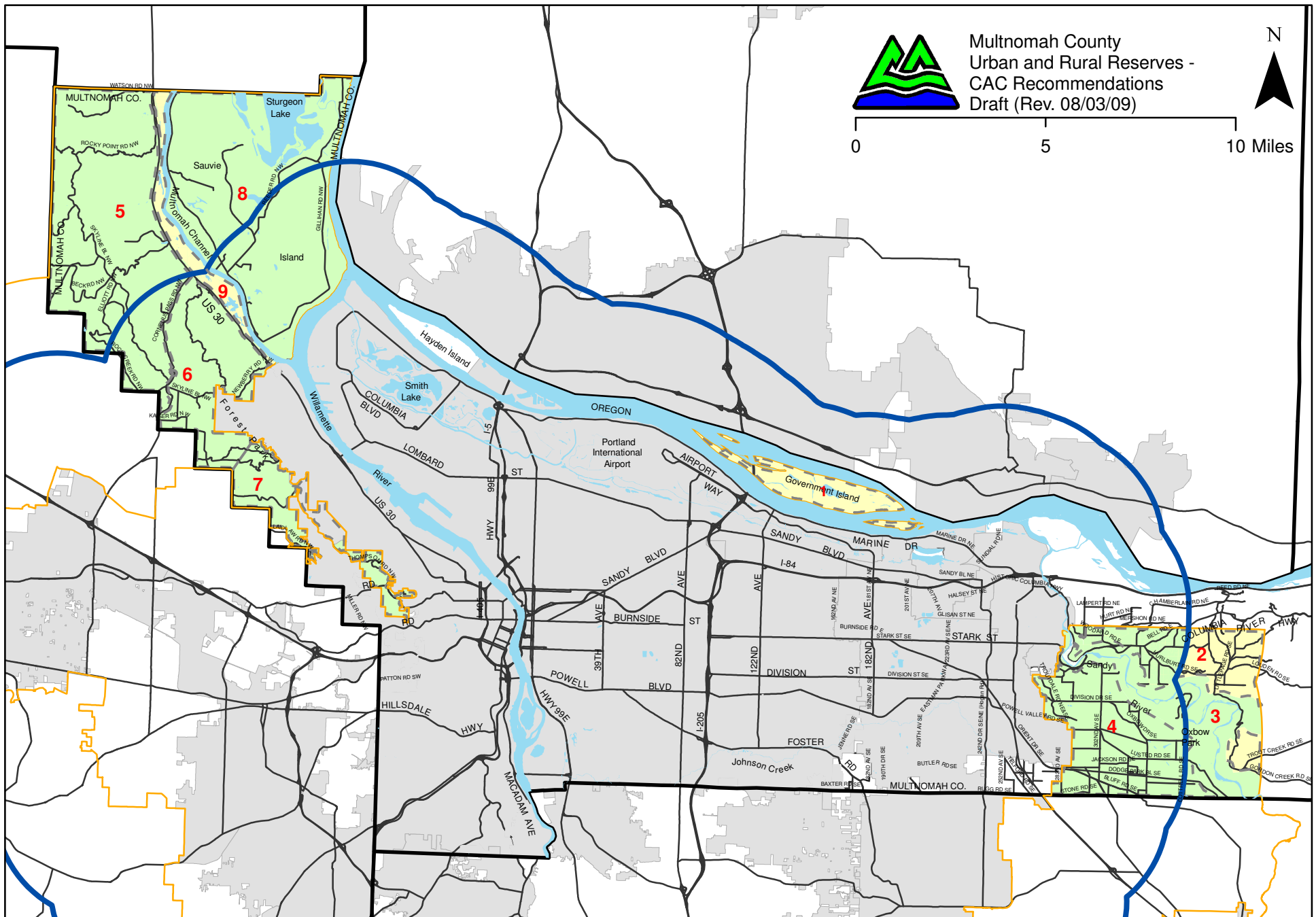
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10 Miles



Area 1: Government Islands
Area 2: East of Sandy River
Area 3: Sandy River Canyon
Area 4: West of Sandy River
Area 5: NW Hills North

Area 6: NW Hills South
Area 7: Powerline/Germantown Rd South
Area 8: Sauvie Island
Area 9: Multnomah Channel



UGB 3-mi Buffer



Study Area Boundary



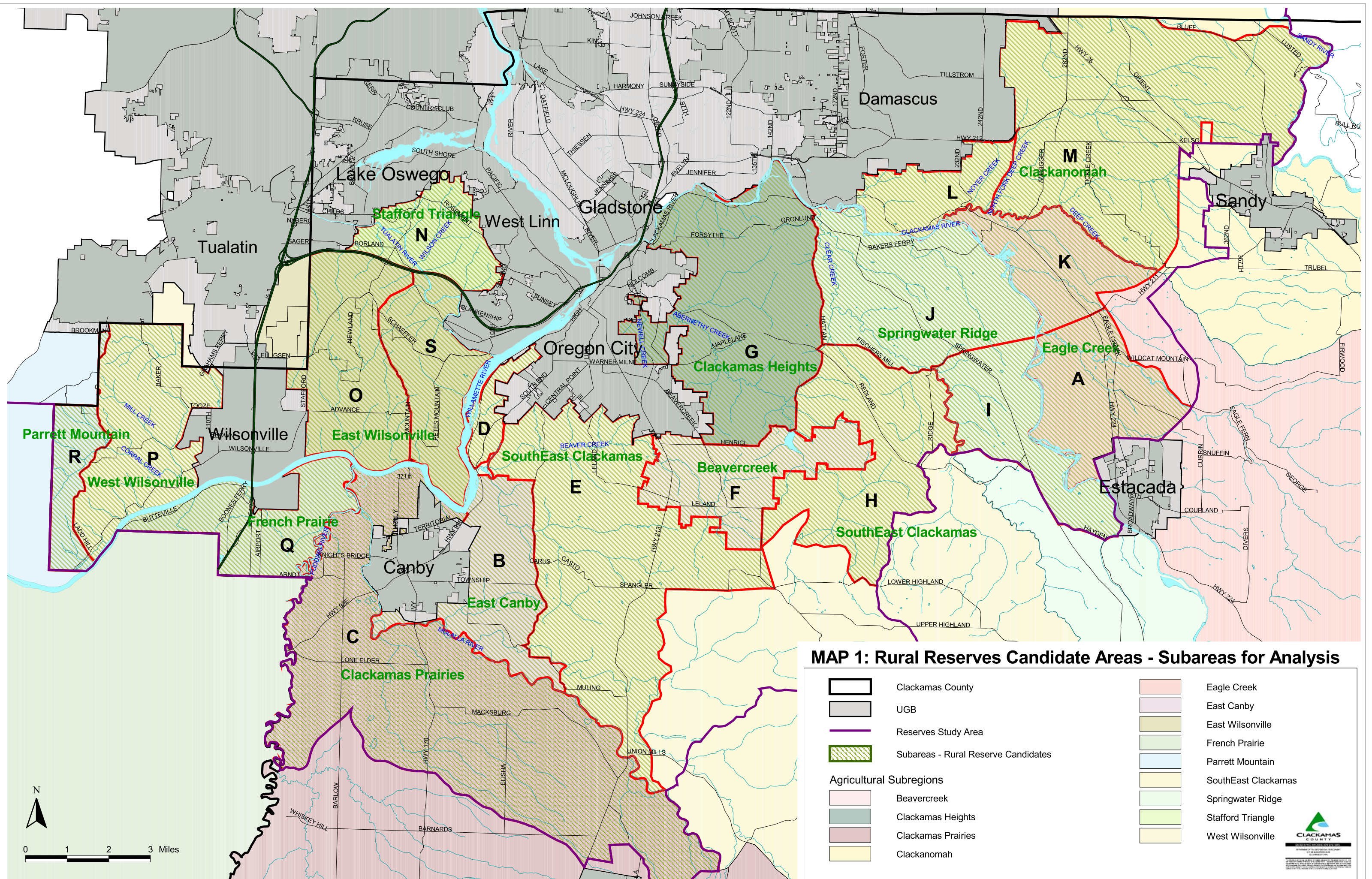
County Line



Rural Reserve



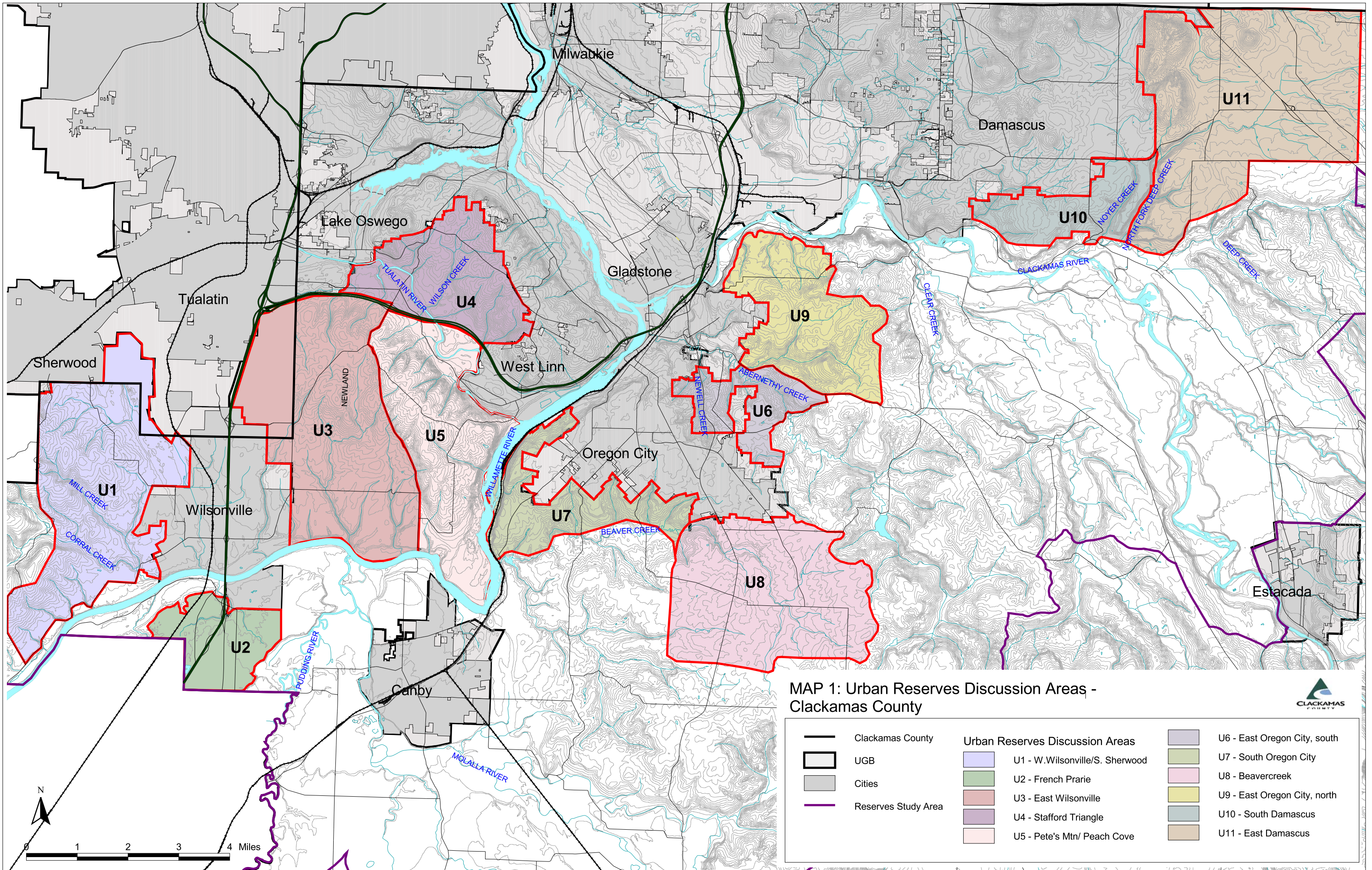
No Designation



MAP 1: Rural Reserves Candidate Areas - Subareas for Analysis

	Clackamas County		Eagle Creek
	UGB		East Canby
	Reserves Study Area		East Wilsonville
	Subareas - Rural Reserve Candidates		French Prairie
Agricultural Subregions			Parrett Mountain
	Beavercreek		SouthEast Clackamas
	Clackamas Heights		Springwater Ridge
	Clackamas Prairies		Stafford Triangle
	Clackanomah		West Wilsonville

CLACKAMAS COUNTY
SUSTAINABLE COMMUNITY DEVELOPMENT
"Preservation of the natural and built heritage of the county is a priority." - Clackamas County Board of Commissioners
2015-2019

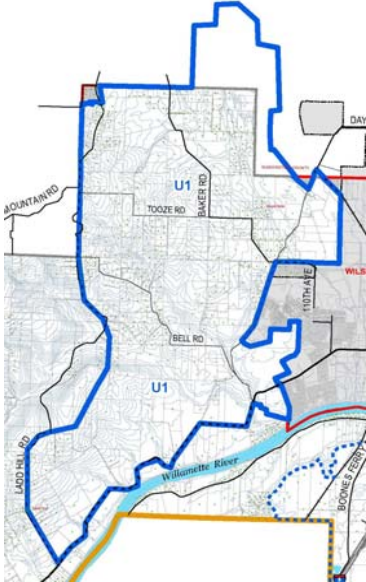
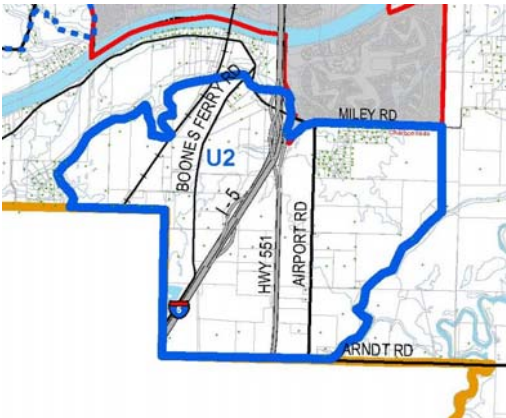


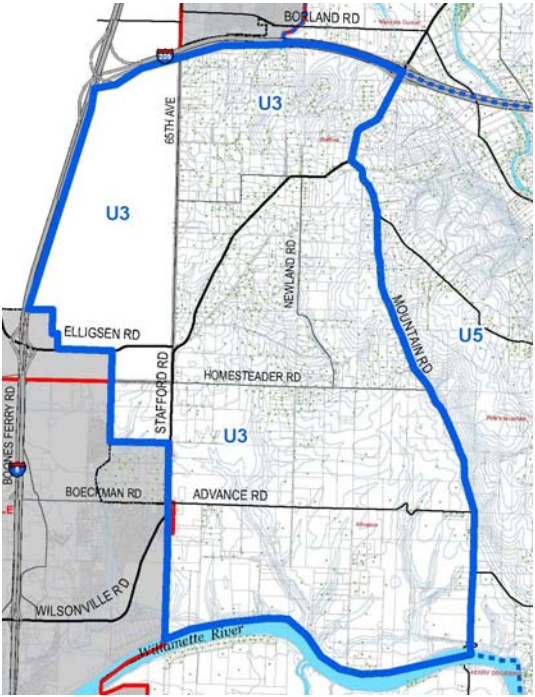
MAP 1: Urban Reserves Discussion Areas -
Clackamas County

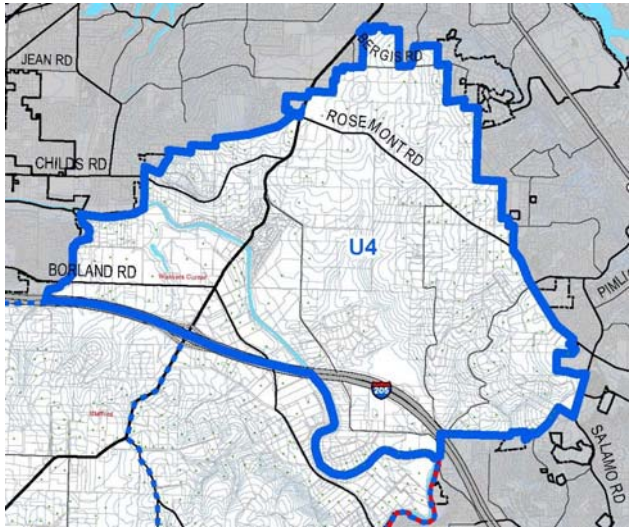


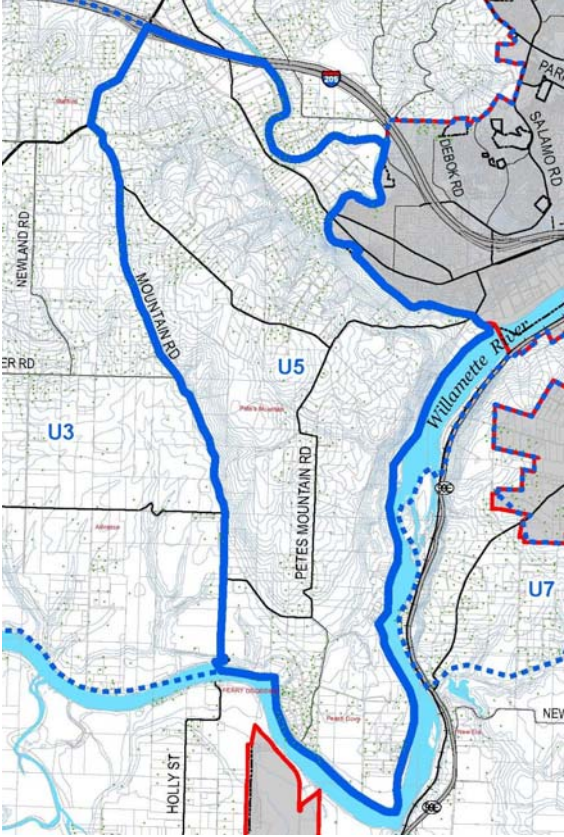
	Clackamas County	Urban Reserves Discussion Areas			U6 - East Oregon City, south
	UGB		U1 - W.Wilsonville/S. Sherwood		U7 - South Oregon City
	Cities		U2 - French Prarie		U8 - Beavercreek
	Reserves Study Area		U3 - East Wilsonville		U9 - East Oregon City, north
			U4 - Stafford Triangle		U10 - South Damascus
			U5 - Pete's Mtn/ Peach Cove		U11 - East Damascus

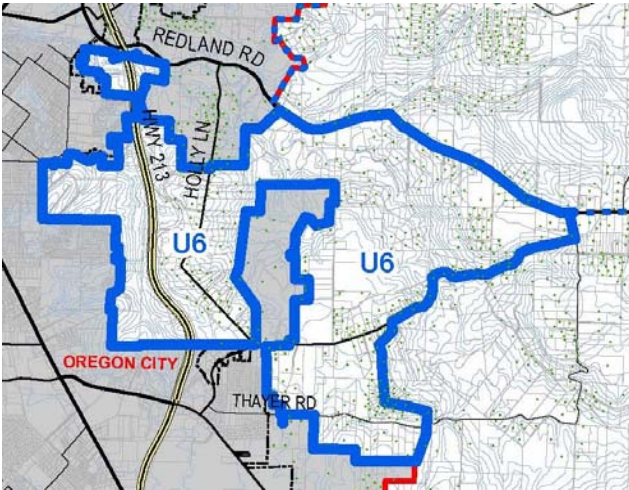
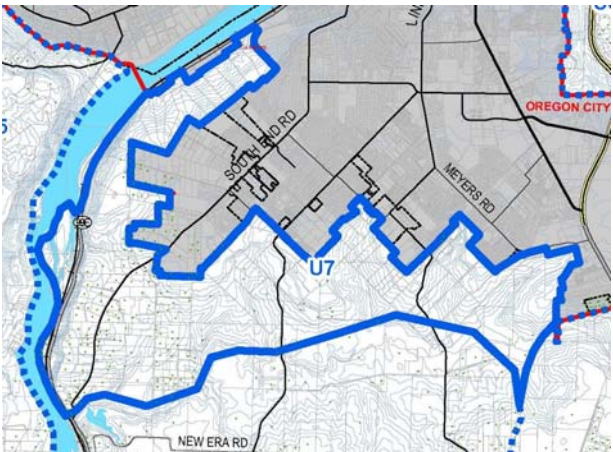
Clackamas County Urban/Rural Reserves Project
Policy Advisory Committee
Polling on Candidate Urban Reserve Areas
August 5, 2009

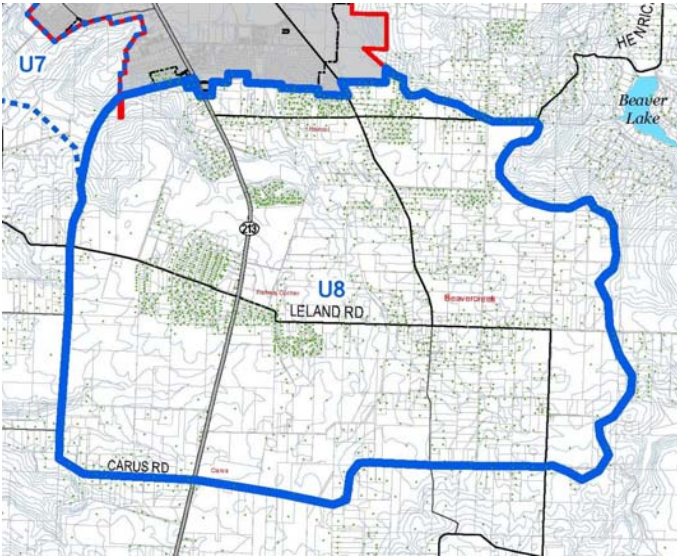
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-1: W of Wilsonville/S of Sherwood</p> 	<p>Majority (11): Study northern part of the area (north of Tooze Road) as urban reserve. <i>Rationale: Rates medium on most factors. Wilsonville and Sherwood have both expressed interest in portions of the area.</i></p> <p>Strong Minority (10): Consider for urban reserves only areas in which Wilsonville and Sherwood have expressed interest. <i>Rationale: "Important" farmland, rates high on agriculture and forestry, threatened by urbanization (Hwy 224), natural features</i></p>	<p>Suggestion: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates "medium" on most factors • Northern part includes areas of interest for Wilsonville and Sherwood <p>Option 1: Designate only northern part as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Easiest to serve • Wilsonville and Sherwood areas of interest • Rates "medium" on most factors <p>Option 2: Do not designate any of area as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Limits sanitary sewer demand on Wilsonville • Does not add to traffic problems on I-5
<p>Area U-2: French Prairie</p> 	<p>Majority (13): Do not consider any of the area for urban reserve designation: <i>Rationale: Foundation land, surrounded by more foundation land with no buffer, transportation connectivity. Rates low to medium on major infrastructure factors.</i></p> <p>Minority (5): Consider area between Airport Way and Boones Ferry Road as urban reserve. <i>Rationale: Flat land near transportation, good for employment campus. Could reduce traffic problems on Bridge if development was south of bridge.</i></p>	<p>Suggestion: Do not designate as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates low to medium on the major infrastructure • Classified as foundation land and surrounded by foundation land with no natural buffers. <p>Option 1: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates medium to high on all factors except sewer, water and transportation. • Contains some of the few flat, large parcels in the discussion areas that are easily accessible to freeways and appear to be suitable for industrial development.

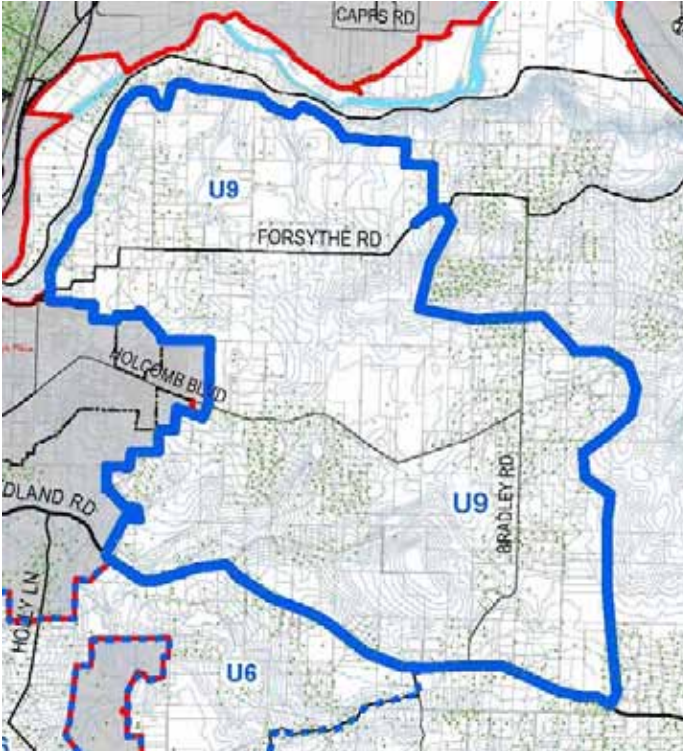
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-3: East of Wilsonville</p> 	<p>Majority (8): Designate only Wilsonville's area of interest as urban reserve.</p> <p><i>Rationale: Tualatin apparently wants the area to remain rural and is looking at Washington County for urban reserves;; only Wilsonville is still interested in some of the area as urban reserve.</i></p> <p>Slight Minority (6): Designate entire area as urban reserve. <i>Rationale: Excellent freeway access and roads will be improved eventually. Potential employment and housing land.</i></p> <p>Minority (4): Do not designate any of the area as urban reserve. <i>Rationale: Significant transportation problems; Tualatin no longer interested.</i></p> <p>Minority (1): Designate only Wilsonville's and Tualatin's areas of interest as urban reserve. <i>Rationale: Limits burden on transportation system; possible employment land; rates medium or high for most factors.</i></p>	<p>Suggestion: Designate entire area as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Rates "medium" or "high" for most factors • Includes potential employment land at Stafford interchange • Includes land for a range of housing • Significant transportation concerns, but they need to be addressed anyway to meet needs of current urban areas • Includes areas of interest identified by Wilsonville and Tualatin <p>Option 1: Designate only Wilsonville's and Tualatin's areas of interest as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Rates "medium" or "high" for most factors • Possible employment area is in Tualatin's area of interest • Limits burden on the transportation system; may include area where it is easier to provide connectivity. <p>Option 2: Do not designate any urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Limits sanitary sewer demand on Wilsonville • Does not add to traffic problems on I-205 or I-5

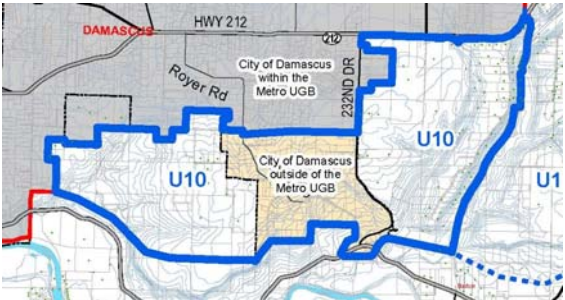
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-4: Stafford</p> 	<p>Majority (8): Designate the Borland Area only (north of I-205, east of Tualatin, south of Borland Road) as urban reserve. <i>Rationale: This area is most suitable for employment land. Supports Hamlet vision.</i></p> <p>Slight Minority (6): Designate entire area urban reserve. <i>Rationale: Lots of infrastructure work in Stafford/Borland area. Suitable employment lands that will be needed in 50 years.</i></p> <p>Minority (3): Do not designate any urban reserve. <i>Rationale: Need to protect rural quality of area. Development infrastructure too expensive.</i></p> <p>Minority (1): Designate distinct portions as urban reserve, including Borland area and north and east areas adjacent to Lake Oswego and West Linn. <i>Rationale: Infrastructure work taking place. Most potential for development and lands suitable for employment.</i></p>	<p>Suggestion: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates high or medium on the major infrastructure cost assessments • Natural ecological systems and features can be protected by acquisition and/or development restrictions • Contains lands suitable for employment <p>Option 1: Designate distinct portions of area as urban reserve, e.g., Borland Road area, and north and east areas adjacent to Lake Oswego and West Linn. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Rates high or medium on the major infrastructure cost assessments • These areas have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with existing development inside the UGB. • Contains lands suitable for employment

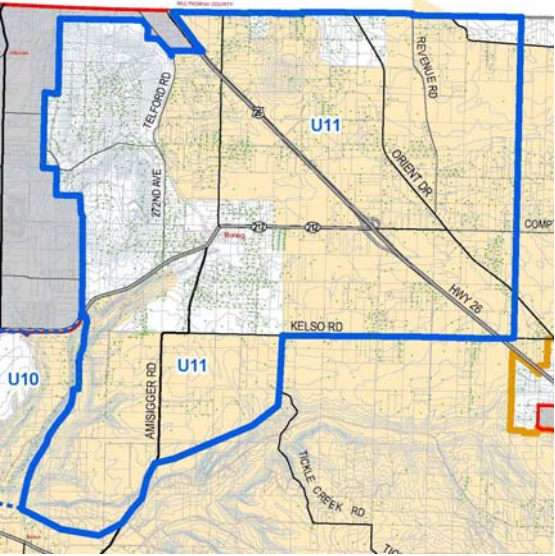
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-5: Pete’s Mountain/Peach Cove</p> 	<p>Majority (11): Designate northern part of area with excellent access to I-205 as urban reserve.</p> <p><i>Rationale: Small area with transportation access, employment potential. Remaining areas more difficult to serve and less productive for urban uses.</i></p> <p>Minority (6): Do not designate any urban reserve. <i>Rationale: Difficult to serve with infrastructure. Protect natural features.</i></p> <p>Minority (2): Designate entire area as urban reserve. <i>Rationale: Some of area could be served with infrastructure. Development would not occur for many years.</i></p>	<p>Suggestion: Designate northern part of this area that has excellent access to I-205 as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Could become part of an employment cluster/ mixed use center that spans I-205. • Small area easier to serve with transportation. • Natural ecological systems and features can be protected by development restrictions and acquisition. • This area has the most potential to be developed into walkable, well-connected neighborhoods in conjunction with Borland Road area of Stafford. • Remaining areas are not productive for urban uses • Remaining areas are much more difficult to serve. • Sewer service in the southern part would likely be provided by non-Metro provider, and so isn’t as suitable for a Portland Metro urban reserve. <p>Option 1: Do not designate any urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Difficult to serve because steep slopes and isolation (surrounded on three sides by rivers). • Limited potential to be developed into walkable, well-connected neighborhoods with a range of housing types and close to employment areas.

URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-6: Southeast of Oregon City</p> 	<p>Majority (12): Designate close-in flatter areas, including around Holly Lane, urban reserve. Rationale: Oregon City has said it can easily serve the area, and development of Holly Lane area is needed for connectivity. Contains most of buildable land in the area.</p> <p>Slight Minority (9): Designate entire area urban reserve except mapped natural features. Rationale: Can be served with infrastructure. Oregon City is interested in the area. Protect natural features.</p> <p>Minority (3): Designate entire area as urban reserve. Rationale: Natural extension of Oregon City; natural areas can be protected; rates moderately well on infrastructure.</p> <p>Minority (3): Do not designate any urban reserve. Rationale: Much of area is difficult to serve with infrastructure. Protect rural quality.</p>	<p>Suggestion: Designate entire area urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates moderately well on major infrastructure • Natural extension of Oregon City, and OC has indicated it would have ability to serve it. • Natural areas/creek systems could be protected with development regulations and/or acquisition. <p>Option 1: Designate close-in, flatter areas, including around Holly Lane, as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Oregon City could easily serve this area. • Will contain most of buildable land in the area. <p>Option 2: Do not designate any urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Contains a limited amount of “buildable” land – approximately 600 acres. • Contains two of the mapped important natural landscape features.
<p>Area U-7: South of Oregon City</p> 	<p>Majority (14): Only designate bench areas as urban reserve. Rationale: Most potential for development. Other areas too steep and difficult to serve.</p> <p>Minority (7): Do not designate any urban reserve. Rationale: Much of area too difficult to serve with infrastructure. Need to protect rural qualities of area.</p>	<p>Suggestion: Designate “bench” areas urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates high or medium on major infrastructure • Natural extension of Oregon City; steep topography to immediate south could be natural edge to urban area and buffer farming farther south • Have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with development inside the UGB. <p>Option 1: Designate entire area as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Natural areas (Beaver Creek) could be protected with development regulations.

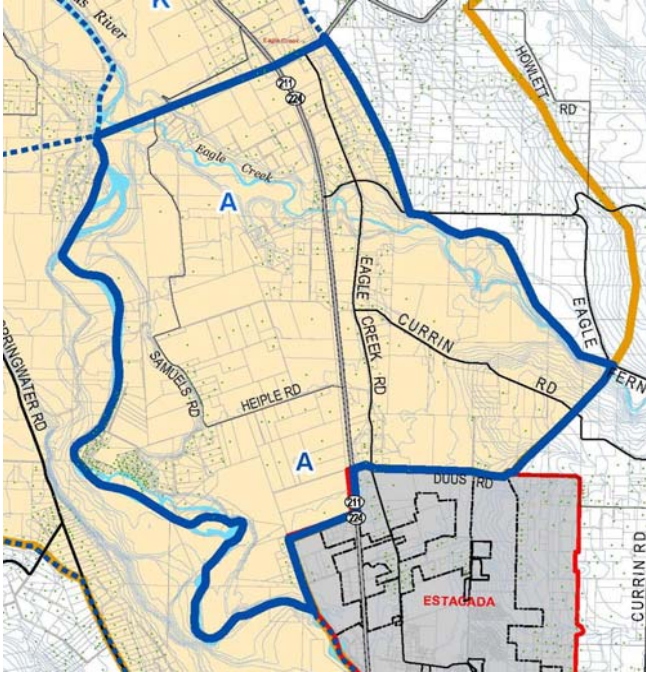
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-8: Greater Beaver Creek</p> 	<p>Majority (8): Do not designate any urban reserve:</p> <p><i>Rationale: Difficult to provide sewer and transportation services. No natural buffers with adjacent farm and forest areas. Need to protect natural areas, including Beaver Creek drainage.</i></p> <p>Minority (4): Designate as urban reserve the area north and northeast of the Beaver Creek drainage system. <i>Rationale: Important farm lands to the south need to be protected.</i></p> <p>Minority (4): Designate urban reserve in close-in areas and the Highway 213 corridor, excluding the Parrott Creek drainage area. <i>Rationale: Oregon City has defined close-in areas as easiest to serve and develop. Parrott Creek is a separate watershed.</i></p> <p>Minority (3): Exclude Parrott Creek watershed from consideration as urban reserve. <i>Rationale: Urban service boundaries should be drawn based on watersheds, and Parrott Creek is a separate watershed.</i></p> <p>Minority (3): Designate as urban reserve the area along Highway 213 in the Beaver Creek watershed. <i>Rationale Parrott Creek is a separate watershed.</i></p>	<p>Suggestion: Designate the area urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> Compared to other areas around Oregon City, this area: <ul style="list-style-type: none"> Is easiest to serve. Could be developed with least impact to inventoried important natural features. Is the easiest to develop into walkable, well-connected neighborhoods in conjunction with development inside the existing UGB. Suitable for employment land with flatter, larger parcels with access to a state highway, community college and Mulino Airport. Appears suitable for a range of housing types <p>Option 1: Designate only close-in areas as urban reserves. <i>Rationale:</i></p> <ul style="list-style-type: none"> These are the areas identified by Oregon City as the easiest to serve and develop. <p>Option 2: Do not designate any urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> Difficult to provide sewer and transportation services, including limited transit. Area flows directly into adjacent agricultural and forestry areas without natural buffers to prevent encroachments.

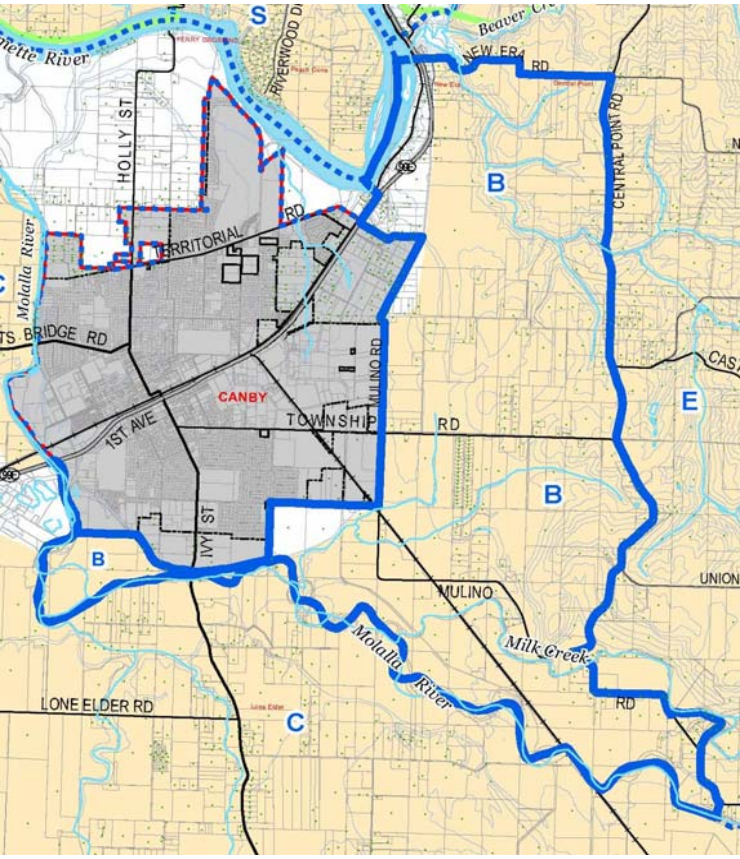
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-9: Northeast of Oregon City</p> 	<p>Majority (7): Designate close-in areas as urban reserve. <i>Rationale: These are areas identified by Oregon City as easiest to serve and develop, sense of place similar to Oregon City.</i></p> <p>Minority (5): Do not designate any urban reserve. <i>Rationale: Protect rural areas; limit sprawl.</i></p> <p>Minority (4): Designate entire area urban reserve except the Clackamas River drainage. <i>Rationale: Some areas can be served. Protect drainage.</i></p> <p>Minority (4): Designate flatter areas along roads as urban reserve. <i>Rationale: These areas are easier to serve.</i></p> <p>Minority (2): Designate flatter areas in the north as urban reserve. <i>Rationale: Most potential to be developed. Rate high or medium on infrastructure factors.</i></p>	<p>Suggestion: Designate flatter, more northern areas as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Rate high or medium on the three major infrastructure cost assessments • These areas have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with existing development inside the UGB. <p>Option 1: Designate only close-in areas as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • These are the areas identified by Oregon City as the easiest to serve and develop. <p>Option 2: Designate all as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Entire area marginally qualifies under the factors. • Natural areas/creek systems could be protected inside the urban area with development regulations.

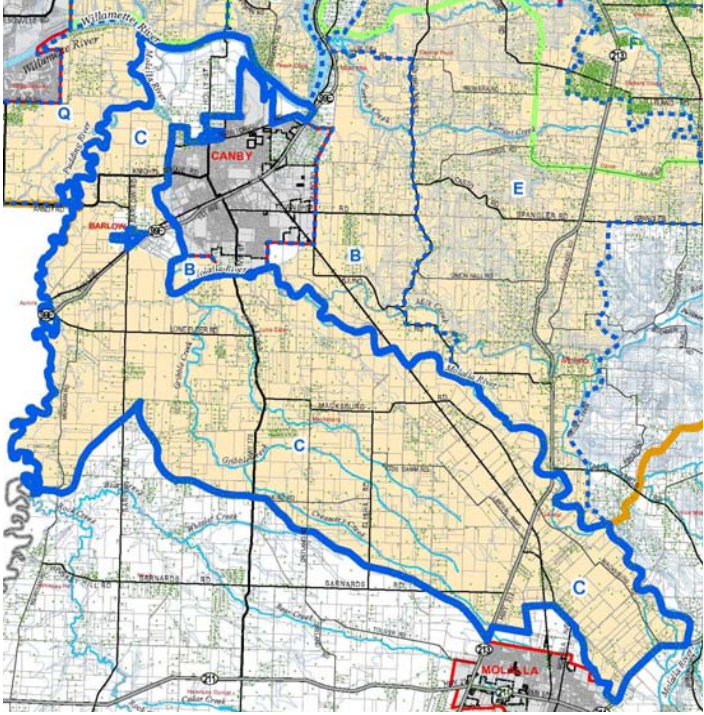
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-10: South of Damascus</p> 	<p>Majority (10): Designate entire area urban reserve except Noyer Creek and peninsula between Noyer and Deep creeks.</p> <p><i>Rationale: Area is serviceable and suitable for employment and housing; excluded areas would be difficult to serve and relatively unproductive for housing and employment.</i></p> <p>Slight Minority (8): Designate as urban reserve the area already annexed by Damascus and flat areas in the northern portion of the area.</p> <p><i>Rationale: Makes sense for the annexed area to be in the UGB. Damascus needs the northern area for transportation and sewer infrastructure.</i></p> <p>Minority (2): Designate entire area urban reserve. <i>Rationale: Much is serviceable. Good areas for employment and housing. Natural areas could be protected.</i></p> <p>Minority (2): Do not designate any urban reserve. <i>Rationale: There's plenty of land still to be developed in Damascus.</i></p> <p>Minority (2): Designate urban reserve the area already annexed by Damascus. <i>Rationale: It makes sense that this area should be inside the UGB.</i></p>	<p>Suggestion: Designate this area an urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Much is moderately serviceable. • Portions very suitable for employment, range of housing types, walkability, accessibility to transit. • Natural areas/creek systems could be protected inside the urban area with development regulations. <p>Option 1: Designate entire area urban reserve, excluding Noyer Creek and the peninsula between Noyer and Deep creeks. Rationale:</p> <ul style="list-style-type: none"> • Area to be excluded would be difficult to serve and relatively unproductive for employment and range of housing types.

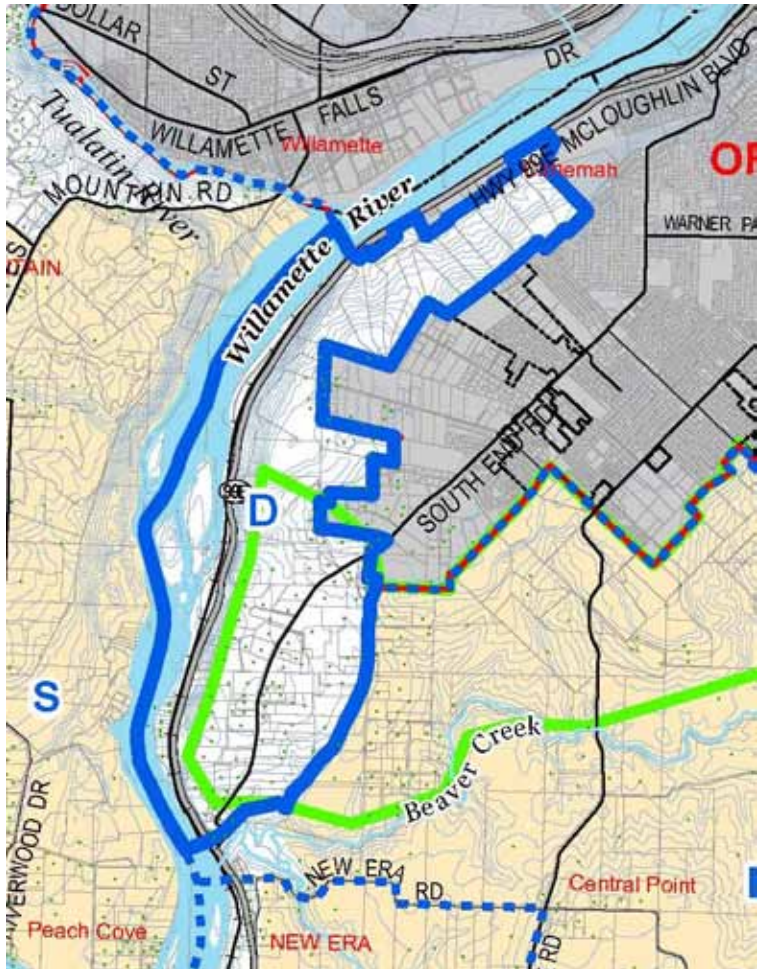
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>U-11: Clackanomah</p> 	<p>Majority (11): Designate a relatively small area in the west/northwest as urban reserve. <i>Rationale: This is not foundation land and is close to other employment land. Foundation land should be protected. Sandy is opposed to development along the Highway 26 corridor.</i></p> <p>Minority (8): Do not designate any urban reserve. <i>Rationale: Protect foundation land and rural land.</i></p> <p>Minority (5): Designate a somewhat larger area in the west/northwest as urban reserve. <i>Rationale: Not foundation land and close to employment land.</i></p> <p>Minority (1): Designate the entire area urban reserve except the North Fork of Deep Creek and the East Buttes. <i>Rationale: Relatively easy to serve. Larger areas of unconstrained land could provide for housing and employment. Excluded area as limited and costly development potential.</i></p>	<p>Suggestion: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Relatively easy to serve. • Larger areas of unconstrained land could: <ul style="list-style-type: none"> ○ provide a range of housing types. ○ become part of east Portland region employment cluster with access to state highways and eventually the freeway system. • Natural ecological systems and features can be protected by development restrictions and acquisition. • Potential to be developed into walkable, well-connected neighborhoods. <p>Option 1: Designate all as an urban reserve, <i>excluding</i> North Fork of Deep Creek area and East Buttes. Rationale:</p> <ul style="list-style-type: none"> • All the reasons cited above. • Excluded area: <ul style="list-style-type: none"> ○ limited potential to be developed into walkable, well-connected neighborhoods with a range of housing types or employment uses. ○ difficult and expensive to serve with transportation and other services.

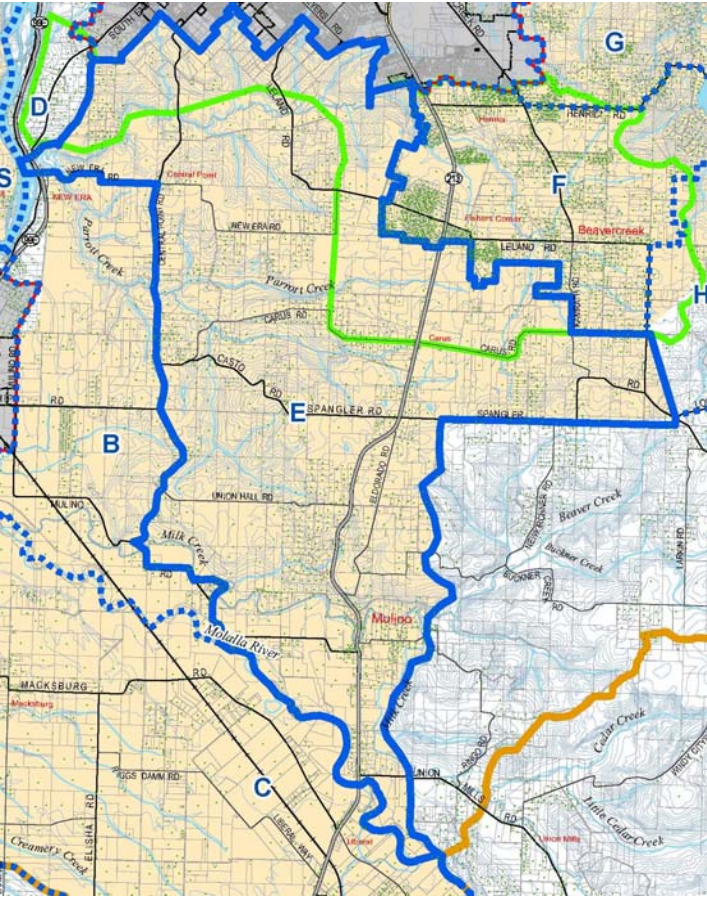
Clackamas County Urban/Rural Reserves Project
Policy Advisory Committee
Consensus/Votes on Candidate Rural Reserve Areas
Draft – July 6, 2009

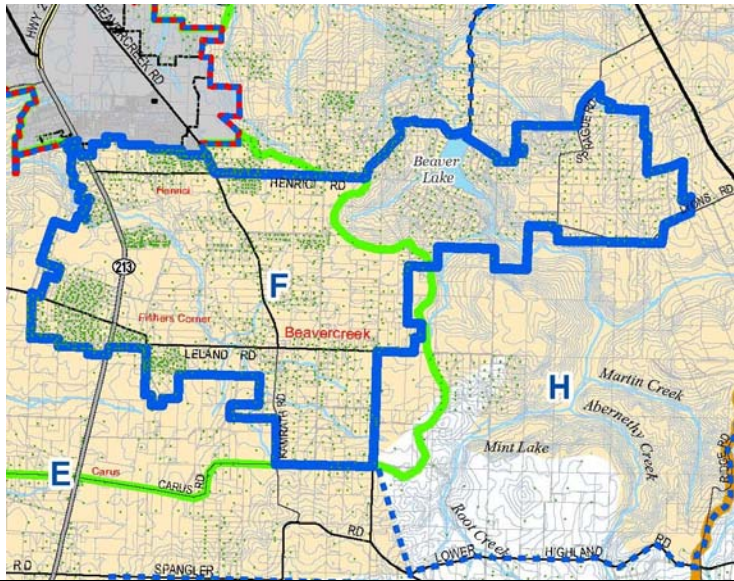

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>A – North of Estacada to Eagle Creek</p> 	<p>Majority (14) evenly split between</p> <ul style="list-style-type: none"> Study all rural reserve <i>except</i> buffer around Estacada (excluding Clackamas River). <i>Rationale: “Important” farmland, rates high on agriculture/ forestry, threatened by urbanization (Hwy 224), natural features</i> Study Clackamas River and Eagle Creek areas only as rural reserve. <i>Rationale: Protect important landscape features</i> <p>Minority (2): Study rural reserve for entire area <i>Rationale: “Important” farmland, rates high on agriculture and forestry, threatened by urbanization (Hwy 224), natural features</i></p>	<p>Suggestion: Do not designate any rural reserve. Rationale:</p> <ul style="list-style-type: none"> Not qualified “under threat of urbanization” because so far from the PMUGB. Insignificant threat of urbanization from Estacada because area is protected by state rules that will make it difficult to make a case to expand the city UGB onto EFU land with high value soils. Qualifies under agricultural protection factors but contains “important”, not “foundation” farmland. Protected for agricultural and forestry use by zoning. Qualifies under natural features protection. <p>Option 1: Designate inventoried natural features rural reserve. Rationale:</p> <ul style="list-style-type: none"> Qualifies under natural features protection. Consistent with Board priorities to protect foundation farmlands and natural features, especially Clackamas River. <p>Option 2: Designate entire area rural reserve. Rationale: Important farmland and ranks high on many agricultural factors.</p>

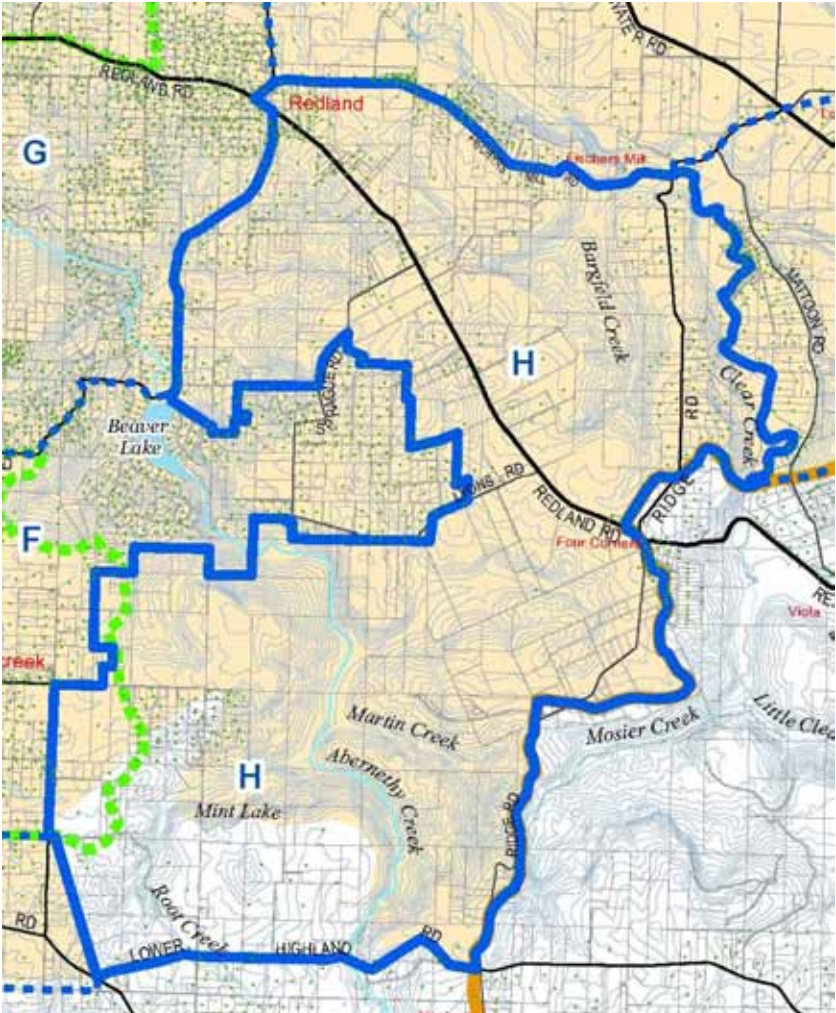
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>B – East of Canby</p> 	<p>Majority (8): Study entire area rural reserve except Canby area of interest <i>Rationale: Meets some of need to protect foundation farmland while providing an option for Canby to expand if they can demonstrate the need to the state, although unsure how much land will be needed</i></p> <p>Minority (6): Study entire area rural reserve. <i>Rationale: The land in Canby's area of interest qualifies as rural reserve. Promote denser, smaller UGBs; smaller carbon footprint; build up not out. Foundation land within 3 miles of UGB can be automatically designated rural.</i></p>	<p>Suggestion: Designate entire area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is within 3 miles of an UGB • Qualifies under the agricultural protection factors. • Foundation farmland. • Qualifies under safe harbor as foundation land. • Consistent with Board priorities to protect foundation farmlands and natural features. <p>Option 1: Leave a portion undesignated to allow Canby to expand its UGB. Rationale:</p> <ul style="list-style-type: none"> • Designating whole area rural would deny Canby an opportunity to expand. Canby is subject to state rules for UGB expansion that will make it difficult to expand its UGB onto EFU land with high value soils. • Protected for agricultural use by zoning. <p>Option 2: Only designate identified natural features as rural reserve. Rationale: Qualifies under natural features.</p>

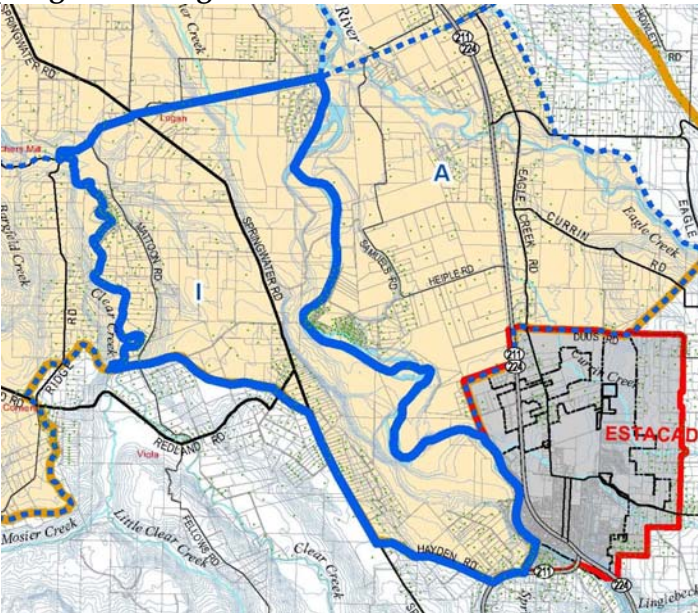
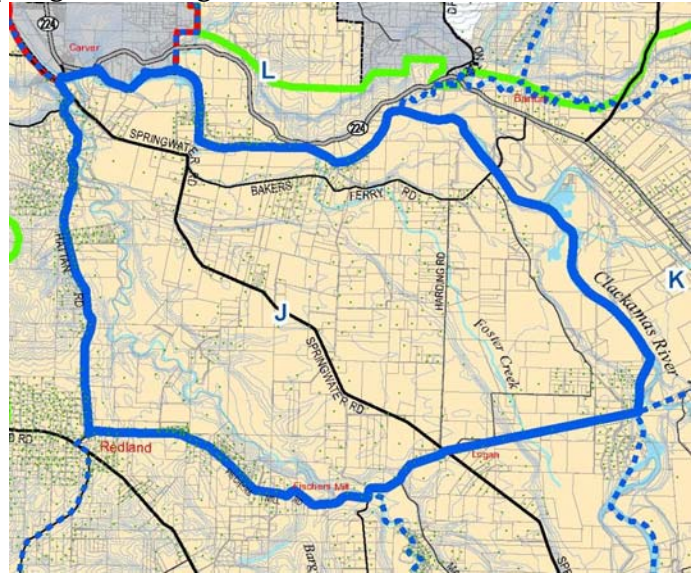
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>C – Clackamas Prairies</p> 	<p>All voting (9): Study entire area as rural reserve.</p> <p><i>Rationale: Threat of urbanization, agricultural protection, foundation farmland, protection of natural features</i></p>	<p>Suggestion: Designate area rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is within 3 miles of an UGB • Qualifies under agricultural protection factors. • Foundation farmland. • Qualifies under safe harbor as foundation land. • Consistent with Board priorities to protect foundation farmlands and natural features, especially Clackamas River. <p>Option 1: Designate as rural reserve areas within 3 miles of PMUGB or 1 mile of Canby UGB.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Same rationale as above. • Rural reserves do not qualify under “threatened by urbanization” and not needed to protect the area from UGB expansion beyond the distance noted. • Area beyond distance noted is protected for agricultural uses by agricultural zoning. <p>Option 2: Only designate identified natural features as rural reserve.</p> <p>Rationale: Qualifies under natural features factors.</p> <p>Option 3: Designate all rural reserve except northwest corner requested by Canby to be undesignated.</p> <p>Rationale: Protected by zoning, Molalla State Park.</p>


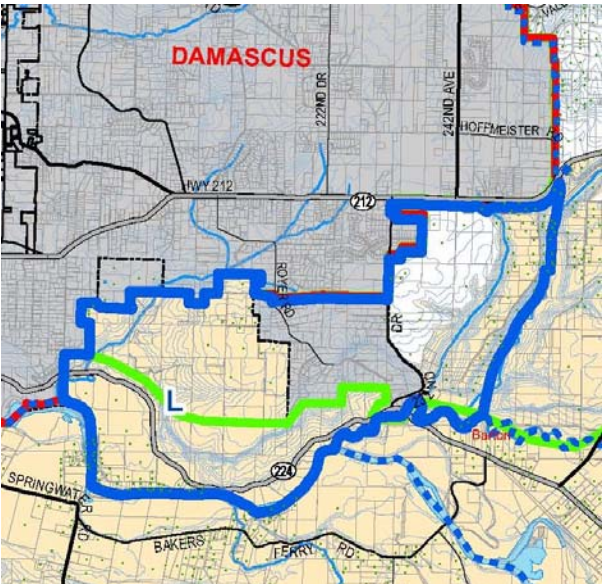
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>D – Canemah/ Willamette Narrows</p>  <p>The map shows the Willamette River flowing through the Canemah area. A blue boundary line, labeled 'D', follows the river and surrounding land. Other features include roads like Willamette Falls Dr, McLaughlin Blvd, and South End Blvd. The area is adjacent to the Portland Metro UGB.</p>	<p>General support: Study entire area as rural reserve</p> <p><i>Rationale: Important natural landscape features; the entire area is under threat of urbanization based on location adjacent to the Portland Metro UGB</i></p>	<p>Suggestion: Only designate identified natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to an UGB. • Qualifies under natural features protection. • Consistent with Board priorities to protect natural features, especially the Clackamas River, and foundation farmlands. <p>Option 1: Do not designate rural reserve the upland area Oregon City area of interest.</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Uplands are buildable, don’t fit natural features preservation factors as well and not visible from important natural features below. ▪ Protected for agricultural and forestry uses by agricultural and forestry zoning. <p>Option 2: Do not designate as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> ▪ Protected for agricultural and forestry uses by agricultural and forestry zoning. ▪ Natural features may be protected with acquisition and development regulations, under current rural zoning or if the area is brought into the UGB.

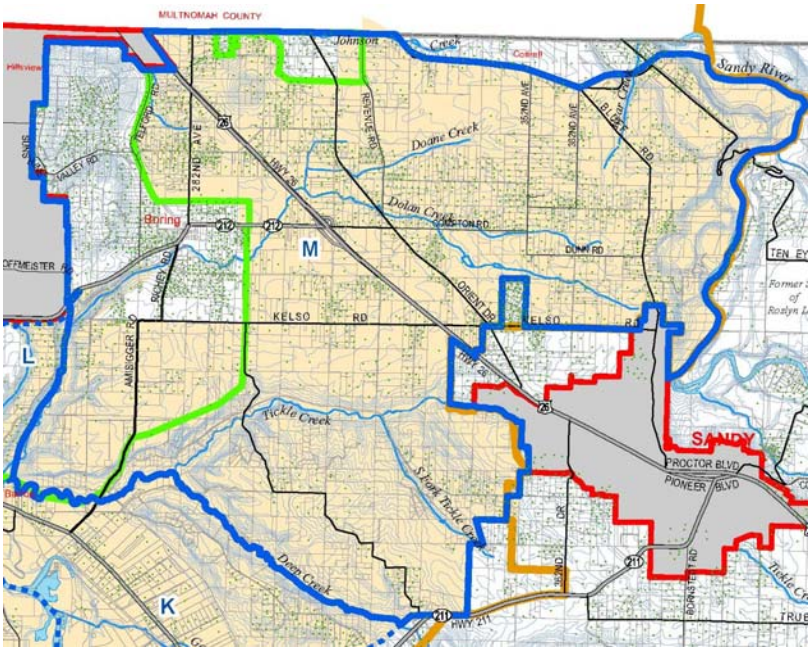

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>E – Southeast Clackamas West</p> 	<p>General support: Study entire area as rural reserve, with possible different designation for areas around the airport and rural community of Mulino.</p> <p><i>Rationale: Important agricultural lands; threatened by urbanization based on location within 3 miles of a UGB. However, Mulino Airport and community of Mulino are not suited for rural uses and may need to expand over next 50 years.</i></p>	<p>Suggestion: Do not designate as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Though adjacent to PMUGB, area is buffered by steep slopes of Beaver Creek canyon. • Important rather than foundation farmland. • Though zoning is mixed with some exception, for the most part area will be protected for agricultural and timber uses by zoning. <p>Option 1: Designate portion of area within 3 miles of the PMUGB a rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the PMUGB. • Beyond three miles, does not qualify under “threat of urbanization” and protection from UGB expansion is not needed. • Area beyond the distance noted is protected for agricultural uses by agricultural zoning. • Qualifies under agricultural protection factors. • Qualifies under safe harbor as important agricultural lands. <p>Option 1a: If some of the area is considered for rural reserve (Option 1 above), delete certain parcelized or special use areas such as rural communities and the airport. Rationale: Area protected with existing zoning.</p> <p>Option 2: Designate identified natural features (Beaver Creek) as rural reserve. Rationale: Qualifies under natural features protection.</p>



CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>F – Beavercreek</p> 	<p>Majority (12): Consider inventoried natural areas as rural reserve.</p> <p><i>Rationale: There are two inventoried natural areas in the area.</i></p> <p>Minority (7): Study entire area as rural reserve.</p> <p><i>Rationale: Local food production, sense of place, headwaters, flooding and landslides, threat of urbanization, natural features</i></p>	<p>Suggestion: Designate inventoried natural areas as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Conflicted rather than foundation farmland. • Scores low on agricultural protection factors and has primarily exception zoning. • Does not qualify under the safe harbor factor. • Contains important natural features. <p>Option 1: Designate area rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the PMUGB. • Consider importance of emerging” local foods” movement, with food produced on small farms for the Portland metro area.
<p>G – Clackamas Heights</p> 	<p>Majority (16) evenly split between:</p> <ul style="list-style-type: none"> • Study whole area for rural reserve • Study inventoried natural features only as rural reserve. <p><i>Rationale: Natural features; threat of urbanization; watershed, natural features</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserves.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to an UGB. • Qualifies under natural features protection factors. • Consistent with Board priorities to protect natural features, especially Clackamas River, and foundation farmlands.



CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>H – Redland Road/Southeast Clackamas</p> 	<p>Majority (16) evenly split between:</p> <ul style="list-style-type: none"> • Study entire area for rural reserve <i>Rationale: Natural features; waterways; farmland</i> • Do not study any of area for rural reserve <i>Rationale: Every area of the county has natural features</i> 	<p>Suggestion: Do not designate as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Though about two miles from PMUGB, separated by significant topography. • Important rather than foundation farmland. • Protected for agricultural and timber uses by zoning. <p>Option 1: Designate the portion within 3 miles of PMUGB a rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the PMUGB. • Beyond 3 miles does not qualify under “threat of urbanization”; protection from UGB expansion not needed. • Area beyond distance noted is and will continue to be protected for agricultural uses by zoning. • Qualifies under the agricultural protection factors. • Qualifies under safe harbor as important agricultural lands.

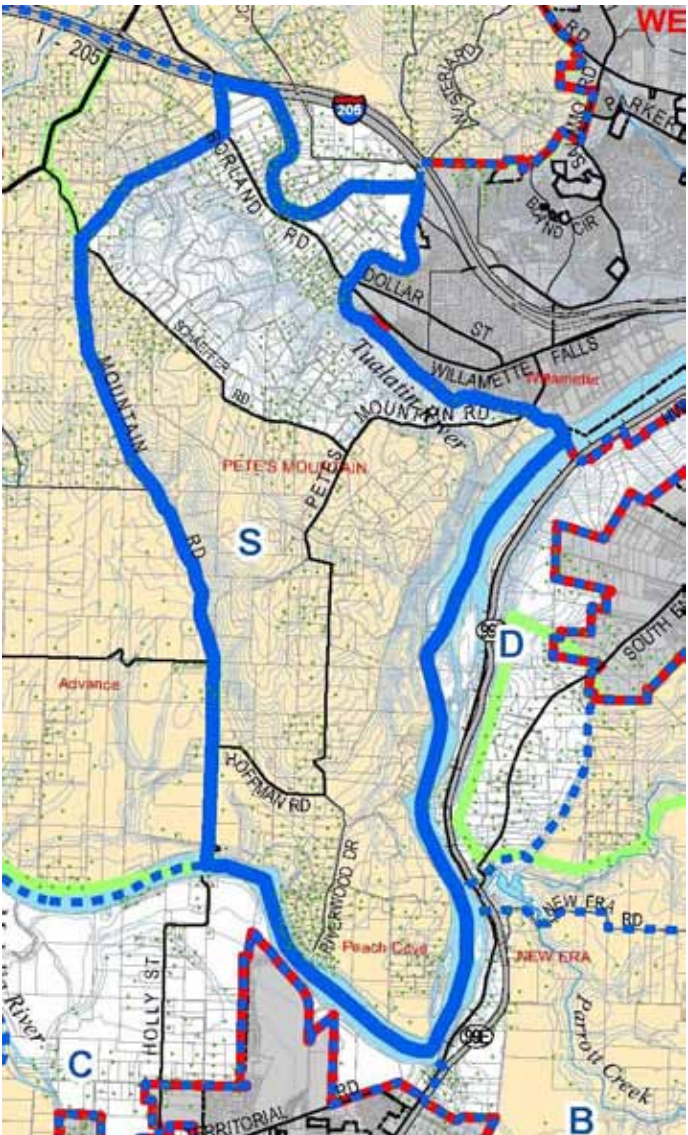
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>I – Springwater Ridge South</p> 	<p>Majority (10): Study entire area as rural reserve. <i>Rationale: High agricultural potential; natural features</i></p> <p>Slight minority (9): study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; farmland not threatened</i></p> <p>Minority (2): Do not study any of area as rural reserve. <i>Rationale: Part of area is already somewhat urbanized.</i></p>	<p>Suggestion: Do not designate rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Does not qualify under threat of urbanization • Important rather than foundation farmland. • Protected for agricultural/timber use by zoning. <p>Option 1: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to an UGB. • Qualifies under natural features protection. <p>Option 2: Designate area rural reserve. Rationale: Important farmland; ranks high on many agricultural factors.</p>
<p>J – Springwater Ridge North</p> 	<p>Majority (14): Study entire area as rural reserve. <i>Rationale: Natural features; buffer; farmland; Clackamas River as UGB boundary</i></p> <p>Minority (6): Study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; shouldn't designate all areas as possible rural areas</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to an UGB. • Qualifies under agricultural protection factors, but contains important, not foundation land. • Protected for agricultural/forestry use by zoning. • Some qualifies under natural features. • Qualifies under the safe harbor factor. • Consistent with Board priority to protect natural features, especially Clackamas River. <p>Option #1: Designate area rural reserve. Rationale: Important farmland; ranks “high” on many agricultural factors.</p>

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>K – Eagle Creek North</p> 	<p>Majority (10): Study inventoried natural features as rural reserve. <i>Rationale: Not threatened by urbanization; already urbanized in some areas</i></p> <p>Minority (8): Study entire area as rural reserve. <i>Rationale: Threat of urbanization because of highways; lots of farmland</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is less than one mile from the UGB. • Qualifies under agricultural protection factors, but contains important, not foundation land. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Some qualifies under natural features. • Qualifies under the safe harbor factor. • Consistent with the Board priority to protect natural features, especially Clackamas River. <p>Option #1: Designate area rural reserve. Rationale: Important farmland; ranks high on many agricultural factors.</p>
<p>L – South of Damascus</p> 	<p>Majority (8): Study inventoried natural features as rural reserve. <i>Rationale: Protection of natural features</i></p> <p>Minority (6): Study inventoried natural features as rural reserve except areas labeled with “3”. <i>Rationale: Protection of natural features; consideration of possible expansion needs for City of Damascus</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the UGB. • Does not qualify under agricultural protection factor; all identified as conflicted farmland. • Some qualifies under natural features. • Does not qualify under safe harbor factor. • Consistent with Board priority to protect natural features, especially Clackamas River. <p>Option #1: Exclude from rural reserves the areas identified by Damascus as areas of interest. Rationale: If not designated urban reserve, area will continue to be protected with zoning.</p>

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>M – Clackanomah</p> 	<p>Majority (8): Study the entire area for rural reserve designation. <i>Rationale: There is foundation farmland in the area and it can serve as a buffer.</i></p> <p>Minority (6): Exclude area around Boring from rural reserve study. <i>Rationale: Boring is a rural community and may be important for future development.</i></p>	<p>Suggestion: Designate area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the UGB. • Most of area qualifies under agricultural protection factor and is foundation farmland. • Remainder of area qualifies under natural features protection factors. • Most of area qualifies under safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Exclude from rural reserves consideration some of area adjacent to UGB and Multnomah County line, along Hwy 26. Rationale:</p> <ul style="list-style-type: none"> • Intent of green corridor agreement (to maintain a swath of rural land between Sandy and Portland metro area) could be maintained in other ways.
<p>N – Stafford</p> 	<p>Majority (8): Study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; let community decide about other areas</i></p> <p>Slight minority (6): Do not study any of area as rural reserve. <i>Rationale: Natural features protected anyway; lots of parcelization</i></p> <p>Minority (2): Study entire area as rural reserve. <i>Rationale: Threat of urbanization; water quality; slopes; recreational land; equestrian land; some farmland</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies as “under threat of urbanization” because it is adjacent to the UGB. • Does not qualify under agricultural protection factor; contains conflicted farmland. • Some of area qualifies under natural features. • Does not qualify under safe harbor factor. • Consistent with Board priority to protect natural features. <p>Option #1: Do not designate rural reserve. Rationale: Floodplains and riparian features can be adequately preserved with public acquisition and/or development restrictions.</p>

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>O – East of Wilsonville</p> 	<p>Majority (10): Study important farmland as rural reserve.</p> <p><i>Rationale: Protect important farmland. Area is threatened by urbanization.</i></p> <p>Minority (4): Do not study any of the area as rural reserve.</p> <p><i>Rationale: No foundation land. Will be protected by agricultural and forestry zoning anyway. No natural features.</i></p>	<p>Suggestion: Do not designate rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the UGB. • Part of area qualifies under agricultural protection factor but has important, not foundation farmland. • Protected for agricultural/forestry use by zoning. • Part of area does not qualify under the agricultural protection factor; contains conflicted farmland. • Does not qualify under natural features. • Important land qualifies under safe harbor. <p>Option #1: Designate important farmland as rural reserve.</p> <p>Rationale: Important farmland ranks high on many agricultural factors.</p>
<p>P – West of Wilsonville</p> 	<p>Majority (13): Study important farmland as rural reserve.</p> <p><i>Rationale: Protect important farmland. The area is threatened by urbanization.</i></p> <p>Minority (1): Do not study any of the area as rural reserve.</p> <p><i>Rationale: No foundation land. Will be protected by agricultural and forestry zoning anyway. No natural features.</i></p>	<p>Suggestion: Do not designate rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the UGB. • Part of area qualifies under the agricultural protection; important, not foundation land. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Part of area does not qualify under the agricultural protection; conflicted farmland. • Does not qualify under natural features. • Important land qualifies under safe harbor. <p>Option #1: Designate important farmland as rural reserve.</p> <p>Rationale: Important farmland ranks high on many agricultural factors.</p>

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Q – French Prairie</p> 	<p>Majority (10): Study entire area as rural reserve.</p> <p><i>Rationale: There is foundation farmland and floodplain; it's within three miles of the UGB; transportation corridor is needed for agriculture.</i></p> <p>Minority (3): Exclude areas along I-205 from rural reserve consideration. <i>Rationale: Flat land next to interstate is ideal for employment land.</i></p>	<p>Suggestion: Designate entire area rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the UGB. • Qualifies under agricultural protection; foundation farmland. • Does not qualify under natural features protection. • Qualifies under safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Exclude some of area from rural reserves. Rationale: Protected for agricultural and forestry uses by agricultural and forestry zoning.</p>
<p>R – Parrett Mountain</p> 	<p>Majority (12): Study entire area as rural reserve.</p> <p><i>Rationale: Buffer area; close to UGB; important farmland; natural features.</i></p> <p>Minority: none</p>	<p>Suggestion: Do not designate a rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is approximately 2 miles from the UGB; however, it contains such steep topography it is not expected to be very efficient or likely to urbanize. • Qualifies under agricultural protection factor, but contains important, not foundation farmland. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Qualifies under natural features protection factors, but majority of this feature is in other counties. • Qualifies under safe harbor factor. <p>Option #1: Designate all rural reserve if urban reserves are being considered west of Wilsonville. Rationale:</p> <ul style="list-style-type: none"> • Strong visual feature that could signal the southwestern edge of the region. • Qualifies under both agricultural and natural feature protection factors.

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>S – Pete’s Mountain/Peach Cove</p> 	<p>Majority (10): Support entire area as rural reserve. <i>Rationale: Important farmland and inventoried natural features, and the ODFW has asked for a portion of it to be designated rural reserve.</i></p> <p>Minority (4): Study important farmland and natural features as rural reserve. <i>Rationale: Important to protect farmland and natural features.</i></p> <p>Minority (3): Study important farmland and area “3” as rural reserve. <i>Rationale: Area 3 is requested to be rural reserve by the ODFW.</i></p> <p>Minority (1): Study important farmland as rural reserve. <i>Rationale: Important to protect farmland.</i></p>	<p>Suggestion: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to an UGB. • Part of area qualifies under agricultural protection factors, but has important, not foundation farmland. • Peach Cove area will be protected for agricultural use by existing zoning, and the buffer provided by Pete’s Mountain and the Willamette River. • Part of area does not qualify under agricultural protection factors; it contains conflicted farmland. • Some of area qualifies under natural features protection factors. • Part of area qualifies under the safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Designate important agricultural lands area as rural reserve. Rationale: With important designation, the area qualifies under safe harbor provision.</p>

Materials following this page were distributed at the meeting.

Date: August 12, 2009

To: Core 4 and Reserves Steering Committee
c/o Laura Dawson Bodner
Metro
600 NE Grand Ave.
Portland, OR 97232

From: Carol Chesarek

Core 4 and members of the RSC,

My name is Carol Chesarek. I live in Forest Park Neighborhood, and I was a member of the Multnomah County Reserves Citizen Advisory Committee, but I'm not representing either of those groups today.

Are natural landscape features better protected inside or outside of the UGB?

Scale. My neighborhood in the West Hills includes large swaths of rural wildlife habitat used by elk, black bear, and cougar, and part of a wildlife corridor between Forest Park and the Coast Range. It also holds large tracts of forestry lands, and steep hillsides laced with closely spaced headwater streams. While some natural resources might be well protected inside a new urban area, we question whether these large-scale resources could be effectively protected inside a new urban area.

On the other hand, smaller, more permanent natural resources such as a pond used by threatened frogs might be well protected within a city.

Timeline. Large stands of trees have been removed in North Bethany since it was brought into the UGB in 2002, as property owners and developers seek to maximize their developable land. Clean Water Services' riparian area protections don't apply until after land is annexed into their service boundary, which in this case is happening very late in the concept planning process. As a result, the forested riparian corridor along Abbey Creek, which is a Tier 1 acquisition target area for Metro's 2006 Natural Areas Bond, is now significantly narrower in some places than it was in 2002.

I would like to suggest a few questions that might be considered in determining whether a landscape feature might be better protected inside the UGB, including the scale and type of natural feature, and the timeline for protection.

Does the natural feature include large areas of otherwise developable land? The elk in my mostly rural neighborhood need large habitat areas, including open fields with grasses and forbs which are important foods. Some bird species feed primarily in open fields, for example Western Bluebirds feeding on insects and Northern Harriers feeding on mice and voles. These large open areas of developable land may be difficult to protect inside a city.

Is the natural feature permanent? A stream or bluff is unlikely to disappear, but trees can be removed before urban tree protections are in place. If forestry land is logged to within 25' of a stream before resource mapping, Title 13 may protect a narrower High quality Habitat Conservation Area than if a wider band of trees remained around the stream.

When will the natural feature receive additional protection? Large areas of forested land have been cleared in North Bethany since it was brought into the UGB in 2002 to maximize developable land. Clean Water Services protections for riparian corridors don't apply until CWS brings an area into their jurisdiction, which in this case happened very late in the concept planning. As best I can tell, this is how resource protections will change over time:

After Urban Reserve designation. County protections remain in place. In Multnomah County, significant streams are protected with 600' wide riparian corridors that limit new buildings, but the county can't regulate farm and forest practices which are subject to state rules. State forest practices may allow logging to within 25' of a stream. Land may be somewhat more expensive to purchase after designation. Economic incentives change – property owners who wish to maximize profits can harvest trees for their timber value and maximize development potential of their land at the same time. Over time, developers and speculators may purchase land in these areas for its development potential.

After UGB expansion. County protections remain in place, and state rules still apply to farm and forest practices. I was recently told that under new legislation Metro Title 13 may now begin to apply when the UGB expansion occurs, though I don't know if those protections would begin immediately or if resource mapping would be required first. Title 13 may offer stronger riparian protections than county rules, but those protections often apply in narrower corridors. Land values will rise, making public purchase more expensive.

After city annexation. City resource protections, which vary by jurisdiction, now apply. I'm not sure whether state forestry rules allowing logging to within 25' of streams still apply to actively managed forestry lands inside the UGB.

Will the protection constitute a “taking”? Washington County's identification of future parkland in North Bethany is being challenged by unhappy property owners. Since designated park and open space land can't be developed, property owners expect to receive a lower “fair market value” (a value based on undevelopable land) when park and open space land is purchased by Tualatin Hills Parks and Recreation. If a 10 or 20 acre parcel of forest land cannot be logged and developed once it is annexed to a city, would the city need to compensate the property owner for the timber and the lost development potential?

What is the quality of the resource? A degraded stream in a rural area might be restored and better protected within a new urban area. North Bethany plans show a wider than required riparian corridor along Bethany Creek, which should improve its resource value. On the other hand, a sensitive high quality resource might be degraded by adjacent urban development and increased human presence.

I'm not trying to suggest that all natural features are better protected in rural areas, or that all property owners will remove trees from their land to avoid regulation. But I hope these questions might broaden the discussion about whether natural landscape features are better protected inside or outside of the UGB.

Thank you.

Carol Chesarek

References for Wildfire:

¹IDENTIFYING AND ASSESSMENT OF COMMUNITIES AT RISK IN OREGON, Draft Version 4.0 from October 18, 2004 (<http://www.oregon.gov/ODF/FIRE/docs/WildfireRiskAssessment.pdf>)

³Residential Structures and Landscaping in Wildfire Hazard Areas, City of Portland (<http://www.portlandonline.com/shared/cfm/image.cfm?id=156583>) Map is on page 6.

²City of Portland's "Portland Wildfire Risk Reduction" web pages include a Key Messages document (<http://www.portlandonline.com/parks/index.cfm?c=43178&a=174194>). Some excerpts:

“Portland Wildfire Risk Reduction Forest Park

KEY Messages

1. Forest Park is not generally at high risk for wildfire, but under the right conditions – when it is hot and dry – a wildfire could occur and be very difficult to control.
2. The City of Portland is developing a plan in collaboration with neighboring landowners to reduce the risk of wildfire in and around Forest Park.

...

Fire History in Forest Park

1. Forest Park is not generally at high risk for wildfires because it stays relatively moist and less flammable deciduous trees like big-leaf maples grow throughout much of the park.
2. The Portland Metro Area is most at risk from wildfire from August through October, when arid east winds blow and trees and brush are very dry.
3. Since the late 1800s, there have been three major fires in Forest Park:
 - 1889 in mid September with an east wind. It burned Balch Canyon, crossed the pass and into Cedar Mill.
 - 1940 in mid August, burned 1000 acres south of Saltzman Road to Bonny Slope
 - 1951 in mid August, 2000 acres, north/northeast wind, reburned 1940 burn, 2400 acres.

Protecting Homes and People from Wildfire

1. Homes and businesses surround much of Forest Park.
2. Fighting a wildfire in some of these areas is difficult because of narrow, winding streets, overhanging tree branches, and low water pressure.
3. Portland Fire & Rescue's map of wildfire hazard areas includes Forest Park and adjacent properties.

... “

Oregon's Statewide Planning Goals & Guidelines

GOAL 1: CITIZEN INVOLVEMENT

OAR 660-015-0000(1)

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process.

The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.

Federal, state and regional agencies, and special- purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities.

The citizen involvement program shall incorporate the following components:

1. Citizen Involvement -- To provide for widespread citizen involvement.

The citizen involvement program shall involve a cross-section of affected citizens in all phases of the planning process. As a component, the program for citizen involvement shall include an officially recognized committee for

citizen involvement (CCI) broadly representative of geographic areas and interests related to land use and land-use decisions. Committee members shall be selected by an open, well-publicized public process.

The committee for citizen involvement shall be responsible for assisting the governing body with the development of a program that promotes and enhances citizen involvement in land-use planning, assisting in the implementation of the citizen involvement program, and evaluating the process being used for citizen involvement.

If the governing body wishes to assume the responsibility for development as well as adoption and implementation of the citizen involvement program or to assign such responsibilities to a planning commission, a letter shall be submitted to the Land Conservation and Development Commission for the state Citizen Involvement Advisory Committee's review and recommendation stating the rationale for selecting this option, as well as indicating the mechanism to be used for an evaluation of the citizen involvement program. If the planning commission is to be used in lieu of an independent CCI, its members shall be selected by an open, well-publicized public process.

2. Communication -- To assure effective two-way communication with citizens.

Mechanisms shall be established which provide for effective communication between citizens and elected and appointed officials.

3. Citizen Influence -- To provide the opportunity for citizens to be involved in all phases of the planning process.

Citizens shall have the opportunity to be involved in the phases of the planning process as set forth and defined in the goals and guidelines for Land Use Planning, including Preparation of Plans and Implementation Measures, Plan Content, Plan Adoption, Minor Changes and Major Revisions in the Plan, and Implementation Measures.

4. Technical Information -- To assure that technical information is available in an understandable form.

Information necessary to reach policy decisions shall be available in a simplified, understandable form. Assistance shall be provided to interpret and effectively use technical information. A copy of all technical information shall be available at a local public library or other location open to the public.

5. Feedback Mechanisms -- To assure that citizens will receive a response from policy-makers.

Recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy-makers. The rationale used to reach land-use policy

decisions shall be available in the form of a written record.

6. Financial Support -- To insure funding for the citizen involvement program.

Adequate human, financial, and informational resources shall be allocated for the citizen involvement program. These allocations shall be an integral component of the planning budget. The governing body shall be responsible for obtaining and providing these resources.

A. CITIZEN INVOLVEMENT

1. A program for stimulating citizen involvement should be developed using a range of available media (including television, radio, newspapers, mailings and meetings).

2. Universities, colleges, community colleges, secondary and primary educational institutions and other agencies and institutions with interests in land-use planning should provide information on land-use education to citizens, as well as develop and offer courses in land-use education which provide for a diversity of educational backgrounds in land-use planning.

3. In the selection of members for the committee for citizen involvement, the following selection process should be observed: citizens should receive notice they can understand of the opportunity to serve on the CCI; committee appointees should receive official notification of their selection; and committee appointments should be well publicized.

B. COMMUNICATION

Newsletters, mailings, posters, mail-back questionnaires, and other

available media should be used in the citizen involvement program.

C. CITIZEN INFLUENCE

1. Data Collection - The general public through the local citizen involvement programs should have the opportunity to be involved in inventorying, recording, mapping, describing, analyzing and evaluating the elements necessary for the development of the plans.

2. Plan Preparation - The general public, through the local citizen involvement programs, should have the opportunity to participate in developing a body of sound information to identify public goals, develop policy guidelines, and evaluate alternative land conservation and development plans for the preparation of the comprehensive land-use plans.

3. Adoption Process - The general public, through the local citizen involvement programs, should have the opportunity to review and recommend changes to the proposed comprehensive land-use plans prior to the public hearing process to adopt comprehensive land-use plans.

4. Implementation - The general public, through the local citizen involvement programs, should have the opportunity to participate in the development, adoption, and application of legislation that is needed to carry out a comprehensive land-use plan.

The general public, through the local citizen involvement programs, should have the opportunity to review each proposal and application for a land conservation and development action prior to the formal consideration of such proposal and application.

5. Evaluation - The general public, through the local citizen

involvement programs, should have the opportunity to be involved in the evaluation of the comprehensive land use plans.

6. Revision - The general public, through the local citizen involvement programs, should have the opportunity to review and make recommendations on proposed changes in comprehensive land-use plans prior to the public hearing process to formally consider the proposed changes.

D. TECHNICAL INFORMATION

1. Agencies that either evaluate or implement public projects or programs (such as, but not limited to, road, sewer, and water construction, transportation, subdivision studies, and zone changes) should provide assistance to the citizen involvement program. The roles, responsibilities and timeline in the planning process of these agencies should be clearly defined and publicized.

2. Technical information should include, but not be limited to, energy, natural environment, political, legal, economic and social data, and places of cultural significance, as well as those maps and photos necessary for effective planning.

E. FEEDBACK MECHANISM

1. At the onset of the citizen involvement program, the governing body should clearly state the mechanism through which the citizens will receive a response from the policy-makers.

2. A process for quantifying and synthesizing citizens' attitudes should be developed and reported to the general public.

F. FINANCIAL SUPPORT

1. The level of funding and human resources allocated to the citizen involvement program should be sufficient to make citizen involvement an integral part of the planning process.



August 12, 2009

Reserves Steering Committee

As a Washington County farmer I want to address some major concerns that I have concerning the draft recommendation made by Washington County regarding Rural and Urban Reserves. My wife and I currently own and manage 200 acres of farm and forest land in Western and Eastern Washington County near Helvetia and Banks, an operation that includes breeding stock production, grass seed production, and actively producing forest land.

First, in looking at the map of the county's recommended Rural Reserves, it's apparent that in almost no area do they serve the purpose of OAR 660 of protecting prime agricultural land adjacent to a highly urbanized area unless there's an intervening undevelopable floodplain. In short, they do nothing to serve the intent of OAR 660 to preserve prime agricultural lands that would otherwise be under intense pressure to develop.

Second, the use in the planning staff analysis of an outdated soil productivity survey system from 1984, the J.H.Huddleston study, in lieu of much more updated soil productivity data available through the USDA Natural Resources Conservation Service (NRCS) and already supplied by the ODA is ludicrous. In a county where many of the major agricultural products are dryland crops such as grass seed, clover, wheat, hay and livestock, irrigation water availability is not necessary to farm sustainably and achieve high yields on prime agricultural lands. The Huddleston survey places too much emphasis on the importance of irrigation water and 80% of the water used for irrigation in the county doesn't come from Tualatin Valley Irrigation District anyway. The Helvetia area, for example, is NOT in a groundwater shortage area and good groundwater is readily available from the Columbia Basalt Formation. On our own farm in Helvetia, we found 120 gallons per minute at 120 feet depth and could irrigate the entire farm if we so chose.

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You can change water availability relatively quickly--you can't change soil productivity. Washington County is willing to speculate on securing infrastructure costs to urbanize and pave over prime agricultural land, but not infrastructure costs to secure additional irrigation water if they think it's so important. The "on-the-ground" reality is that prime Class II soils predominate in Washington County, including Helvetia. These soils produced \$350 million worth of agricultural products last year, and will continue to produce good exportable income for years to come if we don't cover them with development.

The Helvetia study area is made up primarily of Foundation and Important agricultural lands. To "down-classify" them to a "lower productivity" rating based on an outdated study because they don't have Tualatin Valley Irrigation District water makes a "laughing stock" of our planning department and county. Helvetia is tailor made under OAR 660 for placement in a Rural Reserve.

It is:

- ◆ In close proximity to the UGB and highly urbanized areas and is thus under great pressure to urbanize.
- ◆ Capable of sustaining long-term agricultural operations and has proven this for over a hundred years. It has highly productive soils that should be classified through the up-to-date NRCS data.
- ◆ It has large parcels for efficient agricultural production and long tenure of ownership by long-term farming families.
- ◆ It has a rich irreplaceable cultural history as a Swiss farming community that continues to this day.
- ◆ It is a veritable rural recreational playground for Hillsboro, Beaverton, and Portland for thousands of marathoners, bicyclists, winery tourists, Christmas tree cutters, U-pickers for peaches, blueberries, strawberries.

It would be a great shame on Washington County to not protect Helvetia by placing it in a Rural Reserve.

It would be a great lack of vision to place it in an Urban Reserve.

Dr. Greg Mecklem
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SaveHelvetia.org

August 12, 2009

TO: Reserves Steering Committee

RE: Economic Productivity of Employment and Industrial Land: Economic Mapping Pilot, June 2009

Dear Reserves Steering Committee,

I am a member of SaveHelvetia.org. Our goal is to have the land north of Highway 26 designated as Rural Reserves and not Urban Reserves. I would like to share some information that I think you should consider in your evaluation of urban and rural reserves.

The use of a 2005 Data Set as a basis for determining future employment and economic growth may lead to unrealistic growth projections, since it reflects the state of the economy before the ongoing recession that began in 2008.

Many high-tech manufacturing employers are downsizing or leaving Oregon. After a string of lay-offs by high-tech employers in Oregon, state economists reported in June, 2009, that Oregon had the fewest high-tech jobs since June, 1996. (See the attached summary of the high-tech companies that have reduced their Washington County operations in the past year.)

Despite the generous tax benefits offered by Hillsboro and Washington County, manufacturing jobs are likely to relocate to where the overall expenses, especially labor, are cheapest.

Now, Hillsboro's most recent aspirations are to become a center of solar cell manufacturing technology and biotech.

What will prevent solar cell and biotech manufacturers from moving offshore too?

In reviewing the Economic Mapping Project, a few basic questions arise:

Are these growth projections based on market research and forecasts of likely growth, or are they based mainly on Hillsboro's aspirations?

Will Hillsboro's pursuit of the latest, fad technology continue to replace the foundation agricultural lands used by its other industry - agriculture?

Is it possible to add jobs in Hillsboro (and in other parts of the region) in a way that uses foundation lands more efficiently?

Thank you for your time.

Regards,



Cherry Amabisca
SaveHelvetia.org

Washington County High-Tech Companies Shrinking

Source: Oregon Business News (OregonLive.com)

- August 10, 2009: "IDT to leave Hillsboro in two years"
- July 13, 2009: "Oregon jobless rate stabilizes, but tech continues slipping"
- January 21, 2009: "Intel closing plant, costing Hillsboro 1,000 jobs"
- December 4, 2008: Planar cuts 100 jobs
- November, 2008: Tektronix's new owner, Danaher, eliminated 150 jobs in Washington County on top of 464 jobs cut between January and September
- November, 2008: Chip startup Ambric closed down, idling about 60 Beaverton employees.
- August/September, 2008: URS Washington Division laid off up to 60 employees near Beaverton
- August/September, 2008: TransUnion, which bought Beaverton-based Qsent in 2006, is cutting its Oregon work force from 60 to fewer than 15 by end of March
- August/September, 2008: Lattice Semiconductor cut 14 percent of its work force - 125 employees
- September 15, 2008: Credence Corporation cuts more employees, now down to 120 from 430





Date: Wednesday, August 5, 2009
To: Reserves Steering Committee
From: Metro Staff
Cc:
Re: Understanding the Natural Features Dataset and Map

Metro provided the Natural Landscape Features Inventory Map and related data (accompanying GIS project containing the individual features (layers) defining the NLFI Map) to Clackamas, Multnomah and Washington Counties in October 2008 to provide ecological context for the urban and rural reserves process. Through recent conversations with the counties, however, it became clear that some of the information embedded within the NLFI (e.g., the multiple geographic layers) was being missed and might require further interpretation. Therefore, Metro sought to provide guidance to help the Counties understand the nature of the map and take full advantage of the rich data set it represents. Additionally, in an effort to provide the most current “best available” information Metro has updated the NLFI map and related data set to provide the best available information to the technical team and decision makers in determining land suitability for both urban and rural reserves. This memo describes the changes in the NLFI map and data sources. The revised map, data sources and process of development will be presented to the regional Reserves Steering Committee on August 12.

Natural Features Map Development

The natural features map presented to the regional Reserves Steering Committee May 14, 2008 was developed in 2006-2007 to provide a scientifically credible natural features component to the Shape of the Region Study, a precursor to the reserves designation process. Metro worked with a consortium of experts from local and state agencies, academic institutions and non-governmental organizations to compile state-of-the-art information on important natural features within the greater region. The members of the Natural Landscape Features Taskforce are experts in landscape ecology and conservation biology and have led high profile processes to identify priority areas for conservation investment. They used spatial data from these studies and prioritization efforts to develop the natural features map. Because the source studies were conducted at a variety of scales, the taskforce adapted the maps to the scale of the reserves study area, employing both professional judgment and local knowledge. The finalized map was later used to inform the state’s rule-making process and included in Administrative Rule 660-027, which sets out the factors to be considered for reserves.

Originally produced as a graphic, the map was reproduced as GIS spatial data in October, 2008. Over the past several months, the Metro GIS staff at the request of the Reserves Technical Team adapted the natural features map to further refine and update the mapped data. Specifically, results of the Willamette Basin Synthesis were added, refining and replacing redundant layers from the Oregon Department of Fish and Wildlife Statewide Comprehensive Wildlife Conservation Strategy and The Nature Conservancy Ecoregional Assessment that were used as placeholders in 2008. Additionally, place names that had meaning at a very broad landscape scale were inappropriate at a finer metro regional scale and were replaced.

Data Sources for the Natural Features Map

Metro Greenspaces Policy Advisory Committee (GPAC)

Metro Planning and Parks and Greenspaces staff worked with members of the Metro Greenspaces Policy Advisory Committee to identify natural landscape features that influence the sense of place for the greater region. The committee and staff used GIS natural resource maps as well as the collective expertise of a select group of ecology and park professionals from various federal, state, local and private organizations to identify resources essential to health and welfare of the region and landscape features that define a sense of place.

The Nature Conservancy's Willamette Valley/ Puget Trough/ Georgia Basin Ecoregional Assessment Portfolio – This data set was replaced by more current Willamette Synthesis Data

TNC's ecoregional assessments provide a regional scale, biodiversity-based context for implementing conservation efforts. They identified ecologically significant areas for conservation action with a goal of protecting representative biodiversity.

Pacific Northwest Ecosystem Research Consortium (PNWERC)

Thirty five scientists from ten institutions over five years compiled data on the historic condition of the Willamette Valley prior to European settlement, mapped contemporary land use and land cover, then worked with basin stakeholders to consider three plausible alternative futures. The Conservation 2050 scenario determined it was possible to double the basin's human population without sacrificing the integrity of natural systems if specific conservation actions were taken. This scenario provided recommendations and mapped high priority conservation opportunity areas.

Oregon Comprehensive Wildlife Conservation Strategy – This data set replaced by more current Willamette Synthesis Data

Produced by the Oregon Department of Fish and Wildlife, the strategy provides a blueprint and action plan for the long-term conservation of Oregon's native fish and wildlife and their habitats through a non-regulatory, statewide approach to conservation. Willamette Basin component included PNWERC and TNC datasets among many others. It provides a variety of recommendations for conservation actions on private lands.

Willamette Basin Synthesis Project 2009

Combined results from five major Willamette conservation assessments (PNWERC, ODFW Conservation Strategy, TNC Ecoregional Assessment, Wetland Conservancy priority wetlands and the Oregon Biodiversity Project). The synthesis delineates priority land and freshwater sites where investment in conservation or restoration would most improve:

- the health of historically significant and functional habitats;
- survival or recovery of imperiled plants and wildlife dependent on those habitats;
- floodplain connections to benefit water quality for aquatic biodiversity and
- overall watershed health.

This is a partnership between Oregon Department of Fish and Wildlife, The Nature Conservancy, The Wetlands Conservancy, the Willamette Partnership, Oregon Parks & Recreation Department, Defenders of Wildlife, Oregon Natural Heritage Information Center, Oregon Department of Environmental Quality, the Oregon Biodiversity Project and Metro. The Willamette Synthesis will be adopted as an update of both the ODFW Conservation strategy and TNC's ecoregional assessment.

Additional data layers

- Metro Title 13 Fish and Wildlife Habitat Inventory – covers only a portion of the U and R reserves study area
- Federal Emergency Management Agency (FEMA) Floodplains and 96 Flood extent
- National Wetland Inventory
- 200' stream buffers