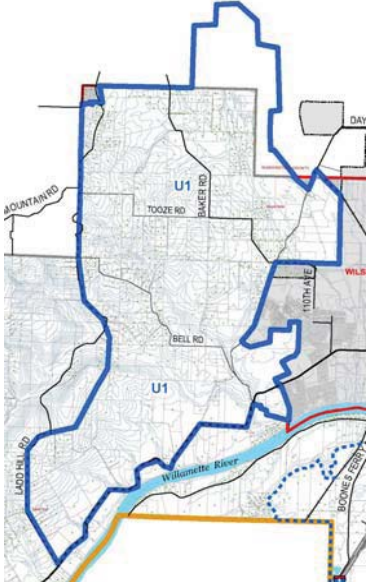

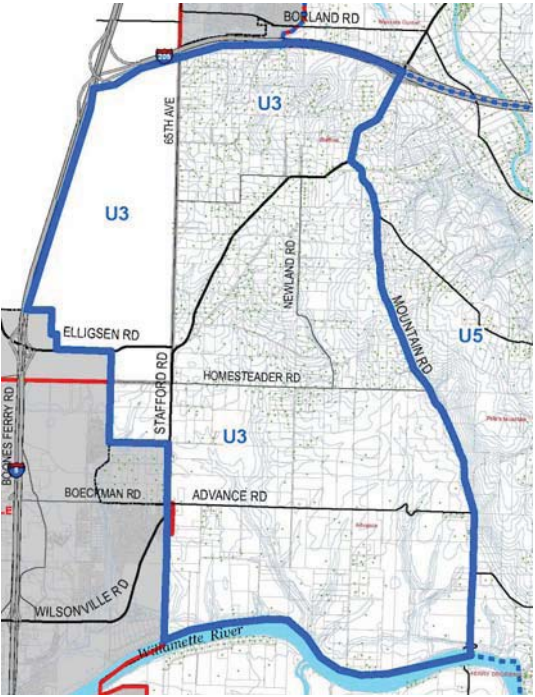
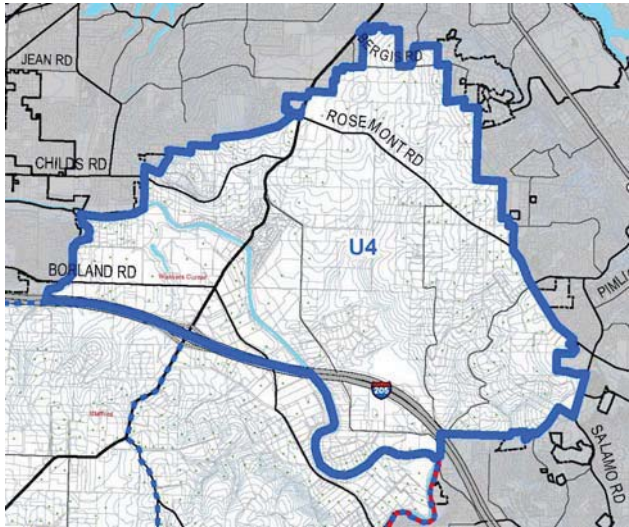
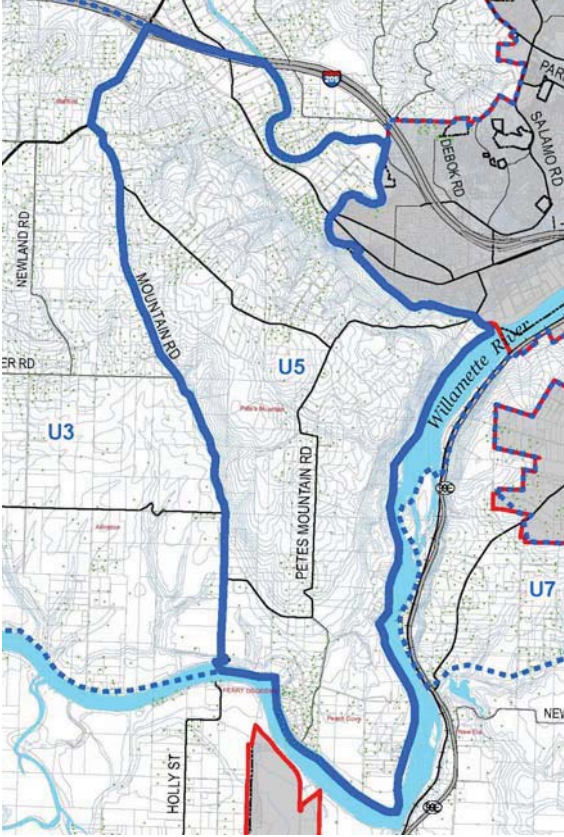


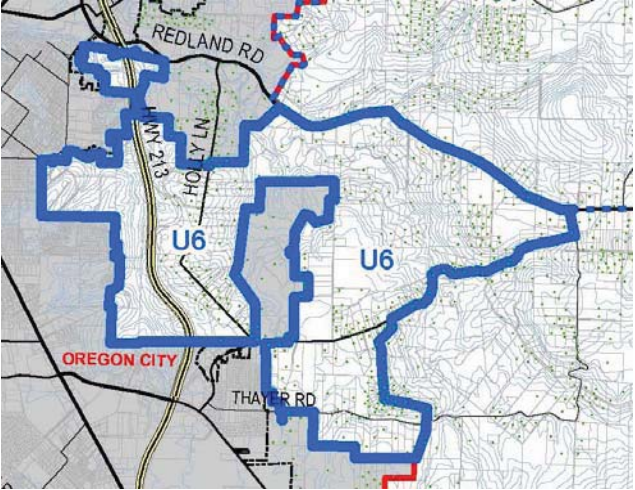
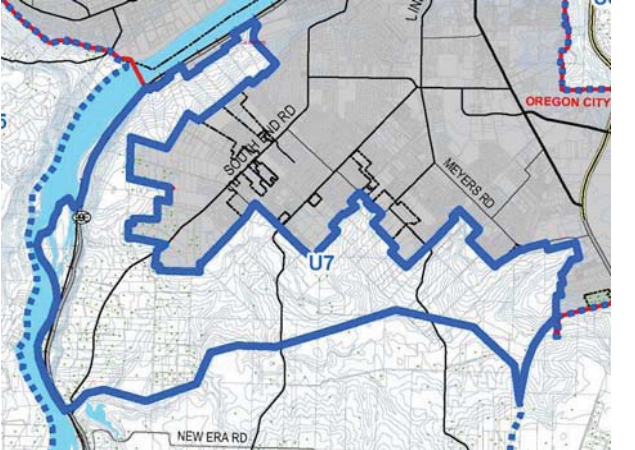
Clackamas County Urban/Rural Reserves Project
Policy Advisory Committee
Polling on Candidate Urban Reserve Areas
August 5, 2009

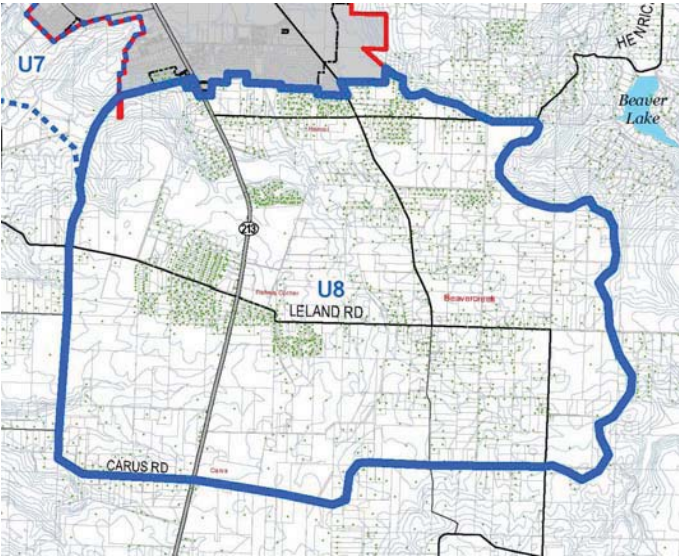
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-1: W of Wilsonville/S of Sherwood</p> 	<p>Majority (11): Study northern part of the area (north of Tooze Road) as urban reserve. <i>Rationale: Rates medium on most factors. Wilsonville and Sherwood 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.

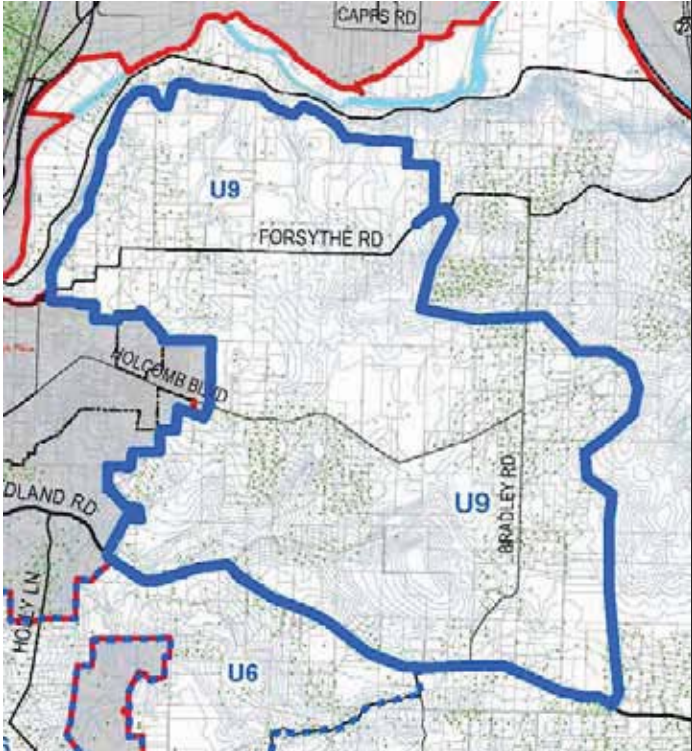
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-3: East of Wilsonville</p> 	<p>Majority (8): Designate only Wilsonville's area of interest as urban reserve.</p> <p><i>Rationale: Tualatin apparently wants the area to remain rural and is looking 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

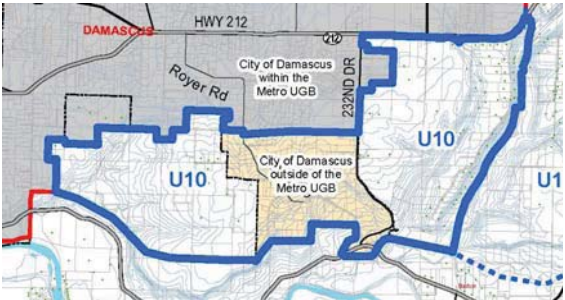
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-4: Stafford</p> 	<p>Majority (8): Designate the Borland Area only (north of I-205, east of Tualatin, south of Borland Road) as urban reserve. <i>Rationale: This area is most suitable for employment 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

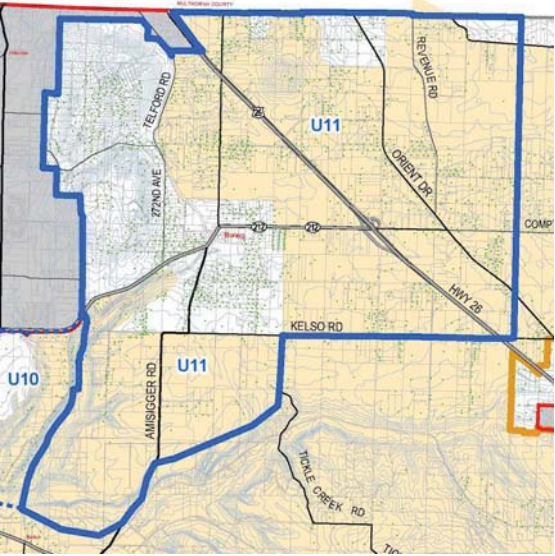
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-5: Pete’s Mountain/Peach Cove</p> 	<p>Majority (11): Designate northern part of area with excellent access to I-205 as urban reserve.</p> <p><i>Rationale: Small area with transportation access, 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. <i>Rationale:</i> 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. <i>Rationale:</i> 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. <i>Rationale:</i> 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. <i>Rationale:</i> 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. <i>Rationale:</i></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. <i>Rationale:</i> Most potential for development. Other areas too steep and difficult to serve.</p> <p>Minority (7): Do not designate any urban reserve. <i>Rationale:</i> 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.

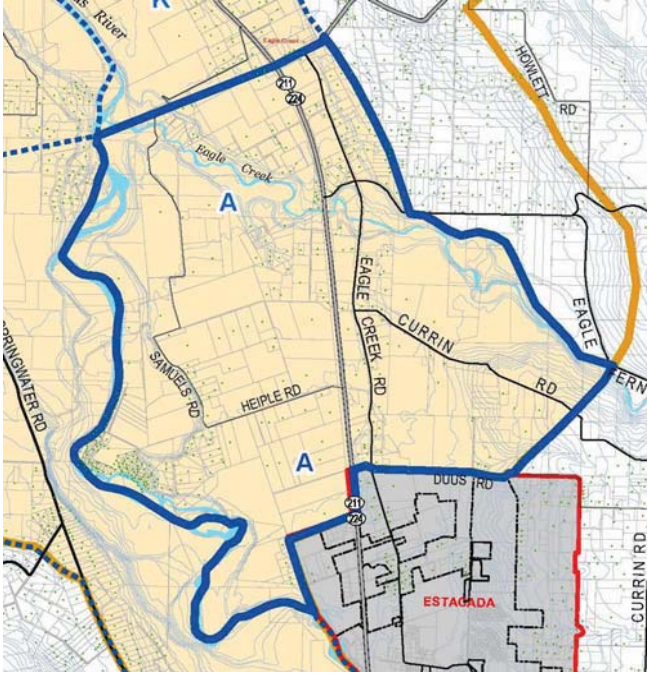
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-8: Greater Beaver Creek</p> 	<p>Majority (8): Do not designate any urban reserve:</p> <p><i>Rationale: Difficult to provide sewer and transportation services. No natural buffers with adjacent 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. Rationale:</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. Rationale:</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.

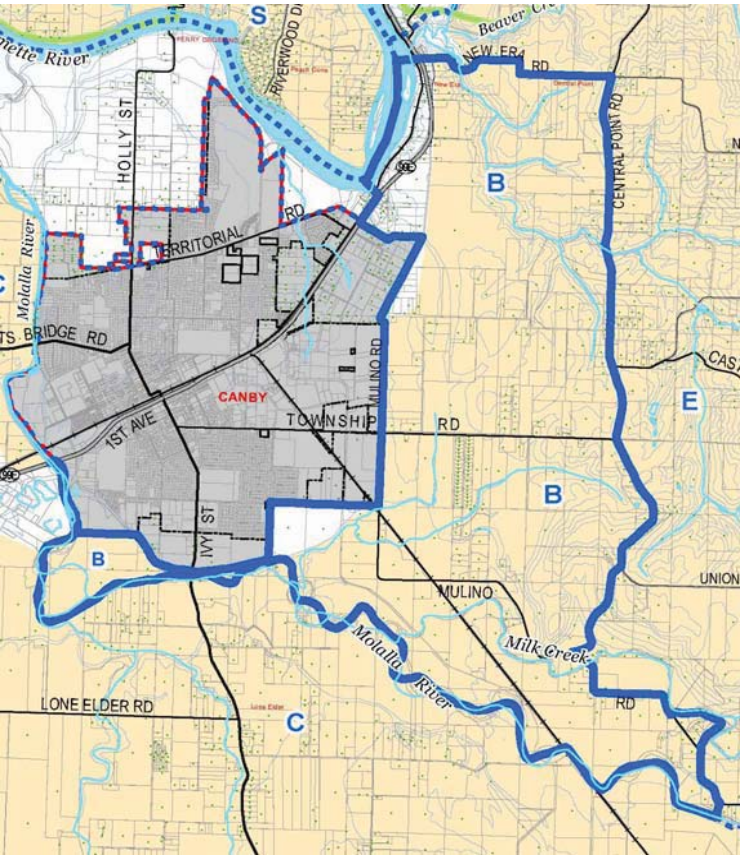
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-9: Northeast of Oregon City</p> 	<p>Majority (7): Designate close-in areas as urban reserve. <i>Rationale: These are areas identified by Oregon City as easiest to serve and develop, sense of place 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.

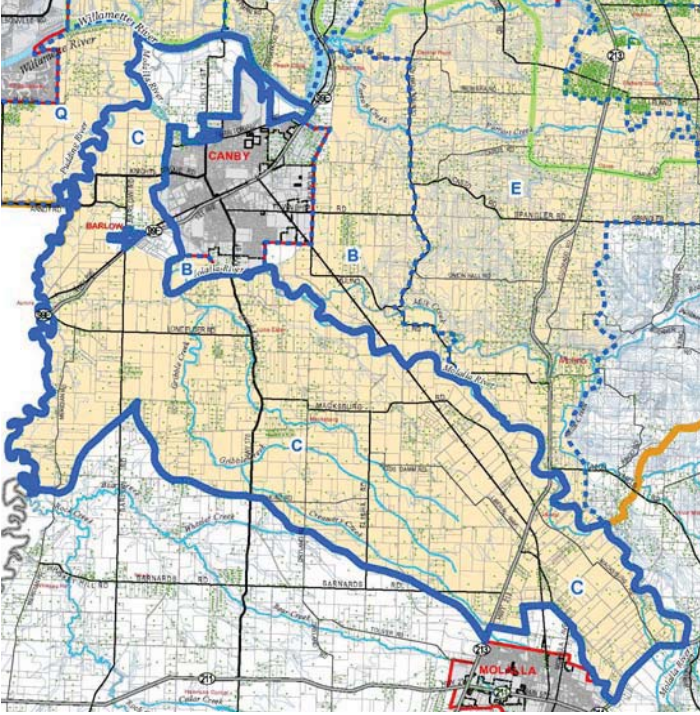
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>Area U-10: South of Damascus</p> 	<p>Majority (10): Designate entire area urban reserve except Noyer Creek and peninsula between Noyer and Deep creeks.</p> <p><i>Rationale: Area is serviceable and suitable 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, <i>excluding</i> 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.

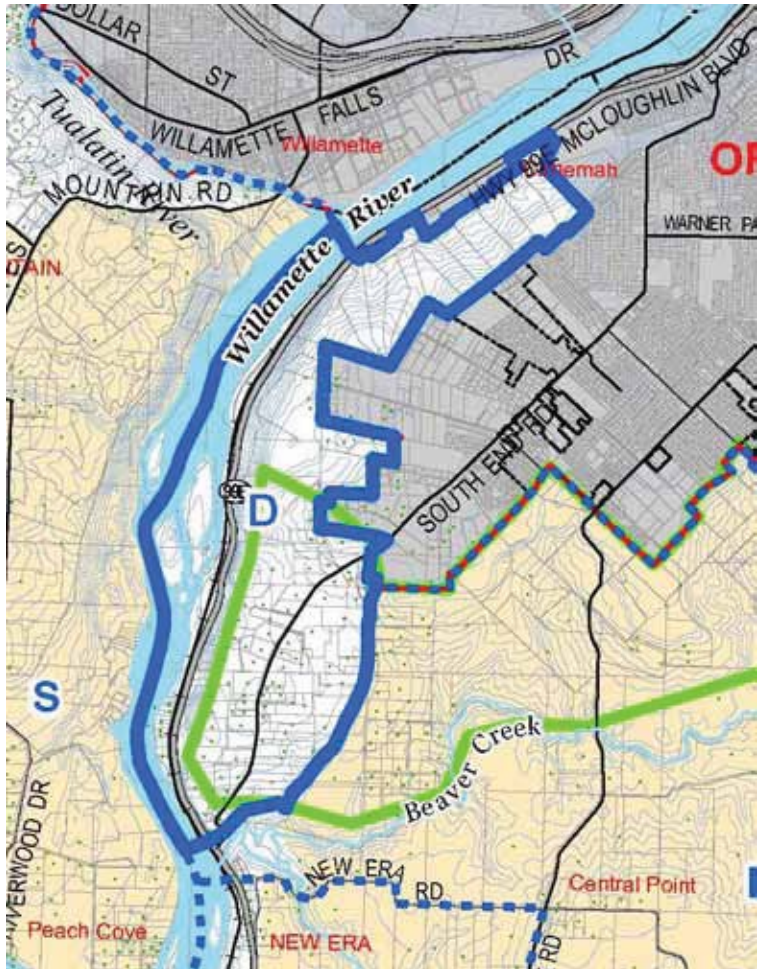
URBAN RESERVE DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>U-11: Clackanomah</p> 	<p>Majority (11): Designate a relatively small area in the west/northwest as urban reserve. <i>Rationale: This is not foundation land and is close to other employment land. Foundation 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.

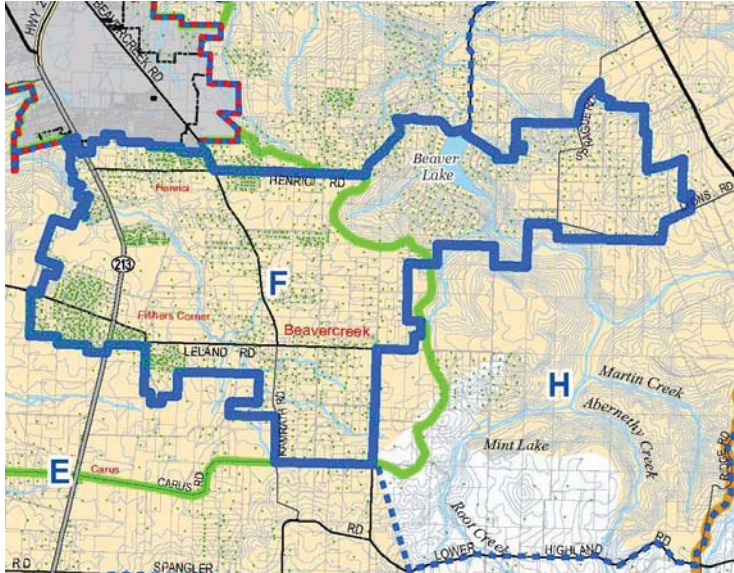

Clackamas County Urban/Rural Reserves Project
Policy Advisory Committee
Consensus/Votes on Candidate Rural Reserve Areas
Draft – July 6, 2009

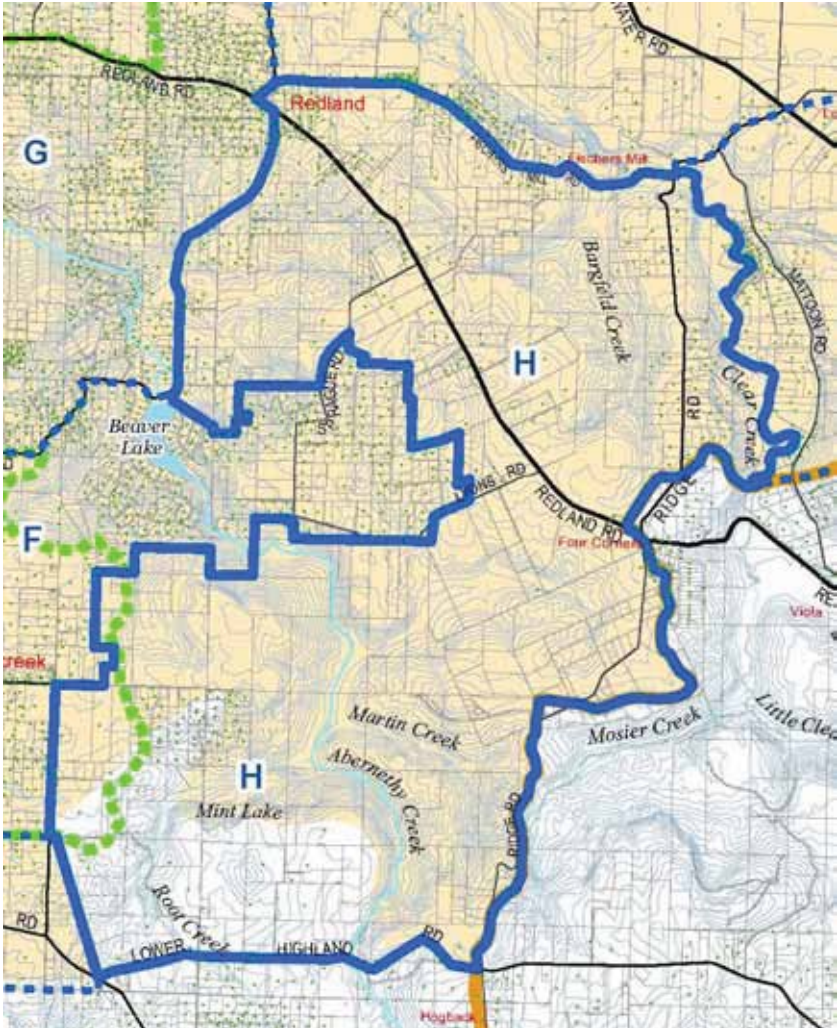
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>A – North of Estacada to Eagle Creek</p> 	<p>Majority (14) evenly split between</p> <ul style="list-style-type: none"> Study all rural reserve <i>except</i> buffer around Estacada (excluding Clackamas 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>

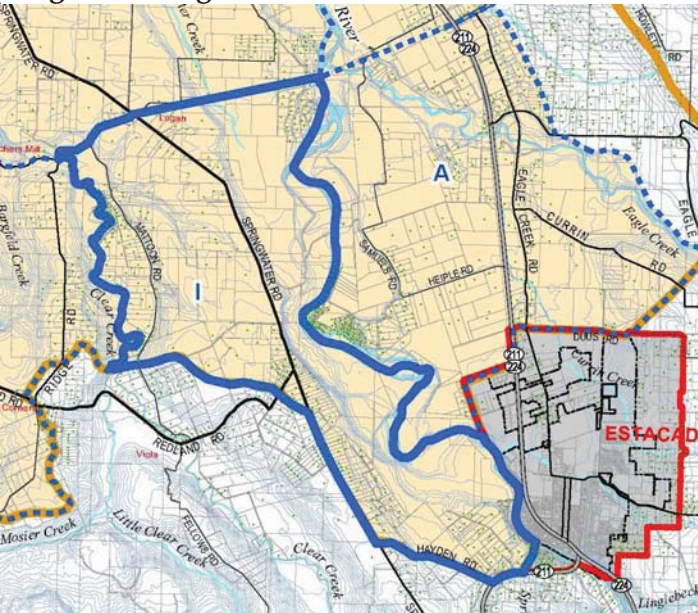

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>B – East of Canby</p> 	<p>Majority (8): Study entire area rural reserve except Canby area of interest <i>Rationale: Meets some of need to protect foundation farmland while providing an option for 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>


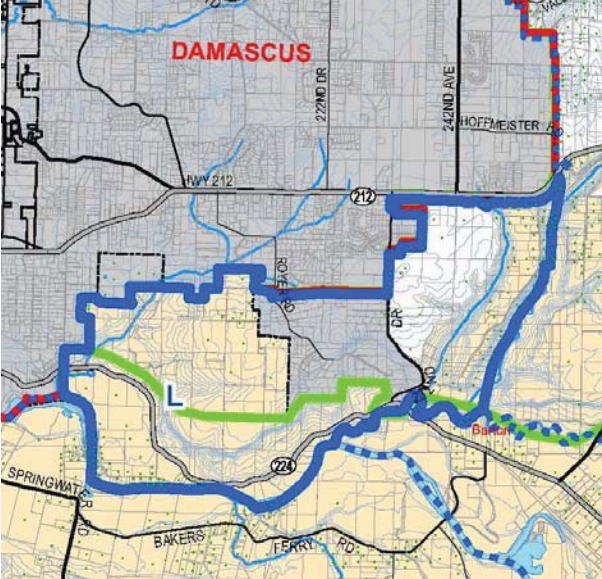
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>C – Clackamas Prairies</p> 	<p>All voting (9): Study entire area as rural reserve.</p> <p><i>Rationale: Threat of urbanization, agricultural protection, foundation farmland, protection of natural 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>

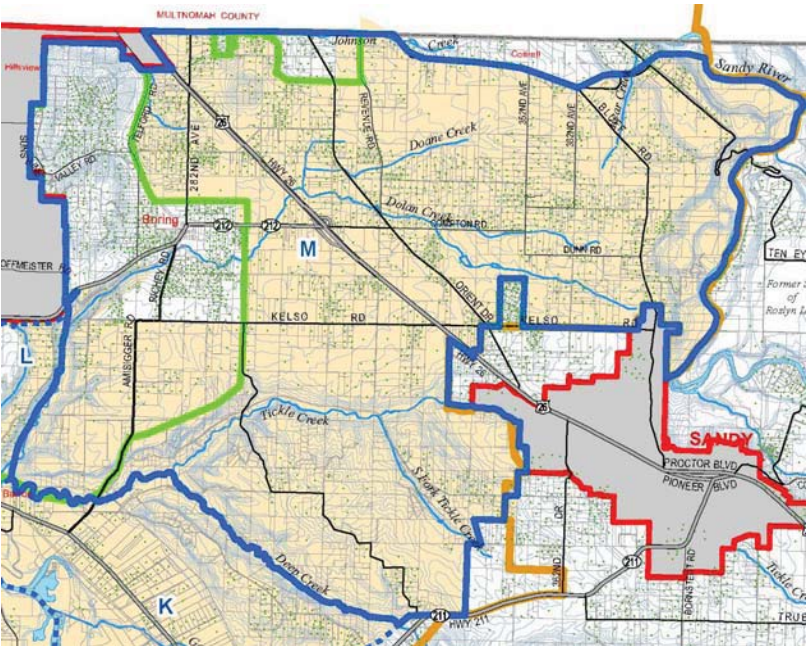

CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>D – Canemah/ Willamette Narrows</p>  <p>The map shows the Willamette River flowing through the Canemah area. A blue boundary line, labeled 'D', follows the river and surrounding land. Other features include the Tualatin River, various roads like Sollar St, Falls Dr, and McLaughlin Blvd, and locations like Peach Cove and Central Point. A green line labeled 'S' is also visible in the lower left.</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>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.

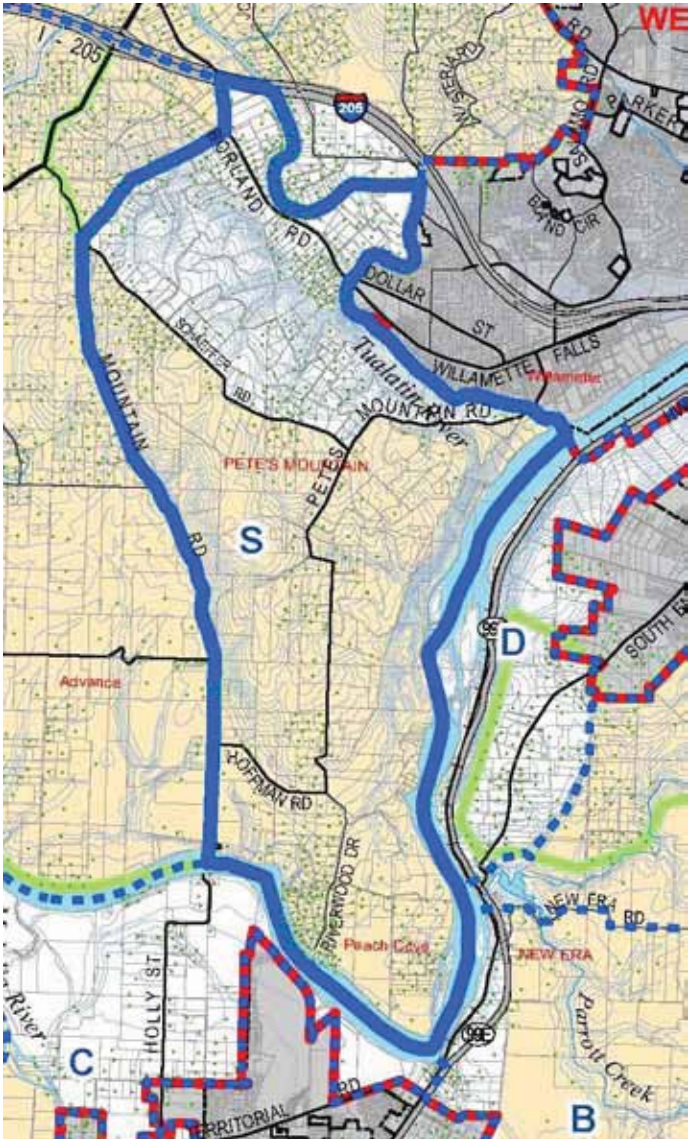
CANDIDATE RURAL RESERVE AREA	PAC CONSENSUS/VOTE AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE
<p>I – Springwater Ridge South</p> 	<p>Majority (10): Study entire area as rural reserve. <i>Rationale: High agricultural potential; natural features</i></p> <p>Slight minority (9): study inventoried 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>