



RESERVES STEERING COMMITTEE MEETING #18 ANNOTATED AGENDA

Date: **September 23, 2009**
Time: **9:00 a.m. to 4:00 pm**
Place: **Pacific Northwest Ballroom, Doubletree Hotel, 1000 NE Multnomah Street, Portland**

I. Welcome and Introductions (9:00 – 9:15)

Debra Nudelman, facilitator

- Agenda review
- Adoption of September 9, 2009 meeting minutes
- Updates since last meeting

Packet materials: September 9, 2009 meeting minutes.

II. Public Comment (9:15 – 9:30)

III. Strategies for a Sustainable and Prosperous Region (9:30 – 10:15)

Michael Jordan, Metro Chief Operating Officer

- Overview of the Strategies for a Sustainable and Prosperous Region
- Presentation of urban and rural reserves recommendations

Desired outcomes: Steering Committee understanding of the strategies with a particular emphasis on urban and rural reserves.

Packet materials: Strategies for a Sustainable and Prosperous Region overview; Urban and Rural Reserves recommendation. Note: full documents available at

<http://www.oregonmetro.gov/index.cfm/go/by.web/id=31389>

The CD will be available to committee members at the September 23 meeting.

IV. Update on County Recommendations (10:15 – 10:45)

Core 4 staff

- Updates on county recommendations since last meeting

Desired outcomes: Steering Committee understanding of current county recommendations.

Packet materials: Map: Urban and rural reserves: Clackamas, Multnomah and Washington Counties' recommendations

V. Risks and Opportunities (10:45 – 11:15)

Richard Whitman, Core 4 staff

- Discussion of risks and opportunities related to reserves sizing, location and form
Desired Outcomes: Steering Committee understanding and discussion of legal and practical issues related to risks and opportunities.
Packet Materials None

VI. Small Group Discussions (11:15 – 2:00, includes lunch)

Debra Nudelman

- Facilitated small group discussions of reserves recommendations from each jurisdiction
- Facilitated small group discussions of key policy questions related to recommendations
Desired outcomes: Steering Committee small group discussions of each jurisdiction's recommendations and key policy questions; sharing of opinions and work towards identifying areas of agreement and areas for further discussion.
Packet materials: None.

VII. Reports on small Group Discussion (2:00 – 3:30)

Debra Nudelman

- Report on small group discussions including major themes, areas of agreement and areas for further discussion.
- Full Steering Committee discussion and reflections.
Desired outcomes: Steering Committee understanding of results of small group discussions.
Packet materials: None.

VIII. Next Steps and Wrap-up (3:30 – 4:00)

Debra Nudelman

- October 14 meeting
- Confirm agreed-upon next steps
- Meeting summary

IX. Adjourn

Reserves Steering Committee Upcoming Agenda Items

Draft – subject to change

October 14 - 9 am to 4 pm

Location: Cascade Ballroom, Doubletree Hotel, 1000 NE Multnomah Street, Portland

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

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

Core 4 Members Present: Washington County Commissioner Tom Brian, Multnomah County Commissioner Jeff Cogen, Metro Councilor Kathryn Harrington, and Clackamas County Commissioner Charlotte Lehan.

Reserves Steering Committee Members Present: Susan Anderson, Chris Barhyte, Jeff Boechler, Katy Coba, Denny Doyle, Bill Ferber, Kathy Figley, Karen Goddin, Jack Hoffman, Mike Houck, Kirk Jarvie, Tim Knapp, Jim Kight, Greg Manning, Sue Marshall, Mary Kyle McCurdy, Alice Norris, Dick Strathern, Jeff Stone, Richard Whitman, and Jerry Willey.

Alternates Present: Drake Butsch, Donna Jordan, Bob LeFeber, John Pinkstaff, Lidwien Rahman, and Tara Sulzen.

Facilitation Team: Debra Nudelman and Melissa Egan.

I. WELCOME AND INTRODUCTIONS

Deb Nudelman called the meeting to order at 9:15 a.m., welcomed everyone, made brief introductory remarks, and asked attendees to introduce themselves. She provided an overview of the agenda and meeting materials. There was one change requested to the August 12, 2009 Draft Meeting Summary; Dennis Doyle was inadvertently left off the attendance list. With that correction, the meeting summary was adopted as final.

Deb asked the Reserves Steering Committee members for updates. Greg Manning brought to the Committee's attention the letter written by Craig Brown, Greg Specht, and himself regarding Business Oregon's Mapping Project and the business community's interpretation of the data. He said we need to be aware of the opportunity costs we face concerning urban and rural designation choices, reiterating that sufficient land supply is necessary to support job growth and housing.

Richard Whitman announced that the Department of Land Conservation and Development Commission meets every six weeks, and they have two upcoming meetings which may interest RSC members, on October 1 and 2. At one of these meetings, they will hear a presentation from Reserves staff regarding Reserves and the Making the Greatest Place Initiative. Please see the LCDC website for more details and the agenda, which will be posted closer to the meeting date.

Katy Coba had a follow up comment to Greg's comment. She has concerns about set of data for used as the background for this letter. Business Oregon presented a pilot program and used generalized numbers. She has concerns about the extent to which conclusions were extrapolated from the data sets and the pilot project. Katy does not think all the benefits or costs can be captured with the numbers we currently have and thinks we cannot interpret to the level they have in their letter.

Bob LeFeber announced to the RSC that the Johnson Reid survey will be posted to the Metro website and encourages everyone to review it.

Jerry Willey offered a follow up comment to Katy's comment. Jerry would like opportunity to discuss that letter. From his perspective, he will not use solely economic numbers to make his decision on urban and rural reserves or how our region will grow, saying there is more to this than economics and that numerous important factors ought to be considered.

II. PUBLIC COMMENT

Dale Berger is the manager at Berger Farms, LLC. He submitted written testimony. He had comments about the land between Skyline Boulevard and the Washington County line. His farm has been in family since 1917, his property shares a fence line with Arbor Homes. Unfortunately, his is a non-profit farm. He said that since jobs in Washington County are projected to grow in number at a rate many times faster than in Multnomah County, and the average non-agricultural salary is currently more than \$5,000 higher in Washington County, there is a strong impetus for people to work in Washington County. He encourages the Core 4 and RSC to designate the area as an urban reserve.

Carol Chesarek lives in the Forest Park neighborhood and served on the Multnomah County Citizens Advisory Committee. She wanted to point out that, in her opinion, some information in the packet from Multnomah County titled, "Urban and Rural Reserves in Multnomah County Recommendations from the Citizens Advisory Committee and County Staff," is misleading, e.g., the suitability ratings. She reported that the CAC went through their process, developed suitability ratings, then received more information, but did not have time to go back to reconsider the ratings.

Greg Mecklem lives in Helvetia. He provided written comments titled, "Corrections in Washington County's Rural and Urban Reserve Recommendation Report." He said that the area they describe is not Helvetia, that it includes Helvetia, but also other areas of lower soil quality, bringing down the overall numbers they use to represent soil quality on their map. It also makes it erroneously appear to have a higher degree of parcelization. Washington County ranks 46th out of all counties in the U.S. in non-cattle agricultural production because of the soil and he would like to preserve this farmland.

III. CONTINUED DISCUSSION OF RURAL AND URBAN RESERVE SUITABILITY RESULTS

Doug McClain of Clackamas County provided an update on suitability assessments of urban and rural reserve candidate areas, saying that the process and information for Clackamas County is dynamic and could change. He went over a PowerPoint and discussed how they got to where they are today, including the work of the staff, Policy Advisory Committee, and citizen input. He noted several specific areas and that for each, a number of options had to be considered before they could come to a recommendation. The Clackamas Board of County Commissioners met on September 8 to hear public testimony for four and a half hours. The Board will meet again on September 10, attempting to reach a consensus decision. It is not the final say, but it will be a milestone. Commissioner Lehan concurred, saying this will be a preliminary decision, and that a number of other questions were raised during the public hearing that need to be considered at the policy level. Doug reported that the Planning Commission developed recommendations as well, which are different from the PAC's. Some of the significant factors leading to different recommendations were that they left more acres undesignated, they have not defined the edges like the PAC has, and there were simply differences in opinion. Their work was valuable and informative to the process.

Doug offered a quick recap of the September 8 public meeting. Approximately 130 people attended, more than can fit in the council chambers. About 90 people signed up to testify, and they received testimony from

approximately 75. The testimony was civil and very helpful, as well as relevant and on point. He expects it to have an impact on the recommendations that will eventually be made.

Doug highlighted what he feels are some remaining important issues. The first concerns refinement issues, that is to say, the edges - where you draw the lines. The edges are currently fuzzy and they need to get down to lot line specifics. Doug went over some specific areas and features which could result in an urban or rural designation. A second issue is the basic question of do we have enough urban reserves.

Commissioner Lehan commented that one thing she learned from the hearing is that, with the exception of Stafford where they have done outreach and discussion, there remains a great fear about being undesignated, and a lot of misunderstanding about what undesignated means. She feels we have not done a good job with the label or defining it. She simply wanted to bring it up as something to keep in mind. Also there are several places in Clackamas County, old rural subdivisions, which should be on sewer and are not. They either have or will have failing systems. They are considering if they should be included now as a preemptive measure. If we do not take those areas in and they remain undesignated, is there flexibility in 10 or 20 years? In the future, she feels confident it will be necessary to adjust the UGB lines concerning these communities specifically.

Doug added that, likewise, the question of how do we deal with the need to protect the Tualatin River, while at the same time recognizing that we have a lot of very old subdivision lots with no real source of public water. We know it is a problem waiting to happen. If we go rural, we preclude water supply, if we go urban, protecting the river becomes a more complicated issue. Mike Houck said this is a good segue to his comment from the last RSC meeting. If a local jurisdiction has very aggressive protection standards, once you start urbanizing, there are all kinds of indirect impacts. He wants to clarify that as a general concept, bringing flood plains and streams into urban reserves is not the best way to preserve natural resources. Certainly there have been exceptions, but after 25 years, he simply has not seen many natural resources protected by urbanization.

Alice Norris commented on a similar issue concerning Newell Creek Canyon. They are wrestling with how best to protect it. If it is designated as urban, she wants to be sure there are enough environmental protections. She said that one difference between an urban or rural designation and undesignated concerns dividing property. Doug clarified that you cannot up zone property in an urban or rural designated area, which means you cannot change the zoning. If under the current zoning, you divide the property, then with either urban or rural, you can still divide. Alice asked if there is an appeal process or an amendment process for this type of thing. Dick Benner responded that the way the statute is written, if after the urban or rural designation, and one or more of the local governments wants to make a change, the process will be the same as this Reserves process. However, there is nothing in the statute or rule which prevents governments from making agreements about how to address minor adjustments. A question to ask is when does it make a difference? He feels it makes a difference when it is time to take rural designated land into urban reserves. Richard Whitman added a clarification, that if it is designated rural reserves, it has to stay that way for 50 years.

Chris Barhyte asked if there will be a consistent approach taken to neighboring cities throughout the region, noting that it appears that Clackamas and Washington Counties have different recommendations on this. Doug responded that it does not result in an urban reserve designation. The effect of the designation is that those cities will be precluded in the future from using the rule to change designation. He has thought about this issue before, what to do with those outlying cities. Canby and Molalla do not have an urban reserve, and Sandy does. For the County, our question is where do we apply a rural designation? They have asked for a fairly large area to be undesignated so they can consider urban designation down the line. Just because it is undesignated, does not mean it will be easy to get an urban designation. However, if we designate it rural, it may be impossible to get an urban designation.

Chris inquired to what degree were the cities in Clackamas County were involved in the process. He said the cities are going to be required to provide services, and thus their involvement is important. Doug responded that the cities have been directly involved throughout the entire process. For example, planning directors sit on technical committees and seven members of the PAC are from the cities. Particularly on urban side of things, their input has been very important. Commissioner Lehan, referring to the map of PAC Majority Polling Results, notes that the little pieces of green have been discussed with each of the satellite cities about where they think they will grow, so we can best serve the desires of each community.

Katy Coba complimented Clackamas County for identifying key policy issues, stating that that is exactly the type of information she was looking for. She is not an expert on how to protect natural resources, but wonders if there is a way to pull these areas into urban reserves coupled with legal agreements which codify the intention around the landscape features. Doug said this is a good question, and that they have thought about how to accomplish that.

Susan Anderson had a follow up comment to Doug's statement about the need to look at an urban reserve designation for old, rural subdivisions, in order to deal with sewage. She said that an alternative method for addressing this could be the application of new technology for dealing with human waste. She brings this up to discourage using a "chainsaw to cut butter," that is to say, too big a solution for the size of the problem. Additionally, she has not heard much about market research about people aged 35 and under. When thinking about a 40-50 year timeframe, it is important to know where they want to live and what type of environment they want. She wonders if any of that has been done. Doug responded that that is part of the conversation around the UGR, and the COO of Metro will be speaking to this from Metro's perspective in a couple weeks. Kathryn Harrington added that there is information and research on the Metro website on this issue.

Greg Manning said that Doug's presentation and discussion has been tremendously helpful. He was struck by a couple of contrasting numbers. The Planning Commission suggested 17,000 acres, and the majority polling says about half that. The designation of urban reserves requires a 20-30 year supply beyond the growth boundary and he wonders if that is what this represents? Doug responded no, saying when we have the COO report in mid-September there will be further explanation of this. The county did not do separate population assessments. This is much more a question of where rather than how much at this point.

Mike Houck posed a question for all three counties, asking was there consideration of climate change issues in the various processes? We know that flood planes are going to expand, that there will likely be an increase in wildfires, and more mud slides, all due to climate change. This pertains significantly to the Tualatin River. Doug said there was not an explicit discussion of that issue, but at the same time, the projected impacts of climate change were part of our considerations.

Chair Brian commented that one of the things he wrestles with is the use of undesignated. His understanding is that this process was going to bring some certainty to governments for planning. At the same time, that there would be protection for at least 40-50 years for rural areas that are threaten but outside of the UGB. He feels we still have questions around what is the meaning if undesignated. Are we using it as just a "no decision." He is concerned that we are punting and just not making decisions. He wrestles with this when he looks at their maps. We all know how it goes, and if we need land, the undesignated areas are where we will go. Also, he understands that this may be difficult for landowners. Doug commented that for Clackamas County, "conflicted agricultural land" is a term they use on their maps. Commissioner Lehan did a good job of describing this. His view is that those areas will remain as they are, and that they are far less likely to be urbanized. In Stafford's case, it allows the county to do the additional planning that is needed. He does not feel we have punted, but feels they truly are areas that do not meet urban or rural designation.

Richard Whitman thinks this is a good thing to focus on for the next meeting, framing this issue. His take is that because a rural designation is locked up for 50 years, we ought to weigh on the side of caution because of consequences for that decision. On the urban side, as Mr. Benner pointed out earlier, those decisions can be changed over time, less long lasting consequences. There are different factors to consider for each. We need to think about reserves with the interplay of land use statutes. We need to work on this for the Steering Committee and the public, better explaining the consequences of no designations. He thinks we can do that, and thinks a coordinated presentation would be useful. Charlotte added that it certainly is not a case of punting. We want to make good decision and do not want the land all chopped up. We want it to flow and get decent urban densities. We want to be sure we are making decisions that we can justify. Many areas simply do not quality. Kathryn Harrington wished she had thought sooner about labels and how they can complicate things. She has had many conversations with landowners. The term undesignedated can mean “uncertain” to other ears. She wishes perhaps they had chosen another term, such as “special.” We may need to do some refinement.

After the break, Chuck Beasley of Multnomah County continued the discussion of rural and urban reserve suitability results and presented a PowerPoint titled, “Multnomah County CAC and Staff Suitability Mapping.” He said the Reserves Steering Committee saw some of this last month, but some of the information is new. The Planning Commission had a hearing on August 10, which was well attended with a lot of good testimony. Since that time, they have had a County Commissioners briefing, and will hold a hearing on September 10 to consider recommendations. Referring to the handout, “Urban and Rural Reserves in Multnomah County: Recommendations from the Citizens Advisory Committee and County Staff, Board of County Commissioners Hearing, September 10, 2009,” Chuck noted that the Executive Summary contains information with which this group is very familiar, with the addition of the table of the Overview of Recommendations. The last piece is a summary of urban and rural suitability recommendations, and reserves suitability assessment, including key factors. He feels the document contains sufficient information on the points of contention, key factors that helped them make decisions and the ultimate recommendation. The Board will consider forwarding suitability recommendations to Core 4 and the Steering Committee rather than recommendations for designations pending the regional assessment of the amount of land needed to accommodate growth. Chuck discussed certain areas on the maps, as well as CAC and staff considerations of the suitability factors. As he has said before, it is not a big surprise that the acreages for urban or rural recommendations are not very large.

Commissioner Brian asked if Chuck could comment a little more about the population and the need numbers. Jeff Cogen responded that this conversation was based on the Board briefing. The board felt it was premature to arrive at our exact numbers because we have not had the COO presentation yet. We are looking at suitability as the focus of our conversations. Kathryn Harrington commented that similar to “undesignedated,” we have to be careful about the term “need.” We are really referring to “sufficient of accommodate” within the existing UGB. Tom then asked what is it that we need to accommodate. Richard Benner noted that in the statue and rules, it refers to the projected population and employment numbers. Jeff said the map shows assessment of suitability based upon the factors. Then, there is the separate issue of what are the aspirations are of local communities. Jim Kight said that Fed Ex is going to be up and running by July 2010, and within five years they will have 5,000 employees. In the map, there is no expansion south of Troutdale. He sees a disconnect between jobs and housing. Jeff said to Mayor Kight that he greatly appreciated his comments, and noted that the Multnomah County Board has not even weighed in yet. They have had staff and citizen work on suitability questions. The group had further discussion on various specific areas in Multnomah County. Greg Manning said the business coalition will support that the 775 acres request by Troutdale for urban reserves.

Dick Strathern posed a process question, wondering in terms of committees, what cities are represented. Chuck responded that it is a citizen committee, but they directly check in with cities regularly on issues. They share preliminary results with cities, so they would be informed and could react, and so the County could be

aware of their aspirations. Dick wanted to know more about the September 10 meeting. Jeff Cogen answered that the Multnomah County Board will be considering suitability analyses. They hope to come to agreement in support of this analysis. They will then take a month or two to consider this information along with the regional presentation from Metro. Dick commented that he feels that in a formal way, the cities were left out, unlike what Clackamas County did. He would like to see cities formally involved.

Jeff Cogen clarified that they are interested in employment and population estimates but they are not waiting for Metro to tell us where people are going to move. They are waiting for data to inform their decision-making process. The board will then consider this data in conjunction with the notion of what is sufficient. Kathryn Harrington added that we have shared with this audience the time that is needed for suitability analysis. The process of scoping will be informed by the aspirations of communities, how we might accommodate growth, all that we have learned through this process, and the body of information from the COO next week.

Brent Curtis provided the update for Washington County. On August 25, they held a public hearing with hundreds in attendance. 225 people registered to testify and just under 100 people testified. This resulted in an adjusted staff report. On September 8, the coordinating committee deliberated to agreement upon recommended urban and rural reserves. Two additional people will join Brent for his presentation, Doug Rux from Tualatin to discuss how they transformed city's aspirations to recommendations and Pat Ribellia, to discuss how both the urban and rural analyses and recommendations were put together.

Brent went on to say that for rural reserves, the most important considerations were agriculture, forestry, and important natural landscape features. Appropriately, the most attention was focused on farmland, given its proximity to the city thus its high subjectivity to urbanization. The Department of Agriculture's analysis on land use continues to be a very important document in their work. They found that that the majority of the valley was foundation farmland. Brent said in their process they created tiers to inform their recommendations by ranking the relevant factors.

Doug Rux is the Community Development Director for the City of Tualatin. He said that local aspirations were key to their deliberations. The report submitted to the coordinating committee includes an analysis from each city. They chose to look at what they called neighborhood centers, areas with a little more density but which also allow a little more square footage. They applied multiple factors to develop their pre-qualifying concept plans. Each community went through this to contribute information to the county process.

Pat Ribellia discussed the candidate rural and urban areas and how to reconcile the differences. They did a traditional land use needs analysis, feeling such an approach was embedded in SB 1011. Thus their reconciling process was rule driven, the object of which is a find balance among competing priorities. Brent discussed how adjustments were made in specific areas, based upon feedback and data re-analysis. A number of issues were raised, and were re-addressed in the final recommendations. As they go forward, they will consider everything that happens at the Reserves Steering Committee and the Core 4.

Deb said that as quickly as the counties can pull together their best efforts, they will be posted to the website prior to the September 23rd meeting. Kathryn Harrington asked when should this body expect that there will be an updated map. Brent said it is already posted on the Washington County website and he will submit it to Metro for posting.

Greg Manning commented that at the major public hearing, the business community gave their qualified support, qualified because of their current understanding of the data and that there was to have been approximately 34,000 acres recommended for urban reserves. It now appears that the proposed urban reserves are for the county are about half that. Brent said yes, that is a fair statement. Greg followed up that up with a

possible scenario of the rural reserve areas running right up to urban areas, asking what if robust growth occurs. The business coalition thought that perhaps a buffer of white around the urban reserves could address this. Brent responded that they have seen and thought about the letter they wrote. There are some undesignated land areas that can serve that purpose, but that is not where they landed in their preliminary recommendations. The sufficient to accommodate question is going to give rise to that kind of inquiry. With all the work that has been done, he thinks that question still needs to be considered.

Drake Butsch said that Greg's comment raises a question we all need to think about. What do we do if we have insufficient land to accommodate growth, where do we go in that case? Brent commented that with all due respect, that is work for this table and the Core 4, and that question remains to be answered. The COO report will be significant. We think your question is very, very important. Drake noted that this issue is a concern all around, and perhaps more noticeable in Washington County.

Jerry Willey also agreed that undershooting versus overshooting the urban reserves designation is a significant issue. We have not yet discussed what happens if we have underestimated. We want balance between agricultural, industries, and regional livability. We are trying to find how to maintain that balance. If we put it out there that we can designate an urban reserve and not move there unless we absolutely need it, he hears that there is not enough certainty with that concept for agriculture. But he does not believe it. If we state that we can go there "if and only if," he believes that that is a form of certainty. He wants to keep options open for discussion.

IV. NEXT STEPS AND WRAP-UP

Deb thanked Jerry and other RSC members for framing the issues very well. At the next Reserves Steering Committee, we want to work in small and large groups to hear more about what you think and your constituent groups think. Information will be posted to the website in advance of the meeting.

The meeting was adjourned at 12:00.

Respectfully submitted by Kearns & West.

ATTACHMENTS TO THE PUBLIC RECORD FOR September 9, 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		To: Reserves Steering Committee From: Dale Burger, Manager Burger Farms LLC	090909rsc-01
2.	Letter		Corrections in Washington County's Rural and Urban Reserve Recommendation Report from Greg Mecklem	090909rsc -02
3.	Document	8/26/09	Urban and Rural Reserves in Multnomah County: Recommendations from the Citizens Advisory Committee and County Staff, Board of County Commissioners Hearing, September 10, 2009	090909rsc -03

MAKING THE GREATEST PLACE

Strategies for a sustainable and prosperous region

A report from
Metro's Chief Operating Officer

September 15, 2009

September 15, 2009
Overview and
Recommendations

Please go to the following link:

http://library.oregonmetro.gov/files/coo_overview_and_recommendations.pdf

URBAN RURAL RESERVES

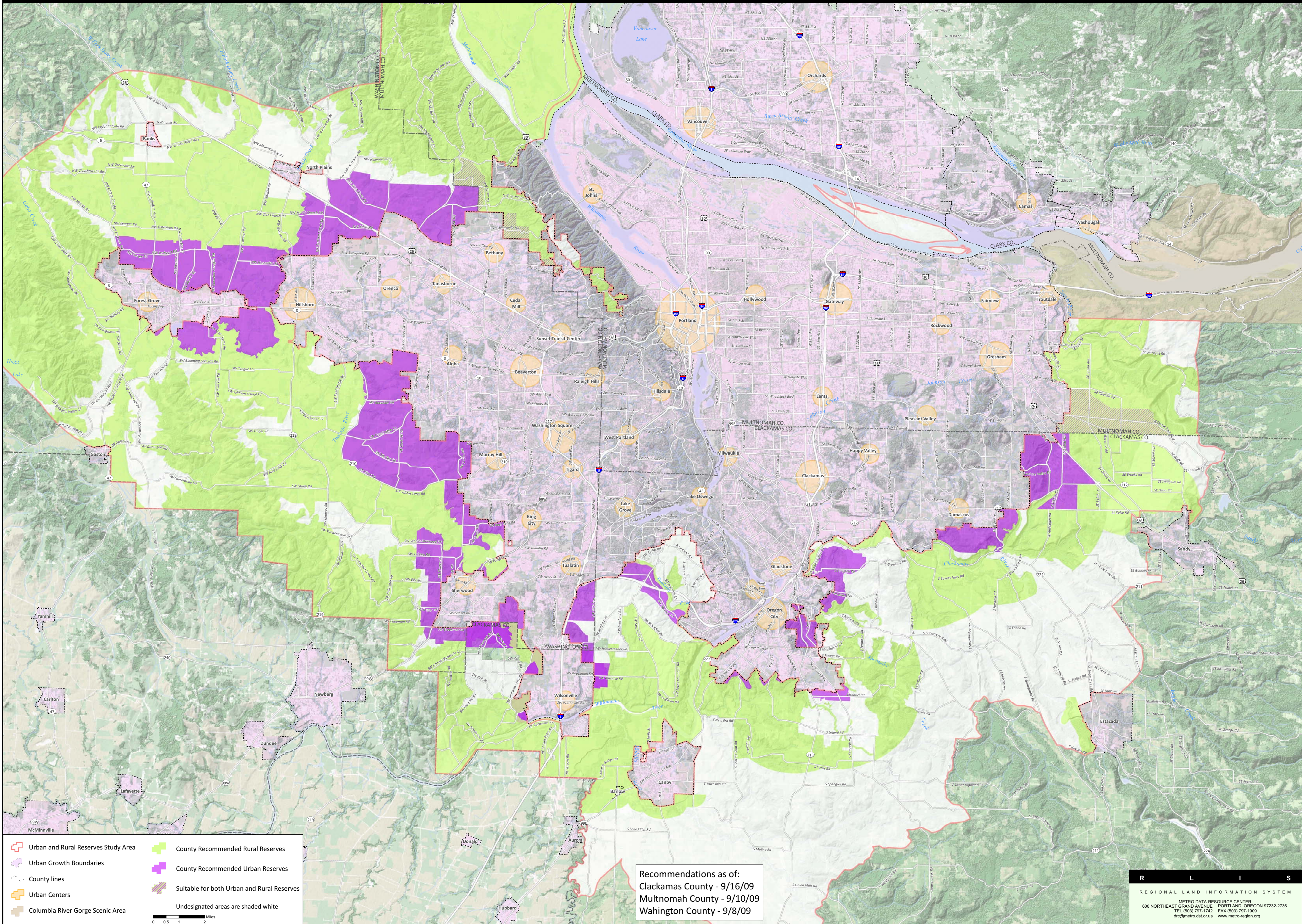
2009 – 2050/60

Chief Operating Officer Recommendation
September 15, 2009

Go to this link:

http://library.oregonmetro.gov/files/3e-urban_and_rural_reserves.pdf

Urban and Rural Reserves: Clackamas, Multnomah, and Washington Counties' Recommendations



Materials following this page were distributed at the meeting.

Portland Metro Foodshed

4,000,000 ac. = 10 Reserve Study Areas

Reserve Study Area: >400,000 ac

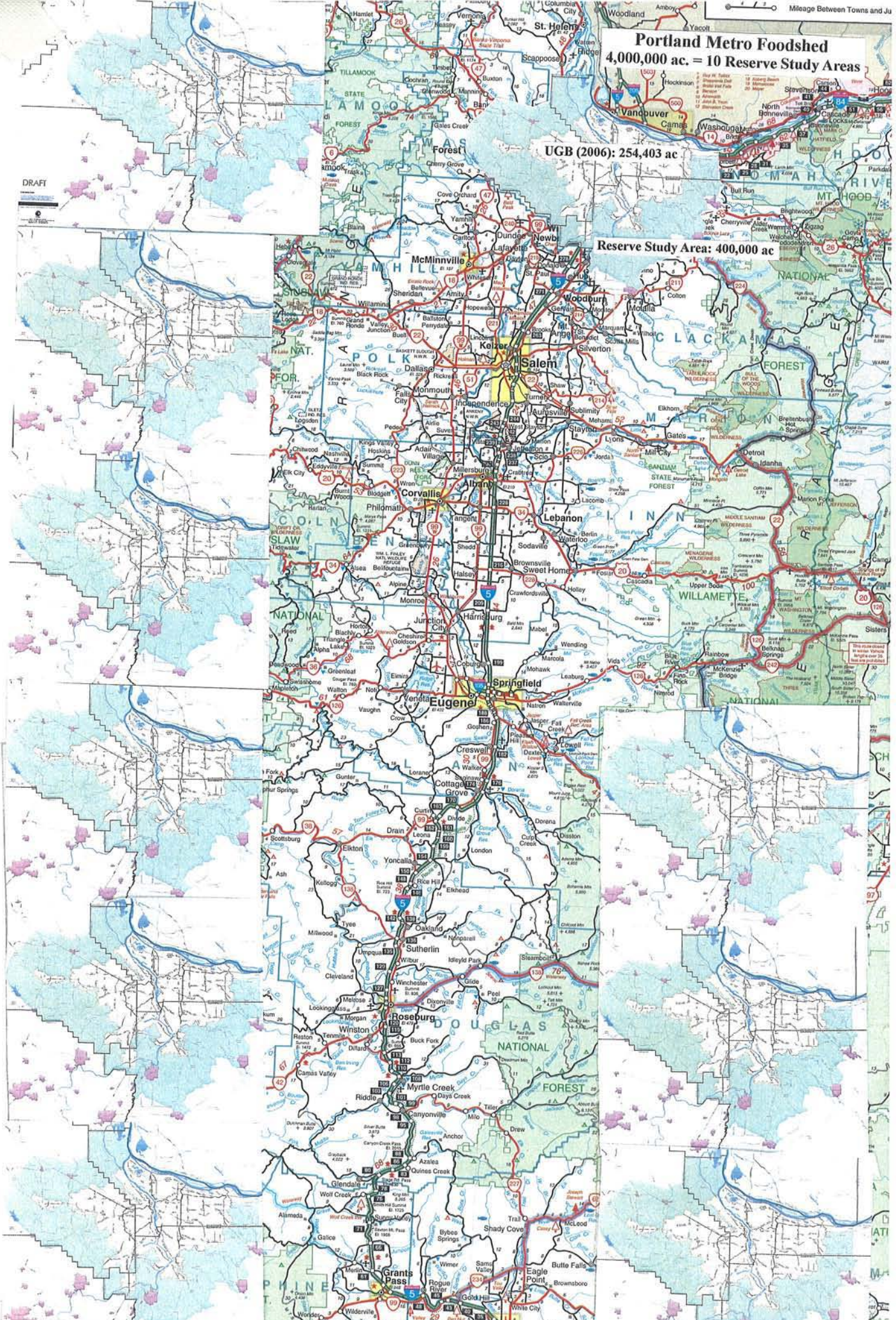
UGB (2006): 254,403 ac

Note: The average person requires 2 acres of foodshed to grow the food the person eats; that is, 0.64 ac for crops and 1.44 ac for pasture. There are about 1 million people in the Portland Metro area of Oregon. It is assumed that half the land area is useful for food production because of canyons, roads, streams, etc. About 4 million acres would feed the people in Portland Metro area.

Needed woodshed for lumber, paper, etc. is not included in this estimate.

References:

- 1) *Foodshed data*. Dr. Gregory McIsaac, Associate Professor of Environmental Sciences at the University of Illinois at Urbana-Champaign provided this data from World Resources Institute ([http://earthtrends.wri.org/pdf/library/data tables/forl 2005.pdf](http://earthtrends.wri.org/pdf/library/data%20tables/forl%202005.pdf)).
- 2) *Reserves study area map*. www.oregonmetro.gov/reserves. *Size of Study area*. May 27, 2008 Meeting of Clackamas County Reserve Policy Advisory Committee Study Area Map Exercise. *Size of Portland Metro UGB (2006)*. Metro website.
- 3) *Oregon map*. Official State Map 2003-2005. Oregon Department of Transportation.
- 4) *Compilation of Data*. Dr. Elizabeth Graser-Lindsey



Portland Metro Foodshed
4,000,000 ac. = 10 Reserve Study Areas

UGB (2006): 254,403 ac

Reserve Study Area: 400,000 ac

DRAFT

FROM: Cherry Amabisca
13260 NW Bishop Rd.
Hillsboro, OR 97124

DATE: September 23, 2009

TO: Reserves Steering Committee

RE: Wildlife Corridor spanning Multnomah and Washington Counties

In 2006, the Forest Park Neighborhood Association mapped the locations where elk had been sighted in their area's wildlife corridor. This year, SaveHelvetia continued the work they did and mapped the locations of our elk herds on the Washington County side of our interconnected wildlife corridor.

Because elk are not endangered or threatened, their habitat is not included on the Natural Features map. Yet, the existence of large herds (homeowners have reported up to 82 at one time) within 15 minutes of downtown Portland is a unique occurrence treasured by many residents. One Portland resident, Shauna Pettit-Brown, commented about the elk and other wildlife so close to urban areas in her letter of June 29 to SaveHelvetia, "I am always amazed at the opportunities that I get to see wildlife so close to such a cosmopolitan city as Portland. It is truly a priceless asset that once made vulnerable, will be lost and unrecoverable."

You can read the entire story of our elk herds in the material we will be submitting to Metro - it is also on-line through the Washington County Reserves website.

I support Metro COO's recommendation that the agricultural land and natural features north of Highway 26 be protected from urban reserves. Furthermore, in order to offer the best protection for the interconnected wildlife corridor that spans Multnomah and Washington counties, the areas north of Highway 26 should be designated Rural Reserves.

Thank you,



Cherry Amabisca

13900 NW Old Germantown Road
Portland, Oregon 97231
September 23, 2009

Metro Reserves Steering Committee
600 NE Grand Avenue
Portland, Oregon 97232

RE: Rural Reserves North of Sunset Highway

Dear Committee Members,

Watching this committee digest an enormous amount of information and input over many months leads me to condense my input into three main points:

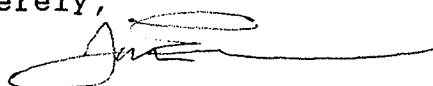
1. Four adjoining neighborhood Boards have submitted letters recommending Rural Reserve status for all rural lands north of Sunset Highway. These people, in Forest Park and Hillside Neighborhoods, Northwest District Association, and CPO - 7, know this area's characteristics and limitations well. The letters are attached.

Cornell / 2. Traffic studies for North Bethany development and for other, potential, urban additions are geographically limited, and fail to account for bottlenecks such as Saltzman/Cornell, Bridge Avenue, or NW 25th/~~Forest Park~~, which are already beyond capacity at rush hours. They also fail to recognize the difficult weather and limitations of steep, narrow, winding roads through the West Hills. Offering that such roads would "need improvement" fails to note that such improvement is essentially impossible, unaffordable, unwise, and damaging to Forest Park.

3. The Multnomah County Reserves Citizens Advisory Committee was made up of many diverse voices, and worked long and thoroughly to assess each study area. They recommended Rural Reserves for all West Hills rural land, and their recommendation should be respected.

We all know that the future will require compact urban redevelopment and accessible rural uses. Please recommend Rural Reserves for all rural lands north of Sunset Highway. Thank you.

Sincerely,


Jim Emerson, President of
Forest Park Neighborhood Association

From: "Juliet Hyams" <juliet@easystreet.net>
To: <charles.beasley@co.multnomah.or.us>; <Laura.Dawson-Bodner@oregonmetro.gov>
Cc: <district2@co.multnomah.or.us>; <rex.burkholder@oregonmetro.gov>;
<district1@co.multnomah.or.us>; <kathryn.harrington@oregonmetro.gov>; "Carol L. Chesarek"
<chesarek4nature@earthlink.net>; "Kim Carlson" <kcarlo@gmail.com>; "Mark Sieber"
<mark@nwnw.org>; "Scott Seibert" <SSeibertPDX@comcast.net>
Sent: Monday, July 13, 2009 9:41 AM
Subject: Northwest District Association support of FPNA Letters Requesting a Rural Reserve

Multnomah County Reserves Citizens Advisory Committee
c/o Chuck Beasley, Senior Planner

RE: FPNA Letters Requesting a Rural Reserve

Dear Citizens Advisory Committee Members,

Last month, the board of the Northwest District Association voted to support the joint letter sent by Forest Park Neighborhood Association (FPNA) and Forest Park Conservancy dated August 12, 2008 supporting a rural reserve north of highway 26. We oppose expanding the urban growth boundary there, because we believe it will increase traffic through NW Portland. We recognize the need for a compact urban density, and respectfully request that there be no urban reserves north of highway 26 that would directly increase traffic on roads through and around Forest Park.

Our neighborhood is particularly affected by traffic using Cornell Road and Burnside/Barnes to commute between Washington County and western Multnomah County to Portland, Vancouver, and along I-5. Cornell Road and Burnside/Barnes, NW 25th Avenue, NW Everett and Glisan Streets are already congested during the morning and afternoon. Traffic is diverting to other neighborhood streets and compromising the Safer Routes to School program at Chapman School. A huge area that includes Forest Heights to Bethany lacks public transportation, exacerbating the congestion.

The speeds on Cornell and Burnside Roads and the lack of pedestrian facilities or bike lanes make it unsafe for neighbors to walk or ride bikes to the Audubon Society, the Pittock Mansion, Washington Park, and many trailheads along these roads. Drivers speed through our neighborhood on residential streets and disregard stop signs and pedestrians.

Undeveloped areas north of highway 26 are more appropriate for rural reserves.

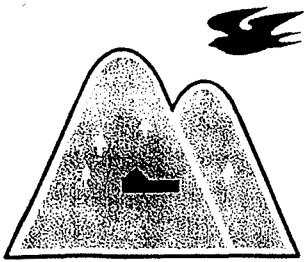
Thank you for your time.

Sincerely,

Juliet Hyams

President, Northwest District Association

7/13/2009



HILLSIDE
NEIGHBORHOOD ASSN

2257 NW Raleigh St
Portland, OR 97210

April 28, 2009

To: Council President Bragdon and Metro Councilors
Chair Wheeler and Multnomah County Commissioners
Mayor Sam Adams and Portland City Commissioners

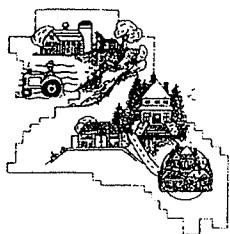
I am writing on behalf of the Hillside Neighborhood Association Board of Directors in support of a Rural Reserve for the areas around Forest Park in Northwest Portland and Multnomah County. We join the Forest Park Neighborhood Association and Forest Park Conservancy in their articulation of this position in their August 6, 2008 letter (attached.)

The Hillside Neighborhood Association is located immediately adjacent to the areas under consideration and has a recent history of suffering from the consequences of development in the areas northwest of the City. In particular, the physical constraints on Cornell Road and the lack of a comprehensive traffic management plan for these areas have resulted in major traffic congestion and concomitant affects on the natural environment and the quality of life in our neighborhood.

Please support the designation of the areas north of Highway 26 as a Rural Reserve.

Respectfully,

Peter T. Stark
President
Hillside Neighborhood Association



Washington County

Citizen Participation Organization #7 (CPO 7)

Sunset West/Rock Creek/Bethany
18640 NW Walker Road, Suite 1400
Beaverton, OR 97006-8927

June 8, 2008

Washington County
Reserves Coordinating Committee

Dear Committee Members,

As many of you know, representatives from CPO 7 have attended most of the Urban and Rural Reserve meetings over the last year and participated in the process whenever possible. As a result of that investment of time, we have a pretty good understanding of the issues at stake.

On June 1st, the members of CPO 7 met to discuss our aspirations for our area over the next 40 to 50 years and how those aspirations are affected by urban and rural reserves. We had both working and retired people, home owners, business owners, land owners, and even a practicing farmer. At the end of the night we voted to make the following recommendation to both Washington and Multnomah Counties regarding the candidate reserve areas.

CPO 7 recommends that the candidate reserve area within CPO 7 and the candidate area northeast of CPO 7 in Multnomah County be designed as Rural Reserve for the following reasons which apply to the factors described in Senate Bill 2011:

- Transportation - There is no plan to expand service to these areas. Without a dramatically improved transportation system, the area cannot support additional urbanization.
- Connectivity - The "Going Places" map shows no high capacity transportation is planned for the CPO 7 area over the next 30 years. Without an efficient, high capacity system to reach employment centers, the area cannot support additional urbanization.
- Farming - The Rural Reserve designation will protect important local food sources and improve land owners ability to obtain the long term financing required to invest in farming.
- Watersheds - The Rural Reserve designation will help protect the watersheds that cross the area.
- Fault Line - The Rural Reserve designation will reduce or prevent development over the existing fault line and protect our residents.

Respectfully,

Mary Thorsen, for CPO 7
CPO 7

Cc: City of Hillsboro, City of Beaverton, Tom Brian, Kathryn Harrington, Metro Reserves Steering Committee, Multnomah County

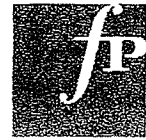
Vote:

For: 6
Against: 1
Abstain: 2
Total 9



Forest Park Neighborhood Association
c/o Neighbors West Northwest
2257 NW Raleigh Street
Portland, OR 97210

The Forest Park Conservancy



August 12, 2008

To: Council President Bragdon and Metro Councilors
Chair Wheeler and Multnomah County Commissioners
Mayor Potter and Portland City Commissioners

In January 2007, the Forest Park Neighborhood Association (FPNA) wrote to the Metro Council to explain why the portions of our neighborhood outside the Urban Growth Boundary (UGB) together with the "Coastal Corridor" at the north end of Forest Park should be designated as important natural resources that should not be urbanized (copy attached).

Many things have happened since we wrote that letter, and we'd like to renew and clarify our request for a Rural Reserve in this area. The Forest Park Conservancy, formerly Friends of Forest Park, is now joining FPNA's request for a Rural Reserve to protect the area's wildlife habitat, headwater streams, and viewshed. Citizen Participation Organization (CPO) 7 in Washington County has also requested that this part of rural Multnomah County not be urbanized (see attached letter).

We closely followed the development of SB 1011 and the associated rules, and we are impressed with this thoughtful, long-term regional approach to land use planning. We are pleased to see that Metro's Natural Landscape Features Inventory includes the natural areas around Forest Park.

Later in the Reserves process we will submit detailed information in support of our request to the Core 4 and Reserves Steering Committee. Today, we want to make our local aspirations clear to our elected representatives.

Forest Park is a regional icon prized for its natural state and proximity to downtown Portland. Its health is threatened by encroaching development and growing commuter traffic. Protecting the resources around the Park will help preserve an important natural system with essential habitat connections to nearby natural areas that are also a prime recreation resource for our growing region.

The rural area around Forest Park is a strong candidate for a Rural Reserve to protect important natural features, farm, and forest lands. The area is not a good candidate for an Urban Reserve; moreover, urbanization would harm these valuable resources.

Metro and other parties including the Forest Park Conservancy and the Three Rivers Land Conservancy have already made large investments in protecting the natural resources around Forest Park. Metro's 2006 Natural Areas bond measure identified multiple target areas for additional investment in the area. A Rural Reserve would expand and reinforce these efforts.

To protect these valuable natural landscape features, we request:

A Rural Reserve to protect the significant regional resources around Forest Park, including:

- All areas east of Cornelius Pass Road that are outside the UGB today, including rural areas within the City of Portland's jurisdiction
- The northeast and southwest sides of the Tualatin Mountains west of Cornelius Pass Road, including portions of northeast Washington County, to protect a corridor for wildlife movement between Forest Park and the Coast Range.
- The southwest flank of the Tualatin Mountains and foothills to protect the unbroken vista of green hills that connects the Coast Range to the urban area, which is highly visible from Highway 26 and the Tualatin Valley and provides a strong sense of place.

No Urban Reserves north of Highway 26 that would directly increase traffic on rural roads through and around Forest Park. These roads include Cornelius Pass Road, Germantown Road, and Cornell Road, all of which are already beyond capacity and cannot be expanded or improved without significant harm to wildlife and healthy streams.

The City of Portland work with Multnomah County to ensure that areas within the City's jurisdiction but outside the UGB are included in this Rural Reserve. This would align with the city's goals for protecting greenspaces expressed in their plans for Balch Creek, Forest Park, Skyline West, and the Northwest Hills.

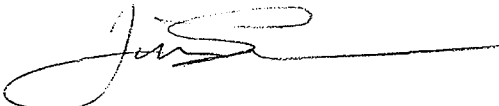
Establishing this Rural Reserve would safeguard:

- Wildlife habitat used by a large herd of elk, bear, cougar, and a number of habitat-sensitive species
- Healthy headwater streams
- Valued recreational bicycling routes
- A strong visual sense of place for the Tualatin Valley
- Farmlands that buffer sensitive habitats from urban areas and that could provide community gardens and CSAs (Community Supported Agriculture) within walking distance of Washington County suburbs

These resources, all within a few miles of both downtown Portland and Washington County employment centers, make our region unique.

We appreciate your consideration.

Sincerely,



Jim Emerson
President, Forest Park Neighborhood Association



Michelle Bussard
Executive Director, Forest Park Conservancy

CC: Michael Jordan, Metro Chief Operating Officer
Gil Kelley, City of Portland Planning Director
Karen Schilling, Multnomah County Planning Director

Attachments: FPNA Letter to Metro, January 5, 2007
CPO-7 letter to Metro, November 13, 2006



Forest Park Neighborhood Association
C/O Neighbors West Northwest
2257 NW Raleigh
Portland, Oregon 97210

January 5, 2007

President Bragdon and Metro Council
600 NE Grand
Portland, OR 97232

Dear Council President Bragdon and Metro Councilors,

The Forest Park Neighborhood Association (FPNA) is writing to ask Metro to protect the important natural and cultural resources in our neighborhood through the New Look.

The New Look asks what natural resources are essential to the health of the region and help define a sense of place for the region. The rural areas adjacent to Forest Park hold many important regional resources, including critical wildlife habitat, many headwater streams, and an important viewshed for the Tualatin Basin. To protect them, we'd like to see the portions of Forest Park Neighborhood that are outside the UGB included in the New Look map of significant natural and cultural resources and designated as a rural reserve. We also encourage Metro to ensure it has the tools it needs to protect important natural resource areas.

Our neighborhood stretches from NW Burnside Road to NW Cornelius Pass Road, across the southwestern boundary of Forest Park, and includes the park itself. We are uniquely positioned to speak for the regional significance of the resources in our area.

Our neighborhood strongly favors protecting the regional resources in our area. When we surveyed neighborhood property owners and residents earlier this year, a significant percentage responded and made it clear that they value wildlife/nature and healthy streams over development by a wide margin. A summary of the survey results is attached, and a full report is available on request.

We have an amazing natural system that keeps Forest Park healthy and wild

The portions of Forest Park Neighborhood that are outside the UGB, together with the upper branch of Rock Creek in Washington County and the "Coastal Corridor" connection at the north end of the park, work with Forest Park and form a surprisingly functional natural system. These areas also hold high quality habitat used by large animals like elk and predators like cougar, sensitive birds like Pileated Woodpecker, and significant stands of Oregon White Oak.

Forest Park itself is long and narrow, hemmed in by hard urban edges on much of its perimeter. The remaining soft edges in our neighborhood create a larger "virtual" park with a wedge shape that's conducive to wildlife movement and genetic diversity. The wedge shape also provides a strong connection to the "Coastal Corridor" on the north end of the park. Without these buffer areas, Forest Park's ecosystem would be more vulnerable to disturbance and under more pressure from human users.

The only year-round streams in Forest Park are Miller and Balch Creeks, which are located at the far northern and southern ends of the park. Wildlife in the middle of the park needs corridors that lead across NW Skyline Boulevard to the perennial streams on the southwest side of the hills. Today this critical section of Skyline, in Area 94, is less developed and allows easy wildlife movement.

The farmlands in our neighborhood buffer the highest quality wildlife habitats, adjacent to Forest Park, from the dense urban development in Bethany. We've documented a surprising number of elk sightings on farms north of Bethany, not far from downtown Portland.

As the number of people using Forest Park grows, the pressures on wildlife and park ecology will grow too, making this nearby wildlife habitat even more critical.

The neighborhood includes other valuable regional resources

Our neighborhood includes numerous healthy headwater streams. The extensive tree canopy combined with a limited number of roads and homes keeps these streams producing cool, clean water for Balch Creek and for the Tualatin Basin.

The sweep of green on the southwest face of the Tualatin Mountains extends from the coast range to Forest Heights, forming a regional landmark that contrasts with the sea of housing pouring across the hills south of Beaverton. Imparting a strong sense of place and higher quality of life, these green hills ensure that the Tualatin Valley still qualifies as the Silicon Forest and doesn't look like "Any City USA."

Our neighborhood offers cultural resources beyond those of Forest Park. The rural roads in the neighborhood are popular with cyclists, especially Skyline Boulevard, NW Germantown, and NW Springville Roads.

We already have a successful organic market garden on Springville Road. Our neighborhood's farms could also provide community gardens, community supported agriculture, and additional market gardens to serve the dense new communities in Bethany while providing a valuable buffer for the area's important natural resources.

Developing the area would be costly in many ways

Development on steep hills with a lot of upland habitat and headwater streams is expected to require expensive infrastructure and services to serve the few homes that fit within buildable areas. Landslide hazards and earthquake faults, such as our neighborhood hold, add an additional level of risk. Mass transit is hard to provide in such areas; expensive infrastructure and costly land also make it hard to build low-income housing.

Reduced forest cover and added impervious surfaces would result in higher water temperatures in streams, more polluted run-off, higher flood danger, and reduced stream flows in summer. These conditions are expensive to offset. Sewer lines must be placed in streams or use energy-intensive pumping systems. These are all fairly obvious impacts.

Urban development in our neighborhood would add unique costs. Our area holds numerous small parcels, and our survey results show that a majority of property owners aren't likely to sell to developers. Development of small, disconnected parcels would further limit housing production and result in even more inefficient and expensive infrastructure.

Additional development in our area would also further fragment high quality wildlife habitat, leaving Forest Park and its wildlife more vulnerable. Forest Park is an icon and plays a key role in the region's economy and identity. We should protect it, not put it at risk.

The Tualatin Basin struggles to comply with federal water quality measures and ESA protections for salmon. Development in our area would make it harder for them to succeed.

Long distances to jobs, services, and retail make driving inescapable for area residents. The roads through and around Forest Park, such as Germantown, Skyline, and NW Cornell Road, are already overused. Intersections for Cornell at NW 25th Ave and Germantown at NW Bridge Ave, on the edge of Forest Park, are overloaded. North Bethany development will increase pressure on these roads since they provide a direct route to Portland. Additional development in our area would add even more cars.

Expansion of these intersections would be difficult and expensive because of the topography. The traffic on these roads already endangers drivers, cyclists, hikers, and wildlife and makes it harder for people to enjoy Forest Park.

Area 93 has demonstrated the challenging governance issues that arise when jurisdiction and service boundaries clash with geography. Developing small pieces of Multnomah County, isolated from the City of Portland, poses significant problems in planning, infrastructure, and service provision.

Our neighborhood believes that these costs and the harm to our unique regional resources far outweigh the gain of a relatively small number of homes.

The New Look offers a long-term solution

The New Look Integrated Policy Framework proposes that Metro will work with local governments and the state to designate critical agricultural and natural areas which will not be urbanized. The Forest Park Neighborhood supports the Integrated Policy Framework, and we urge Metro to ensure that significant natural and cultural resources have the same level of protection as key agricultural areas.

Metro might also consider using specific names for different types of Rural Reserves, such as Agricultural Reserve and Natural Area Reserve. This type of name would more accurately convey the reason an area has been protected.

Designating areas that won't be urbanized leaves current land use designations in place without negative impact on property values or property rights. This type of long-term protection enables effective planning and reduces speculation. Property owners in a rural reserve would have no incentive to clear trees and eliminate upland habitat to avoid development restrictions. Instead, property owners would have an increased incentive to protect and restore habitat, knowing that it would have a lasting benefit.

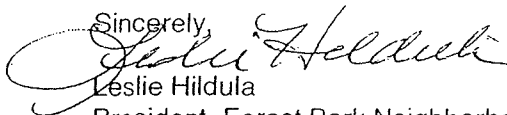
Some key natural resource properties can be protected via outright purchase or conservation easements, but it's clear that private property will play a key role in protecting natural resources and open space. Our neighborhood has already started working with Metro, SOLV, and other organizations to educate property owners about habitat protection and restoration.

In summary, we ask Metro to designate the portions of our neighborhood that are outside the UGB plus the "Coastal Corridor" connection at the north end of Forest Park as significant natural resources that will not be urbanized. We also ask that Metro ensure that these areas are protected in a meaningful way.

A century ago, the Olmstead brothers laid out a vision for a regional parks system, including what is now Forest Park. Critical areas around Forest Park could be part of this century's legacy, helping to ensure Forest Park will survive into the next century with a working natural system. Metro's New Look will define where the region should and should not grow. It gives us the opportunity to update the Olmsteads' vision and define natural resource areas to protect for future generations.

Thank you for your consideration.

Sincerely,



Leslie Hildula
President, Forest Park Neighborhood Association

cc: Metro COO Michael Jordan
Multnomah County Chair and Commissioners
City of Portland Mayor and Commissioners

Attachments: Forest Park Neighborhood Survey Results Summary
Forest Park Neighborhood Map with Goal 5 Inventory
Forest Park Neighborhood Map with Goal 5 Inventory, marked to show Forest Park

Forest Park Neighborhood "Vision Survey" Results Summary

Summary prepared by Carol Chesarek

July 26, 2006

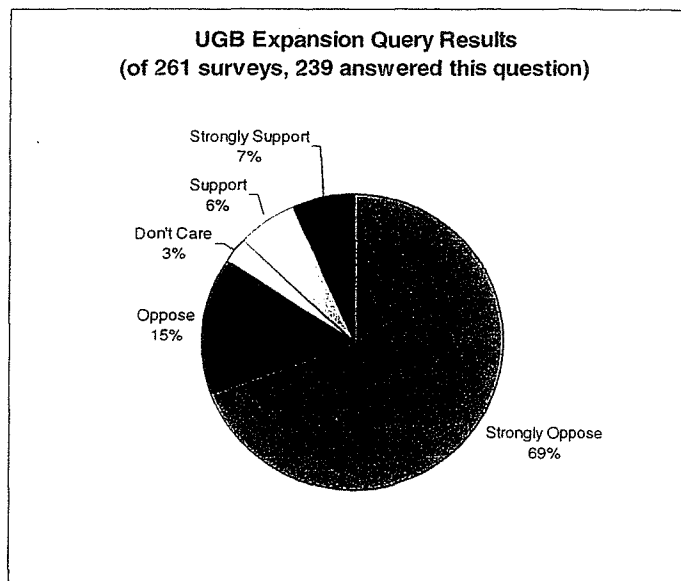
Summary

In February, 2006, the Forest Park Neighborhood Association (FPNA) board authorized a neighborhood survey of residents, property owners, and businesses within the neighborhood. The survey included questions about UGB expansion into the neighborhood and what people value about the neighborhood.

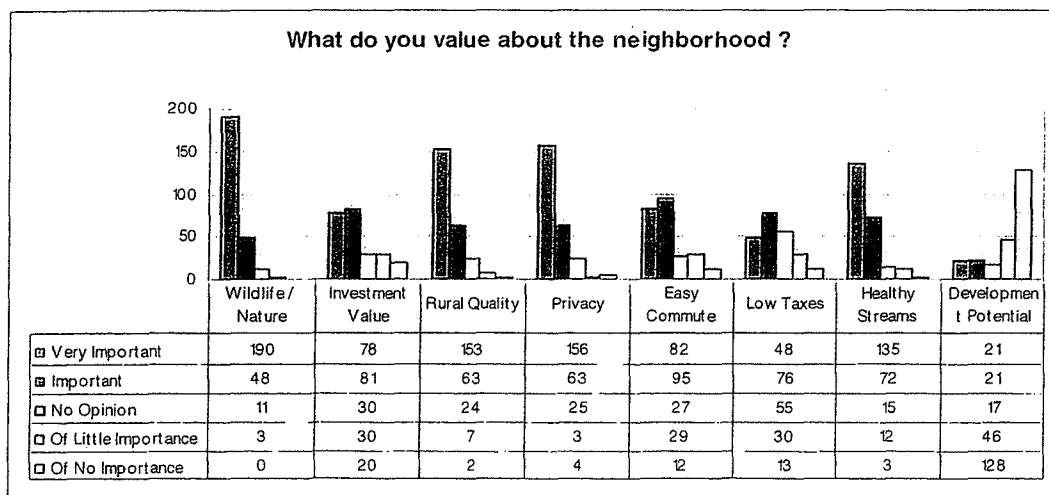
The surveys were mailed on March 8, 2006. The mailing included a cover letter, the survey, a legal sized full color neighborhood map, and a return envelope (without postage). The map was created for FPNA by Metro's Data Resource Center based on their Nature in Neighborhoods habitat inventory and also includes neighborhood boundaries, major streets, and the UGB.

The survey was mailed to 1255 valid addresses, and response was requested by March 18, 2006. A total of 261 surveys were returned by April 14, 2006, for a return rate of $261 / 1255 = 20.8\%$

The first question in the survey was:
"How do you feel about further expansion of the Urban Growth Boundary into the Forest Park Neighborhood?" There were 239 conclusive responses to this question, with 84% of respondents opposing UGB expansion and only 13% of respondents supporting UGB expansion.



The next section asked "What do you value about the neighborhood?"



I would like to generally commend the Metro COO Michael Jordan's recommendations on Urban and Rural Reserves in the Washington County region. I believe his ideas on protecting our county's important agricultural resource lands to the greatest extent possible reflects vision and is vital to our collective future.

For the past month I've been doing web soil analyses on much of the agricultural land in Washington County. I testified before you last month regarding the valuable agricultural lands in Helvetia. In talking to community elders, I found that most consider Valle Vista Drive to be the eastern border of Helvetia, with an extension south to complete the eastern border. I found that using this as Helvetia's eastern border, Helvetia has a remarkable soil profile, with 10.0% of its lands as Class I Willamette Silt Loam, and 65.1% of the remaining acreage in Class II soils. Thus 75% of its total land base are Class I or II soils. All of these soils are described as of high fertility in the Soil Survey of Washington County and have approximately 9-12 inches of available in-soil water capacity thus making irrigation unnecessary to grow many high value crops.

I want to call your attention to two other important sub-areas that deserve special protection. The first is the South West portion of Helvetia. It is north of the Sunset Highway, and bounded by Jackson School Road on the west, West Union Road on the north and Helvetia Road on the east. This subarea of Helvetia may have the best soil profile in Washington County, with 20 % of its land in Class I Willamette Silt loam, and 84% of its soils as Class I or II soils, including Amity, Aloha, and Woodburn silt loams. To put this into perspective the county's proposed agricultural Rural Reserve lands to the west, South of the Sunset and Tillamook Highways, while having good overall soil profiles, only have approximately 2.5% of their soils as Class I soils. Southwest Helvetia is wisely recommended for protection in the Metro COO's report.

The second subarea that deserves protection is not earmarked for rural preservation in the report. This is the area directly to the south of the Sunset with Waible Creek as its south border, and McKay Creek as its western border. 7.4% of these lands are Class I Willamette Silt Loam and 67% are Class II. McKay and Waible Creeks are valuable riparian areas. The lands to the south of Waible Creek, while valuable, are more heavily impacted by Hillsboro and could be released for tech industry.

Greg Mecklem

12995 NW Bishop Road

Helvetia, Oregon



092309 rsc-05

WASHINGTON COUNTY OREGON

September 23, 2009

To: Reserves Steering Committee and Core 4

From: Washington County staff on behalf of the Washington County Reserves
Coordinating Committee

**Subject: Washington County Reserves Coordinating Committee Recommendations for Urban
and Rural Reserves**

Recommendation

The Washington County Reserves Coordinating Committee (WCRCC), on September 8, 2009 voted 11 to 2 in support of the revised staff recommendation for the following Urban and Rural Reserves within the Washington County Reserves Study Area:

- Urban Reserves – Approximately 34,300 acres are recommended for designation as urban reserves (*orange colored areas on the attached map.*) (The approximately 200 acre increase from the September 8 meeting is due to minor mapping adjustments.)
- Rural Reserves – Approximately 109,750 acres are recommended for designation as rural reserves (*green colored areas on the attached map.*)
- Un-designated lands remaining in the Washington County Reserves Study Area of approximately 27,200 acres (*white areas on the attached map.*)

Staff recommendations were provided with cooperation of the WCRCC's Project Advisory Committee¹. The recommendations include refinements as discussed at the September 8 WCRCC meeting (clarification of City of Sherwood's and City of Tigard's areas under review and removing a buffer area from urban reserves consideration between the City of North Plains and the City of Hillsboro.) A further approximately 200 acre adjustment is included as a result of final re-mapping of cities' area of interest that occurred after the September 8 meeting.

These recommendations are based upon application of the "Factors" in the Oregon Administrative Rules under OAR 660-027. These "Factors" guided staff's efforts in determining the suitability of lands as either Urban Reserves or Rural Reserves. Application of the factors is discussed in detail in the accompanying staff report.

The recommendations also are based upon a determination of potential land need for residential and employment demands over the next 40 – 50 years. Each of the cities provided their aspirations including how they could plan to accommodate future growth. Those aspirations identify what their existing capacity is to absorb growth and how they would use expanded lands to complete their communities.

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



WASHINGTON COUNTY OREGON

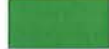


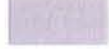



Public input leading to the WCRCC recommendation included more than 1250 comments, testimonies and petition signatures. In addition, the Washington County Farm Bureau provided their aspirations and comments on the August 3 Staff Report. A public hearing held on August 20, 2009 provided opportunity for more than 250 attendees to review the current recommendations, talk with staff from the county and the cities involved, and offer testimony before the WCRCC. All input was considered in development of the accompanying staff report and WCRCC recommendation.

Included in the report are a series of issues papers providing responses to several community-identified concerns with the recommendations or with the analysis process. The issue papers address the following topics:

- How the County meets its public involvement responsibilities
- How the staff utilized successive revisions from Metro of the Natural Landscape Features Inventory
- How soils were analyzed in the Helvetia area
- How existing urban industrial land uses are best utilized
- What the effect of un-designated lands has on property owners
- Why staff approached inventories from the Oregon Department of Agriculture different from the Oregon Department of Forestry
- How staff arrived at growth and future land needs estimates
- How cultural and historic features were addressed
- Staff's response to the Helvetia area's justification for rural reserve designation
- Staff's response to the Helvetia area's rebuttal to urban reserves designation
- Staff's response to Farm Bureau concerns to proposed reserve designations
- How transportation infrastructure costs are considered in the designation process

Washington County

Recommended Rural and Urban Reserves

-  Recommended Rural Reserve
-  Recommended Urban Reserve
-  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.



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