

 Metro | Agenda ***Note early start time**

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, January 27, 2010
Time: **4 to 7 p.m.***
Place: Council Chambers

4 PM	1.	<u>CALL TO ORDER</u>	Shane Bemis Chair
4:02 PM	2.	<u>SELF INTRODUCTIONS & COMMUNICATIONS</u>	Shane Bemis, Chair
4:05 PM	3.	<u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u>	
4:10 PM	4.	* Consideration of the MPAC Minutes for January 13, 2010	Shane Bemis, Chair
4:20 PM	5.	<u>COUNCIL UPDATE</u>	
	6.	<u>ACTION ITEMS</u>	
4:25 PM	6.1	* Ordinance No. 10-1231, For the Purpose of Determining Financial Resources to Increase the Supply of Affordable Housing is a Matter of Metropolitan Concern – <u>RECOMMENDATION TO THE METRO COUNCIL REQUESTED</u>	Robert Liberty, Councilor
	7.	<u>INFORMATION / DISCUSSION ITEMS</u>	
4:50 PM	7.1	Urban and Rural Reserves Update and Discussion of Draft Intergovernmental Agreements – <u>DISCUSSION / COMMENT</u>	Carl Hosticka, Councilor John Williams
	7.1.a	• Purpose of discussion	
	7.1.b	• Review of questions identified by Core 4 : <ul style="list-style-type: none">○ Options for Area 1F: Should this area be designated urban or rural and what is the best way to create a visual buffer along Highway 26?○ Options for areas 3A, 4A, 4D and 5E: Should these areas be designated urban reserve instead of higher quality agricultural land in another part of the region?○ Options for area 8D: Should this area be left undesignated to allow the City of North Plains to consider it for future growth, or should it be designated a rural reserve?○ Options for areas 9A and 9B: Should these areas be urban, rural or undesignated?○ Options for areas 9C and 9F: Should these areas be designated rural or left undesignated?	
	7.1.c	• Receive a verbal update on public comments received at the open houses and public hearings held in January.	

- 7.1.d * • Discuss the IGA and five option areas identified by Core 4, considering the questions posed at Jan. 13 MPAC meeting:
1. What time period (40 years or 50 years or some point in between) should the Metro Council and three counties focus on?
 2. What is the right amount of acreage for urban reserves and how should that land be distributed around the region?
 3. What amount and regional balance of employment lands is appropriate?
 4. Are the proposed rural reserves in the right places and at the right scale to protect farms, forests and natural areas?
 5. Will the proposed urban and rural reserves fit within our efforts to make great communities?
 6. Is it appropriate to utilize binding conditions as part of reserve designations to implement our current thinking on the future use of reserve areas?

Objective: Advise the Metro Council and the Core 4 on the IGA package that the Core 4 will consider on Feb. 8.

6:50 PM 8. **MPAC MEMBER COMMUNICATION**

7 PM 9. **ADJOURN**

Shane Bemis, Chair

* Material available electronically.

** Materials will be distributed electronically prior to the meeting.

Material provided at meeting.

All material will be available at the meeting.

*For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.
To check on closure or cancellations during inclement weather please call 503-797-1700x.*



2010 MPAC Tentative Agendas

Tentative as of January 20, 2010

<p><u>MPAC Meeting</u> January 13</p> <ul style="list-style-type: none"> • Nominations and election of 2010 officers (action) • Reserves update and draft intergovernmental agreements (IGAs) (discussion) • Affordable Housing as a Matter of Metropolitan Concern (discussion) 	<p><u>MPAC meeting</u> January 27</p> <ul style="list-style-type: none"> • Affordable Housing as a Matter of Metropolitan Concern (recommendation to council) • Reserves – draft IGAs, maps (discussion)
<p><u>MPAC Meeting</u> February 10</p> <ul style="list-style-type: none"> • Reserves IGAs, maps (recommendation to council) 	<p><u>MPAC meeting</u> February 24</p> <ul style="list-style-type: none"> • Achieving Sustainable Compact Development: New Tools and Approaches for Developing Centers and Corridors (discussion) • Performance Measures Update (discussion) • Regional Transportation Plan: Sunset of the Columbia River Crossing project
<p><u>MPAC Meeting</u> March 10</p> <ul style="list-style-type: none"> • Final draft Regional Transportation Plan, functional plan amendments and alternative mobility standards • Center and corridor changes 	<p><u>MPAC Meeting</u> March 24</p> <p><u>March 2010 – Joint IPACT/MPAC Retreat (Tentative)</u></p> <ul style="list-style-type: none"> • Climate Change Prosperity Project review • Greenhouse gas, University of Oregon climate change study, etc. • House Bill 2001 Greenhouse Gas Scenarios work program - Discussion/direction • Metropolitan Transportation Improvement Program (MTIP)/State Transportation Improvement Program (STIP) policy direction
<p><u>MPAC Meeting</u> April 14</p> <ul style="list-style-type: none"> • Local governments propose local efficiency measures that can be counted towards closing capacity gap 	<p><u>MPAC Meeting</u> April 28</p>

<p><u>MPAC Meeting</u> May 12</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis (discussion) • Regional Framework Plan/Urban Growth Management Functional Plan Amendments (discussion) • Performance measures 	<p><u>MPAC Meeting</u> May 26</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis (discussion) • Regional Framework Plan/Urban Growth Management Functional Plan Amendments (discussion) • Performance measures
<p><u>MPAC Meeting</u> June 9</p> <ul style="list-style-type: none"> • 2035 RTP (recommendation to council) • Capacity tradeoff analysis • Regional Framework Plan/Urban Growth Management Functional Plan Amendments • Performance measures 	<p><u>MPAC Meeting</u> June 23</p> <ul style="list-style-type: none"> • Capacity tradeoff analysis • Regional Framework Plan/Urban Growth Management Functional Plan Amendments • Performance measures
<p><u>MPAC Meeting</u> July 14</p>	<p><u>MPAC Meeting</u> July 28</p>
<p><u>MPAC Meeting</u> August 11</p>	<p><u>MPAC Meeting</u> August 25</p>
<p><u>MPAC Meeting</u> September 8</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> September 22</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> October 13</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> October 27</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments

<p><u>MPAC Meeting</u> November 10</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (discussion) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments 	<p><u>MPAC Meeting</u> November 17</p> <ul style="list-style-type: none"> • Draft Ordinance to meet 20-year forecasted growth (recommendation to council) <ul style="list-style-type: none"> • Investment Strategy • Actions to meet forecasted growth • Regional Framework Plan/Urban Growth Management Functional Plan amendments
<p><u>MPAC Meeting</u> December 15</p>	



METRO POLICY ADVISORY COMMITTEE
January 13, 2010
Metro Regional Center, Council Chambers

MEMBERS PRESENT

Tom Brian, Chair
Sam Adams
Shane Bemis, Vice Chair
Matt Berkow
Jody Carson
Nathalie Darcy
Dennis Doyle
Amanda Fritz
Jack Hoffman
Carl Hosticka
Dick Jones
Charlotte Lehan, Second Vice Chair
Robert Liberty
Keith Mays
Rod Park
Wilda Parks
Alice Norris
Judy Shiprack
Rick VanBeveren
Mike Weatherby
Jerry Willey

AFFILIATION

Washington Co. Commission
City of Portland
City of Gresham, representing Multnomah Co. 2nd Largest City
Multnomah Co. Citizen
City of West Linn, representing Clackamas Co. Other Cities
Washington Co. Citizen
City of Beaverton, representing Washington Co. 2nd Largest City
City of Portland
City of Lake Oswego, representing Clackamas Co. Largest City
Metro Council
Clackamas Co. Special Districts
Clackamas Co. Commission
Metro Council
City of Sherwood, representing Washington Co. Other Cities
Metro Council
Clackamas Co. Citizen
City of Oregon City, representing Clackamas Co. 2nd Largest City
Multnomah Co. Commission
TriMet Board of Directors
City of Fairview, representing Multnomah Co. Other Cities
City of Hillsboro, representing Washington Co. Other Cities

MEMBERS EXCUSED

Ken Allen
Richard Burke
Pat Campbell
Charlynn Newton
Steve Stuart
Richard Whitman
Dilafruz Williams

AFFILIATION

Port of Portland
Washington Co. Special Districts
City of Vancouver
City of North Plains, City in Washington Co. outside UGB
Clark Co., Washington Commission
Oregon Dept. of Land Conservation & Development
Governing Body of School Districts

ALTERNATES PRESENT

Laura Hudson
Meg Fernekees

AFFILIATION

City of Vancouver
Oregon Dept. of Land Conservation & Development

STAFF: Dick Benner, Dan Cooper, Councilor Kathryn Harrington, Milena Hermansky, Kelsey Newell, Ken Ray, Randy Tucker, Andy Shaw, John Williams.

1. CALL TO ORDER AND DECLARATION OF A QUORUM

Chair Tom Brian declared a quorum and called the meeting to order at 5:11 pm.

2. SELF INTRODUCTIONS AND COMMUNICATIONS

Audience and committee members introduced themselves.

3. CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS

There were none.

4. CONSENT AGENDA

Consideration of MPAC minutes for December 9, 2009

Annual appointment of MTAC members:

MOTION: Mayor Alice Norris moved, and Mayor Mike Weatherby seconded, to approve the consent agenda.

ACTION TAKEN: With all in favor, the motion passed.

5. COUNCIL UPDATE

Metro Councilor Robert Liberty updated the committee on:

- Metro recently acquired a 1,143 acre parcel in Chehalem Ridge with funds from the 2006 voter-approved natural areas bond measure program; and
- Metro received 28 project funding requests from local governments, totaling \$6.8 million, as part of the Construction Excise Tax planning grant program; and
- The Metro Council will consider two transportation-related resolutions: one setting forth phasing and priorities for multi-modal corridor planning, and another designating I-5/Barbur as the next regional priority to advance High Capacity Transit corridor shortly.

6. ACTION ITEMS

6.1 Nomination and Election of 2010 MPAC Officers

Chair Tom Brian announced, on behalf of the MPAC nominating committee, the following 2010 MPAC officer nominees:

- Mayor Shane Bemis of Gresham, Chair;
- Commissioner Charlotte Lehan of Clackamas County, First Vice-Chair; and
- Mayor Jerry Willey of Hillsboro, Second Vice Chair.

MOTION: [*Item not recorded*] moved, and Commissioner Amanda Fritz seconded, to approve the nomination and election of 2010 MPAC officers.

ACTION TAKEN: With all in favor, the motion passed.

Commissioner Tom Brian presented the gavel to Mayor Shane Bemis, the newly elected Chair.

7. INFORMATION/DISCUSSION ITEMS

7.1 Urban and Rural Reserves update and discussion of draft intergovernmental agreements.

Mr. John Williams of Metro provided a brief update on the Urban and Rural Reserves (URR). On Dec. 17, 2009, the Metro Council approved a resolution that released the Core 4 draft intergovernmental agreement (IGA) and draft map of proposed URR for public comment through Jan. 22, 2010. A series of open houses and public hearings have been scheduled for January 11th to January 21st.

MPAC is scheduled to discuss the URR and make a recommendation to the Metro Council on January 27th and February 10th respectively. The Metro Council is scheduled to consider the final resolution to adopt IGAs with each of the counties in late February and to adopt implementing ordinances in spring 2010.

Mr. Dick Benner of Metro briefly reviewed the legal details of the proposed reserves intergovernmental agreement. Topics discussed include:

- The processes by which Metro and the counties will formally adopt urban and rural reserves, respectively; and
- Differences between Draft 4 of the IGAs (included in the meeting packet) and Draft 5.

Committee discussion included:

- Concern regarding the loss of farmland and natural resources to proposed Urban Reserves and emphasis on the importance of creating balance between farmland and industry;
- The Agriculture and Natural Resource Coalition's map of proposed Reserve areas;
- Whether a forty versus fifty-year timeframe is more appropriate for Reserves;
- The process for expanding the Urban Growth Boundary (UGB) into Urban Reserves;
- The potential for Metro to impose conditions upon which Urban Reserves may be used once brought into the UGB (e.g. employment, industrial, or residential uses);
- The importance of providing future local governments with flexibility in land-use decisions; and
- Concern with the fast-paced public involvement and decision-making timelines.

For organizational purposes, the committee agreed to focus on the following eight unresolved issues at their January 27th meeting:

1. What time period should the region use to plan the reserves?
2. Is the amount of acreage important and if so, what is the right amount?
3. How are employment and employment lands being addressed?
4. How much and what farmland should be in the urban reserves? How much is foundation farmland?
5. To what extent should the region designate rural reserves versus undesignated lands? Too big? Too little?
6. How does this fit with the region's efforts to build great communities in the existing urban growth boundary (UGB) and in the urban reserves areas if and when they are added to the UGB?
7. Spatial orientation of Reserves throughout the region.
8. Conditions.

7.2 Funding Affordable Housing as a Matter of Metropolitan Concern.

Councilor Liberty briefed the committee on a draft ordinance which would declare affordable housing a matter of metropolitan concern. MPAC's recommendation of this ordinance, pending Metro Council approval, would provide Metro with the authority to use funds in Metro's budget for affordable housing in the region. Councilor Liberty encouraged members to review the ordinance prior to the January 27th MPAC discussion and action.


8. MPAC MEMBER COMMUNICATIONS

There were none.

9. ADJOURN

Chair Shane Bemis adjourned the meeting at 7:07 pm.

Respectfully submitted,


Milena B. Hermansky
Recording Secretary

ATTACHMENTS TO THE PUBLIC RECORD FOR JANUARY 13, 2010:

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

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
	Document	01/11/2010	2010 MPAC Tentative Agenda - Updated	011310j-01
4.	Memo	01/13/2010	Re: 2010 MTAC Nominees for MPAC approval	011310j-02
7.1	PowerPoint	01/13/2010	Urban and Rural Reserves Update	011310j-03
7.1	Document	01/11/2010	Core-4 Reserves Status	011310j-04
7.1	Map	01/13/2010	Urban and Rural Reserves Regional Map	011310j-05
7.1	Map	01/11//2010	Agriculture and Natural Resources Coalition Proposed Reserve Areas	011310j-06
7.1	Graph	09/2009	COO Recommendation on Regional Urban Reserves	011310j-07
7.1	Document	01/13/20010	January 2010 Reserves Open House & Hearing Schedule	011310j-08
7.1	Letter	12/16/2009	From Metro Councilors to Clackamas County Commission re: Stafford	011310j-09
7.1	Letter	01/11/2010	From City of Portland to Metro Council re: Testimony on Urban and Rural Reserves	011310j-10
7.1	E-mail	01/11/2010	From Mayor Sam Adams re: Reserves testimony	011310j-11
7.2	Document	01/07/2010	Ordinance No. 10-1231	011310j-12

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF DETERMINING THAT) ORDINANCE NO. 10-1231
PROVIDING FINANCIAL RESOURCES TO)
INCREASE THE SUPPLY OF AFFORDABLE)
HOUSING IS A MATTER OF METROPOLITAN) Introduced by Councilor Robert Liberty
CONCERN)

WHEREAS, Section 4 of the Metro Charter, entitled “Jurisdiction of Metro,” provides that, “Metro has jurisdiction over matters of metropolitan concern. Matters of metropolitan concern include the powers granted to and duties imposed on Metro by current and future state law and those matters the Council by ordinance determines to be of metropolitan concern. The Council shall specify by ordinance the extent to which Metro exercises jurisdiction over matters of metropolitan concern”; and

WHEREAS, Section 7 (1) of the Metro Charter, entitled “Assumption Ordinance,” provides that “The Council shall approve by ordinance the undertaking by Metro of any function not authorized by Sections 5 and 6 of this charter. The ordinance shall contain a finding that the function is of metropolitan concern and the reasons it is appropriate for Metro to undertake it”; and

WHEREAS, Fundamental 7 of the Metro Council’s Regional Framework Plan charges Metro to “Enable communities to provide diverse housing options for all residents by providing a mix of housing types as well as affordable housing in every jurisdiction”; and

WHEREAS, Chapter 1.3.1 Housing Choice of Metro’s Regional Framework Plan states that it is the policy of the Metro Council to encourage affordable housing opportunities in the Metro Area by addressing current and future supply of affordable housing production goals; and

WHEREAS, Title 7 Housing Choice of Metro Code Chapter 3.07 Urban Growth Management Functional Plan, Metro Code Section 3.07.750 Technical Assistance, encourages cities and counties to take advantage of the programs of technical and financial assistance provided by Metro to help achieve the goal; and

WHEREAS, on January 25, 2007, the Metro Council amended and adopted the Regional Framework Plan and the Metro Code, via Ordinance No. 06-1129B, which took effect on April 25, 2007 (“For the Purpose of Amending the Regional Framework Plan to Revise Metro Policies on Housing Choice and Affordable Housing and Amending Metro Code Sections 3.07.710 through 3.07.760 to Implement the New Policies”); and

WHEREAS, the Metro Council has acknowledged that continued and accelerated population growth is likely to negatively affect the availability and affordability of housing in the Metro Area, and that the lack of sufficient funding for affordable housing remains a major barrier to the production of affordable housing; and

WHEREAS, it is the Metro Council’s goal that the Metro Area grow and reinvest in ways that assure a high quality of life for residents of all incomes, races and ethnicity, including the development and preservation of housing affordable to families and individuals of modest means in mixed-use, walkable neighborhoods close to services and public transit; and

WHEREAS, on June 26, 2008, the Metro Council adopted Metro Resolution No. 08-3940 (“For the Purpose of Affirming a Definition of a “Successful Region” and Committing Metro to Work with Regional Partners to Identify Performance Indicators and Targets and to Develop a Decision-Making Process to Create Successful Communities”), establishing six defining measures of a successful region, one of which seeks to minimize geographic concentrations of poverty, by providing affordable housing choices in centers and corridors, such that the benefits and the burdens of growth and change are distributed equally; and

WHEREAS, at regular meetings on November 28, 2007 and February 13, 2008, MPAC [Metro Policy Advisory Committee] discussed Metro’s Housing Need Study, the Metro Region’s Affordable Housing Inventory, and the proposed \$10 million Regional Housing Choice Revolving Fund, which was later established by Metro Council ordinance adopting a June, 2008 budget amendment, and committing \$1 million in seed money from Metro limited duration funds, contingent on a \$9-19 million match from public, private, and charitable partners, and

WHEREAS, the national economic crisis and associated collapse of the housing boom made it impossible to complete the matching program needed to establish the Regional Housing Choice Revolving Fund; and

WHEREAS, on June 25, 2009, the Metro Council adopted the Metro FY 2009-10 budget via Resolution No. 09-1215B (“Adopting the Annual Budget for Fiscal Year 2009-10, Making Appropriations, Levying Ad Valorem Taxes, Authorizing an Interfund Loan and Declaring an Emergency”), and determined to use the remaining limited duration fund to provide regional funding for affordable housing, to accomplish some key objectives of the regional housing choice implementation strategy; and

WHEREAS, the Metro Council has identified \$850,000 of limited duration funds that is available for loans for a term up to five years that aid in the construction of ownership or rental housing for persons and families of below average incomes in the centers, corridors and station areas designated for growth in Metro’s 2040 Regional Framework Plan, with such available for uses such as pre-development work, land acquisition and construction; and

WHEREAS, in determining that providing regional funding for affordable housing is a matter of metropolitan concern, Metro will not exercise any authority to direct or regulate local government efforts to provide such funding, in order to avoid providing or regulating any existing service provided by local governments; and

WHEREAS, pursuant to Section 7(3) of the Metro Charter, “Assumption of Other Service Functions, the [Metro] Council shall seek the advice of the [Metro Policy Advisory Committee] MPAC before adopting an ordinance authorizing provision or regulation by Metro of a service, which is not a local government service”; and

WHEREAS, in accord with the provisions of the Metro Charter, MPAC’s advice has been sought for this ordinance, and MPAC advises approval; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. In accord with Section 4 of the Metro Charter, Metro Council finds that providing Metro funding for increasing the Metro Area’s supply of affordable housing is a function of metropolitan concern.

2. In accord with Section 7(1) of the Metro Charter, this finding is supported and justified by the legislation cited in the preceding recitals and by Metro Council's findings contained in the Regional Housing Choices Implementation Strategy report accepted by the Metro Council in March 2006, which recommended that Metro should direct effort towards development of new resources for affordable housing and advocate for increased funding at the Federal, State, and regional levels.

3. The Metro Council directs that Metro should not exercise any authority to direct or regulate local government efforts to provide such funding and therefore finds that Metro is not providing or regulating any existing service provided by local governments. In accord with Section 7(2) of the Metro Charter, Metro Council finds that this ordinance is therefore not subject to approval by either the Metro Policy Advisory Committee or the voters of the Metro Area.

4. In accord with Sections 4 and 7 of the Metro Charter, Metro Council hereby undertakes jurisdiction over increasing the Metro Area's supply of affordable housing, by utilizing Metro funds to provide short-term loans to assist in the development of additional affordable housing in the Metro Area.

ADOPTED by the Metro Council this _____ day of _____ 2010.

David Bragdon, Council President

Attest:

Approved as to Form:

Tony Andersen, Recording Secretary

Daniel B. Cooper, Metro Attorney

STAFF REPORT

Date: December 29, 2009

Prepared by: Kayla Mullis and Ina Zucker

813-7554; 797-1543

BACKGROUND

This ordinance declares affordable housing an issue of metropolitan concern, and authorizes Metro to spend funds to provide short-term loans to assist in the development of additional affordable housing in the Metro area.

The funds in question were approved when the Metro Council adopted the FY2009-10 budget which included the use of remaining limited duration funds to provide regional funding for affordable housing. Specifically the use of these funds was approved to accomplish key objectives of the Regional Housing Choice Implementation Strategy report, accepted by the Metro Council in March 2006, which recommended that Metro develop new resources for affordable housing and advocate for increased funding at federal, state and regional levels. The funds were originally part of \$1 million in seed money that the Metro Council approved for the FY2008-09 budget, and were contingent on finding matching fund of \$9-19 million from public, private and charitable partners. This was known as the Regional Housing Choice Revolving Fund. When the expected matching contributions were not forthcoming, the Metro Council approved use of \$850,000 of the original \$1 million to establish a revolving loan fund for affordable housing that will provide short-term loans for pre-development work, land acquisition and construction. This is now known as the Regional Housing Choice Revolving Loan Fund.

The Metro Council's decision to allocate these funds was rooted in a series of actions that recognize affordable housing supply as an important issue in the region and include:

- Fundamental 7 of the Metro Council's Regional Framework Plan which charges Metro to "enable communities to provide diverse housing options for all residents by providing a mix of housing types as well as affordable housing."
- Chapter 1.3.1 of the Regional Framework Plan which states that it is the policy of the Metro Council to encourage affordable housing opportunities by addressing current and future supply of affordable housing production goals.
- Resolution No. 08-3940, adopted by the Metro Council in June 2008, which established six defining measures of a successful region, one of which seeks to minimize geographic concentrations of poverty by providing affordable housing choices in centers and corridors in order to equitably distribute the benefits and burdens of growth and change.
- Title 7 of the Urban Growth Management Functional Plan, codified to be part of the Metro code in 2007, entitled Housing Choice which establishes voluntary affordable housing production goals to be adopted by local governments, and encourages cities and counties to take advantage of Metro programs to help "achieve the goal of increased production and preservation of housing choices and affordable housing."

Ordinance No. 10-1231 will officially recognize affordable housing as a matter of metropolitan concern, and directs the Metro Council to undertake jurisdiction over increasing the Metro area's supply of affordable housing by utilizing Metro funds to provide short-term loans to assist in developing affordable housing.

ANALYSIS/INFORMATION

1. **Known Opposition:** None known.
2. **Legal Antecedents:** Sections 4 and 7 of the Metro Charter provide that Metro has jurisdiction over "matters of metropolitan concern," including those matters the Council determines to be of metropolitan concern by ordinance. Such an ordinance shall contain a finding that a function is of metropolitan concern and the reasons for which it is appropriate to be undertaken by Metro. As outlined above, the Metro Council has approved legislation supporting affordable housing in accepting the Regional Housing Choices Implementation Strategy report in March 2006, including Fundamental 7 and chapter 1.3 in the Metro Council's Regional Framework Plan, amending the Regional Framework Plan by adopting Title 7 on Housing Choice by ordinance in 2007, by adopting six defining measures of a successful region in 2008 and including a measure that focuses on affordable housing, and by approving the Regional Housing Choice Revolving Fund in the FY 2008-09 budget.
3. **Anticipated Effects:** The Metro Council will undertake jurisdiction over increasing the Metro area's supply of affordable housing by utilizing Metro funds to provide short-term loans to assist in the development of additional affordable housing in the Metro area.
4. **Budget Impacts:** Future revenues and expenditures associated with the implementation of a short-term loan program to assist in development of affordable housing will be determined as part of the budget process.

RECOMMENDED ACTION

The Office of the Metro Attorney and staff recommend the adoption of Ordinance No. 10-1231.

January 20, 2010

To: MPAC members and alternates
From: Mayor Shane Bemis, MPAC chair
Re: Discussion of urban and rural reserves at Jan. 27 and Feb. 10 meetings

As a follow-up to our discussion about urban and rural reserves at our last meeting on January 13, I want to provide clear direction on what we need to achieve to provide guidance to the Metro Council and Core 4 on the completion of intergovernmental agreements.

I am attaching a memo from Metro staff that outlines the proposed agendas for our January 27 and February 10 meetings and the issues to address. My goal for the January 27 meeting is for MPAC to provide the Metro Council and Core 4 with guidance on the development of the final reserves IGA. At the February 10 meeting, we will need to provide the Metro Council with our recommendation on the final reserves proposal from the Core 4.

Many of the policy and suitability questions around reserves have been raised and discussed through the Reserves Steering Committee over the past two years, and many of us were part of those discussions. The Core 4, at its meeting on December 16, outlined some areas for which there is currently no consensus and further guidance is needed. That is where I would like to focus our discussion on January 27.

The attached memo from Metro staff outlines the key areas to address as identified by Core 4 and the six issues and questions that were raised by Councilor Liberty and others at our last meeting. I hope this information is helpful to you as you prepare for these upcoming meetings. Please direct any questions or concerns about this material to John Williams (john.williams@oregonmetro.gov, 503-797-1635) or Andy Cotugno (andy.cotugno@oregonmetro.gov, 503-797-1763) on Metro staff. Thank you.

 Metro | *Memo*

Date: January 19, 2010
To: Mayor Shane Bemis, MPAC chair
From: Andy Cotugno and Robin McArthur
Cc: MPAC members and alternates
Re: Discussion of urban and rural reserves at Jan. 27 and Feb. 10 MPAC meetings

In preparation for the discussion of urban and rural reserves at the next two MPAC meetings, we are offering a proposed discussion guideline and set of outcomes for MPAC to consider at each meeting. As noted in John Williams' presentation at the January 13 meeting, the Core 4 is scheduled to complete its work on a proposed intergovernmental agreement (which is attached to this memo) on February 8. The Metro Council and the three boards of county commissioners are scheduled to consider adoption of IGAs by the end of February, with action by the Metro Council currently scheduled for February 25.

To assist MPAC in providing the Metro Council with timely, useful advice prior to final actions on the reserves IGAs in February, we suggest that the next two MPAC meetings focus on the options that the Core 4 has posed to the public. At its meeting on December 16, the Core 4 outlined the following questions for public review and comment:

- Options for Area 1F: Should this area be designated urban or rural and what is the best way to create a visual buffer along Highway 26?
- Options for areas 3A, 4A, 4D and 5E: Should these areas be designated urban reserve instead of higher quality agricultural land in another part of the region?
- Options for area 8D: Should this area be left undesignated to allow the City of North Plains to consider it for future growth, or should it be designated a rural reserve?
- Options for areas 9A and 9B: Should these areas be urban, rural or undesignated?
- Options for areas 9C and 9F: Should these areas be designated rural or left undesignated?

At the January 13 MPAC meeting, MPAC also agreed to discuss six broader questions listed on the next page. Our suggestion is to use those questions to guide discussion about the five options described above. With the completion of the public comment period on the draft IGA on January 22 and the Core 4 action on February 8, we propose to structure the agendas of the next two MPAC meetings as follows:

January 27

- Receive a verbal update on public comments received at the open houses and public hearings held in January.
- Focus on the options presented by Core 4 (listed on the previous page), looking at them through MPAC members' perspectives on the topics raised by Councilor Liberty and others at the January 13 meeting:
 1. What time period (40 years or 50 years or some point in between) should the Metro Council and three counties focus on?
 2. What is the right amount of acreage for urban reserves and how should that land be distributed around the region?
 3. What amount and regional balance of employment lands is appropriate?
 4. Are the proposed rural reserves in the right places and at the right scale to protect farms, forests and natural areas?
 5. Will the proposed urban and rural reserves fit within our efforts to make great communities?
 6. Is it appropriate to utilize binding conditions as part of reserve designations to implement our current thinking on the future use of reserve areas?

The desired outcome for this meeting would be MPAC's guidance to the Metro Council and its Core 4 representative (as well as the other Core 4 members seated at the MPAC table) on the elements of the IGA package that the Core 4 will consider on February 8.

February 10

Discuss the recommended IGA from the February 8 Core 4 meeting, through the lens of the questions listed above, and provide a formal recommendation to the Metro Council. MPAC's options include:

- Recommend the Metro Council adopt the IGA as presented
- Recommend the Metro Council adopt the IGA with specific amendments
- Recommend specific principles or conditions to guide the Metro Council's consideration of the IGA
- Recommend the Metro Council reject the proposed IGA
- No recommendation at all

Please contact either of us or John Williams if you have any questions about this proposed approach. Thank you.

DRAFT 5
January 6, 2010
Intergovernmental Agreement
Between Metro and XXXX County
To
Adopt Urban and Rural Reserves

This Agreement is entered into by and between Metro and XXXX County pursuant to ORS 195.141 and 190.003 to 190.110 for the purpose of agreeing on the elements of an ordinance to be adopted by Metro designating Urban Reserves and of an ordinance to be adopted by XXXX County designating Rural Reserves, all in XXXX County.

PREFACE

This agreement will lead to the designation of Urban Reserves and Rural Reserves. These reserves will become elements of the region’s overall long-term strategy to attain a sustainable and prosperous region. The reserves will work toward that goal in conjunction with other elements of the strategy – focusing investments in our existing communities and using our infrastructure, community assets and urban land efficiently - to achieve the following six outcomes adopted by the Metro Council as endorsed by the Metro Policy Advisory Committee:

- Vibrant Communities
- Economic Prosperity
- Safe and Reliable Transportation
- Leadership on Climate Change
- Clean Air and Water
- Equity

These reserves will provide long-term direction for investments in our communities.

RECITALS

WHEREAS, Metro and Multnomah, Washington and Clackamas Counties (“the four governments”) have declared their mutual interest in long-term planning for the three-county area in which they exercise land use planning authority to ensure the development of Great Communities, to maintain the viability and vitality of the region’s farm and forest industries and to protect the important natural landscape features that limit urban development or help define appropriate boundaries of urbanization; and

WHEREAS, the Oregon Legislature enacted Senate Bill 1011 in 2007, at the request of the four governments and many other local governments and organizations in the region and state agencies, to establish a new method to accomplish the goals of the four governments through long-term planning; and

WHEREAS, Senate Bill 1011, codified at ORS 195.137 to 195.145 (“the statute”), authorizes the four local governments to designate Urban Reserves and Rural Reserves to accomplish the purposes of the statute, which are consistent with the goals of the four governments; and

WHEREAS, the Land Conservation and Development Commission (“LCDC”) adopted rules to implement the statute on January 25, 2008, as directed by the statute; and

WHEREAS, the statute and rules require the four governments to work together in their joint effort to designate reserves and to enter into formal agreements among them to designate reserves in a coordinated and concurrent process prior to adoption of ordinances adopting reserves; and

WHEREAS, the statute and the rules set forth certain factors to be considered in the designation of reserves, and elements to be included in ordinances adopting reserves; and

WHEREAS, the four governments have followed the procedures and considered the factors set forth in the statute and the rule; and

WHEREAS, the four governments have completed an extensive and coordinated public involvement effort; and

WHEREAS, the four governments have coordinated their efforts with cities, special districts, school districts and state agencies in the identification of appropriate Urban and Rural Reserves;

NOW, THEREFORE, Metro and XXXX County agree as follows:

AGREEMENT

- A. **Metro agrees** to adopt the following policies and map and incorporate them in the Regional Framework Plan:
1. A policy that designates as “Urban Reserves” those areas shown as proposed Urban Reserves on Exhibit A, attached to this Agreement.
 2. A policy that determines that the “Urban Reserves” designated by the Regional Framework Plan pursuant to this Agreement are intended to provide capacity for population and employment for the __ years between 2010 and ____, a total of __ years from the date of adoption of the ordinance designating the reserves.
 3. A policy that gives highest priority to Urban Reserves for future addition to the urban growth boundary (UGB).
 4. A map depicting the “Urban Reserves” adopted by Metro and the “Rural Reserves” adopted by XXXX County following this Agreement.

5. A policy that Metro will not add “Rural Reserves” designated by ordinance following this Agreement to the regional UGB for __ years.
 6. A policy that Metro will not re-designate “Rural Reserves” as “Urban Reserves” for __ years.
 7. A policy that Metro will require a “concept plan”, the required elements of which will be specified in the Urban Growth Management Functional Plan in consultation with the county, for an area of Urban Reserves under consideration for addition to the UGB to be completed prior to the addition. Concept plans may address finance, provision of infrastructure, natural resource protection, governance and other elements critical to the creation of great communities.
 8. A policy that Metro will review the designations of urban and rural reserves, in coordination with Clackamas, Multnomah and Washington Counties, within 20 years after the adoption of reserves by the four local governments pursuant to this agreement.
- B. **XXXX County agrees** to adopt the following policies and map and incorporate them in the XXXX County Comprehensive Plan:
1. A policy that designates as “Rural Reserves” the areas shown as proposed Rural Reserves on Exhibit A, attached to this Agreement.
 2. A map depicting the “Rural Reserves” designated by the Comprehensive Plan and the “Urban Reserves” adopted by Metro following this Agreement.
 3. A policy that XXXX County will not include “Rural Reserves” designated pursuant to this Agreement in the UGB of any city in the county for __ years from the date of adoption of the ordinance designating the reserves.
 4. A policy that XXXX County will not re-designate “Rural Reserves” as “Urban Reserves” for a city in the county for __ years from the date of adoption of the ordinance designating the reserves.
 5. A policy that XXXX County will not amend its comprehensive plan or any land use regulation that applies to land designated “Urban Reserve” or “Rural Reserve” to allow uses not allowed, or to allow creation of new lots or parcels smaller than allowed, on the date of adoption of the county ordinance designating reserves, except those uses authorized by amendments to Oregon Revised Statutes or to LCDC rules after adoption of the county ordinance.
 6. A policy that commits the county to participation in development of a “concept plan” for an area of Urban Reserves under consideration for addition to the UGB.

7. A policy that XXXX County will review the designations of urban and rural reserves, in coordination with Metro and XXXX and XXXX Counties, within 20 years after the adoption of reserves by the four local governments pursuant to this agreement.
- C. **XXXX County and Metro agree** to follow this process for adoption of the ordinances that will carry out this Agreement:
1. Each government will hold at least one public hearing on its draft ordinance prior to its adoption.
 2. Metro will hold its final hearing and adopt its ordinance no later than _____, 2010.
 3. XXXX County will hold its final hearing and adopt its ordinance no later than _____, 2010.
 4. If testimony at a hearing persuades Metro or XXXX County that it should revise its ordinance in a way that would make it inconsistent with this Agreement, then it shall continue the hearing and propose an amendment to the Agreement to the other party and to YYYY and ZZZZ Counties.
 5. If XXXX County or Metro proposes an amendment to the Agreement, the two parties will convene [*a meeting of*] the four governments to consider the amendment.
 6. Metro and XXXX County will adopt a common set of findings, conclusions and reasons that explain their designations of “Urban Reserves” and “Rural Reserves” as part of their ordinances adopting the reserves.
 7. Metro and XXXX County will establish, in coordination with XXXX and XXXX Counties, and will adopt a process for making minor revisions to the boundaries between urban reserves and lands not designated rural reserves that can be made at the time of “concept planning” prior to adding urban reserves to the UGB.
 8. Within 45 days after adoption of the last ordinance adopting reserves of the four governments, XXXX County and Metro will submit their ordinances and supporting documents to LCDC in the manner of periodic review.

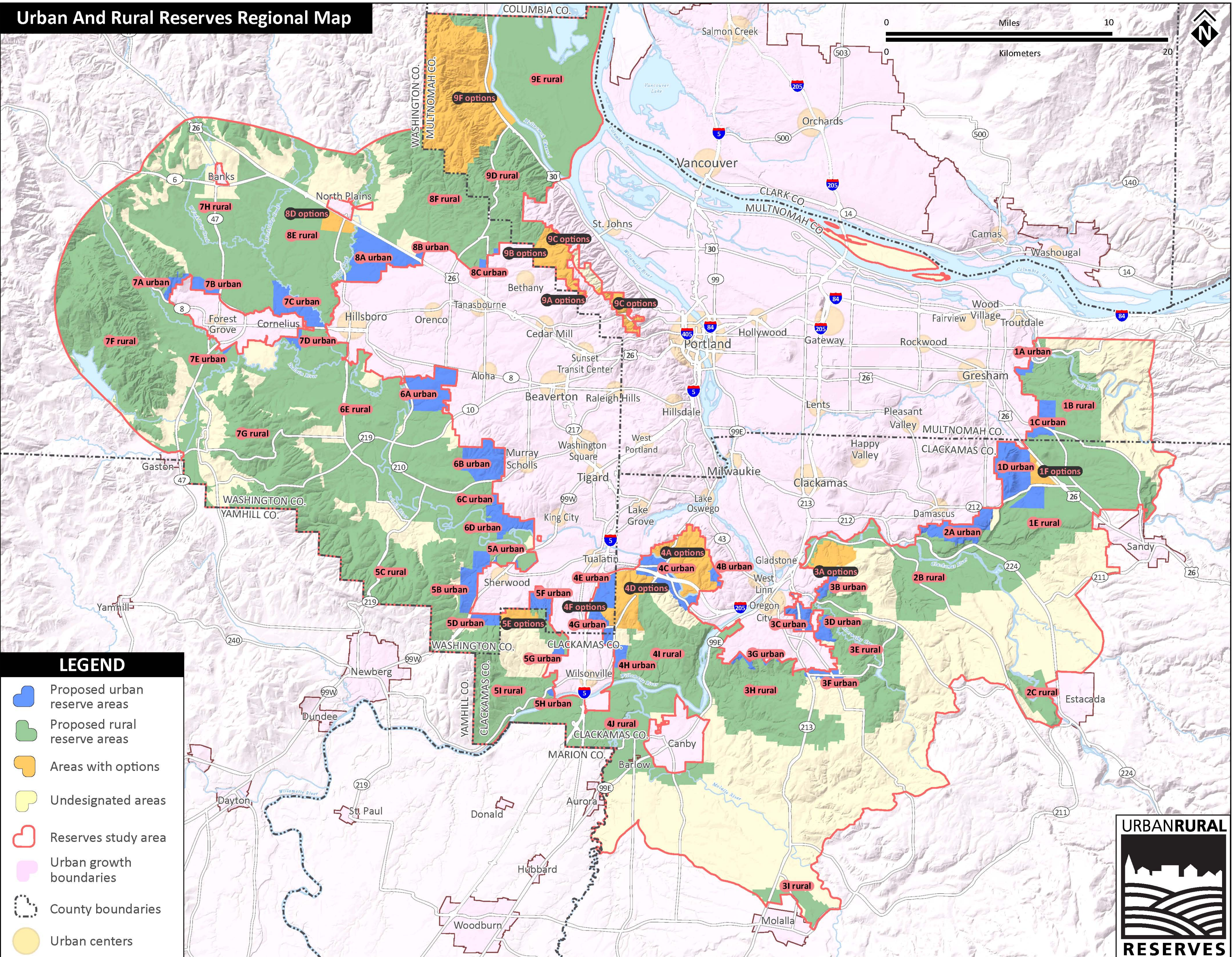
XXXX COUNTY

METRO

Chair, XXXX County
Board of Commissioners

Council President

Urban And Rural Reserves Regional Map



LEGEND

-  Proposed urban reserve areas
-  Proposed rural reserve areas
-  Areas with options
-  Undesignated areas
-  Reserves study area
-  Urban growth boundaries
-  County boundaries
-  Urban centers





Core 4 Reserves Status

Date: January 11, 2010

Urban Reserve Proposal for Public Comment

Identifier	Location	Approx. Acreage
1A	Troutdale, SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	186
1C	East of Gresham, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	855
1D	Boring/Damascus area, south and west of Hwy 26 (including rural buffer). Includes community of Boring north of SE Kelso Rd	2,691
2A	Damascus, south & southeast of City to bluff and Noyer Creek area	1,576
3B	Oregon City, east of City centered on S Holcomb Blvd.	384
3C	Oregon City, Newell Canyon area	696
3D	Oregon City, east of City centered on S Maple Lane Rd	486
3F	South of Oregon City Centered on S Henrici Rd.	362
3G	Oregon City, three 'bench' areas south of City	220
4B	Stafford/West Linn, small area adjacent to SW Rosemont & SW Solano Rd	162
4C	Stafford, linear strip centered on SW Borland Rd	1,362
4E	Norwood Rd area, north of SW Frobase Rd, east of I-5, & west of SW 65 th Ave	845
4G	Northeast Wilsonville, north and south of SW Elligsen Rd	585
4H	East Wilsonville, area bisected by SW Advance Rd.	346
5A	North of Sherwood, small area between the UGB and Tualatin River floodplain	123

5B	West of Sherwood, south of SW Lebeau/SW Scholls-Sherwood Road and north of SW Chapman Rd	1,280
5D	South of Sherwood, south of SW Brookman Rd.	439
5F	Between Sherwood and Tualatin in the vicinity of SW Tonquin Road	568
5G	West Wilsonville, north of SW Tooze Rd & east of SW Graham's Ferry Rd.	120
5H	SW Wilsonville, south of Wilsonville Rd, west of Willamette Way	63
6A	S of Hillsboro, west of SW 209 th Ave & north of Rosedale Rd.	2,000
6B	Cooper Mtn., north of SW Scholls Ferry & east of SW Grabhorn Road	1,776
6C	West of West Bull Mt. & north of SW Beef Bend Rd.	559
6D	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	519
7A	Northwest Forest Grove, north and south of David Hill Rd	333
7B	North of Forest Grove, between NW Thatcher Rd & Hwy 47, south of NW Purdin Rd.	489
7C	N of Cornelius, north of TV Hwy, west of Dairy Creek & east of NW Cornelius Schefflin Rd	1,409
7D	S of Cornelius, west of SW 345 th Ave to Tualatin River	205
7E	S of Forest Grove, south of Elm Street	37
8A	N of Hillsboro, east of McKay Creek, south of Hwy 26 to city boundary	2,670
8B	North of Hwy 26, Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	91
8C	Bethany, two areas, one west of NW 185 th and second area north of PCC Rock Creek	173
Total Approximate Acreage		23,610

The above table represents the following acreage break-down for proposed urban reserves for the three counties:

Clackamas County	8,631
Multnomah County	1,041
Washington County	13,938
Total	23,610

Areas with Options for Public Comment

Identifier	Location	Approx. Acreage
1F	North of Hwy 212, east of SE 282 nd and south of Hwy 26	479
3A	North of Oregon City centered on S Forsythe Rd.	1,255
4A	Stafford, north of Tualatin River between West Linn and Lake Oswego	3,170
4D	Stafford Road south of I-205, west of SW Newland Rd and generally east of the Clackamas/Washington County line	2,262
4F	South of SW Frobase Rd and west of SW 65 th Ave	273
5E	South of Sherwood, east and west of SW Baker Rd and north of SW Morgan Rd	515
8D	South of Hwy 26, east of NW Gordon Rd, centered on NW Beach Rd	642
9A	Bonny Slope area along NW Laidlaw Rd, adjacent to the City of Portland	145
9B	East of North Bethany Community Plan area along NW Springville Rd	464
9C	South of BPA power line, west and north of the City of Portland, east of Multnomah/Washington County line	2,005
9F	West of Hwy 30, east of Multnomah/Washington County line, north of Rock Creek Rd	12,368
Total Approximate Acreage		23,578

The above table represents the following acreage break-down for areas with options for the three counties:

Clackamas County	7,681
Multnomah County	14,982
<u>Washington County</u>	<u>915</u>
Total	23,578

Rural Reserve Proposal for Public Comment

The acreage break-down for proposed rural reserves for the three counties is:

Clackamas County	70,075
Multnomah County	30,235
<u>Washington County</u>	<u>129,484</u>
Total	229,794

Metro | Agenda

Meeting: Metro Policy Advisory Committee (MPAC)
Date: Wednesday, February 10, 2010
Time: 5 to 7 p.m.
Place: Council Chambers

- | | | | |
|---------|-----|---|--------------------|
| 5 PM | 1. | <u>CALL TO ORDER</u> | Shane Bemis Chair |
| 5:02 PM | 2. | <u>SELF INTRODUCTIONS & COMMUNICATIONS</u> | Shane Bemis, Chair |
| 5:05 PM | 3. | <u>CITIZEN COMMUNICATIONS ON NON-AGENDA ITEMS</u> | |
| 5:10 PM | 4. | * Consideration of the MPAC Minutes for January 27, 2010 | Shane Bemis, Chair |
| 5:15 PM | 5. | <u>COUNCIL UPDATE</u> | |
| | 6. | <u>ACTION ITEMS</u> | |
| 5:20 PM | 6.1 | * Urban and Rural Reserves intergovernmental agreements –
<u>RECOMMENDATION TO THE METRO COUNCIL REQUESTED</u> <ul style="list-style-type: none">• Discuss recommended IGA proposed by Core 4.• Provide a formal recommendation to the Metro Council on the proposed IGA for urban and rural reserves. | John Williams |
| 6:45 PM | 7. | <u>MPAC MEMBER COMMUNICATION</u> | |
| 7 PM | 8. | <u>ADJOURN</u> | Shane Bemis, Chair |

* Material available electronically.

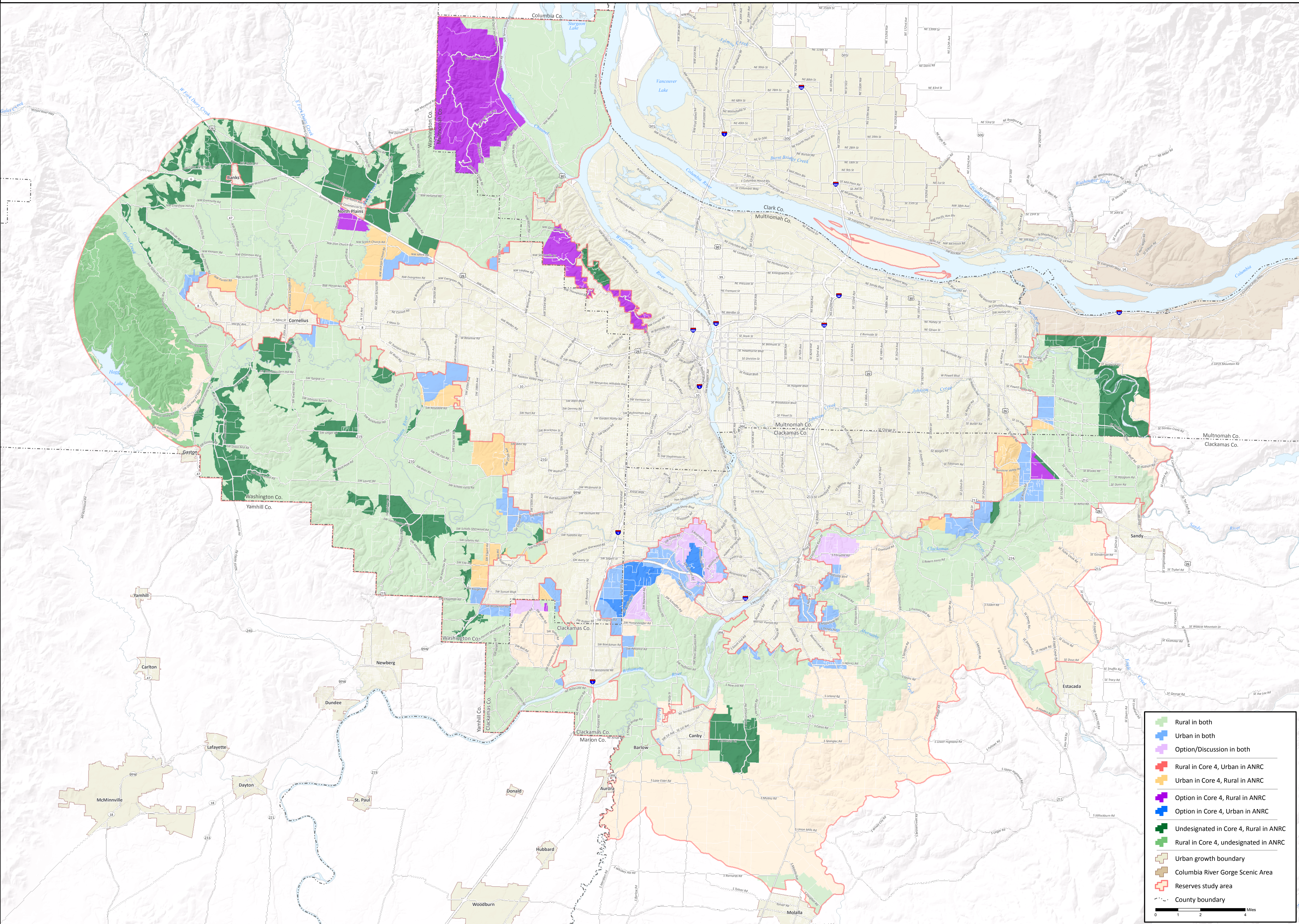
** Materials will be distributed electronically prior to the meeting.

Material provided at meeting.

All material will be available at the meeting.

For agenda and schedule information, call Kelsey Newell at 503-797-1916, e-mail: kelsey.newell@oregonmetro.gov.
To check on closure or cancellations during inclement weather please call 503-797-1700x.

Materials following this page were distributed at the meeting.



	Rural in both
	Urban in both
	Option/Discussion in both
	Rural in Core 4, Urban in ANRC
	Urban in Core 4, Rural in ANRC
	Option in Core 4, Rural in ANRC
	Option in Core 4, Urban in ANRC
	Undesignated in Core 4, Rural in ANRC
	Rural in Core 4, undesignated in ANRC
	Urban growth boundary
	Columbia River Gorge Scenic Area
	Reserves study area
	County boundary

0 1 2 4 Miles

CORE 4 AND AG/NAT RES COALITION MAP DATA

January 26, 2010

Acres	Core 4 Type
229,863	Rural
23,594	Urban
23,295	Option
276,753	Total Land Area

Acres	ANRC Type
270,267	Rural
15,996	Urban
4,992	Urban Discussion
291,255	Total Land Area

Acres	Description
40,404	Rural reserves gained with ANRC map*
7,598	Urban reserves lost with ANRC map
18,303	Option land lost with ANRC map
14,502	Total difference in land area covered

*Note 12,368 of these acres are in area 9F, which is an option on Core 4 map

COMPARISON

Please note: For ANRC types, Urban "C" (w/conditions) and Special Urban "Dash C" were combined into Urban

Core 4 Type	ANRC Type	Acres	
Undesignated	Rural	33,644	--> Undesignated in Core 4, Rural in ANRC
Rural	Undesignated	19,140	--> Rural in Core 4, undesignated in ANRC
Rural	Rural	210,632	--> Rural in both
Rural	Urban/Urban "C"	91	--> Rural in Core 4, Urban in ANRC
Urban	Rural	9,864	--> Urban in Core 4, Rural in ANRC
Urban	Urban/Urban "C"	13,730	--> Urban in both
Option	Rural	16,127	--> Option in Core 4, Rural in ANRC
Option	Urban/Urban "C"/Special Urban "Dash C"	2,175	--> Option in Core 4, Urban in ANRC
Option	Urban Discussion	4,992	--> Option in Core 4, Urban Discussion in ANRC

Oregon Department of Agriculture map data three county totals - not limited by reserves study area

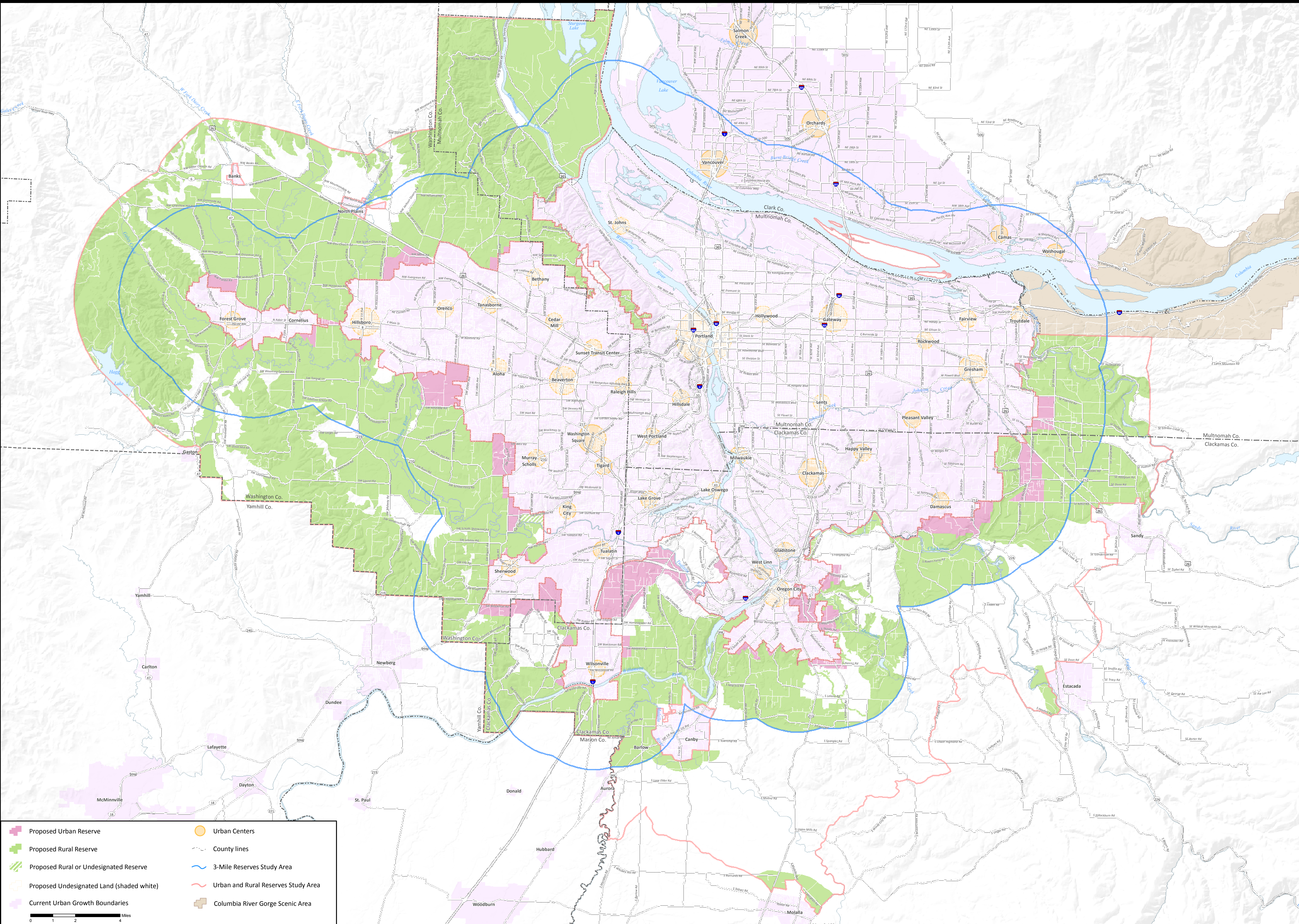
Ag Status	County	Acres	% of Regional Total	
Conflicted	Clackamas	36,482	79%	
Conflicted	Multnomah	1,924	4%	
Conflicted	Washington	7,849	17%	
	total conflicted	46,254	4%	
Important	Clackamas	395,958	79%	
Important	Multnomah	75,699	15%	
Important	Washington	26,597	5%	
	total important	498,254	46%	
Foundation	Clackamas	156,328	29%	
Foundation	Multnomah	40,801	8%	
Foundation	Washington	346,620	64%	
	total foundation	543,749	50%	
County Totals				
	Clackamas	Multnomah	Washington	Grand Total
	588,768	118,424	381,066	1,088,258
	54%	11%	35%	

ODA status of lands within 3 miles of UGB

County	Status	Acres
Clackamas	n/a*	212
Clackamas	Conflicted	35,896
Clackamas	Important	32,151
Clackamas	Foundation	21,258
Multnomah	n/a*	10,520
Multnomah	Conflicted	1,856
Multnomah	Important	12,544
Multnomah	Foundation	17,171
Washington	n/a*	31
Washington	Conflicted	7,157
Washington	Important	9,693
Washington	Foundation	80,211
	Total	228,700

*Note: some lands have no ODA designation

January 26, 2010



Comparison of Hosticka/Bragdon and Liberty/Park/Burkholder Reserves Proposals: Impacts on Farmland

	<u>Acres Urban Reserves*</u>	<u>Acres Rural Reserves*</u>				
Bragdon/Hosticka Map	28,943	240,377				
Liberty/Park/Burkholder Map	18,742	254,344				
Difference	-10,201	13,967				
	<u>Urban Reserves</u>			<u>Rural Reserves</u>		
	<u>Conflicted</u>	<u>Important</u>	<u>Foundation</u>	<u>Conflicted</u>	<u>Important</u>	<u>Foundation</u>
David Bragdon/Carl Hosticka Map						
Clackamas County	11,985	544	1,130	7,620	31,345	24,933
Multnomah County	144	0	1,022	0	9,153	38,244
Washington County	2,849	1,015	10,169	4,132	23,802	102,228
Total	14,978	1,559	12,321	11,752	64,300	165,405
Liberty/Park/Burkholder Map						
Clackamas County	7,983	524	1,013	9,105	31,376	25,052
Multnomah County	0	0	1,023	1,854	9,265	39,109
Washington County	2,516	518	5,073	4,466	24,299	108,967
Total	10,499	1,042	7,109	15,425	64,940	173,128

* Both maps contain proposed urban and rural reserve lands that were not designated in the ODA study so the grand totals do not equal the totals of the ODA classifications.

Clackanomah

The region's eastern edge, from Troutdale to Sandy

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area serves as the northeastern boundary of the region, stretching from near the Columbia River on the north, across the Multnomah-Clackamas county line to Sandy and Tickle Creek to the south. It is bounded on the east by the Sandy River and on the west by the urban growth boundary and serves as the rural edge of the cities of Troutdale and Gresham. Currently it supports a mix of rural residential development and active agriculture, primarily nurseries. The topography is varied from rolling farmland to river ravines and buttes. The area includes the rural communities of Boring and Orient and extends to the eastern edge of Sandy's urban reserve.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

1A urban

This 186-acre area southeast of Troutdale has been identified as most suitable to accommodate the city's anticipated need for housing and complement the city's future industrial development. The City of Troutdale has expressed a desire for the area and has the capacity to provide future urban services. This area has been identified as foundation agricultural land.

1B rural

Lands in Multnomah County outside of 1A urban and 1C urban from the Columbia River Gorge National Scenic Area south, extending east of the urban growth boundary for three miles are being proposed for rural reserve designation. For the most part, these are foundation agricultural lands that are used as working farms and small woodlots.

SHARE YOUR VIEWS

Visit the Metro web site between Jan. 11 and 22 to view detailed maps, read descriptions of proposed reserves and complete online surveys. You can also share your views at open houses and Metro Council hearings or submit written comments.

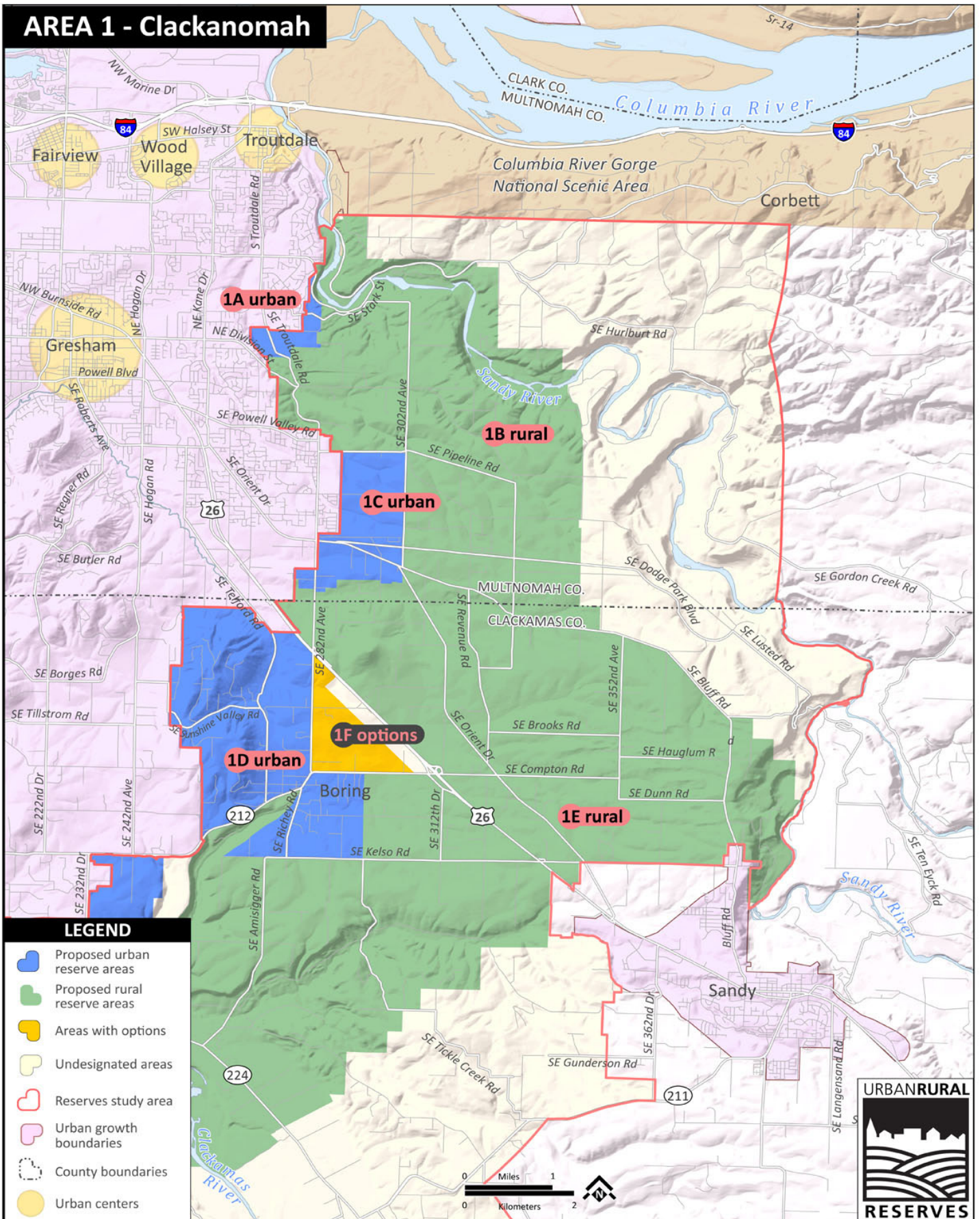
For more information, call 503-797-1888 or send e-mail to reserves@oregonmetro.gov.

www.oregonmetro.gov/reserves

The Sandy River Canyon is an important natural landscape feature that is a natural eastern boundary of the Portland metropolitan area. It contains areas designated as foundation and important agricultural land. The steep slopes of the canyon and uplands that are part of the river system and its tributaries are not suitable for urbanization and therefore form an effective barrier to eastward urban expansion. Given these edge-defining characteristics and agricultural lands designations, portions of the area within three miles of the urban growth boundary are proposed for designation as a rural reserve.

To the north in the Columbia River, Government, McGuire and Lemon islands are low lying lands made up of interior fields, forested fringe and extensive wetland areas. The area is unprotected floodplain with high wildlife habitat and recreation value and low suitability for urbanization. Parts of the islands are owned by the Port of Portland and others are publicly owned and managed by Metro. Interstate 205 crosses Government Island in a narrow corridor that is within the urban growth boundary and Portland

AREA 1 - Clackanomah



and is managed by Oregon Department of Transportation. Landscape features are adequately protected by a long term lease between the Port and the Oregon Parks and Recreation District. This area is proposed to remain undesignated.

1C urban

This 855-acre area lies east of and adjacent to Gresham's recently-planned Springwater employment area. It contains three public schools built by the Gresham Barlow School District prior to adoption of statewide land use planning goals. It is the most suitable area to accommodate additional expansion of the Springwater employment area and, along with area 1D described below, is the only land on the northeast side of the region with appropriate characteristics for industrial use. The City of Gresham has indicated an interest in providing future urban services to this area. The area is identified as foundation agricultural land.

1D urban

This 3,170-acre area lies south of Gresham and east of Damascus along Highway 26 and encompasses the rural community of Boring. It is bordered by Southeast Rugg Road on the north and Highway 26 on the east. Its topography and access to Highway 26 make it suitable as an employment and industrial area. Highway 26 provides a route for transporting manufactured goods. It would complement the Springwater employment area to the north and Damascus and Clackamas employment areas to the west.

Two buttes in the area are significant natural features with limited development potential. These identified and inventoried natural features might have served as a suitable edge for long-term urbanization and they meet the factors for designation as a rural reserve. However, in order to support extension of urban services such as water, sewer service and roads to the proposed urban reserve lands farther east, the buttes are included as part of the proposed urban reserve. A concept plan will be developed before new areas are brought into the urban growth boundary. At that time, the methods for protecting these natural features will be

determined. Planning should also provide for the preservation of a view corridor along Highway 26 as contemplated in the Green Corridor Agreement between Metro, Clackamas County and Sandy. The area includes both conflicted and foundation agricultural land.

1E rural

This proposed rural reserve is south of the Multnomah/Clackamas county line and southeast of Gresham. It is east of 1D urban and extends out three miles except where it meets the outer boundary of Sandy's urban reserve. The area is identified as foundation and important agricultural land. This large area is characterized by a mix of farms, woodlots and scattered rural residential development. A number of creeks pass through the area, some associated with steep canyons and bluffs that form natural boundaries to urbanization. This rural reserve extends to Sandy's urban growth boundary in order to protect important farmland and maintain a rural separation between the Portland metropolitan area and Sandy.

1F options

This area lies east of Southeast 282nd Avenue, south and west of Highway 26 and north of Highway 212. It is one of the few areas in Clackamas County identified as suitable for employment. It also is identified as foundation agricultural land, but several significant non-farm uses occupy portions of the area. Clackamas County and Sandy believe that a rural reserve designation is the best way to achieve a separation between Sandy and the Portland metropolitan area. The area is being considered for designation as an urban reserve to provide additional employment land for Clackamas County and to take advantage of large, flat parcels and the Highway 212/Highway 26 transportation corridor. This would allow the community of Boring to evolve into a commercial center or small city over the next 40 to 50 years.

Alternatively, this area could be designated rural reserve to maintain a significant separation between the Portland metropolitan urban area and Sandy.

DEFINING THE TERMS

Urban reserves are lands designated by Metro that lie outside the current urban growth boundary and are suitable for urban development for the next 40 to 50 years.

Rural reserves are lands designated by each county that lie outside the current urban growth boundary and are valuable agricultural and/or forestlands, or have important natural features like rivers, wetlands, buttes and floodplains. These areas will be off limits to urbanization for the next 40 to 50 years.

The Oregon Department of Agriculture in 2007 completed an assessment of the long term commercial viability of agricultural lands in the Portland metropolitan area. The following hierarchy was developed to describe levels of agricultural viability:

Foundation agricultural lands anchor the larger agricultural industry and are considered vital to its long-term viability.

Important agricultural lands are well suited to agricultural production and have the capacity to contribute to the commercial agricultural economy. Although they have potential to be foundation agricultural lands, they often are not used to their full potential.

Conflicted agricultural lands have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBANRURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

2

Damascus/Estacada

The region's southeast corner including Eagle Creek and the Clackamas River

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area lies south and east of Damascus, Oregon's second newest city, incorporated in 2004. From the urban growth boundary the area extends south, following the Clackamas River to Estacada. The northern area closest to Damascus is scenic with sweeping views looking east from the plateau above the Clackamas River across a patchwork of nurseries to Mount Hood. Dotted with rural residential development and small patches of forest, the area's rolling landscape of nurseries, berry fields and pastures slopes south to steep terrain along the Clackamas River. The southwestern part of this area rises to a bench of high value agricultural land bounded by private forest near Redland. To the southeast, the mixed farm and forestland extends to Estacada and beyond into private and federal timberland. This area includes the rural communities of Eagle Creek, Fischer's Mill and part of Redland.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

2A urban

This 1,576-acre area lies south of Highway 212 on the south side of Damascus. The area is bordered by Deep Creek to the east, the Clackamas River Bluffs to the south and the Damascus boundary to the west. Approximately 500 acres is already within the Damascus city limits but outside the current urban growth boundary. Damascus identified this area as suitable for expansion and necessary as an easement for city services and has requested its designation as an urban reserve. The eastern portion is suitable for residential development, mixed use or employment. The bluffs, an

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www.oregonmetro.gov/reserves

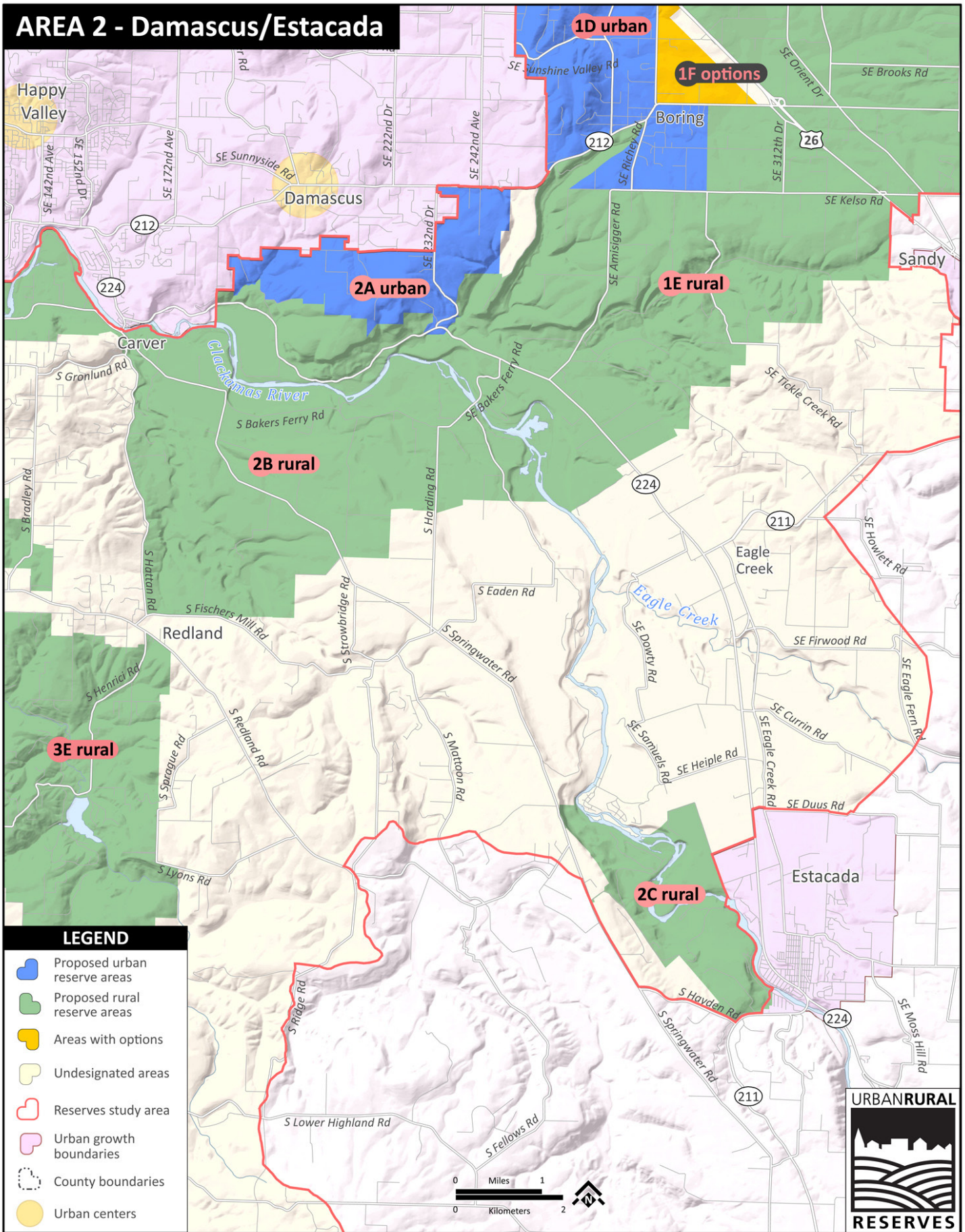
important natural landscape feature, lie outside the proposed urban reserve and establish a southern boundary to future urbanization. Most of this area is identified as conflicted agricultural land.

2B rural

Lands located immediately south of 2A urban and the Damascus city limits are proposed for designation as a rural reserve to a distance of three miles from the existing urban growth boundary. (Due to their physical separation from the urban area, lands farther than three miles from the boundary are not considered subject to urbanization.) This area includes the Clackamas River and associated bluffs north of Highway 213, Noyer and North Fork Deep Creek canyons, and lands identified as foundation and important agricultural land. It is characterized by steeper topography and scattered rural residences. The Clackamas River, bluffs and canyons form a natural southern boundary to urban development.

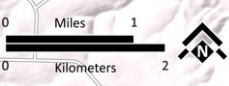
Most of the land within this proposed rural reserve is identified as important agricultural land. The Oregon Department of Forestry has also identified several areas of mixed

AREA 2 - Damascus/Estacada



LEGEND

-  Proposed urban reserve areas
-  Proposed rural reserve areas
-  Areas with options
-  Undesignated areas
-  Reserves study area
-  Urban growth boundaries
-  County boundaries
-  Urban centers



farm and forest. Much of the area is in active agricultural production, predominantly in nurseries, Christmas trees, berries and horse and cattle operations. Overall, the area is well suited to the production of agricultural and forest products. The flat bench areas have excellent soils. Large parcels are conducive to intensive and extensive agricultural operations. To the south, agricultural and forestlands combine into larger blocks of resource land to provide the ability to operate with limited conflicts. Rural reserves are proposed on both sides of the Clackamas River and Noyer Creek so these inventoried important natural features can provide buffers and hard boundaries to future urban expansion.

2C rural

A 1,672-acre area to the west of Estacada is proposed for designation as a rural reserve to define a boundary to the city's urban expansion. This area is largely made up of natural features and recreation sites along the Clackamas River. It is identified as foundation agricultural land.

DEFINING THE TERMS

Urban reserves are lands designated by Metro that lie outside the current urban growth boundary and are suitable for urban development for the next 40 to 50 years.

Rural reserves are lands designated by each county that lie outside the current urban growth boundary and are valuable agricultural and/or forestlands, or have important natural features like rivers, wetlands, buttes and floodplains. These areas will be off limits to urbanization for the next 40 to 50 years.

The Oregon Department of Agriculture in 2007 completed an assessment of the long term commercial viability of agricultural lands in the Portland metropolitan area. The following hierarchy was developed to describe levels of agricultural viability:

Foundation agricultural lands

anchor the larger agricultural industry and are considered vital to its long-term viability.

Important agricultural lands

are well suited to agricultural production and have the capacity to contribute to the commercial agricultural economy. Although they have potential to be foundation agricultural lands, they often are not used to their full potential.

Conflicted agricultural lands

have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBAN RURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

3

Greater Oregon City

From the Clackamas River to Beavercreek and Molalla

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area surrounds Oregon City and extends from the Clackamas River south to Molalla. The area in general is within approximately three miles of the current urban growth boundary and includes the Hamlet of Beavercreek as well as the rural community of Carus and part of Redland. It is bounded by the Willamette River on the west and by Hattan Road and Clear Creek on the east. This is a varied landscape of well drained uplands, steep and rolling hills, and deep creek canyons.

Most of this area is identified as conflicted agricultural land, with smaller amounts on the eastern and southern edges identified as important agricultural land. There are very few industrial forestland parcels. The area includes a mixture of rural residences and farms that produce Christmas trees, berries, nursery crops, hay, cattle and horses as well as small woodlots.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

3A options

This 1,255-acre area lies northeast of Oregon City with the current urban growth boundary on its western edge. It is bordered on the north by South Clackamas River Drive, on the east by South Hilltop Road and Southeast Pam Drive, and by Holcomb Creek to the south. Southeast Forsythe Road runs east to west through the area, providing access to Oregon City. The area is moderately suitable for urbanization but connection to the existing urban area is challenging given the Clackamas River to the north and the difficulties in linking this area to Oregon City's transportation network. The entire area is identified as conflicted agricultural land.

The area is being considered for designation as an urban reserve to offset development that is currently proposed on foundation or important agricultural land in other parts of the region. However, given the challenges of urbanization, it's also a consideration that the area or portions of it be left undesignated.

3B urban

This 382-acre area lies along Holcomb Boulevard, east of Oregon City and north of Redland Road. Its relatively flat areas would complement the recently planned Park Place expansion area. Abernethy Creek is identified as an important natural landscape feature and is proposed as a rural reserve to define the extent of future urbanization. The entire area is identified as conflicted agricultural land.

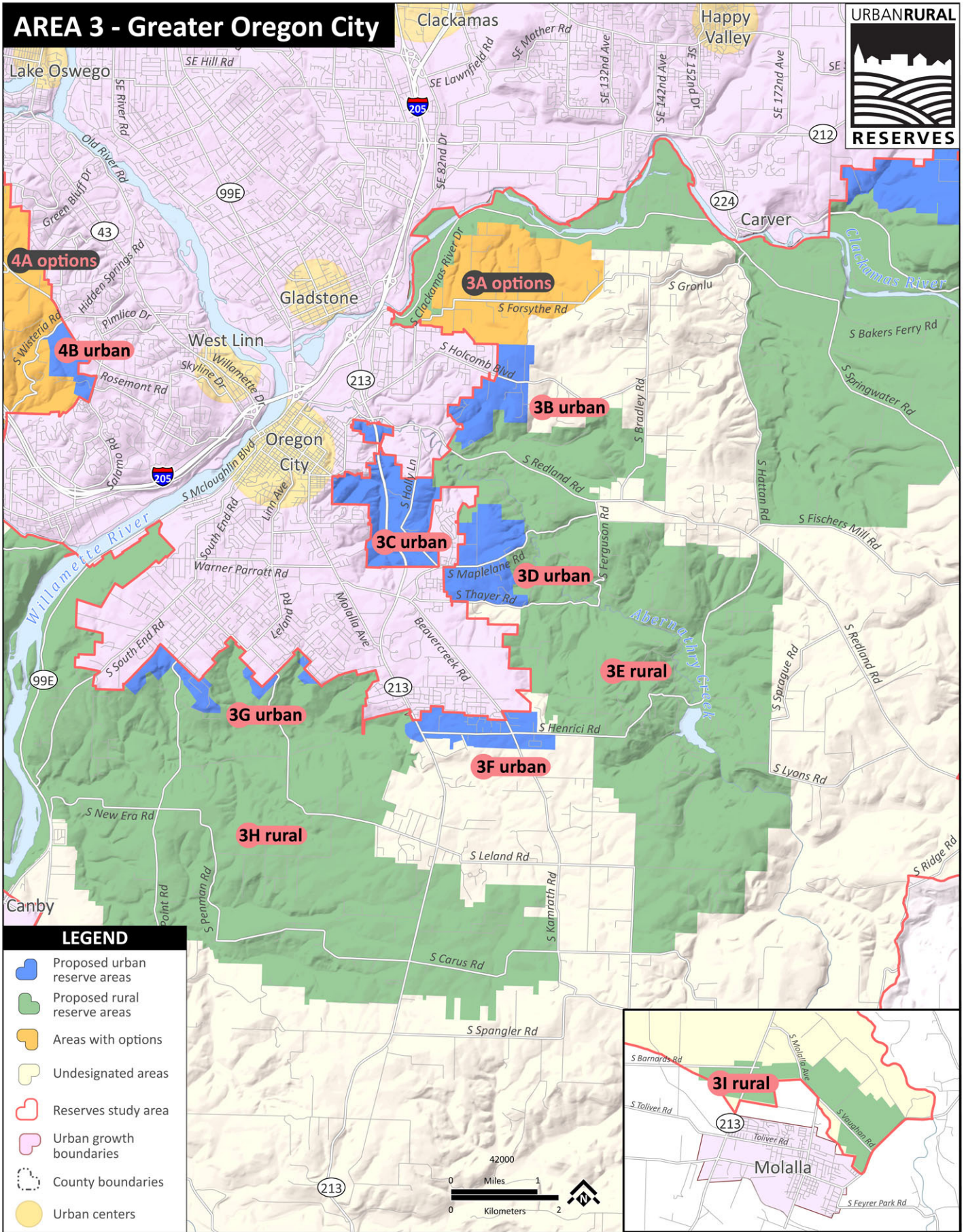
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AREA 3 - Greater Oregon City



LEGEND

- Proposed urban reserve areas
- Proposed rural reserve areas
- Areas with options
- Undesignated areas
- Reserves study area
- Urban growth boundaries
- County boundaries
- Urban centers



3C urban

Highway 213 and Holly Lane run north and south through this 696-acre area southeast of downtown Oregon City. Holly Lane provides a key transportation connection for the city and contains some flat areas suitable for development. Newell Creek Canyon would be included in this urban reserve. Although the canyon is an important natural feature, it is not proposed as a boundary to future development but would, if left out, ultimately be surrounded by it. Oregon City has agreed to provide stewardship of the canyon's resources through a variety of techniques including public acquisition and zoning limitations on development on steep slopes. Much of the canyon is in public ownership. This area is identified as conflicted agricultural land.

3D urban

This 486-acre area on either side of Maple Lane was identified by Oregon City as suitable for its needs and as complementary to the city's transportation network. Urbanization would have little impact on commercial agriculture or timber production. The area is identified as conflicted agricultural land.

3E rural

Two fingers of rural land east and south of 3B urban and 3D urban along with the urban growth boundary contain a mix of land uses, topography and natural landscape features. They are dominated by Holcomb and Abernethy creeks and their associated slopes and riparian areas. These fingers are proposed for rural reserves in recognition of these two creek systems. The vast majority of this area is identified as conflicted agricultural land with a small piece of important agricultural land to the southeast.

A strip of land between the Clackamas River and South Clackamas River Drive to the north is being proposed as a rural reserve due to the designation of the river and its floodplain as important landscape features. The area is identified as conflicted agricultural land.

3F urban

This 362-acre area runs along both sides of Henrici Road. It has good access to Oregon City and would help with transportation connectivity between Highway 213 and Beaver Creek Road. The area is identified as conflicted agricultural land and is already developed in relatively small parcels.

3G urban

These three separate and small bench areas totaling 220 acres would be designated urban reserves due to their location along the city's existing edge on a plateau that drops south to Beaver Creek. These bench areas would help complete adjacent neighborhoods and the topography limit urbanization to the south. The area is identified as conflicted agricultural land.

3H rural

The large area south of Oregon City, extending from the Willamette River on the west to the rural subdivisions along Foothills and Meadowridge roads on the east, is proposed as rural reserves. This area is a mixture of large-lot rural residential in the west and farms in the central and eastern sections. Beaver and Parrott creeks run east to west throughout. The area is identified entirely as important agricultural land.

Two large areas interspersed between the proposed rural reserve areas described above are proposed to remain as undesignated for either urban or rural reserves. The area west of South Hattan Road and south of the Clackamas River, extending south beyond Redland Road to Abernethy Creek, does not meet either designation due to the existence of significant rural residential uses, a conflicted agricultural designation, and an area not conducive to urbanization.

The second area, southeast of Oregon City, includes the community of Beaver Creek which

functions as an extension of the urban area and is dominated by rural residential development with small scale farms and woodlots. A golf course and several large

churches could potentially limit the long-term viability of this area for commercial agricultural production. These pressures combined with a conflicted agricultural land designation prevents the area from meeting required urban or rural reserve factors and thus remains undesignated for either.

3I rural

This relatively small area of 1,294 acres lies north of Molalla and is proposed for designation as a rural reserve. It would define the northernmost extension of future urban development for Molalla. It frames a smaller area adjacent to the city that will be available for future urban growth boundary extensions if the city can gain approval from the state.

DEFINING THE TERMS

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Rural reserves are lands designated by each county that lie outside the current urban growth boundary and are valuable agricultural and/or forestlands, or have important natural features like rivers, wetlands, buttes and floodplains. These areas will be off limits to urbanization for the next 40 to 50 years.

The Oregon Department of Agriculture in 2007 completed an assessment of the long term commercial viability of agricultural lands in the Portland metropolitan area. The following hierarchy was developed to describe levels of agricultural viability:

Foundation agricultural lands anchor the larger agricultural industry and are considered vital to its long-term viability.

Important agricultural lands are well suited to agricultural production and have the capacity to contribute to the commercial agricultural economy. Although they have potential to be foundation agricultural lands, they often are not used to their full potential.

Conflicted agricultural lands have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBAN RURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

4

Stafford/Canby

Includes lands east of Wilsonville and west of the Willamette River

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area extends from the Stafford area - bordered by West Linn, Lake Oswego and Tualatin to the north - down to the southern border of Canby. It includes areas east of Wilsonville and south of the Charbonneau neighborhood of Wilsonville including a portion of the French Prairie area. Pete's Mountain, Peach Cove and Canemah or Willamette Narrows are familiar place names in this area.

The Tualatin River runs through the northern third of the Stafford/Canby area from west to east. The Willamette River runs from west to east through the southern part of the area and also forms a part of the eastern edge. The Pudding and Molalla rivers enter the Willamette in the southern portion of this area. Wilson Creek and these four rivers are identified natural features that define the area.

The Stafford/Canby area is widely varied in its physical features. The West Linn side of the Stafford area is fairly steep, descending to gentler slopes south of Lake Oswego and graduating to gently rolling terrain on either side of Interstate 205. South of the freeway and east of Pete's Mountain the topography is flat to gently rolling and bisected by steep creek canyons. Although the southern portion of the Stafford/Canby area is characterized by gently rolling terrain, it is steeply cut by several streams. While all the rivers have floodplains, the Pudding River floodplain is particularly extensive. Pete's Mountain is a large area with steep topography.

There are areas of conflicted, important and foundation agricultural land in the Stafford/Canby area. The northern third of the area is generally classified as conflicted

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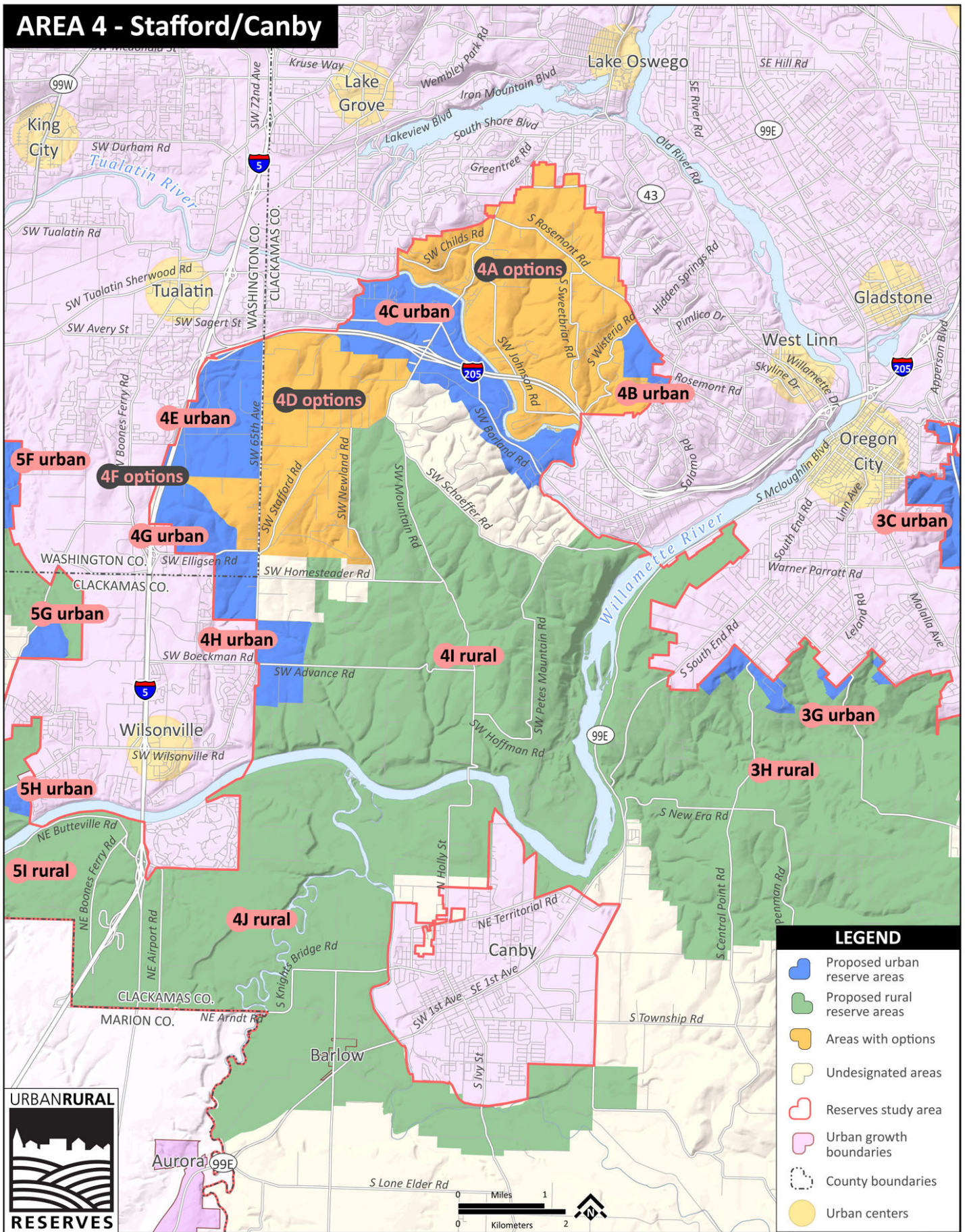
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agricultural land. The middle third, surrounding Wilsonville and north of the Willamette River, is generally classified as important agricultural land and the southern third south of the Willamette including French Prairie and areas around Canby is identified as foundation agricultural land. The Oregon Department of Forestry identified mixed forest and agriculture areas on Pete's Mountain. Parcels in the Stafford/Canby area are varied in size, ranging from small rural residential subdivisions, especially in the northern one third of the area, to large commercial agricultural operations located primarily in the south. The wide range of agricultural products grown here includes hay and pastureland, livestock, annual grasses, grass seed, nursery stock, wine, Christmas trees, horses, timber and nursery stock.

AREA 4 - Stafford/Canby



PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

4A options

Northeast of the Tualatin River, the Stafford Basin comprises approximately 3,170 acres north of I-205, bordering Tualatin, Lake Oswego and West Linn. The entire area is identified as conflicted agricultural land. Portions of the area contain rolling and steep topography and riparian corridors including Wilson Creek that would limit urbanization. Nonetheless, significant portions of the area can be urbanized. Due to these challenges, the area is being considered for designation as urban reserve with the understanding that portions of the area cannot be urbanized or cannot be urbanized efficiently. Another option being considered is to designate only portions of the Stafford Basin as urban reserve (4B urban and 4C urban described below), leaving less suitable areas either undesignated or designating them rural reserve. All or part of the area north of the Tualatin River is being considered for designation as urban reserve to accommodate development that otherwise might have to be accommodated on foundation or important agricultural land in other parts of the region.

4B urban

This 162-acre area adjacent to the recently urbanized Tanner Basin neighborhood of West Linn is proposed urban reserve. The area is relatively developable and easy to provide with urban services. Classified as conflicted agricultural land, the urbanization of the area would not impact commercial agriculture.

4C urban

The southern portion of the Stafford Basin, approximately 1,362 acres, straddles Interstate 205 and Southwest Borland Road and contains the Stafford interchange on Interstate 205. It lies south of the Tualatin River and contains several schools. The area

provides one of the few opportunities in this part of the region for employment with access to the regional transportation system. There is also potential for a town center. Urbanization of this conflicted agricultural land would have little effect on commercial agriculture.

4D options

This 2,262-acre area southeast of Tualatin and I-205 along Southwest Stafford Road extends south to Southwest Homesteader Road. It contains rolling hills, rural residences and scattered small farms. The area is moderately suitable for urbanization but rolling topography and small parcels make it a challenging place to provide public facilities and services. The area is being considered for designation as urban reserve to offset development on foundation or important farmland in other parts of the region. Given the challenges, the area or portions of it may be left undesignated. It is identified as conflicted agricultural land.

4E urban

This 845-acre area lies east of Interstate 5, on both sides of Southwest Norwood Road, north of Frobase Road and west of 65th. It is characterized by gently rolling land except for the Suam Creek riparian area that drains to the north and a steeper drop off in the southeast corner. There are a few larger parcels with farm uses to the south and smaller parcels with some farm and residential uses along Southwest Norwood and Norse Hall roads in the center. The northern section includes some farm and mixed residential uses between the tributaries of Suam Creek. The City of Tualatin has indicated its willingness to serve this area with an urban level of development. It is identified as conflicted agricultural land.

4F options

This 273-acre area lies west of Southwest 65th Avenue and south of Southwest Frobese Road and includes Southwest Knollwood and Sunridge courts. The area is characterized by rolling farm fields with rural residences along Southwest 65th Avenue. It is suitable for residential development with possible employment along Southwest Elligsen Road. The area is being considered for designation as urban reserve to offset development on foundation or important agricultural land in other parts of the region. Given the challenges of urbanization, the area or portions of it may be left undesignated. It is identified as conflicted agricultural land.

4G urban

This 585-acre area is located north and south of Southwest Elligsen Road. The portion to the north is west of 4F options and east of Interstate 5. The area is characterized by rolling forested hills and farm fields, two water reservoirs and the Pheasant Hills mobile home park. The area is suitable for residential development with possible employment areas along Southwest Elligsen Road.

The area to the south is bordered on the east by Southwest Stafford Road, and on the south and west by the Wilsonville urban growth boundary. The area is composed of 11 parcels in seven different ownerships and is characterized by low scale agricultural activities and rural residences on relatively large lots. Boeckman Creek flows north to south through the middle of the area and a Bonneville Power Administration power line runs southeast to northwest through the southern portion of the area. This area is adjacent to the Frog Pond area that was brought into the urban growth boundary in 2002 but has yet to be planned or developed. It is one of several areas identified by the City of Wilsonville as most appropriate for extension of urban services. Even though this gently rolling area is

divided by the stream and power line, the remaining portions of the area are suitable for a range of uses. The area is important agricultural land.

4H urban

This 346-acre area to the east of Southwest Stafford Road is bisected by Southwest Advance Road. These two roads provide easy access to Wilsonville and the schools along Southwest Stafford Road. Gentle topography, proximity to urban services in Wilsonville and relatively large parcels make this area highly suitable for a range of urban uses. The area is important agricultural land.

4I rural

The area extending three miles from the urban growth boundary and outside the 4G urban, 4H urban and the options described in 4D is proposed for rural reserve designation. The area north of the Willamette River is conflicted or important agricultural land. An area on the northeastern slope of Pete's Mountain, north of Southwest Schaeffer Road is proposed undesignated as it does not meet the factors for either designation.

4J rural

The French Prairie area, south of the Willamette River and west of Canby, is some of the most productive agricultural land in the Willamette Valley. It is generally proposed to be designated as rural reserves. Urbanization of this area would be a challenge because the Willamette River creates a barrier to urban services, especially additional transportation capacity. Limited areas to the east, northeast and northwest of Canby would remain undesignated to provide the city an opportunity to expand into this area over the long term. Rural areas south, west and north of Canby are highly suitable for designation as rural reserves. Because the city is not considering expanding in these directions, these lands are proposed for designation as rural reserves.

The City of Canby, like the cities of Sandy, Estacada, Molalla and North Plains, sets its own urban growth boundaries based on a more restrictive state administrative rule.

DEFINING THE TERMS

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The Oregon Department of Agriculture in 2007 completed an assessment of the long term commercial viability of agricultural lands in the Portland metropolitan area. The following hierarchy was developed to describe levels of agricultural viability:

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Conflicted agricultural lands have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBANRURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

5

Southwest Region

From Sherwood and Wilsonville to the Yamhill and Marion county lines

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area lies in both Washington and Clackamas counties and is bordered on the southwest by Yamhill and Marion counties. Its inner edge lies along the urban growth boundaries of Sherwood, Wilsonville and Tualatin. A number of creeks flow through varied topography that includes parts of Parrett Mountain, the Chehalem Mountains, the Tualatin National Wildlife Refuge and the Tonquin Geologic Area. The area includes wooded parcels, farms, orchards, nurseries and stables. Rural residential development is scattered throughout. Most lots are between 10 to 20 acres. Larger parcels are scattered throughout the area.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

5A urban

This small 123 acre-area lies between Sherwood on the south and the Tualatin River floodplain to the north. Here the floodplain is part of the Tualatin National Wildlife Refuge, an important natural landscape feature that defines the extent of urbanization from the cities of Sherwood and Tualatin. This strip of land is the last remaining area north of Sherwood that is suitable for urbanization. The area includes farm lands and wooded areas along the Tualatin River. It is considered foundation agricultural land.

5B urban

This 1,280-acre area extends south from Southwest Lebeau Road along the west edge of Sherwood to Southwest Chapman Road and Highway 99W. Its relatively flat topography and roads that connect to the Sherwood street network make it highly suitable for urbanization. The

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area includes a broad mix of agricultural operations including field crops, orchards, nurseries, pastures and stables together with forested areas, mixed shrub/scrubland and rural housing. It is considered foundation agricultural land in the northern one-third and important agricultural land in the southern two-thirds of the area.

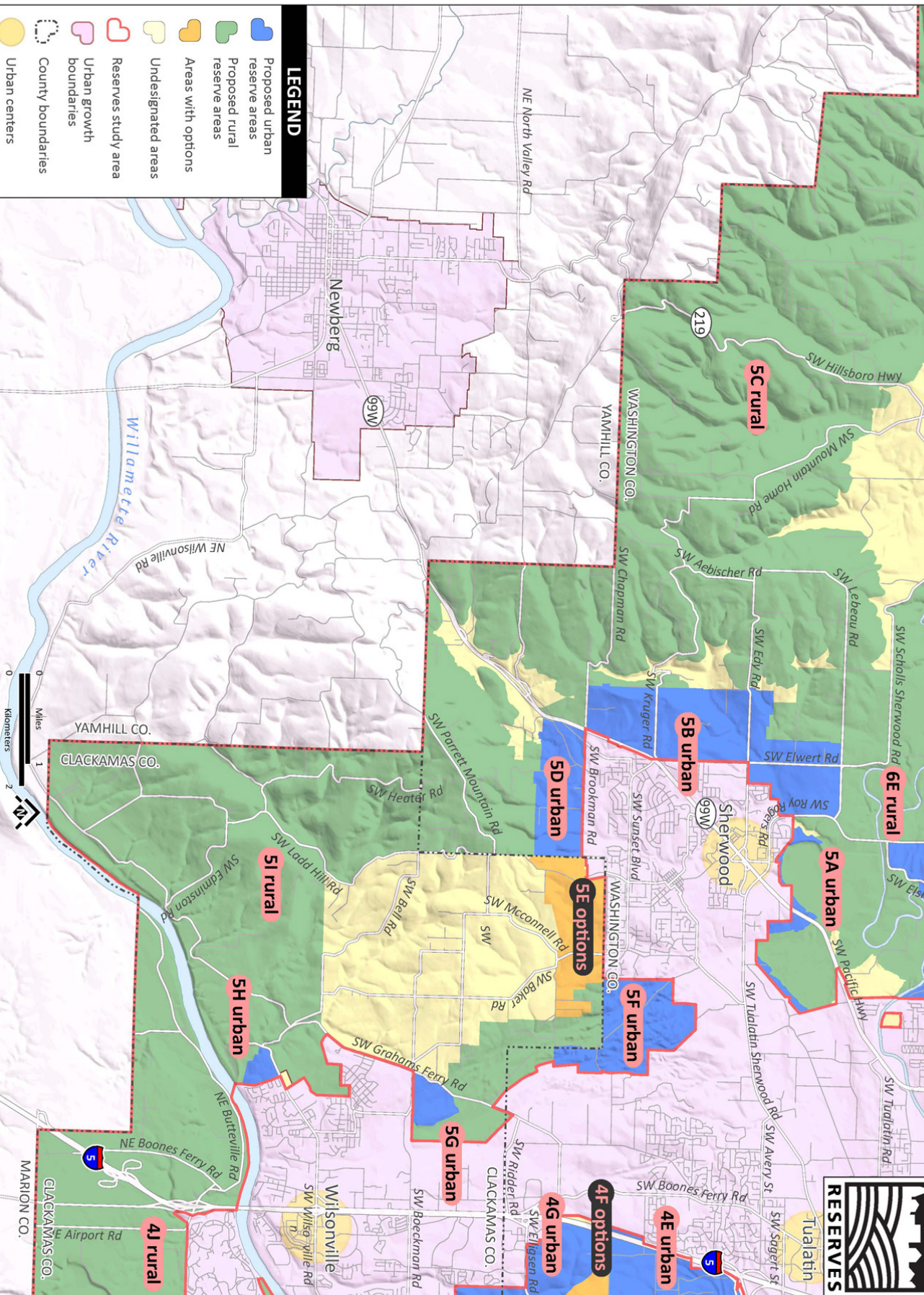
5C rural

Most of the area west and south of 5A urban and 5B urban is proposed for rural reserve designation. The area is a mix of rural residences, woodlots and farms of varying sizes. It is broken up by several creeks mostly running north and south. Almost all of the area is identified as important agricultural land.

5D urban

This 439-acre area lies south of Sherwood, southeast of the intersection of Highway 99W and Southwest Chapman Road. The city has completed a plan for the Brookman Road area immediately to the north that was added to the urban growth boundary in 2002, indicating that the city can extend urban services to this larger area to the south. There are transportation

AREA 5 - Southwest Region



LEGEND

- Proposed urban reserve areas
- Proposed rural reserve areas
- Areas with options
- Undesignated areas
- Reserves study area
- Urban growth boundaries
- Reserves study area
- County boundaries
- Urban centers

improvements planned for the arterials in the general area between Highway 99W and Interstate 5 to provide better access to those highways which would support the future urbanization of this area. The area primarily consists of rural residences, a variety of small woodlands, and small scale farming operations. It is considered conflicted agricultural land.

5E options

This 515-acre area has rolling topography with a few relatively flat areas. It connects to 5F urban (described below) to the north and east and to 5D urban to the west. Rock Creek and Southwest Baker, Southwest McConnell and Southwest Morgan roads pass through the area, one or more of which could form a southern boundary. The area is considered conflicted agricultural land. The Tonquin Geologic Area, an important natural landscape feature, lies on the east end of the area.

The area that lies north of Rock Creek and Southwest Morgan Road is being considered for designation as urban reserve because Sherwood has identified this portion as suitable for urbanization and because one of the proposed transportation improvements between Highway 99W and I-5 would pass through the area. The Tonquin Geologic Area is also being considered for designation as rural reserve with the reserve area possibly broadened due to the challenges of urbanization in that area. This would separate this area from 5F urban.

5F urban

This 568-acre area lies between Tualatin and Sherwood in Washington County north of the Clackamas county line. It is a mix of forested and open lands with some industrial areas and federally managed lands. It includes a quarry along its eastern edge. The cities of Tualatin and Sherwood identify it as suitable for potential future industrial development and freight movement, especially if improvements are made to arterial roads creating better access to those highways. It is considered conflicted agricultural land.

5G urban

This 120-acre area lies west of Wilsonville, north of Southwest Tooze Road and east of Graham's Ferry Road. Its proximity to services and connection to the city's transportation network make it suitable for urbanization. The Tonquin Geological Area, an important natural landscape feature, lies mainly to the north and northwest, but also extends along Coffee Lake Creek to the east. The geological area forms a natural boundary to urbanization from Wilsonville and from Sherwood on the northwest. It is considered conflicted agricultural land.

5H urban

This small 63-acre area lies south of Wilsonville Road and west of Willamette Way. Metro's Graham Oaks Regional Park is adjacent to the north providing excellent recreational opportunities for nearby residents. Relatively flat topography and access to urban services from Wilsonville make this area suitable for urbanization. The Corral Creek riparian area forms a natural boundary to the west. It is considered important agricultural land.

5I rural

Between the Wilsonville and Sherwood urban growth boundaries and the Marion and Yamhill county lines, much of the area not discussed above is proposed for designation as a rural reserve. It contains a number of forested stream corridors and important natural landscape features including the Tonquin Geologic Area, Parrett and Chehalem mountains and the floodplain of the Tualatin River. A limited area along that portion of Highway 99W heading southwest from Sherwood toward Newberg is characterized by rural residential development and not proposed for rural reserves. The area is a mix of rural residences, woodlots and farms of varying sizes. Varied topography reduces suitability for urbanization. This area is considered mostly important agricultural land with some conflicted agricultural land to the north near Highway 99W.

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URBANRURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

6

West/Central Washington County Cooper Mountain, Scholls and Farmington

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area west of Beaverton and south of Hillsboro includes Southwest Farmington and Southwest River roads. Defined by the south-flowing Tualatin River, its farmlands extend from the river’s floodplain west into the foothills of the Chehalem Mountains and east to the urban growth boundary. A diverse mix of agricultural uses including farms, orchards, vineyards and nurseries are found along the valley floor. The western portion of the area in the lower reaches of Chehalem Mountain supports smaller farms and rural residences.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

6A urban

This 2,000-acre area is adjacent to the urban growth boundary along the southern edge of Tualatin Valley Highway and along the western edge of Southwest 209th Avenue. The area extends south to Southwest Rosedale Road. It is relatively flat with medium and large farm parcels along with scattered rural residences. The Reserves Golf Club lies near the center of the area. The Tualatin River and its floodplain, important natural landscape features, border the area to the west and form a natural limit to further urbanization. Due to its generally flat topography and proximity to the region’s transportation network and other urban services, the area is highly suitable for urbanization. Major employment centers also lie nearby including Intel’s Aloha campus. The area includes a mix of farm uses, including field crops, orchards and nursery stock, as well as forest and mixed shrub/scrubland and rural residences. A portion to the north is

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identified as conflicted agricultural land; the larger portion to the south is identified as foundation agricultural land.

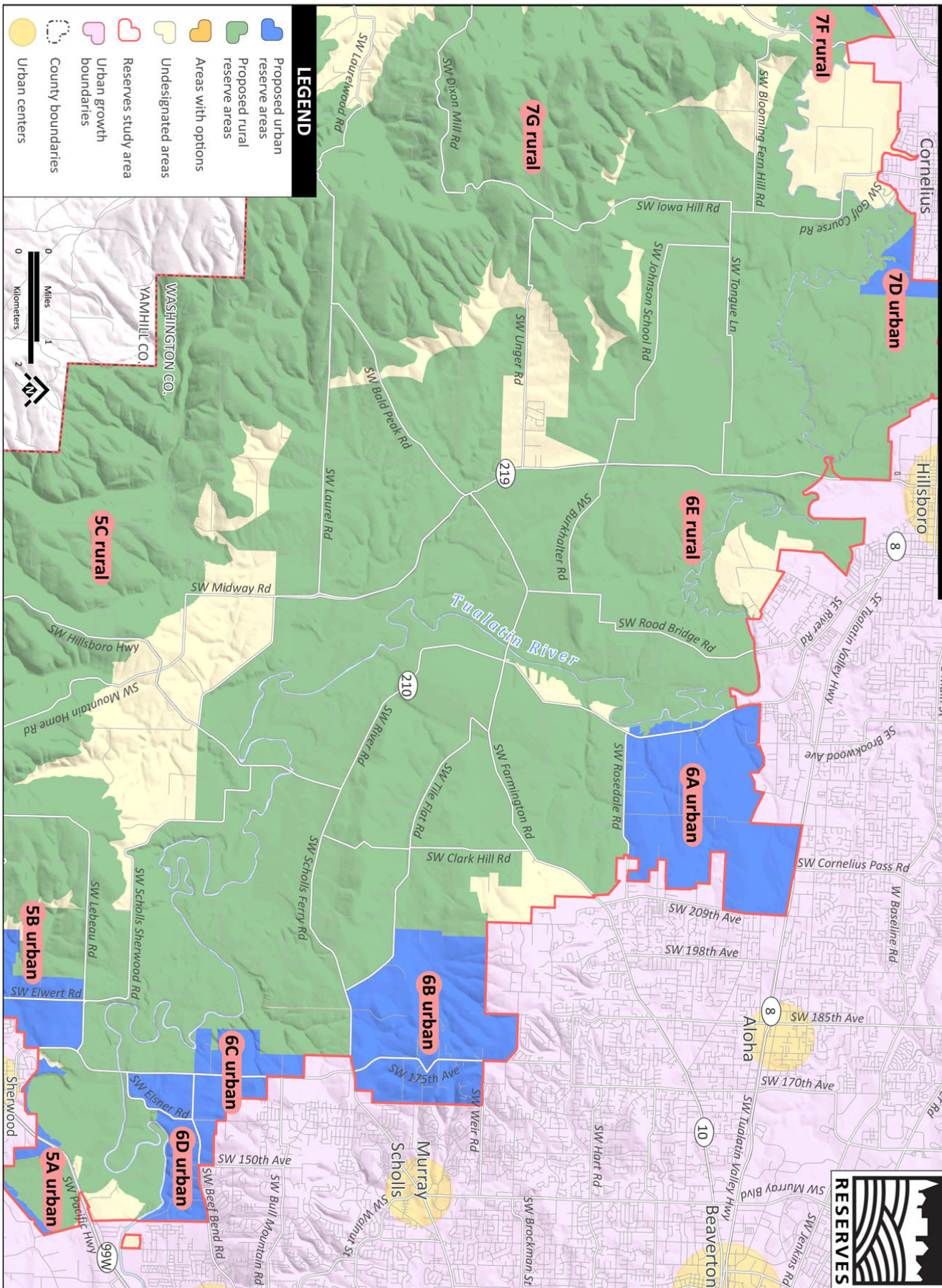
6B urban

This 1,776-acre area is bounded on the west by Southwest Grabhorn Road, on the north and east by the urban growth boundary, and on the south by Southwest Scholls Ferry Road. The south slopes of Cooper Mountain and the Tualatin River are two important natural landscape features found within the area. The area is suitable for urbanization and would support expansion of the Murray Scholls Town Center as proposed by the City of Beaverton. It includes a mix of forestland, farms and rural residences. The area is identified as foundation agricultural land.

6C urban

This 559-acre area lies west of West Bull Mountain and north of Southwest Beef Bend Road. It is generally suitable for urbanization due to relatively flat topography and can be buffered from agricultural operations to the west by the Tualatin River floodplain. The area includes a mix of farm uses including

AREA 6 - West/Central Washington County



LEGEND

- Proposed urban reserve areas
- Proposed rural reserve areas
- Areas with options
- Undesignated areas
- Reserves study area
- Urban growth boundaries
- County boundaries
- Urban centers



field crops, orchards and nursery stock as well as forest and mixed shrub/scrubland. The area is identified as foundation agricultural land.

6D urban

This 519-acre area west of King City lies south of Southwest Beef Bend Road, east of Southwest Roy Rogers Road and north of the Tualatin River. The area is suitable for urbanization due to relatively flat topography and the potential availability of urban services from King City. The Tualatin River National Wildlife Refuge, an important natural landscape feature, lies along its southern perimeter and provides an effective barrier to further urbanization. The area includes a large commercial nursery operation along with a variety of other farming activities. The area is identified as foundation agricultural land.

6E rural

This area is characterized by large farms giving way to smaller farms, nurseries, and woodlots on the lower slopes of Chehalem Mountain with some rural residences. Highway 219 and the west half of Southwest Farmington Road are the primary transportation corridors. The Tualatin River, along with its riparian area and floodplain, is the dominant landscape feature running through the area.

There are two areas proposed to remain undesignated – one near the intersection of Southwest Vanderschuer and Southwest Midway roads and the other near the intersection of Southwest Unger Road and Highway 219 – based on the county’s GIS analysis which revealed these areas to be unsuitable for either rural or urban reserves.

DEFINING THE TERMS

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Rural reserves are lands designated by each county that lie outside the current urban growth boundary and are valuable agricultural and/or forestlands, or have important natural features like rivers, wetlands, buttes and floodplains. These areas will be off limits to urbanization for the next 40 to 50 years.

The Oregon Department of Agriculture in 2007 completed an assessment of the long term commercial viability of agricultural lands in the Portland metropolitan area.

The following hierarchy was developed to describe levels of agricultural viability:

Foundation agricultural lands anchor the larger agricultural industry and are considered vital to its long-term viability.

Important agricultural lands are well suited to agricultural production and have the capacity to contribute to the commercial agricultural economy. Although they have potential to be foundation agricultural lands, they often are not used to their full potential.

Conflicted agricultural lands have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBANRURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

7

West Washington County

The western edge of the region including Forest Grove, Cornelius and Banks

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area includes Forest Grove and Cornelius and several significant watersheds including portions of the Tualatin River, Dairy Creek and Gales Creek. The area is characterized by large farms along the Tualatin River giving way to smaller farms and woodlots on the lower slopes of the Chehalem Mountains with scattered rural residences. West Washington County also includes Banks to the north, Gaston to the south and Hagg Lake along its western boundary. Most of the area is proposed for designation as rural reserve. The Tualatin River floodplain and riparian area are dominant landscape features.

There are large contiguous areas of agricultural land south of Cornelius and north of Forest Grove and Banks. Land in the hills above the valley floor is used in more diverse ways including woodlots and rural residential development in the David Hill area northwest of Forest Grove. The area between Hagg Lake and Gales Creek is used primarily for small-scale commercial timber harvest. Most of the area is identified as foundation agricultural land with some important agricultural land south of the Tualatin River.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

7A urban

This 333-acre area northwest of Forest Grove is bounded on the south by Northwest Gales Creek Road and on the east by the urban growth boundary. Due to topographic constraints and natural areas, only a small part of this area is suitable for residential development as an extension of the David Hill area in Forest

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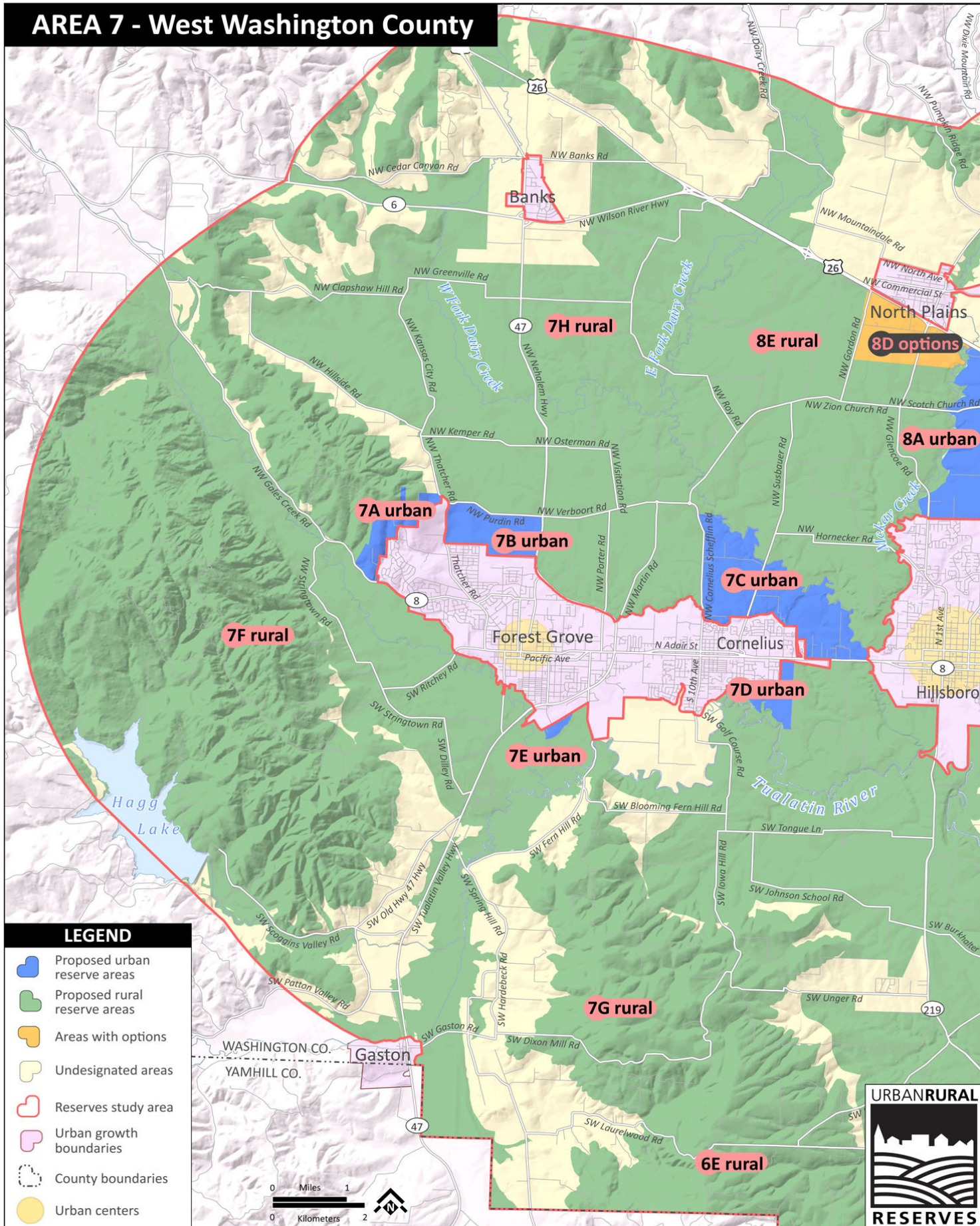
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Grove. The area includes a mix of small-scale agricultural uses including orchards, nurseries, shrub/scrubland and pasture together with forested steep slopes and rural residences. This is identified as conflicted agricultural land.

7B urban

This area includes approximately 489 acres that extend north of the urban growth boundary and Forest Grove city limits to Northwest Purdin Road. It extends from Northwest Thatcher Road on the west to Highway 47 on the east. The area consists of large parcels of relatively flat land that are suitable for a variety of urban development. The area is identified as foundation agricultural land and includes farms that grow field crops, orchards and nursery stock.

AREA 7 - West Washington County



7C urban

This area of approximately 1,409 acres north of Cornelius along the western edge of Dairy Creek is bounded on the west by Northwest Cornelius-Schefflin Road. Its flat topography, availability of urban services from the City of Cornelius and relatively large parcels make it suitable for a range of urban development. This area is characterized by a variety of farms growing field and row crops, nursery stock and orchards, as well as a golf course and rural housing. It is identified as foundation agricultural land.

7D urban

This 193-acre area is located adjacent to the southeast corner of Cornelius south of Tualatin Valley Highway. It is bounded by Southwest 345th Avenue on the east and the Tualatin River floodplain to the southwest. The portion of this area outside of the floodplain is highly suitable for urbanization given its relatively flat topography and proximity to urban services from Cornelius. These features in combination with generally large parcels make it suitable for residential or employment development. Farmers in the area grow field crops and nursery stock. The area is identified as foundation agricultural land.

7E urban

This small 37-acre area lies south of Elm Street in Forest Grove. It is between the Taylor Way industrial area and the Tualatin River floodplain. Flat and above the floodplain, it is highly suitable for urbanization and industrial development. This small area would allow for long-term expansion of the industrial employment base in Forest Grove. It is identified as foundation agricultural land.

7F rural

This area comprises the western edge of the reserves study area and extends into the foothills of the Coast Range. The area extends west from Forest Grove between Highway 8 and Hagg Lake. Gales Creek flows along its northern boundary, the

forested foothills are incised by a number of small creeks in the central sections, and the lower slopes of the Chahalem Mountains provide its southwestern boundary. Small farms dot the Gales Creek floodplain with rural residential dwellings scattered at slightly higher elevations. Small scale commercial agriculture dominates the area which is identified as foundation agricultural land.

7G rural

This area is framed by the Tualatin River to the west and north, the Yamhill county line to the south, and an approximate diagonal line from Gaston to Hillsboro. The center of the area has rolling topography characterized by forested riparian stream corridors, several small lakes and wetlands, woodlots, rural dwellings and small farm parcels. Larger farm parcels occur in the river's floodplain. It is identified as foundation agricultural land.

7H rural

This area generally extends north from Forest Grove to Banks. The west fork and main stem of Dairy Creek are predominant landscape features and the area has gentle topography. The area is typified by 20-acre farms without residences. It is identified as foundation agricultural land.

DEFINING THE TERMS

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Rural reserves are lands designated by each county that lie outside the current urban growth boundary and are valuable agricultural and/or forestlands, or have important natural features like rivers, wetlands, buttes and floodplains. These areas will be off limits to urbanization for the next 40 to 50 years.

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Conflicted agricultural lands have excellent capability (soils and water) but their suitability for commercial agriculture is jeopardized by circumstances that disrupt the agricultural integrity of their surroundings and challenge their operations.



URBANRURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro



North Washington County

Hillsboro, North Plains and Helvetia

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area extends northwest from the urban growth boundary along both sides of Highway 26 and includes most of Hillsboro as well as North Plains and the rural Helvetia area. Its northeast boundary is the border between Washington and Multnomah counties. Cornelius Pass Road winds through the eastern portion of the area and is a key arterial that connects Highway 26 with Highway 30 to the north. Primary watersheds include McKay Creek, Rock Creek and the east fork of Dairy Creek. South of Highway 26 the area is flat and almost entirely cultivated with seasonal crops. Rolling farmland extends north of the freeway to the foothills of the Tualatin Mountains. Here parcels are typically smaller with a greater percentage of interspersed forest and wetland that support rural residences, stables, small-scale farms and woodlots.

PROPOSED RESERVES

Areas proposed for either urban or rural designation by Metro and Clackamas, Multnomah and Washington counties

8A urban

This 2,651-acre area extends north from the urban growth boundary and Hillsboro city limits to Highway 26 and west to McKay Creek. It is adjacent to Hillsboro’s principal industrial area to the east and south, an area that has regional and statewide economic significance. Given the flat topography, proximity to Highway 26 and the Shute Road interchange, access to services from Hillsboro, and its strategic location near the city’s leading industries, the area is highly suitable to support future industrial development. The area is identified as foundation agricultural land.

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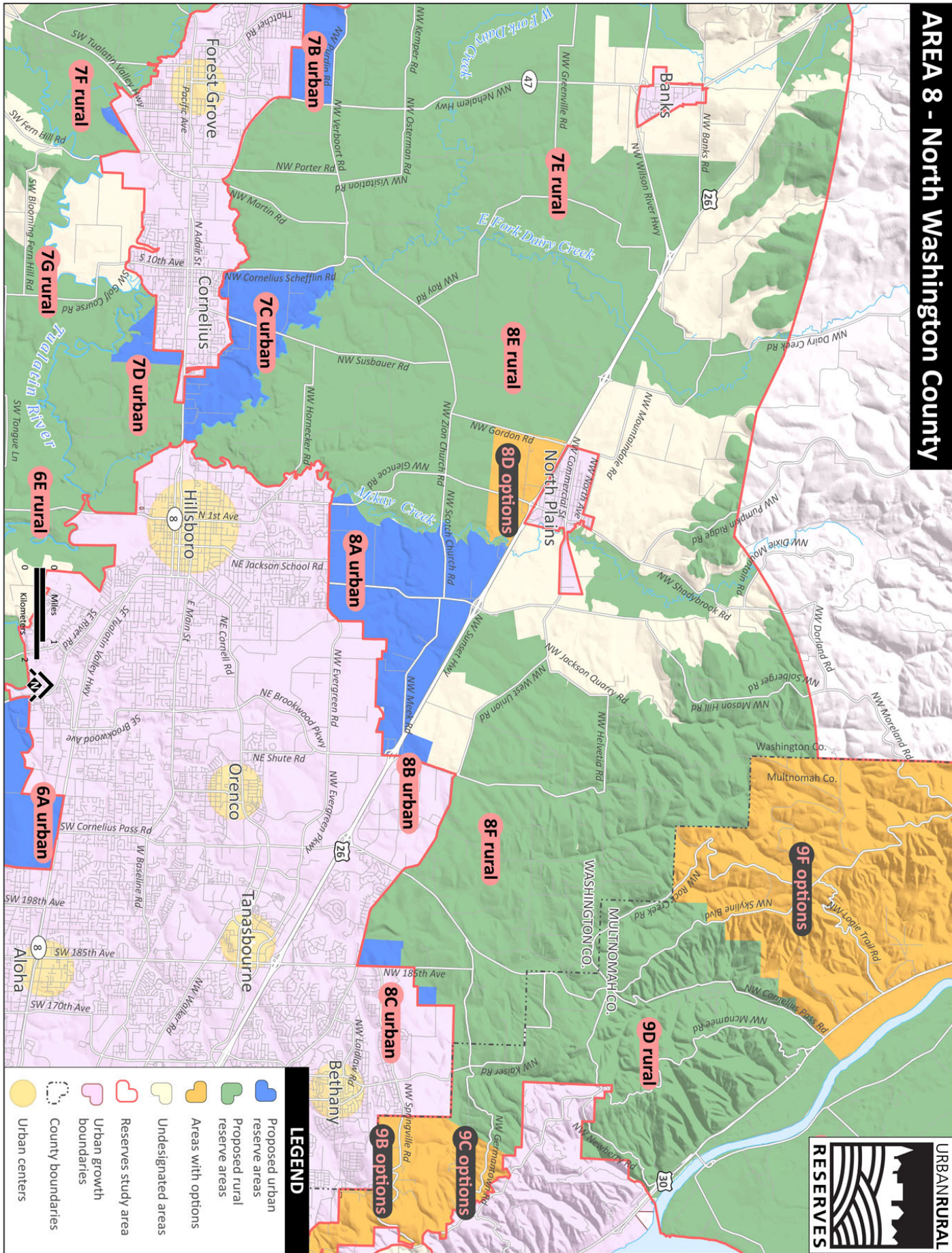
8B urban

This 60-acre area includes the northwest portion of a proposed project to improve the connection between Northwest Shute and Helvetia Roads with Highway 26. The area currently supports field crops. It is also an area that if designated urban, would facilitate the proposed and partially funded improvements to the Shute Road/Highway 26 interchange. It is identified as foundation agricultural land.

8C urban

This 173-acre area is composed of two separate areas: a 41-acre area adjacent to Portland Community College Rock Creek campus and bordered by Rock Creek on the north; and an approximately 132-acre parcel north of Northwest West Union Road and west of Northwest 185th Avenue. These areas are suitable for urbanization as a minor expansion of the Bethany Community. The area is identified as foundation agricultural land.

AREA 8 - North Washington County



LEGEND

- Proposed urban reserve areas
- Proposed rural reserve areas
- Undesignated areas
- Areas with options
- Reserves study area
- Urban growth boundaries
- County boundaries
- Urban centers



8D options

This triangle shaped area of approximately 700 acres lies south of North Plains along the southern edge of Highway 26. The area is bordered on the west by Northwest Gordon Road and on the south by Northwest Beach Road. The area includes a small rural air strip associated with a rural housing development as well as a seed processing plant. It includes orchards, field crops and nursery stock. This area could be urbanized by the City of North Plains. The area is being considered for designation as a rural reserve to keep the city's urban development north of the freeway. Another consideration is to leave the area undesignated, letting the city retain the option of expanding its urban growth boundary across the freeway to the south. This area is identified as foundation agricultural land.

8E and 8F rural

These proposed rural reserves are located on either side of Highway 26 and are characterized by farms of varying sizes and mixed farms and woodlots in the foothills rising to the Tualatin Mountains, a natural landscape feature important to the region. McKay and Rock creeks and a portion of the east fork of Dairy Creek flow through the area.

Relatively large areas here have been left undesignated based on the county's rural reserves analysis or the desire to allow for possible urbanization to the south of Highway 26 by the City of North Plains over the next 50 years.

DEFINING THE TERMS

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URBAN RURAL RESERVES

Clackamas County
Multnomah County
Washington County
Metro

9

West Multnomah County

The Tualatin Mountains to Sauvie Island and Scappoose

URBANRURAL



RESERVES

Leaders from Clackamas, Multnomah and Washington counties and Metro are working with people across the region to determine where cities will grow over the next 40 to 50 years and which lands will be protected as farms, forests and natural areas for the next half century.

ABOUT THE AREA

This area is the transition zone between the Portland West Hills and the farmland of the Tualatin Valley. Situated between Cornelius Pass and Portland's city limits just north of Bethany, this is a land of forests, rolling hillside farms and deep creek canyons. It supports woodlots, boarding stables, orchards, berry patches, Christmas tree groves and rural residential development. Community supported agriculture farms and vineyards are more recent arrivals.

The area extends north and west to include Sauvie Island, an oblong shaped landscape of river bottomland made possible by a meander in the Willamette River called Multnomah Channel and a number of dikes that hold back floodwaters from the main stem. This flat landscape supports a wide variety of irrigated row crops and berries along with water fowl and wildlife.

PROPOSED RESERVES

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9A options

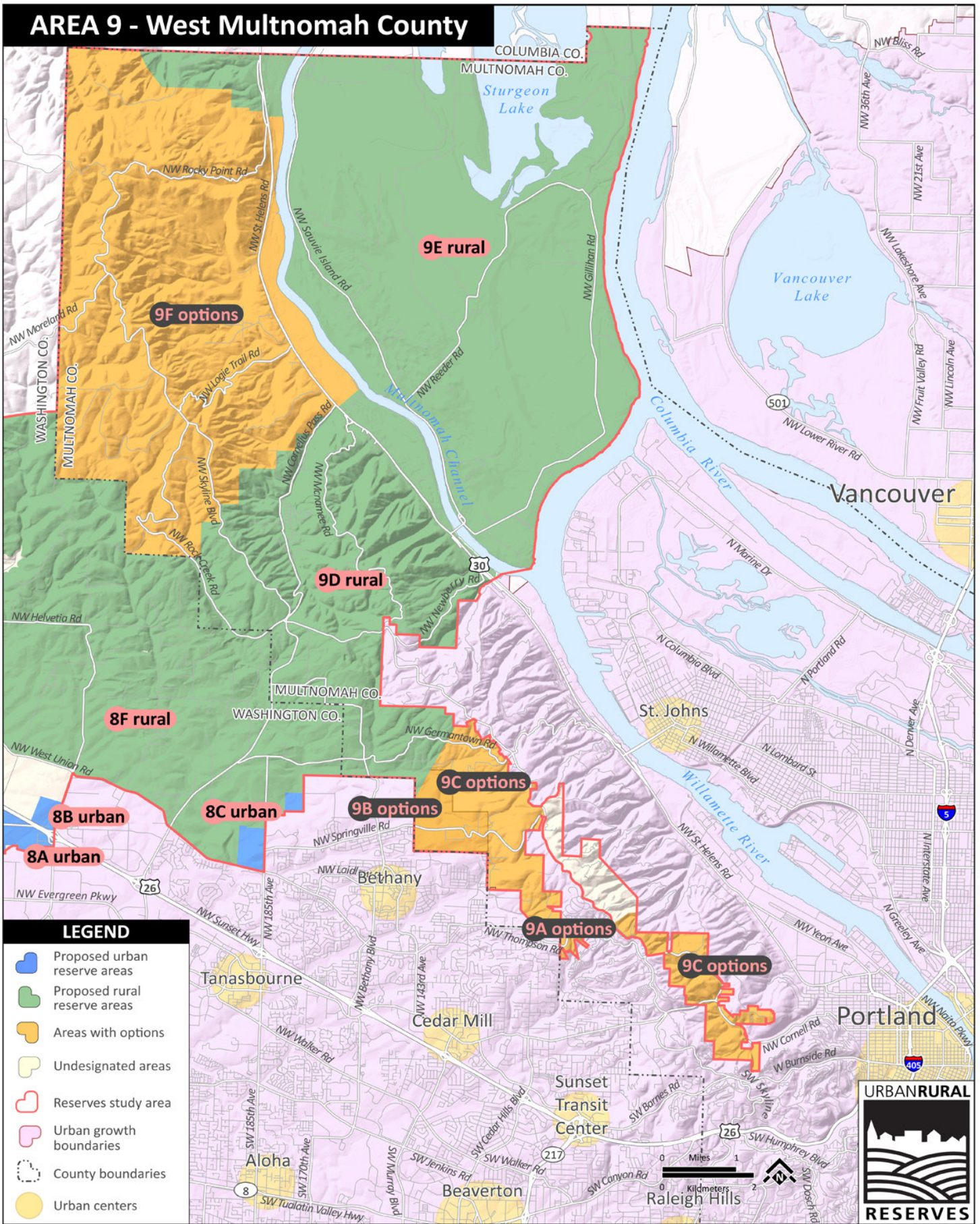
This 124-acre area lies southwest of Forest Park in the vicinity of Northwest Laidlaw Road and Northwest Thompson Road. It is directly east of Bonny Slope West (sometimes referred to as Area 93), which was brought into the urban growth boundary in 2002. The area was judged to be moderately suitable for urbanization, mostly in consideration of how efficiently urban services can be provided by the City of Portland. It could also serve as an urban service link for Area 93. The area is identified as conflicted agricultural land.

Three designation options are being considered: an urban reserve in part as a means for providing urban services to an area already inside the urban growth boundary; a rural reserve; or undesignated.

9B options

This 464-acre area lies southwest of Forest Park, south of Northwest Germantown Road and east of the North Bethany area which was added to the urban growth boundary in 2002. Northwest Springville Road runs east to west through the area. Portions of the area closest to the urban growth boundary are considered moderately suitable for urbanization. The eastern and northern portions of the area lie along the west slope of the Tualatin Mountains, an important natural landscape feature, where steep slopes make them less suitable or unsuitable for urbanization. The area is characterized by farms with scattered rural residences. Some of the area is identified as wildland forest by the Oregon Department of Forestry and

AREA 9 - West Multnomah County



provides significant wildlife habitat. The area is identified as conflicted agricultural land.

Three designation options are being considered: an urban reserve in part as a means for providing urban services to an area already inside the urban growth boundary; a rural reserve; or undesignated.

9C options

This area lies south of the Bonneville Power Administration power line (east of the intersection of Germantown and Old Germantown roads), west and north of Portland, and east of the Multnomah/Washington county line. It includes options 9A and 9B. It also includes the area at the south end of Northwest Skyline Boulevard near Thompson Road that is surrounded by the Portland. The suitability analysis indicated that the area closest to the urban growth boundary and 9B is moderately suitable for urbanization, or could provide a link to extend urban services to Bonny Slope as described in 9A options. The portions of the area to the east and north are on the west slope of Tualatin Mountain, an important natural landscape feature, and are less suitable to unsuitable for urbanization due to steep slopes. The area is characterized by farms and woodlots with scattered rural residences. Some of the area is designated as wildland forest by the Oregon Department of Forestry and provides significant wildlife habitat. This area is identified as conflicted agricultural land.

The option of leaving the area undesignated is being considered to allow for the possible future designation of urban reserve. An alternative consideration is to designate it as a rural reserve in recognition of the steeper slopes, especially to the east, and the challenge of efficiently providing urban services.

9D rural

The area between the Bonneville Power Administration power line east of the intersection of Germantown and Old Germantown roads and a line within three miles of the urban growth boundary to

the northwest (including the northernmost section of Cornelius Pass Road to Highway 30) is proposed for designation as rural reserve. The area is characterized by a mix of farms and woodlots changing to predominately forest land in the higher north portion. This area spans the east and west sides of the Tualatin Mountains and contains important wildlife connections to Forest Park, a natural landscape feature important to the region. Most of this area is identified as important agricultural land with some foundation agricultural land to the north.

9E rural

Sauvie Island is identified entirely as foundation agricultural land and as a landscape feature important to the region. The blend of high farm value coupled with sense of place, wildlife habitat, recreation access and its edge-of-the-region character supports rural reserve designation. The potential for urbanization is low. The portion of the island in Multnomah County is proposed for designation as a rural reserve.

9F options

This large area lies south of Scappoose and west of the Multnomah Channel. Most of it is the heavily forested east slope of the Tualatin Mountains, an important natural landscape feature. Northwest Skyline and Northwest Rocky Point roads pass through the middle of the area. The headwaters of Rock Creek are also noted as an important natural landscape feature. Given its steep slopes, urbanization and the extension of urban services would be very difficult and expensive.

The area is more than three miles from the urban growth boundary. (Due to their physical separation from the urban area, lands farther than three miles from the boundary are not considered subject to urbanization.) However, Scappoose lies immediately to the north of the area. Because of the high value forest land and significant landscape features, consideration is being given to designating a small portion of this area close to Scappoose as rural reserve to steer the city away from these resources.

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URBANRURAL RESERVES

Clackamas County
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