



## Clackamas County Urban/Rural Reserves Project

### INTRODUCTION

#### **Board of County Commissioners Recommendations: Areas Suitable for Urban and Rural Reserves**

Decision: September 10, 2009

The region-wide Reserves Project is aimed at identifying urban reserves (places where the Portland Metro Urban Growth Boundary [UGB] may expand in the next 40–50 years) and rural reserves (important farm and forest land and natural landscape features to be protected from urbanization). Recommendations are based on state standards codified in OAR 660 Division 27. Clackamas County has been working toward identifying these areas since 2008 by working with its regional partners to:

- Select the study area
- Identify “candidate” areas
- Provide the technical basis for recommendations, including a review of:
  - Transportation
  - Sanitary sewers
  - Storm drainage
  - Water
  - Schools
  - Parks
- Conduct Phase I and Phase II public open houses and a variety of other public involvement and communications efforts.

Clackamas County formed a Policy Advisory Committee (PAC) to advise the Clackamas County Board of Commissioners (BCC) on reserves matters. This 21-member group, which began meeting in April 2008, reviewed a large amount of information and applied the factors set forth in state law to provide advice to the BCC on which areas to forward to the regional process as “suitable” for urban or rural reserves.

Work during 2009 included:

- Staff reviewed the suitability factors for urban and rural reserves and developed ratings, suggestions and options. This analysis was based on materials prepared by technical experts groups, the 2007 Oregon Department of Agriculture report entitled “Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agriculture Lands”, the forestland study provided by the Oregon Department of Forestry, Metro’s February 2007 “Summary of the Natural Landscape Features Inventory” (with subsequent updates in 2008) and many other sources of information.

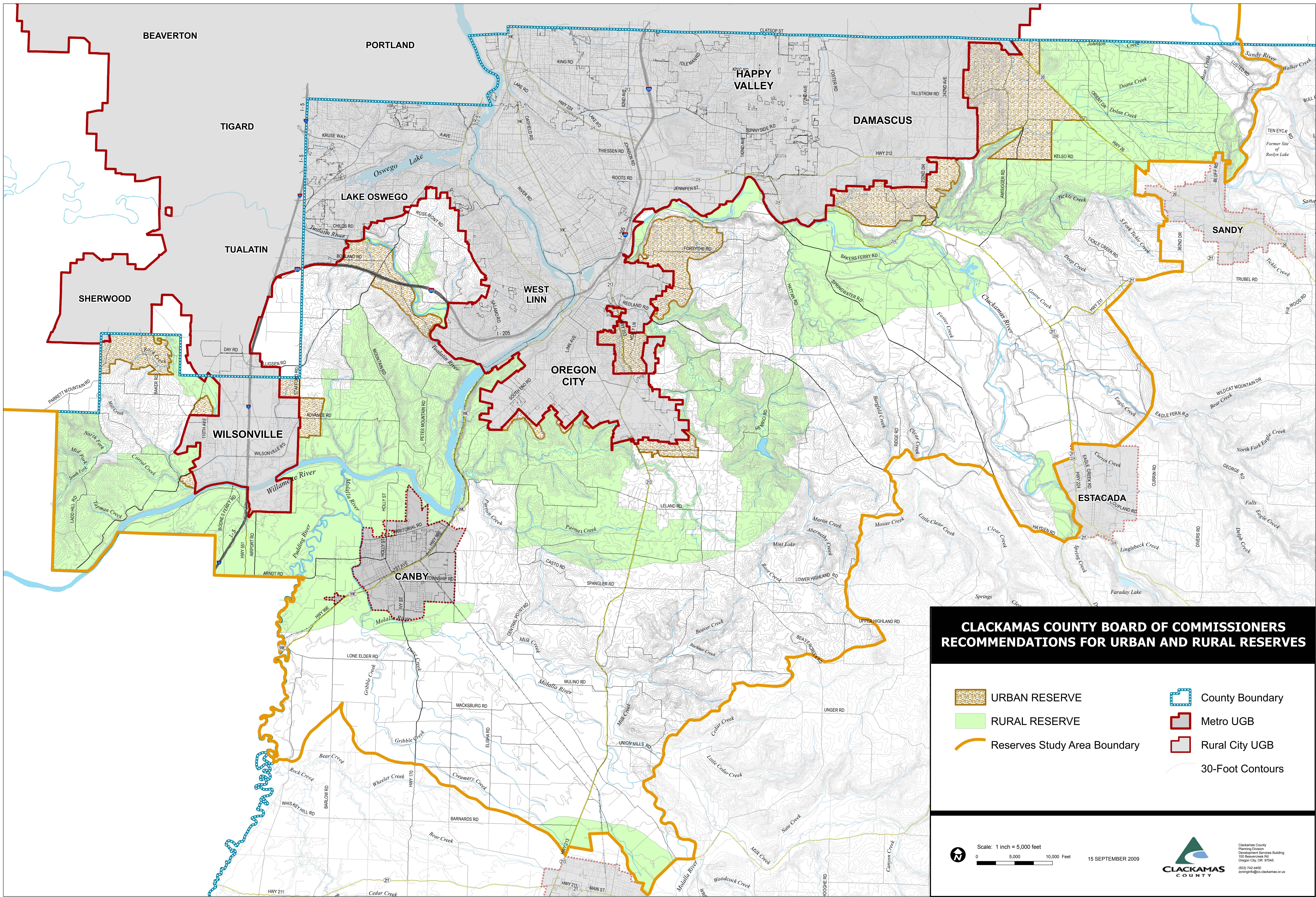
- The PAC met nine times from late May to late August to hold extensive discussions, develop new options and identify majority polling positions. They also listened to up to 20 minutes of public comments at each meeting and reviewed hundreds of letters and emails.
- The Clackamas County Planning Commission held a special public hearing August 10 and developed recommendations for the BCC at two subsequent work sessions.

The BCC held four study sessions during summer 2009 to review PAC work and provide feedback. On September 8 the BCC held a public hearing at which 78 people provided testimony. A final study session on September 9 provided an opportunity for the Board to identify changes to the proposed reserves map based on advice presented at the September 8 study session and information gathered at the hearing. Finally, at a televised business meeting on September 10, the Board developed and approved the recommendations included in this document.

Clackamas County's recommendations are shown on the map labeled *Clackamas County Board of Commissioners Recommendations for Urban and Rural Reserves*; a table on the following page provides gross acreages for recommended urban and rural reserve areas, and the three-column document at the end of this memorandum describes the Board's recommendations by area of the county, along with rationale and key urban and rural factors ratings.

Materials from the BCC study sessions, the Planning Commission hearing and the PAC meetings are all available on the Clackamas County website at: <http://www.clackamas.us/transportation/planning/piurban.jsp>.







**Clackamas County Board of County Commissioners' Recommendations, September 10, 2009**

**Gross Acreage of Areas Suitable for Urban and Rural Reserves**

| <b>Area</b>                    | <b>Urban Reserve<br/>Acres</b> | <b>Rural Reserve<br/>Acres</b> |
|--------------------------------|--------------------------------|--------------------------------|
| S of Sherwood/W of Wilsonville | 1,050                          | 5,940                          |
| French Prairie                 | 0                              | 4,980                          |
| East of Wilsonville            | 510                            | 4,980                          |
| Stafford                       | 640                            | 590                            |
| Pete's Mountain/Peach Cove     | 470                            | 2,380                          |
| South/SW of Oregon City        | 170                            | 9,570                          |
| Beavercreek/SE of Oregon City  | 370                            | 1,360                          |
| Northeast of Oregon City       | 2,330                          | 4,090                          |
| South of Clackamas River       | 0                              | 7,930                          |
| South of Damascus              | 1,720                          | 1,970                          |
| East of Damascus/Clackanomah   | 3,550                          | 12,270                         |
| Around Canby                   | 0                              | 5,400                          |
| Around Molalla                 | 0                              | 1480                           |
| Around Estacada                | 0                              | 820                            |
| <b>Total</b>                   | <b>10,810</b>                  | <b>63,760</b>                  |

Approximately 167,720 acres are undesignated -- not recommended to be either urban or rural reserves -- within the Reserves study area in Clackamas County.



**Clackamas County Urban and Rural Reserves Project**  
**Board of County Commissioners: Areas Suitable for Urban and Rural Reserves**  
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The Clackamas County Board of Commissioners recommendations on areas suitable for urban reserves and rural reserves in Clackamas County are described below for 14 areas of the county, along with the rationale for each recommendation.

|       |  |         |
|-------|--|---------|
| I.    | South of Sherwood/West of Wilsonville..... | Page 2  |
| II.   | French Prairie.....                        | Page 3  |
| III.  | East of Wilsonville.....                   | Page 4  |
| IV.   | Stafford.....                              | Page 5  |
| V.    | Pete's Mountain/Peach Cove.....            | Page 6  |
| VI.   | South/Southwest of Oregon City.....        | Page 7  |
| VII.  | Beavercreek/Southeast of Oregon City.....  | Page 8  |
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| IX.   | South of the Clackamas River.....          | Page 10 |
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| XI.   | East of Damascus/Clackanomah.....          | Page 12 |
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# Clackamas County Urban and Rural Reserves Project

Board of County Commissioners: Areas Suitable for Urban and Rural Reserves  
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| AREA   | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS   |
|--|---|---|
| <p><b>I. South of Sherwood/West of Wilsonville</b><br/>(North of Willamette River)</p> | <p>Designate Tonquin Geologic Area as rural reserve:</p> <ul style="list-style-type: none"> <li>▪ <i>Delineated Important Natural Feature (DINF)</i></li> </ul> <p>Designate all the Important farmland rural reserve, including all of Parrett Mountain:</p> <ul style="list-style-type: none"> <li>▪ <i>Actively farmed, needs preservation</i></li> <li>▪ <i>Treat entire Parrett Mountain area as a block with similar designations</i></li> </ul> <p>Designate a small area south of Sherwood as urban reserve:</p> <ul style="list-style-type: none"> <li>▪ <i>Can be served by Sherwood</i></li> </ul> <p>Designate as urban reserve two small areas identified as areas of interest by Wilsonville:</p> <ul style="list-style-type: none"> <li>▪ <i>Easily served with extensions of existing city services</i></li> </ul> <p>Leave undesignated remaining areas of Conflicted farmland south of Sherwood:</p> <ul style="list-style-type: none"> <li>▪ <i>Not a strong candidate for rural reserve -- Conflicted and not a DINF</i></li> <li>▪ <i>Not a strong candidate for urban reserve -- difficult to serve by either city</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contains Important farmland in the southern half</li> <li>▪ Contains parts of two DINFs (Tonquin Geologic Area and Parrett Mountain)</li> <li>▪ Are potentially subject to urbanization because of proximity to Wilsonville and Sherwood</li> <li>▪ Parrett Mountain rates high for separation between cities, sense of place, fish and wildlife habitat</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Rates high and medium for all factors in recommended areas</li> <li>▪ No Foundation farmland</li> </ul> |

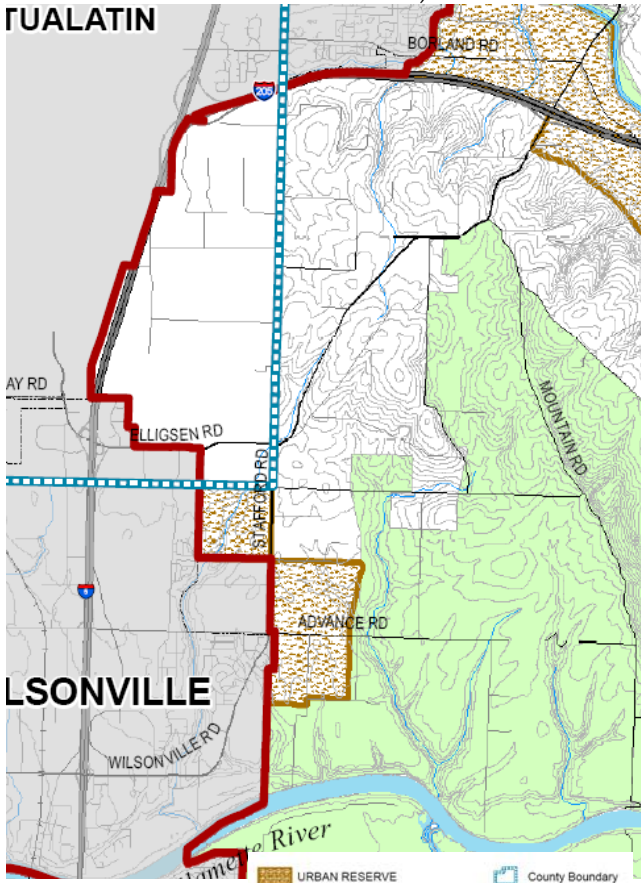


# Clackamas County Urban and Rural Reserves Project Board of County Commissioners: Areas Suitable for Urban and Rural Reserves Decision: September 10, 2009

| AREA  | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS   |
|---|---|---|
| <p><b>II. French Prairie</b><br/>         (South of Willamette River/West of Pudding River)</p>  | <p>Designate entire area as rural reserve:</p> <ul style="list-style-type: none"> <li>Entirely Foundation farmland</li> <li>Actively farmed by "industrial agriculture," and part of a much larger area critical to Willamette Valley agriculture industry</li> <li>Potentially subject to urbanization because of proximity to UGB, Wilsonville, I-5 and Aurora Airport</li> </ul> <p>Do not designate any of the area urban reserve:</p> <ul style="list-style-type: none"> <li>Recommended to be rural reserve.</li> <li>Ranks medium to low for urban services</li> <li>Urbanization would require substantial improvement to the I-5 bridge</li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Contain Foundation farmland</li> <li>Rate high on all agriculture and forestry factors</li> <li>Rate high for potentially subject to urbanization</li> <li>Rates high for separation between cities and sense of place</li> </ul> <p>No <b>urban reserve</b> areas identified:</p> <ul style="list-style-type: none"> <li>Ranks medium to low for serviceability</li> <li>Ranks low for transportation</li> </ul> |



# Clackamas County Urban and Rural Reserves Project Board of County Commissioners: Areas Suitable for Urban and Rural Reserves Decision: September 10, 2009

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|---|---|---|
| <p><b>III. East of Wilsonville</b><br/>           (West of Mountain Road/South of I-205/North of Willamette River)</p>  | <p>Designate as rural reserve areas classified as Important farmland except for a few small areas close to Wilsonville's northeast boundary:</p> <ul style="list-style-type: none"> <li>▪ <i>Important farmland qualifies under safe harbor factor.</i></li> <li>▪ <i>The few areas of Important farmland excluded are impacted by urban traffic and will be further impacted by potential development of adjacent urban reserve areas.</i></li> </ul> <p>Designate as urban reserve two areas of interest identified by Wilsonville:</p> <ul style="list-style-type: none"> <li>▪ <i>Easily served with extensions of existing or planned city services.</i></li> </ul> <p>Undesignated area is identified as Conflicted farmland and contains no DINFs.</p> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Important farmland</li> <li>▪ Are potentially subject to urbanization because of proximity to Wilsonville UGB</li> <li>▪ Generally rate medium for agriculture and forestry</li> <li>▪ Rate high for sense of place</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Generally rates medium on serviceability</li> <li>▪ Rates high for employment land</li> <li>▪ Generally rates high for other factors with some exceptions</li> </ul> |





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| AREA   | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS   |
|--|---|---|
| <p style="text-align: center;"><b>IV. Stafford</b><br/> (North of 1-205 on west side/North of Tualatin River on east side)</p> <p><b>LAKE OSWEGO</b><br/> <b>WEST LINN</b></p> <p>CHILDS RD<br/> ROSE MONT RD<br/> BORLAND RD<br/> RIVER RD<br/> SALAMOND<br/> I-205</p> <p>URBAN RESERVE<br/> RURAL RESERVE<br/> County Boundary<br/> Metro UGB<br/> Rural City UGB<br/> Reserves Study Area Boundary<br/> 30-Foot Contours</p> | <p>Designate as rural reserve the DINFs (Tualatin River and Wilson Creek):</p> <ul style="list-style-type: none"> <li>▪ <i>Need preservation</i></li> </ul> <p>Designate as urban reserves the Borland area (bounded by the Tualatin city limits on the west, the Tualatin River on the north and I-205 on the south [and east]):</p> <ul style="list-style-type: none"> <li>▪ <i>Rates high to medium for urban reserves factors</i></li> <li>▪ <i>Suitable for employment uses</i></li> <li>▪ <i>Conflicted farmland</i></li> </ul> <p>[NOTE: County will talk with Stafford Hamlet and adjacent cities to determine if adjacent areas (Mossy Brae and Johnson Road) should be designated urban reserve.]</p> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>▪ <i>Not a strong candidate for rural reserve -- Conflicted farmland and not a DINF</i></li> <li>▪ <i>Not a strong candidate for urban reserve -- governance concerns; topography, natural features and parcelization limit opportunities to create walkable communities and urban densities</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contains Conflicted farmland only</li> <li>▪ Are potentially subject to urbanization because of proximity to UGB, three cities and I-205</li> <li>▪ Generally rate low on the agriculture &amp; forest factors</li> <li>▪ Contain two inventoried DINFs: Wilson Creek &amp; the Tualatin River</li> <li>▪ Rate high for sense of place</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Generally rate high to medium on all urban factors</li> <li>▪ Rate medium for employment land</li> <li>▪ Rate low on some transportation factors</li> </ul> |

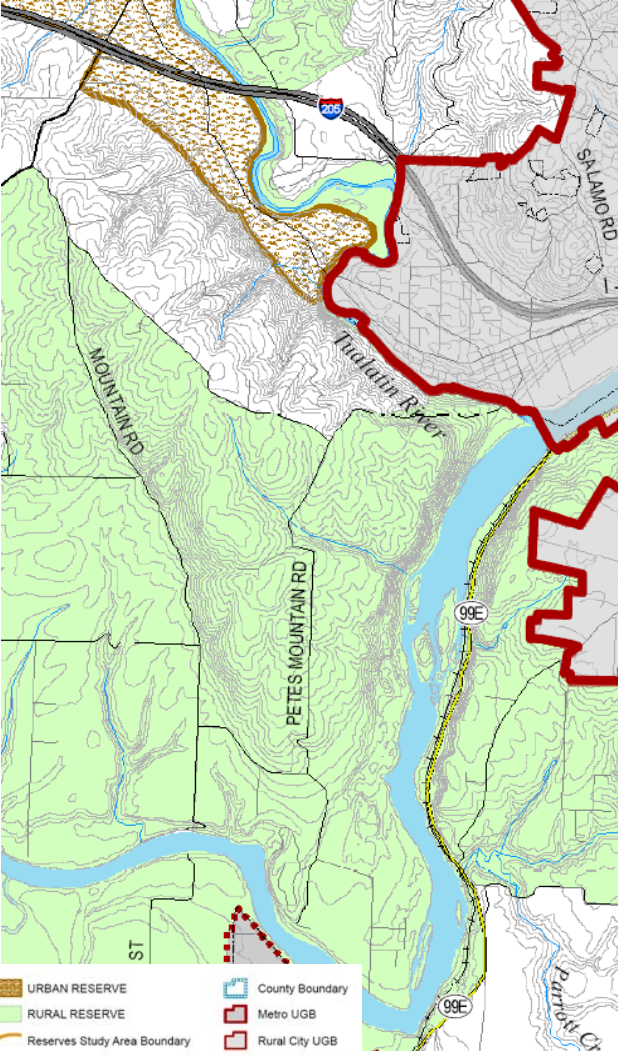




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|--|---|--|
| <p><b>V. Pete's Mountain/Peach Cove</b><br/>(East of Mountain Road/South of Tualatin River)</p>  <p>The map shows the area south of Schaeffer and Pete's Mountain roads, east of Mountain Road, and south of the Tualatin River. It includes labels for Mountain Rd, Pete's Mountain Rd, Tualatin River, and various reserve boundaries. A legend at the bottom left identifies Urban Reserve (orange), Rural Reserve (green), Reserves Study Area Boundary (red dashed line), County Boundary (blue dashed line), Metro UGB (red outline), Rural City UGB (red outline), and 30-Foot Contours (grey lines).</p> | <p>Designate as rural reserve the areas south of Schaeffer and Pete's Mountain roads:</p> <ul style="list-style-type: none"> <li>▪ <i>Important farmland with active wineries, Christmas tree farms and other agricultural uses that need preservation</i></li> <li>▪ <i>Contains a DINF (Willamette Narrows/Peach Cove) that needs preservation</i></li> </ul> <p>Designate as urban reserve the area around Borland Road (bounded by the toe of the slope to the south, I-205 and the Tualatin River to the north and west, and the City of West Linn to the east):</p> <ul style="list-style-type: none"> <li>▪ <i>Blocks up with the Borland area north of I-205 to create a more developable area</i></li> <li>▪ <i>Contains some lands suitable for employment</i></li> <li>▪ <i>Conflicted farmland</i></li> <li>▪ <i>Creates more governance options by connecting Borland area with West Linn</i></li> </ul> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>▪ <i>Not a strong candidate for rural reserve -- Conflicted farmland and not a DINF</i></li> <li>▪ <i>Not a strong candidate for urban reserve -- steep slope and service concerns</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Important farmland south of Schaeffer Road</li> <li>▪ Are potentially subject to urbanization because of proximity to West Linn UGB and I-205</li> <li>▪ Contain part of one DINF (Willamette Narrows/Peach Cove)</li> <li>▪ Rate high for sense of place &amp; separation between cities</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Generally rate medium to low on serviceability and transportation</li> <li>▪ Generally rate high and medium on other urban factors</li> </ul> |

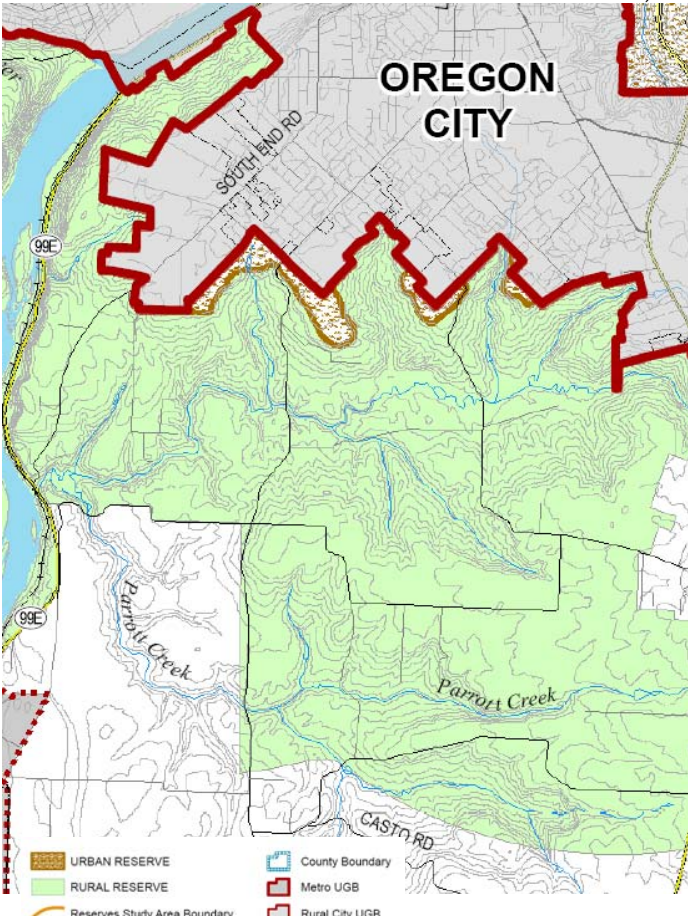




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## Board of County Commissioners: Areas Suitable for Urban and Rural Reserves

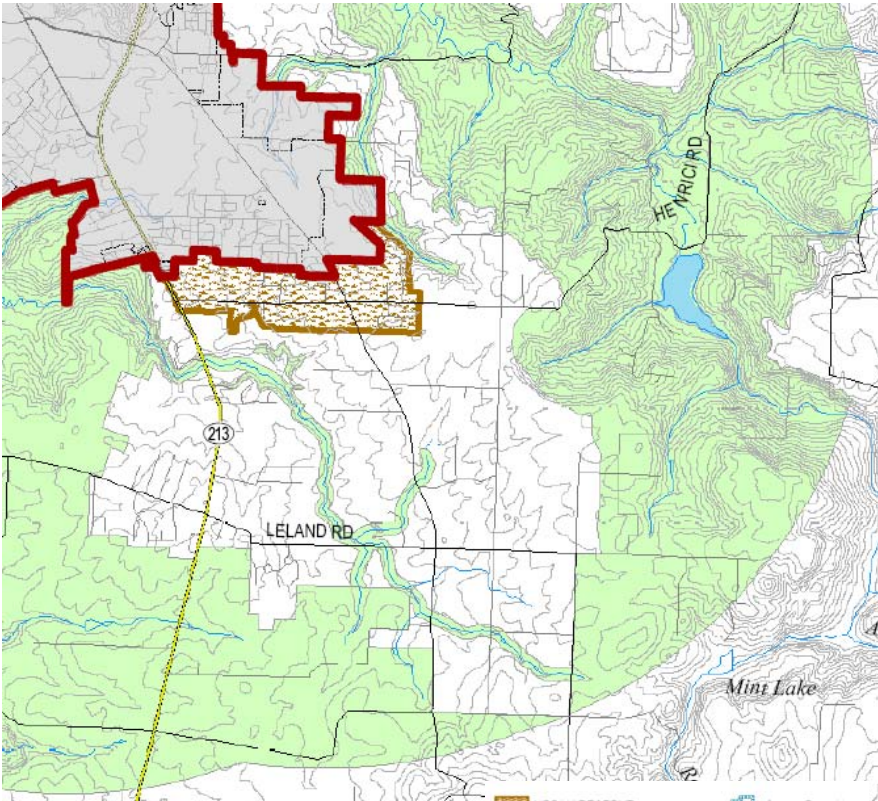
Decision: September 10, 2009

| AREA   | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS   |
|--|---|---|
| <p><b>VI. South/Southwest of Oregon City</b><br/>(East of Willamette River and North of New Era Road, then East of Central Point Road/West of Beaver Creek Area)</p>  | <p>Designate as rural reserve areas north of New Era and east of Central Point roads except for a few small areas designated urban reserve:</p> <ul style="list-style-type: none"> <li>▪ <i>Important farmland with active farm uses need preservation</i></li> <li>▪ <i>Contains two DINFs (Willamette Narrows/Canemah Bluffs and Beaver Creek) that need preservation</i></li> </ul> <p>Designate as urban reserves several <i>bench</i> areas adjacent to Oregon City:</p> <ul style="list-style-type: none"> <li>▪ <i>Can be served by Oregon City with extensions of existing services</i></li> <li>▪ <i>Shaped by steep creek canyons to the south – the area shown is all that can be easily served</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Important farmland</li> <li>▪ Are potentially subject to urbanization because of proximity to Oregon City UGB</li> <li>▪ Contain two DINFs (Beaver Creek and Willamette Narrows/Canemah Bluffs)</li> </ul> <p>Recommended <b>urban reserve</b> areas (the bench areas):</p> <ul style="list-style-type: none"> <li>▪ Rate high and medium for serviceability</li> <li>▪ Rate high to medium for most other urban factors</li> </ul> |





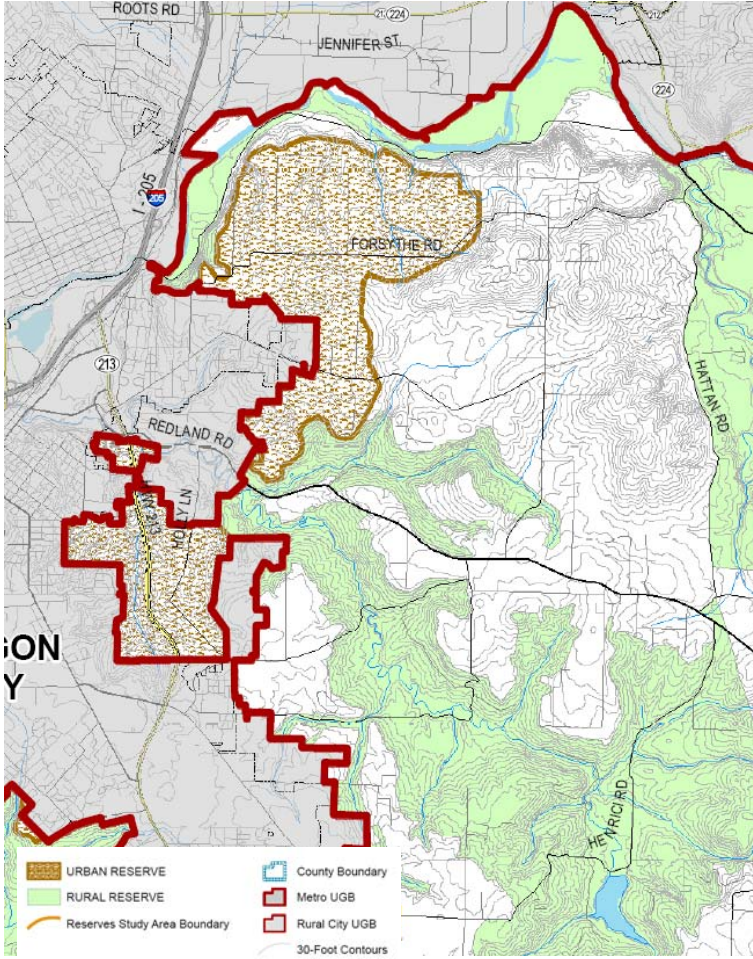
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|---|---|---|
| <p><b>VII. Beavercreek/Southeast of Oregon City</b><br/> (North of Carus Road/East to include Beaver Lake Area)</p>  | <p>Designate as rural reserve the areas that are DINFs:</p> <ul style="list-style-type: none"> <li>Beaver and Abernethy creeks need preservation</li> </ul> <p>Designate as urban reserve the area around Henrici Road:</p> <ul style="list-style-type: none"> <li>Can be served by extensions of existing or planned services from Oregon City. South of this area is a different drainage basin that cannot be as easily served.</li> <li>Mostly developed with semi-urban uses, but contains some larger parcels with potential for urban development</li> <li>Conflicted farmland</li> </ul> <p>Leave remaining areas undesignated,:</p> <ul style="list-style-type: none"> <li>Not a strong candidate for rural reserve -- Conflicted farmland and not a DINF</li> <li>Not a strong candidate for urban reserve -- service concerns</li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Contain Conflicted farmland</li> <li>Are potentially subject to urbanization because of proximity to Oregon City</li> <li>Contain two DINFs (Beaver and Abernethy Creeks)</li> <li>Contain a concentration of natural hazards near Beaver Lake</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Rate high to medium serviceability</li> <li>Generally rate high to medium for most other urban factors</li> </ul> |





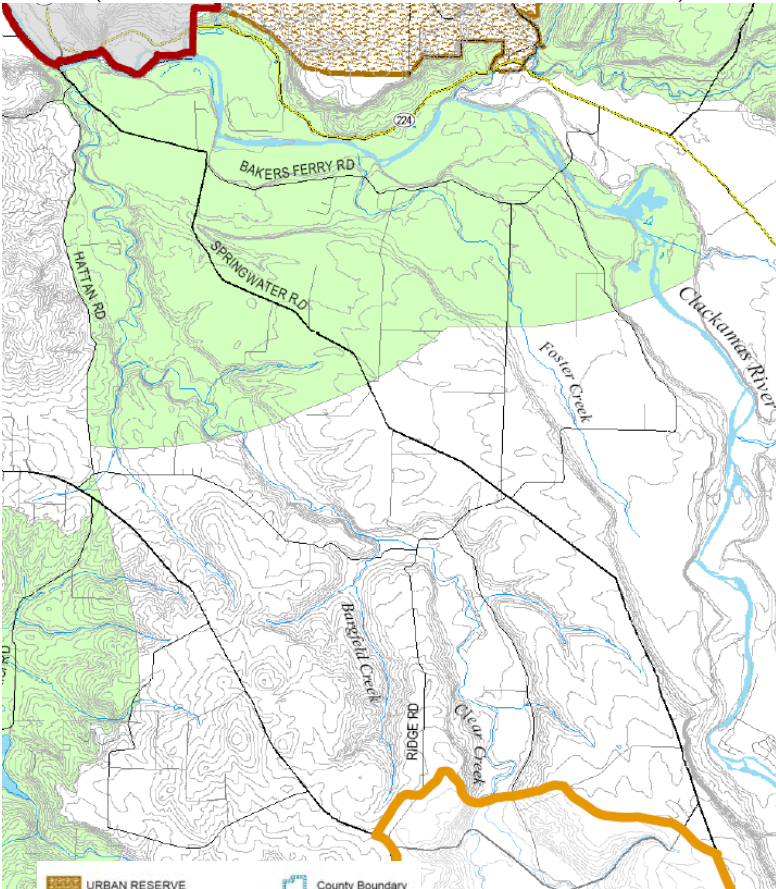
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| AREA   | BCC RECOMENDATION & RATIONALE  | KEY URBAN AND RURAL FACTORS RATINGS   |
|--|--|---|
| <p><b>VIII. Northeast of Oregon City</b></p>  | <p>Designate as rural reserve the DINFs:</p> <ul style="list-style-type: none"> <li>▪ <i>Newell and Abernethy Creeks and the Clackamas River need preservation</i></li> </ul> <p>Designate as urban reserve the area around Holly Lane/Newell Creek Canyon and a large area north and east of Redland Road (see map):</p> <ul style="list-style-type: none"> <li>▪ <i>Holly Lane/Newell Creek Canyon area identified by Oregon City as needed to improve city street connectivity</i></li> <li>▪ <i>Northeastern area rated high to medium for serviceability but low for transportation</i></li> <li>▪ <i>Both areas contain Conflicted farmland</i></li> </ul> <p>[NOTE: The BCC expects the Newell Creek Canyon to be preserved and protected under the city's jurisdiction; the intent is that it not be developed.]</p> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>▪ <i>Not a strong candidate for rural reserve -- Conflicted farmland and not a DINF</i></li> <li>▪ <i>Not a strong candidate for urban reserve -- slope and service concerns</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Are potentially subject to urbanization because of proximity to UGB and Oregon City</li> <li>▪ Contain three DINFs (Abernethy and Newell Creeks, and the Clackamas River)</li> <li>▪ Rate high for subject to disasters or hazards, important to fish and wildlife, important to water quality, provides a sense of place</li> <li>▪ Contain Conflicted farmland</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Rate high to medium highs for serviceability</li> <li>▪ Rate medium with some highs for ability to be designed to mitigate impacts on natural features within or adjacent to the area</li> <li>▪ Rate medium to low for including sufficient land for a range of housing types</li> </ul> |





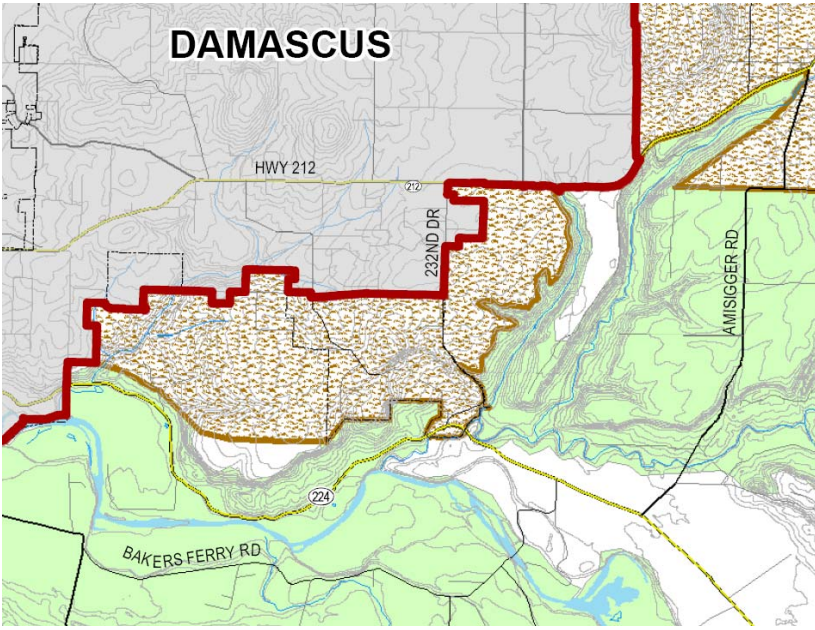
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|--|---|--|
| <p><b>IX. South of the Clackamas River</b><br/>                     (East of Hattan Rd/Southwest of Clackamas River)</p>  <p> <span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> URBAN RESERVE<br/> <span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> RURAL RESERVE<br/> <span style="display: inline-block; width: 10px; border-bottom: 2px solid yellow;"></span> Reserves Study Area Boundary<br/> <span style="display: inline-block; width: 10px; border-bottom: 1px solid blue;"></span> County Boundary<br/> <span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Metro UGB<br/> <span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Rural City UGB<br/> <span style="display: inline-block; width: 10px; border-bottom: 1px solid grey;"></span> 30-Foot Contours                     </p> | <p>Designate as rural reserve:</p> <ul style="list-style-type: none"> <li>Two DINFs (Clackamas River Bluffs and Greenway, and Clear Creek Canyon) need preservation</li> <li>Important farmland with active farming uses that needs protection</li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Contain Important farmland</li> <li>Are potentially subject to urbanization because of proximity to UGB</li> <li>Generally rate high to medium on agriculture and forestry</li> <li>Contain two DINFs (Clackamas River Bluffs and Greenway, and Clear Creek Canyon)</li> </ul> <p>No <b>urban reserve</b> areas identified:</p> <ul style="list-style-type: none"> <li>Area rates low for serviceability</li> <li>Separated from other urban areas by topography, natural features and distance</li> </ul> |





# Clackamas County Urban and Rural Reserves Project Board of County Commissioners: Areas Suitable for Urban and Rural Reserves Decision: September 10, 2009

| AREA  | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS   |
|---|---|---|
| <p><b>X. South of Damascus</b><br/>                     (Northeast of Clackamas River/West of North Fork of Deep Creek)</p>  | <p>Designate as rural reserve the DINFs:</p> <ul style="list-style-type: none"> <li>Clackamas River Bluffs and Greenway, and Deep Creek Canyon need preservation</li> </ul> <p>Designate as urban reserve the area south of Damascus and west of Noyer canyon (see map):</p> <ul style="list-style-type: none"> <li>Can be served by Damascus; areas most difficult to serve have been excluded</li> <li>Some of area is suitable for employment; remaining area is suitable for housing</li> </ul> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>Important farmland within 3 miles of PMUGB was not considered threatened by urbanization because area is physically separated from the urban area</li> <li>Some area directly south of Damascus is serviceable, but was not identified by the city as part of its area of interest</li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Contain Important farmland</li> <li>Are potentially subject to urbanization because of proximity to UGB</li> <li>Contain two DINFs (Clackamas River Bluffs and Greenway, and Deep Creek Canyon)</li> <li>Generally rate high to medium on natural landscape features</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Rate medium with some highs for serviceability</li> <li>Have small area suitable for employment</li> <li>Generally rate medium for transportation</li> <li>Rate high on ability to be designed to mitigate adverse affects on adjacent agriculture areas or natural features</li> </ul> |





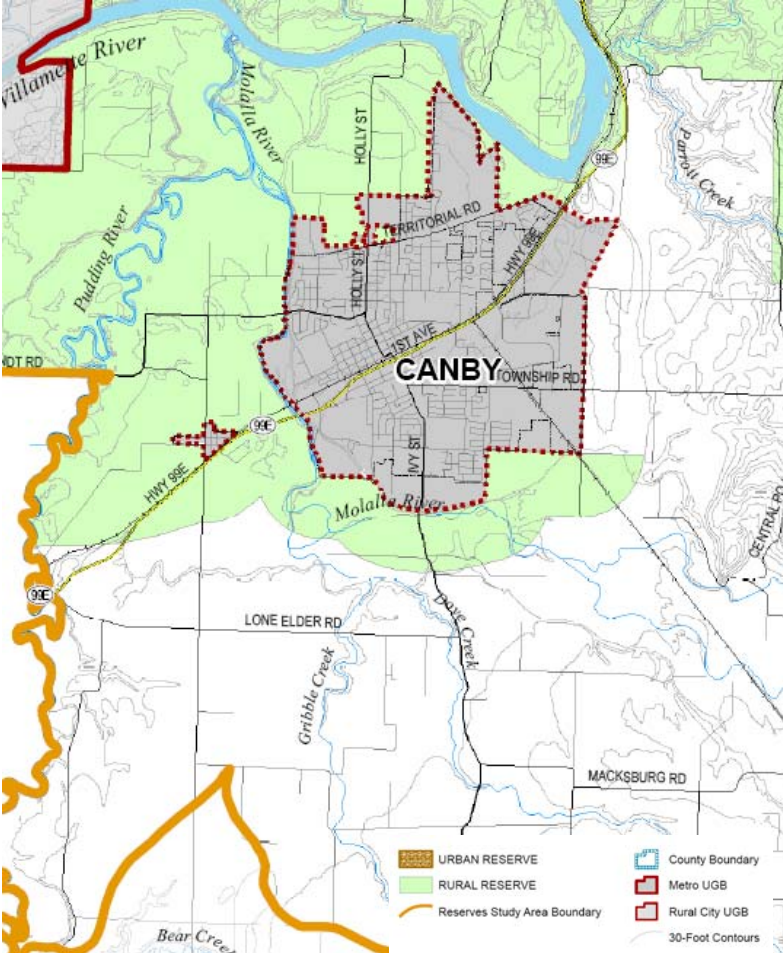
# Clackamas County Urban and Rural Reserves Project Board of County Commissioners: Areas Suitable for Urban and Rural Reserves Decision: September 10, 2009

| AREA   | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS  |
|--|---|--|
| <p><b>XI. East of Damascus/Clackanomah</b><br/>                     (North of Deep Creek/South of County Line)</p> | <p>Designate as rural reserve areas within 3 miles of the PMUGB and an area connecting to the city of Sandy's urban reserve area, except for the area recommended for urban reserve:</p> <ul style="list-style-type: none"> <li>▪ <i>Foundation farmland needs protection</i></li> </ul> <p>Designate as urban reserve the area shown on the map, including the East Buttes DINF and the rural community of Boring:</p> <ul style="list-style-type: none"> <li>▪ <i>A small part is Foundation farmland; majority is Conflicted. Foundation land is needed to incorporate the existing rural community and suitable employment lands.</i></li> <li>▪ <i>Flatter parts are rated highly suitable for employment land</i></li> <li>▪ <i>Rates high to medium for serviceability</i></li> </ul> <p>Leave remaining areas undesignated:<br/> <i>Not a strong candidate for rural reserve -- more than 3 miles from PMUGB, not in Sandy urban reserve, and not near Highway 26</i></p> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Foundation farmland</li> <li>▪ Are potentially subject to urbanization because of proximity to Damascus and Gresham</li> <li>▪ Contain two DINFs (East Buttes and Deep Creek Canyon)</li> <li>▪ Generally rate high to medium for other factors</li> </ul> <p>Recommended <b>urban reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Include on small area of Foundation farmland east of 282<sup>nd</sup></li> <li>▪ Rate high to medium for serviceability</li> <li>▪ Contain lands suitable for employment</li> <li>▪ Generally rate high to medium on other urban factors</li> </ul> |





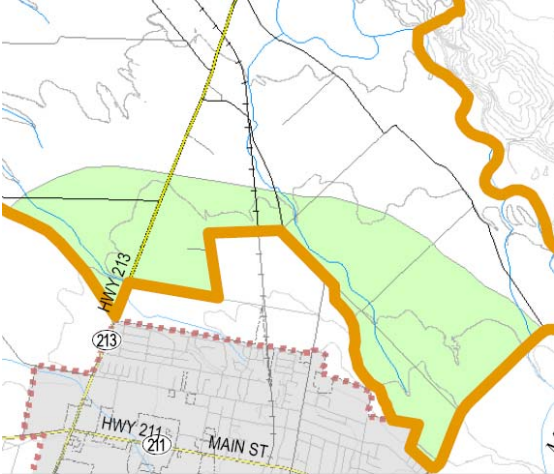
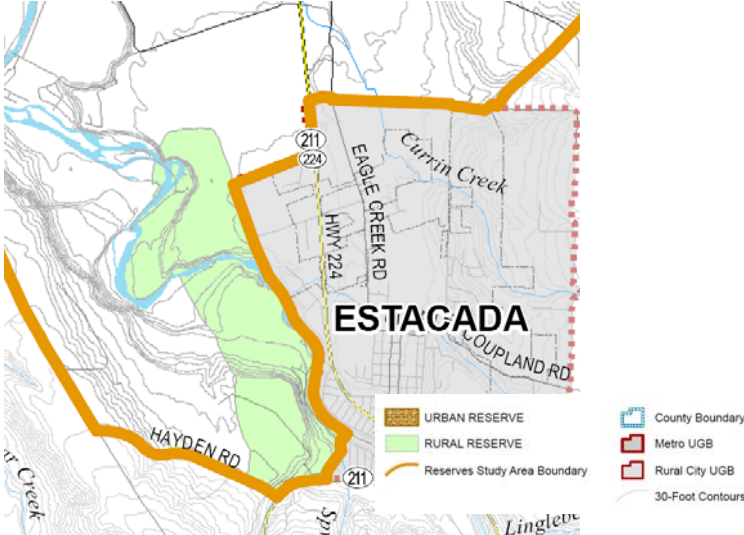
**Clackamas County Urban and Rural Reserves Project**  
**Board of County Commissioners: Areas Suitable for Urban and Rural Reserves**  
**Decision: September 10, 2009**

| AREA   | BCC RECOMENDATION & RATIONALE   | KEY URBAN AND RURAL FACTORS RATINGS  |
|--|---|--|
| <p><b>XII. Areas around Canby</b><br/> (East of Pudding River/South and West of New Era and Central Point Roads)</p>  | <p>Designate as rural reserve areas within 3 miles of PMUGB and within ½ mile of Canby's UGB, excluding the area east of Canby as shown on the map:</p> <ul style="list-style-type: none"> <li>Two DINFs (Molalla and Lower Pudding rivers) need preservation</li> <li>Foundation farmland needs protection</li> </ul> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>Identified as area the City may expand in next 40-50 years, if it can satisfy state law</li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>Contain Foundation farmland</li> <li>Contain parts of two DINFs (Molalla River, Lower Pudding River)</li> <li>Are potentially subject to urbanization because of proximity to UCG, Canby and Wilsonville</li> </ul> <p>No <b>urban reserve</b> areas identified.</p> |





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|---|--|--|
| <p><b>XIII. Areas around Molalla</b> (North of Molalla)</p>            | <p>Designate as rural reserve the areas within ½ mile of Molalla's UGB and the study area line north of Molalla:</p> <ul style="list-style-type: none"> <li>▪ <i>Foundation farmland that needs protection</i></li> </ul>  | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Foundation farmland</li> <li>▪ Are potentially subject to urbanization because of proximity to Molalla</li> <li>▪ Generally rate high to medium for other rural factors</li> </ul> <p>No <b>urban reserve</b> areas identified.</p>  |
| <p><b>XIV. Areas around Estacada</b> (North and West of Estacada)</p>  | <p>Designate as rural reserve an area west of the City of Estacada's UGB:</p> <ul style="list-style-type: none"> <li>▪ <i>One DINF (Clackamas River) needs preservation</i></li> <li>▪ <i>Important farmland needs protection.</i></li> </ul> <p>Leave remaining areas undesignated:</p> <ul style="list-style-type: none"> <li>▪ <i>Identified as a possible area for city UGB expansion in 40-50 years if it can demonstrate need to state.</i></li> <li>▪ <i>Contains an area identified by the city as suitable for employment.</i></li> </ul> | <p>Recommended <b>rural reserve</b> areas:</p> <ul style="list-style-type: none"> <li>▪ Contain Important farmland</li> <li>▪ Contain One DINF (Clackamas River)</li> <li>▪ Are potentially subject to urbanization because of proximity to Estacada</li> <li>▪ Rates high for wildlife, water quality and recreation; low for other factors</li> </ul> <p>No <b>urban reserve</b> areas identified.</p> |