

BEFORE THE METRO COUNCIL

AMENDING THE NATURAL AREAS ACQUISITION ) RESOLUTION NO. 11- 4293  
REFINEMENT PLANS FOR THE CLACKAMAS )  
RIVER BLUFFS AND GREENWAY, COLUMBIA )  
SLOUGH, LOWER TUALATIN RIVER ) Introduced by Acting Chief Operating  
HEADWATERS, ROCK CREEK HEADWATERS AND ) Officer Daniel B. Cooper, with the  
GREENWAY, TONQUIN GEOLOGIC AREA, ) concurrence of Council President  
WESTSIDE TRAIL, AND WILLAMETTE NARROWS ) Tom Hughes  
AND CANEMAH BLUFF TARGET AREAS )

WHEREAS, at the election held on November 7, 2006, the voters approved Ballot Measure 26-80, authorizing Metro to issue \$227.4 million of general obligation bonds to fund natural area acquisition and water quality protection (the “Bond Measure”);

WHEREAS, on March 1, 2007, the Council approved Resolution No. 07-3766A, “Authorizing the Chief Operating Officer to Purchase Property with Accepted Acquisition Guidelines as Outlined in the Natural Areas Implementation Work Plan,” authorizing the Metro Chief Operating Officer to acquire properties identified on a Council-approved target area confidential refinement map;

WHEREAS, the Clackamas River Bluffs and Greenway, Columbia Slough, Lower Tualatin River Headwaters, Rock Creek Headwaters and Greenway, Tonquin Geologic Area, Westside Trail, and Willamette Narrows and Canemah Bluff Target Areas (hereinafter referred to collectively as the “Subject Target Areas”) were seven of the identified 27 regional target areas set forth in the Bond Measure for land acquisition;

WHEREAS, as provided in the Bond Measure, Metro undertook a public refinement process to establish specific acquisition strategies, goals, and objectives for each of the target areas;

WHEREAS, in September of 2007, Refinement Plans for each of the target areas, along with confidential tax-lot specific maps, we approved by the Metro Council;

WHEREAS, staff has since identified for acquisition certain additional properties in the Subject Target Areas (the “Identified Properties”) that were not included on the original confidential tax-lot specific maps; and

WHEREAS, the Metro Council has reviewed the Identified Properties and determined that the acquisition of the Identified Properties are consistent with the goals of the Refinement Plans and the objectives of the Bond Measure; now, therefore

BE IT RESOLVED that the Metro Council hereby:

1. Adopts the Clackamas River Bluffs and Greenway Target Area confidential tax-lot specific map signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3846 on September 13, 2007;

2. Adopts the Columbia Slough Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3840 on September 6, 2007;

3. Adopts the Lower Tualatin River Headwaters Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3848 on September 13, 2007;

4. Adopts the Rock Creek Headwaters and Greenway Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3834 on September 6, 2007;

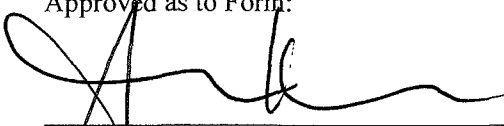
5. Adopts the Tonquin Geologic Area Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3850 on September 27, 2007;

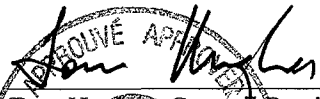
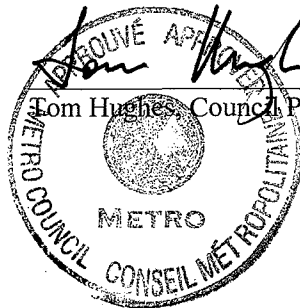
6. Adopts the Westside Trail Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3856 on September 20, 2007; and

7. Adopts the Willamette Narrows and Canemah Bluff Target Area confidential tax-lot specific map and signed by Council President Tom Hughes on September 30, 2011, which map includes certain additional properties reviewed by the Council in Executive Session on September 13, 2011. This map shall replace the confidential map adopted with the approval of Resolution No. 07-3858 on September 6, 2007.

ADOPTED by the Metro Council this 22 day of SEPTEMBER 2011.

Approved as to Form:

  
Alison Kean Campbell, Acting Metro Attorney

  
Tom Hughes, Council President  


## **STAFF REPORT**

### **IN CONSIDERATION OF RESOLUTION NO. 11-4293, AMENDING THE NATURAL AREAS ACQUISITION REFINEMENT PLANS FOR THE CLACKAMAS RIVER BLUFFS AND GREENWAY, COLUMBIA SLOUGH, LOWER TUALATIN RIVER HEADWATERS, ROCK CREEK HEADWATERS AND GREENWAY, TONQUIN GEOLOGIC AREA, WESTSIDE TRAIL, AND WILLAMETTE NARROWS AND CANEMAH BLUFFS TARGET AREAS**

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Date: September 22, 2011

Prepared by: Kathleen Brennan-Hunter  
503-797-1948

## **BACKGROUND**

In September 2007, the Metro Council adopted individual Refinement Plans for each of the 27 Target Areas. In the four years since adoption of the Refinement Plans, new information and opportunities have led staff to identify additional properties that merit consideration. Although these newly-identified properties were not identified on the Confidential Refinement Maps, they are consistent with and can help achieve the goals and objectives identified in the Refinement Plans.

The identified opportunities fall into two general categories: (1) mapping adjustments: opportunities that were not identified in 2007 due to mapping omissions or because final planning data was not available, and (2) new habitat expansion opportunities: opportunities that could expand habitat protection that were not identified in 2007 which will be further explained individually below. The opportunities are located within the following Target Areas: Clackamas River Bluffs and Greenway (Resolution No. 07-3846); Columbia Slough (Resolution No. 07-3840); Lower Tualatin River Headwaters (Resolution No. 07-3848); Rock Creek Headwaters and Greenway (Resolution No. 07-3834); Tonquin Geologic Area (Resolution No. 07-3850); Westside Trail (Resolution No. 07-3835); and Willamette Narrows and Canemah Bluff (Resolution No. 07-3858).

The Refinement Plans define target area goals and objectives and each plan includes a corresponding confidential tax lot map that identifies specific tax lot parcels in the respective target area (the "Confidential Refinement Maps"). The Metro Chief Operating Officer is authorized to acquire properties identified on the Confidential Refinement Maps in accordance with the acquisition guidelines set forth in the Natural Areas Implementation Work Plan (Resolution No. 07-3766A, adopted March 1, 2007). Allowing the Chief Operating Officer to acquire these properties without further Council approval enables staff to work with willing sellers in a timely, business-like manner, leaving the Metro Council to focus on policy-level issues.

Resolution 11-4293 requests that Council amend the Confidential Refinement Maps for the above-listed Target Areas to allow for the acquisition of these newly-identified properties. Metro's acquisition of these properties would help achieve the goals and objectives specifically set forth in each respective Refinement Plan.

Included below are brief descriptions of the properties to be added, including an explanation of how they connect to their respective Target Area goals and objectives. In accordance with the original intent of the Confidential Refinement Maps, the properties are not more specifically identified in this Staff Report.

## (1) MAPPING ADJUSTMENTS

### Columbia Slough Target Area

Three properties have been identified, all of which are necessary to complete certain gaps in the Marine Drive Trail. Acquisition of these properties would meet the Tier I Objective to “Acquire property to create community connections between the St. Johns and Bridgeton neighborhoods and the Columbia Slough Trail and 40-Mile Loop Trail.”

### Tonquin Geologic Area Target Area

One property has been identified, and it is part of the same legal lot of record as another property currently on the Tonquin Geologic Area Confidential Refinement Map. The omission of this property was a mapping error. The acquisition of this property meets the Tier I Objective to “Acquire lands within the Coffee Lake Creek and Rock Creek for completing restoration on Coffee Creek and on permanent protection of the unique geologic features.”

### Westside Trail Target Area

At the time that the Refinement Plan was adopted in 2007, the alignment for a portion of the trail was unknown. The master plan is in development but based on discussions with Tualatin Hills Parks and Recreation District it is clear where one connection is headed. Four properties have been identified, all of which are necessary for the current Westside Trail alignment. The properties meet the Tier I Objective to “Develop a continuous trail corridor by acquiring needed right-of-way and easements for a regional trail that connects the Tualatin River to the Willamette River and onward to the 40-Mile Loop Trail (at St. Johns Bridge).”

## (2) NEW HABITAT EXPANSION OPPORTUNITIES

### Clackamas River Bluffs and Greenway Target Area

Four properties have been identified, all of which are adjacent to existing Metro-owned parcels. Three of the properties would provide an opportunity for enhanced floodplain restoration and protection of a critical area wildlife corridor. Acquisition of such properties would meet the Tier I Objective to “Protect the undeveloped floodplain lands along both sides of the lower Clackamas River from Barton Park to Clear Creek (Carver Boat Ramp) with remnant side channels, gravel bars, intact forests and wetlands for improving fish habitat and maintaining water quality.” The fourth property is adjacent to Metro property known as River Island. Due to continuing evolution of the river channel in this area, this opportunity would provide important additional access and cohesive management and restoration options for the floodplain.

### Rock Creek Headwaters and Greenway Target Area

Eight properties have been identified, which total approximately 415 acres. The properties contain upland habitat in the Abbey Creek headwaters and also function as an important wildlife corridor. Acquisition of these properties would meet the Tier I Objective to “Acquire and protect the riparian corridors and important upland habitat in the Abbey Creek headwaters.” In addition, acquisition of these properties would meet the Tier 2 Objective of the Forest Park Connections Target Area to “Acquire important habitat links and connections with Rock Creek headwater streams on the west side of the ridgeline.”

### Lower Tualatin River Headwaters Target Area

One property (comprised of 9 legal lots of record and currently under single-ownership) has been identified, located very near Metro’s 146-acre “Gotter Prairie Property”. Metro was awarded acquisition funds from the North American Wetlands Conservation Act (NAWCA) for the property, recognizing the unique opportunity the properties provide for restoration of a large-scale habitat including camas, wetland prairie, oak savannahs and migrating waterfowl environments. Acquisition of these parcels would meet

the Tier I Objective to “Protect natural areas adjacent to existing public lands to provide public access and improve wildlife habitat protection.” Acquisition of these parcels would also meet the Tier II Objective to “Acquire through the use of easements, donations, dedications, or partnership agreements, additional to large natural areas for wildlife habitat and public access.”

#### Willamette Narrows and Canemah Bluff Target Area

One property has been identified, adjacent to Metro’s recent 160-acre acquisition along the Canemah Bluffs. Acquisition of this property improve Metro’s management access to its existing holdings along the Bluffs. In addition the property could be used for expanded public access in the future. Acquisition of this property meets the Tier 1 Objective to “Acquire lands to extend public ownership of forested Bluff and protect scenic views of Canemah Bluff from the river and nearby publicly owned lands.”

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

None.

### **2. Legal Antecedents**

Resolution No. 06-3672B, “For the Purpose of Submitting to the Voters of the Metro Area a General Obligation Bond Indebtedness in the Amount of \$227.4 Million to Fund Natural Area Acquisitions and Water Quality Protection,” was adopted on March 9, 2006.

The voters’ approved Metro’s 2006 Natural Areas Bond Measure at the general election held on November 7, 2006.

Resolution No. 07-3846, “Approving the Natural Areas Acquisition Refinement Plan for the Clackamas River Bluffs and Greenway Target Area,” was adopted on September 13, 2007.

Resolution No. 07-3840, “Approving the Natural Areas Acquisition Refinement Plan for the Columbia Slough Target Area,” was adopted on September 6, 2007.

Resolution No. 07-3848, “Approving the Natural Areas Acquisition Refinement Plan for the Lower Tualatin River Headwaters Target Area,” was adopted on September 13, 2007.

Resolution No. 07-3834, “Approving the Natural Areas Acquisition Refinement Plan for the Rock Creek Headwaters and Greenway Target Area,” was adopted on September 6, 2007.

Resolution No. 07-3850, “Approving the Natural Areas Acquisition Refinement Plan for the Tonquin Geologic Area Target Area,” was adopted on September 27, 2007.

Resolution No. 07-3835, “Approving the Natural Areas Acquisition Refinement Plan for the Westside Trail Target Area,” was adopted on September 6, 2007.

Resolution No. 07-3858, “Approving the Natural Areas Acquisition Refinement Plan for the Willamette Narrows and Canemah Bluff Target Area,” was adopted on September 6, 2007.

Resolution No. 07-3766A “Authorizing the Chief Operating Officer to Purchase Property With Accepted Acquisition Guidelines as Outlined in the Natural Areas Implementation Work Plan,” was

adopted by the Metro Council on March 1, 2007, and established the Acquisition Parameters and Due Diligence Guidelines for the purchase of properties as part of the 2006 Natural Areas Bond Program.

**3. Anticipated Effects**

Acquisition of the newly-identified properties would help achieve the goals and purposes of the 2006 Natural Areas Bond. Negotiations can begin with willing sellers that are associated with these subject properties.

**4. Budget Impacts**

Acquisition opportunities identified in these amendments to the Refinement Plans for subject Target Areas would be funded entirely with funds from the 2006 Natural Area Bond Measure and grants that have been secured from other agencies.

**RECOMMENDED ACTION**

The Chief Operating Officer recommends passage of Resolution No. 11-4293.