



MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-5
Est. Start Time: 10:35 AM
Date Submitted: 11/23/09

RESOLUTION Directing Commissioner Jeff Cogen to Forward
Agenda Recommendations Regarding Urban and Rural Reserve Designations in
Title: Multnomah County to Core 4

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 1 hour
Department: Department of Community Services Division: Land Use Planning
Contact(s): Chuck Beasley
Phone: 503-988-3042 Ext. 22610 I/O Address: 455/116
Presenter(s): Jeff Cogen and Chuck Beasley

General Information

1. What action are you requesting from the Board?

Hear public testimony and adopt a Resolution authorizing Commissioner Jeff Cogen and staff to forward recommendations for urban and rural reserve designations in Multnomah County to Core 4. These recommendations will be used in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro, to complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Recommendations for reserves designations and general rationale for those designations for each subarea within Multnomah County, together with maps showing the location and extent of these areas are included here as Attachment A. Additional information about the reserves process, suitability of the areas for urban or rural reserve and factors analysis considered by the Board at their September 10, 2009 public hearing is included in Attachment B.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Board adopted Resolution No. 09-112 at their September 10, 2009 public hearing, forwarding

to Core 4 and the Reserves Steering Committee, urban and rural reserves suitability recommendations developed by the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) and by staff. The Board took the approach of focusing on suitability of areas for reserves rather than on designations of urban and rural reserves pending information about how much growth can occur within the existing UGB and how much new land will be sufficient to accommodate long term growth needs.

The September 15, 2009, Metro Chief Operating Officer's Report "Making the Greatest Place" contains recommendations for Urban and Rural Reserves that include population and employment forecasts for the years 2050 and 2060 that begin to answer the long term growth question. The report finds that a range of between 15,700 and 29,100 acres of urban reserves will be needed for both population and employment growth over the next 40 – 50 years. The counties individually provided initial recommendations totaling approximately 49,000 acres of land suitable for urban reserves. Of that amount, Core 4 had identified nearly 22,000 acres of proposed preliminary agreement for Steering Committee consideration at the final committee meeting on October 14, 2009. Core 4 has continued to work on refining these areas, and the latest available information on Core 4 deliberations will be provided at the December 10th hearing.

In addition to the CAC suitability assessments and recommendations, and the Metro COO report, the recommendations for reserve designations included here have been developed considering information from a number of additional sources with a regional and local perspective. These include Regional Steering Committee stakeholder comment, discussion with Multnomah County cities, and information and perspectives shared in Core 4 meetings. It is important to note that while perspectives gained through the Core 4 process were considered in forming these recommendations, the map does not represent a consensus agreement by Core 4 on Multnomah County reserves at this time. Core 4 will continue refinement of the regional reserves map up until agreements are approved in February 2010.

The CAC and staff recommendations that the Board considered in their September 10 hearing are included here as Attachment B as noted above. This information draws from the detailed factors analysis document, which includes the suitability rankings and rationale for each factor, area maps, and selected maps used for analysis of the nine study areas within Multnomah County. The detailed factors analysis, Attachment C, is considered part of the record of this proceeding and is available on the web pages at: <http://www2.co.multnomah.or.us/reserves>

The Urban and Rural Reserves process entails a new regional approach to managing the Metro region urban form. The expected outcome of the Reserves work will be a decision that identifies reserve areas in Multnomah County as part of a process that includes collaboration with Washington and Clackamas Counties, Metro, cities, and others. The Reserves process provides greater flexibility to decide what areas around the Portland Metro region are best suited for future urbanization, and the 40 to 50 year time horizon will result in greater predictability for where growth is and is not expected to occur. Land outside of the UGB has been studied to inform decisions about how to balance land needed to create great urban communities, to protect lands important to the viability of the agricultural and forest economies of the region, and protection of natural features that define the region.

Urban and rural reserves will be decided upon through intergovernmental agreements (IGAs) between each of the counties and Metro. A Regional Reserves Steering Committee, that included representatives of cities in the region, state agencies, business groups, agricultural interests, land use advocates, natural resources organizations, and social/economic equity groups, has made their recommendations on reserves in the region to Core 4. The Core 4 (one elected official from each of

the counties and Metro) oversees the study and designation process and will make a recommendation to the counties and Metro. The Core 4 includes Multnomah County Commissioner Jeff Cogen, Washington County Commission Chair Tom Brian, Metro Councilor Kathryn Harrington, and Clackamas County Commissioner Charlotte Lehan.

Future steps in the process timeline include:

- Core 4 approval in December 2009 of region wide urban and rural reserves for public outreach events planned for January, 2010.
- Approval by the Board of urban and rural reserve Intergovernmental Agreements – February 2010.
- Adoption of urban and rural reserves maps by counties and Metro – Spring 2010.

3. Explain the fiscal impact (current year and ongoing).

Staff resources and project support is accommodated within existing and proposed budgets.

4. Explain any legal and/or policy issues involved.

Key effects of reserve designations on property.

Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.

The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of reserve designation.

Assumptions or underlying considerations that influence how these designations are arrived at include:

An evaluation of the reserves work should occur mid-way between now and the end of the 40 – 50 year planning horizon. While areas that are designated as rural reserve will remain in that designation for the entire 40 – 50 years, areas that have no reserve designation could be considered again for either urban or rural reserve during this “check-in” period.

The extent of rural reserves should be limited to landscape-scale areas where protection from urbanization is both necessary and desirable to meet the objectives of the rule. This means that for most areas of Multnomah County, with the notable exception of Sauvie Island, rural reserve recommendations are limited to areas mapped as foundation or important agricultural land within 3 miles of the UGB. These areas also contain high value landscape features. The result is that not all areas that have important resources are designated as rural reserve. It does however; result in protection of these areas from urbanization and for important sense of place value.

5. Explain any citizen and/or other government participation that has or will take place.

Coordination with Multnomah County Cities

Understanding the land needs and service potential of cities is of critical importance because the County would look to a city to provide urban services should areas designated urban reserve come into the UGB in the future. Input from cities with an interest in reserves within Multnomah County during CAC development of the suitability assessments and these recommendations for reserve designations is briefly summarized below. Coordination efforts are expected to continue throughout the process.

- **Beaverton** – The City has indicated that it may be able to provide urban governance for areas on the west edge of the County; however timing for resolution of all outstanding issues that would set the stage for extending Beaverton governance to this area is uncertain at this time.
- **Gresham** – The City indicated in their 2/25/09 letter that areas east of the city should continue to

be studied for urban reserve, recognizing that the recommendation is made without a complete picture of urban land needs. There should be some rural reserve east of the city, the region should minimize UGB expansions, and the City wants to focus on areas within the current UGB. The City provided a follow up letter dated 10/24/09 requesting urban reserve between SE 302nd and the Gresham UGB. That area is shown as urban reserve on the recommended map.

- **Portland** – City staff level coordination efforts have occurred regarding urban candidate areas, particularly along the west edge of Multnomah County. Focus has been on the efficiency of providing urban services to this area, and how governance services could be provided by the city. The City has indicated an interest in focusing resources on limited resources on existing centers, and corridors and employment areas rather than along the west edge of the county. Therefore the East Laidlaw - Area 93 “bridge” area is not recommended for urban reserve.
- **Troutdale** – Troutdale requested approximately 775 acres of land for expansion, including the area north of Division and east out to 302nd. The proposed 187 acre urban reserve seeks to balance limitations to future urban use of the area with desire of the City for additional housing in this area.

Public outreach to date has included two region wide open house events and on-line surveys. The first was conducted in July of 2008 to gather input on the Reserves Study Area Map. The second occurred in April of 2009, for public input on Urban and Rural Reserve Candidate Areas - lands that will continue to be studied for urban and rural reserves. A third regional outreach effort to gather input on the regional reserves map prior to refinement of the final map for Intergovernmental Agreements is planned to occur in January of 2010.

The Multnomah County Board of Commissioners conducted a public hearing on September 10, 2009 for the purpose of forwarding suitability recommendations for reserves to Core 4 and the Regional Steering Committee.

The Multnomah County Reserves Citizen Advisory Committee developed their suitability assessments and recommendations in 16 public meetings that began in May of 2008 and ended July 30, 2009. Staff provided newspaper notice of these meetings and distributed meeting information to citizens by email and through a web site that is linked to our partner sites.

Staff has also presented information at rural neighborhood association meetings and has provided briefings to the Planning Commission. The Planning Commission conducted a hearing on Aug 10 with over 100 attendees and 36 people providing testimony. All except one Planning Commissioner expressed support for the CAC reserves recommendations. One Commissioner does not agree with the rural reserve designation for the area that the City of Troutdale is interested in for expansion.

Commissioner’s raised the following topics:

- Support A93 corridor to connect area to the City of Portland.
- Noted agreement with testimony indicating significant capacity within the existing UGB.
- Recommendations for only a very limited amount of urban reserve are not a surprise and reflect limited potential for urbanization in most areas of the County.
- It would be helpful if there were a way to allow urban designation in small areas that do not make sense for rural reserve.
- Avoid undesignated land, especially near the UGB.

In addition to working with our reserves partner counties and Metro, staff is coordinating with

affected cities and other units of local government as needed.

Public testimony has been an important element in the process and has been submitted to Multnomah County in several ways including open house events that took place in July of 2008 and April of 2009, testimony provided at CAC meetings over the past year, testimony to the Planning Commission for the August 10 hearing. This testimony, along with additional testimony received after the September 10, 2009 Board hearing, has been compiled and made available on the Board hearing web page:

<http://www2.co.multnomah.or.us/reserves>

Additional opportunities for public input into final reserves designations are:

Public outreach events in the Reserves map in January of 2010.

Opportunity for public testimony prior to approval by Multnomah County of the IGA map.

Opportunity for public testimony in legislative hearings to consider comprehensive plan and zoning ordinance amendments needed to formally adopt the Reserves map.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 11/23/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 09-153

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County (County) has agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 40 to 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach requires coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.
- b. Planning for urban and rural land uses over the long-term is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.
- c. The Multnomah County Board of Commissioners (Board) considered recommendations for urban and rural suitability from the Citizens Advisory Committee for Urban and Rural Reserves (CAC), recommendations from staff, advice from the Planning Commission, and testimony from the public and cities within the County in adopting Resolution No. 09-112 at a public hearing on September 10, 2009. The suitability recommendations for reserves approved in that resolution have formed the basis of County guidance to the Regional Steering Committee and Core 4 to date.
- d. Additional analysis of urban growth management approaches for the region has been provided in the Metro Chief Operating Officer's (COO) report, "Making the Greatest Place," dated September 15, 2009. Section 3E of this report, Urban and Rural Reserves, includes an estimate of the amount of urban reserve land sufficient to accommodate the range of population and employment for the next 40 – 50 years. The report also contains the COO's recommendations providing the Metro perspective about urban and rural reserve areas in the region. This information has informed the recommendations for reserves in Multnomah County.

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- e. The Board recognizes the importance of protecting rural farm and forest land for the many benefits those areas provide, including economic benefits, locally grown food, and wildlife habitat. Areas of the County that help define our sense of place are also important to protect for the benefit of current and future residents.
- f. The Board endorses the goals/principles/outcomes embodied in the Region 2040 Plan, including the goal of achieving a compact urban form, highly livable walkable communities, and reduction in use of fossil fuel.
- g. Coordination with potentially affected cities, special districts, and school districts that might be expected to provide urban services, and with state agencies in the evaluation and designation of urban or rural reserves, will continue as needed.

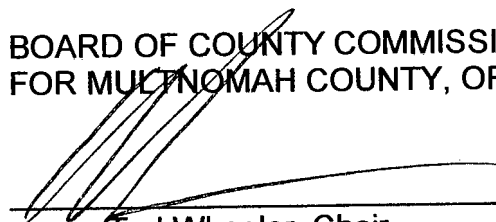
The Multnomah County Board of Commissioners Resolves:

- 1. The recommendations for reserve designations best reflect the current view of the Board and its understanding that additional refinement of the proposed reserves may occur prior to adoption of Intergovernmental Agreements that precede formal adoption of comprehensive plan and code changes to implement reserves by the County.
- 2. Multnomah County Commissioner, Jeff Cogen, should advance the reserve designations, their rationale and the supporting analysis, set out in Attachments A, B, and C, into the regional process as the County's position to date.

ADOPTED this 10th day of December, 2009.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:
Jeff Cogen, Multnomah County Commissioner

Recommendations and Rationale for Reserve Designations

The Multnomah County Board of Commissioners recommends these general rationales and attached maps for reserves designations in the County to Core 4 for use in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro. The recommendations of the four governments will complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Government Islands - Map Area 1: No reserve designation.

The islands are ranked as low suitability for urbanization and for farm/forest resources. Landscape features are adequately protected by long term lease between Oregon Parks and Recreation District and by the designated Jewett Lake mitigation site.

East of Sandy River and Sandy River Canyon – Map Areas 2 and 3: Designate the Sandy River Canyon within 3 miles of the UGB rural reserve.

The Sandy River canyon is a high value landscape feature and is made up of either foundation or important agricultural land. The canyon has low suitability for urbanization, and forms a landscape scale edge between urban areas on the west and rural land to the east. The East of Sandy River area is ranked low for urbanization potential due to the difficulty of extending urban services across the canyon, difficult accessibility, and urban form considerations such as development capacity and walkability.

West of Sandy River North of Lusted Rd. – Map Area 4a: Designate approximately 187 acres adjacent to the City of Troutdale as urban reserve. Designate the remaining areas within 3 miles of the UGB rural reserve.

The area north of Lusted Road is foundation agricultural land and contains landscape features along stream tributaries of the Sandy River. It ranked low on key urban suitability factors including the edge effects of Beaver Creek canyon that limit good integration with existing urban areas adjacent to Troutdale, the lack of nearby employment areas, and walkable community/range of housing types. Troutdale has indicated their ability and desire to serve additional land in this area. A narrowly defined urban reserve improves integration, including transportation suitability, with the existing urban area.

West of Sandy River South of Lusted Rd. – Map Area 4b: Designate approximately 900 acres west of SE 302nd between Lusted Road and Johnson Creek area as urban reserve. Designate a corridor along Johnson Creek rural reserve.

The area south of Lusted Road is foundation agricultural land and contains landscape features along streams including Johnson Creek and tributaries of the Sandy River. The area is suitable for urbanization with areas adjacent to Springwater employment land and planned transportation improvements in that area. Gresham has indicated their ability and desire to serve this area primarily for employment.

Johnson Creek, together with an adjacent hillside that extends south into Clackamas County, form a localized edge/buffer to proposed rural reserve areas to the south.

NW Hills – Map Area 5: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

All of the NW Hills area is foundation land – primarily in forest use. The southern portion contains landscape features in all areas. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

The rural reserve area between the Portland Metro UGB and 3 mile line in area 5 (and into area 6) protects the landscape scale “edge” and visual backdrop that contributes to the sense of place this area provides the region. It also protects the high priority wildlife connection between Forest Park and the Tualatin Mountains and Coast Range.

West Hills South – Map Areas 6a and 6b: Designate this area as rural reserve.

The area north of Skyline (6a) is important agricultural (forest) land, continues the landscape feature/wildlife corridor from area 5 into Forest Park, and ranks high on the sense of place factor. The area from Skyline Blvd. south to Germantown Rd., is also important agricultural land, and includes landscape features that form urban – rural edges along the south, east, and northwest borders of this area. These are the Abbey Creek drainage, the Powerlines right-of-way, and the Rock Creek drainage. While this area contains approximately 800 acres of land with moderately low suitability for urban use, the area also qualifies for rural reserve designation as important agricultural land within 3 miles of the UGB. The urban deficiencies in this area are important – lack of governance, transportation system costs, etc., indicating that rural reserve is the better designation.

Powerline/Germantown Rd. – South – Map Areas 7a and 7b: No reserve designation.

The area is conflicted agricultural land and not in a priority area for long-term commercial forestry, leaving landscape features as the key resource. Much of the area ranks low for urban reserve due to significant limitations of an efficient transportation system, and uncertainty about when a city might be able to provide services to this area. A concept that would leverage revenue from more intensive development east of N. Bethany to support lower density development in targeted areas to the east and acquire other land for public ownership has been proposed for this area. This approach could both protect landscape features by sensitive use of development and open space together with public ownership, while contributing to urban capacity. Not designating this area allows further consideration of the viability of this unique development concept and time for potential governance of this area to become clearer.

There is also a small area at the south end of Skyline surrounded by the City of Portland that has not been included in the concept above. This area contains larger parcels, some of which are in public ownership, is within a priority Metro Acquisition area, and is primarily zoned as large lot forest land. The low urban suitability of the area, together with existing resource protections and adjacency to the City of Portland supports a no designation decision at this time.

Sauvie Island – Map Area 8: Designate rural reserve.

The island is foundation agricultural land and is a key landscape feature in the region, ranking high for sense of place, wildlife habitat, and recreation access. The island defines the northern extent of the Portland-Metro region at a broad landscape scale. These characteristics support a rural reserves designation for the all of the island within the study area, even though urban potential is low.

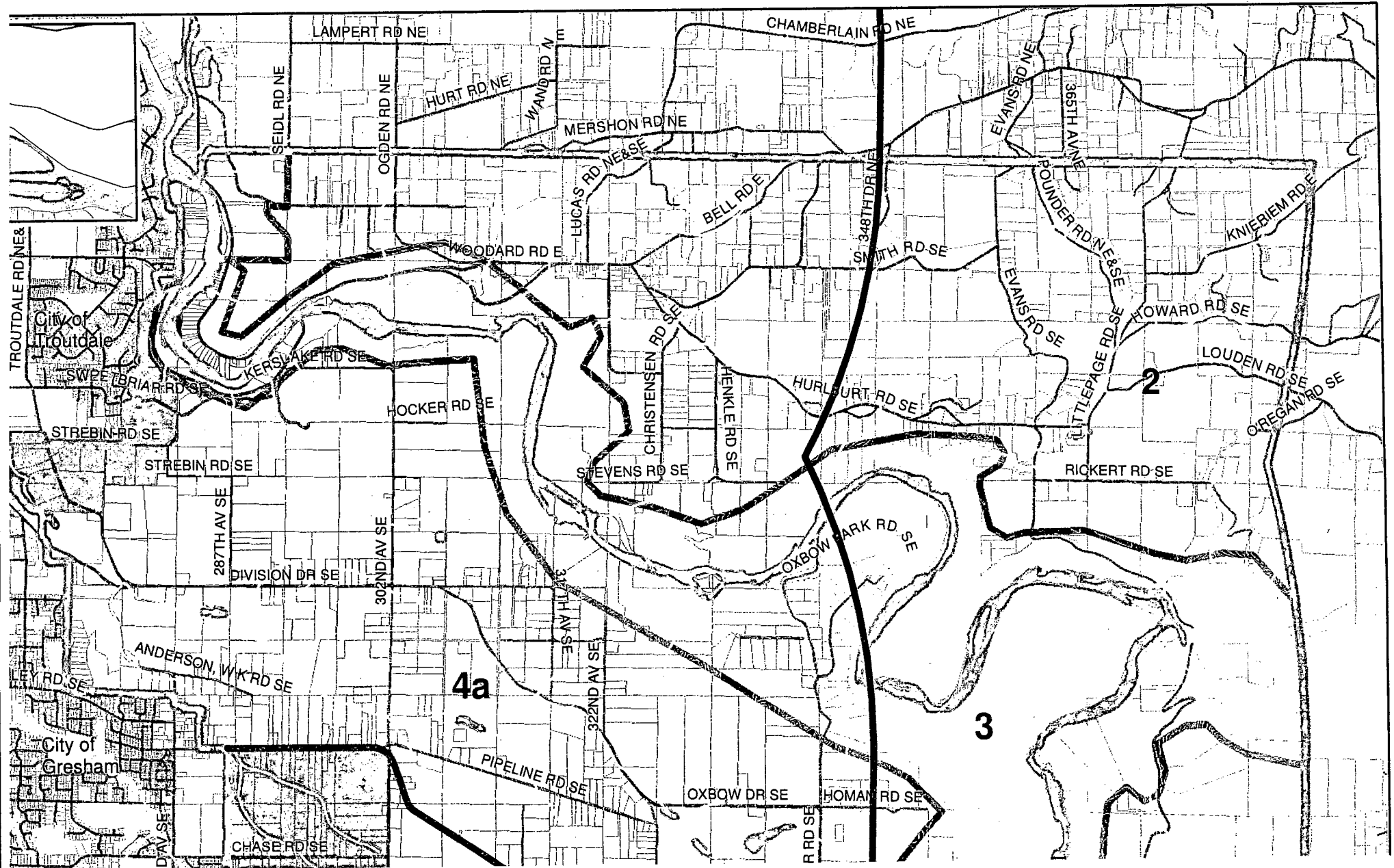
Multnomah Channel – Map Area 9: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

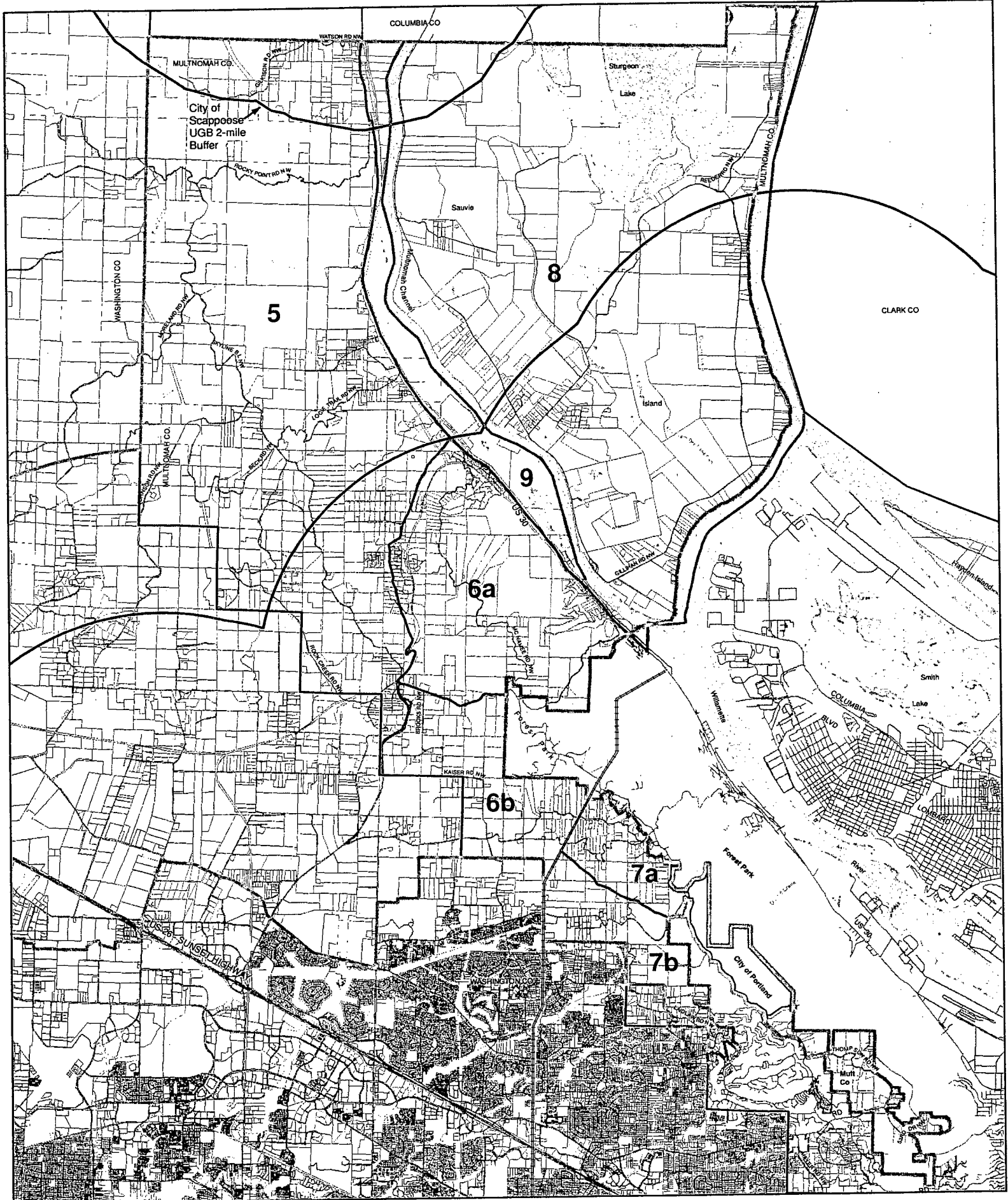
The channel strip is mapped as foundation land and as important landscape features. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

At the south end of the channel adjacent to Portland, while urban suitability is low, US Highway 30 indicates similar potential for urbanization as at the north end. Continuing the 3 mile rural reserve area in Area 5 to include the adjacent Multnomah Channel area addresses this concern.




Acreage of Multnomah County Reserve Recommendations


Area		Rural Reserve Acres	Urban Reserve Acres	No Designation Acres
1	Government Islands	0	0	2,238
2	East of Sandy River	290	0	4,128
3	Sandy River Canyon	1,328	0	2,970
4a	West of Sandy River (north of Lusted Rd)	3,223	187	201
4b	West of Sandy River (south of Lusted Rd)	1,606	830	441
5	NW Hills North	2,155	0	11,448
6a/6b	NW Hills South	5,350	0	0
7a/7b	Powerline/Germantown Rd South	0	0	2,548
8	Sauvie Island	17,018	0	0
9	Multnomah Channel	734	0	748
Total:		31,704	1,017	24,722





Multnomah County Reserves Recommendations:
 Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South,
 Powerline/Germantown, Sauvie Island, Multnomah Channel
 11/18/09

 Rural Reserve
 Study Area Boundary
 Public Lands

 UGB 3-mi Buffer

50 ft Contours





Urban and Rural Reserves in Multnomah County

Recommendations from the Citizens Advisory Committee and County Staff

EXECUTIVE SUMMARY

**Board of County Commissioners Hearings
September 10, 2009 &
December 10, 2009**

Staff report date August 26, 2009

Prepared by: Multnomah County Land Use and Transportation Planning

Chuck Beasley, Senior Planner

Ken Born, Transportation Planner

JLA Public Involvement, CAC facilitation

Executive Summary

Urban and Rural Reserves in Multnomah County

Recommendations of the Multnomah County Citizens Advisory Committee and Planning Staff for Urban and Rural Reserves.

The Urban and Rural Reserves process entails a new approach to planning for growth in the Portland-Metro region by identifying land needed for urban and rural uses over a 40 to 50 year planning horizon. The intent is to identify the locations of future Urban Growth Boundary expansions to facilitate long term planning for urbanization, and to provide greater certainty to the agricultural and forest industries, landowners and service providers. Desired outcomes include:

- Long term protection of farm and forest industries;
- Protection of landscape features that help define the region;
- Better urban location choices; and
- Improved planning for transitions from rural to urban land.

This approach is authorized by SB 1011 (2007), and is being implemented in accordance with Oregon Administrative Rules (OAR) 660-027 (2008). The rules contain procedures and factors which must be considered when evaluating land for urban/rural reserves.

This executive summary includes the recommendations of the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) as well as staff evaluation and recommendations. The recommendations consist of an assessment of suitability for urban and rural reserve, and recommendations for reserve designations. The suitability assessment is based on analysis of the nine subareas of the county and ranks the extent to which each area has the attributes indicated in the factors. The attached table, Overview of Recommendations, is followed by maps depicting suitability and recommendations for designations, and a summary of the results of factors analysis of the rural and urban factors. Detailed analysis of how each area ranks according to the factors in OAR 660-027-0050 (urban) and -0060 (rural) along with area maps is included in the body of the report.

These recommendations identifying areas suitable for reserves follow two earlier decisions endorsed by Multnomah County and our partner governments, Clackamas and Washington Counties, and Metro. Those decisions defined the land area to be studied for reserves, and selected "candidate" urban and rural reserve areas for further study. These recommendations mark the completion of the CAC's work, and after Board of Commissioners approval, begin the comparison of the regional recommendations of the partner governments to determine what areas will become reserves.

The objective that must be met for the reserves decision is “a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important landscape features that define the region for its residents.” (OAR 660-027-0080(4)(b)) Meeting this objective requires joint consideration of the recommendations of all three counties by the four governments, consideration of estimates for the expected 40 – 50 year population and employment growth, and assessment of how much rural land will be needed to accommodate that growth. This question will be informed by the yet to be determined amount of growth that can be accommodated within the existing UGB. The growth estimates and assessment will be determined through ongoing regional involvement, reinforcing the interim nature of the recommendations at this stage of the process. The reserves decision will be implemented in two stages, beginning with an IGA at the end of this year, followed by legislative adoption of urban and rural reserves maps in mid 2010.

The reserves OAR contain a number of provisions decision makers should be aware of when considering recommendations for reserves. Key provisions are listed below:

- Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.
- The urban and rural factors are not a list of criteria that must be met. The county is required to “consider” them when identifying and selecting land for reserves.
- Urban reserve may not be designated in a county unless rural reserve is also designated in that county. A county may designate rural reserve even if no urban reserve is designated.
- Land mapped by Oregon Department of Agriculture as either Foundation or Important agricultural land can be designated as rural reserve by the county without providing additional legal justification or factors consideration – the “safe harbor” provision.
- The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of designation.

The CAC recommendations are the result of work by the 15 committee members in sixteen meetings that began in May of 2008 and ended July 30, 2009. While the recommendations include both suitability of areas for urban and rural reserve and designations, the focus here remains on suitability pending more information on the extent of urban reserve needed to meet population and employment estimates for the planning period. The table below contains area calculations for urban and rural suitability in keeping with this approach.

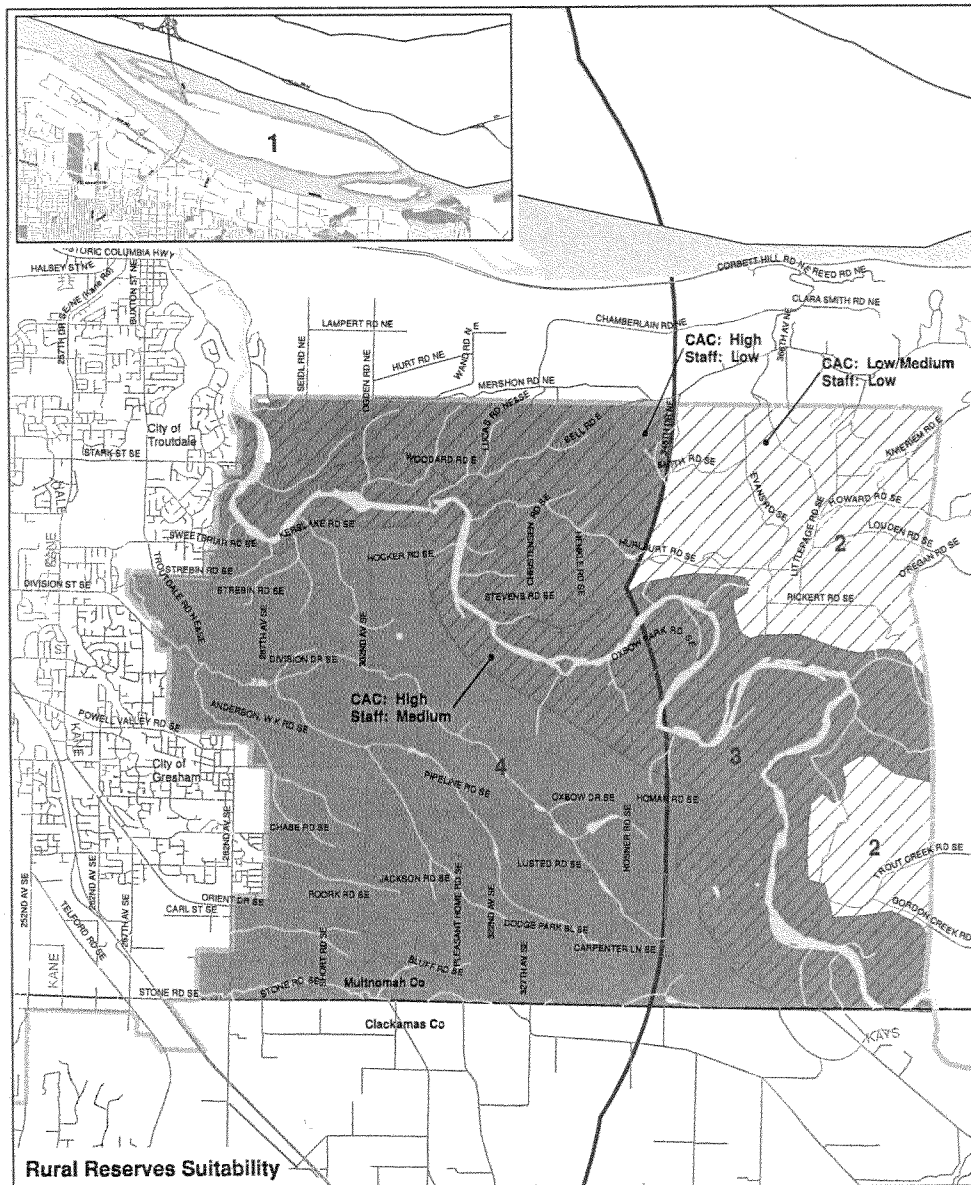
	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

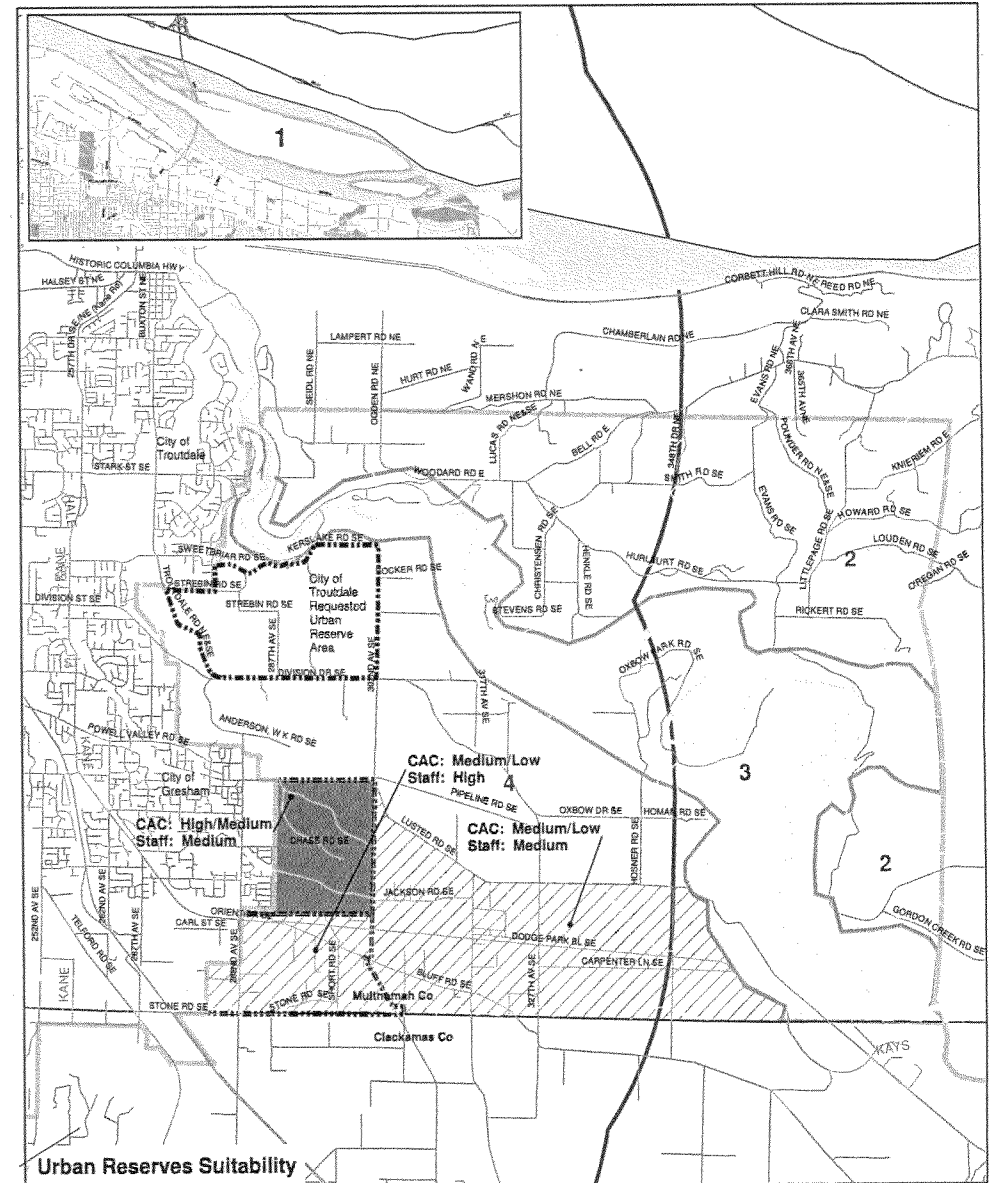
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Divided between no reserve designation and rural reserve to protect landscape features.</i> Staff: No reserves designation
Area 2 East of Sandy River	<i>CAC: High suitability west of 3-mile UGB line; Medium/low suitability east of 3-mile UGB line</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate the area west of 3-mile UGB line as rural reserve for farm and forest protection.</i> Staff: No reserves designation
Area 3 Sandy River Canyon	<i>CAC: High suitability</i> Staff: Low suitability to protect forest, medium suitability for landscape features.	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect landscape features</i> Staff: Designate rural reserve to protect landscape features
Area 4 West of Sandy River	<i>CAC: High suitability</i> Staff: High suitability to protect farmland, medium for Beaver Cr. to protect landscape features.	Area 4a: North of Lusted Rd <i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect farmland and landscape features. If County must designate urban reserves, the area south of Lusted Rd/north of the Orient Rural Center/west of 302nd is most suitable.</i> Staff: Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve should include the Orient Rural Community and areas southwest of Orient Drive.
		Area 4b: South of Lusted Rd <i>CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302nd</i> Staff: Medium suitability; higher suitability near UGB and US-26	
Area 5 NW Hills North	<i>CAC: High suitability to protect farm and forest, and for landscape features.</i> Staff: High for farm/forest, medium for landscape	<i>CAC: Not a candidate for urban reserve</i> Staff: Low Suitability	<i>CAC: Designate rural reserve to protect forest resources.</i> Staff: Designate the area within the 3 mile line southwest of Skyline Blvd. as

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p><i>CAC:</i> High suitability West of McNamee; Low suitability east of McNamee</p> <p>Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area 6a) High suitability in area South of Skyline Blvd to protect farm/forest and landscape features. (corresponds to area 6b):</p>	<p>Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: <i>CAC:</i> Not a candidate for urban reserve</p> <p>Staff: Low suitability</p>	<p><i>CAC:</i> Designate rural reserve to protect farm and forest resources and landscape features.</p> <p>Staff: Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.</p>
		<p>Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: <i>CAC:</i> Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.</p> <p>Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.</p>	
Area 7 Powerline/ Germantown Rd. - South	<p><i>CAC:</i> Split between medium and high suitability.</p> <p>Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.</p>	<p>Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: <i>CAC:</i> Not a candidate for urban reserve</p> <p>Staff: Low Suitability</p>	<p><i>CAC:</i> Designate rural reserve to protect landscape features. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.</p> <p>Staff: Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd area. Designate all other areas rural reserve to protect landscape features.</p>
		<p>Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: <i>CAC:</i> Low suitability</p> <p>Staff: Low suitability</p> <p>Subarea East Laidlaw: <i>CAC:</i> split between low and medium suitability</p>	

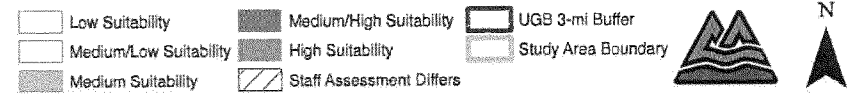
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
		<p>Staff: Medium suitability</p> <p>Subarea at lower Springville Rd. area.: <i>CAC: split between low and medium suitability</i></p> <p>Staff: Low/Medium suitability</p>	
Area 8 Sauvie Island	<p><i>CAC: High/Medium</i></p> <p>Staff: High suitability to protect farm and landscape features.</p>	<p><i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: Designate rural reserve to protect farmland and landscape features.</i></p> <p>Staff: Designate rural reserve to protect foundation farmland and landscape features.</p>
Area 9 Multnomah Channel	<p><i>CAC: Low suitability</i></p> <p>Staff: Low Suitability</p>	<p><i>CAC: Low suitability</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: No reserves designation</i></p> <p>Staff: No reserves designation</p>

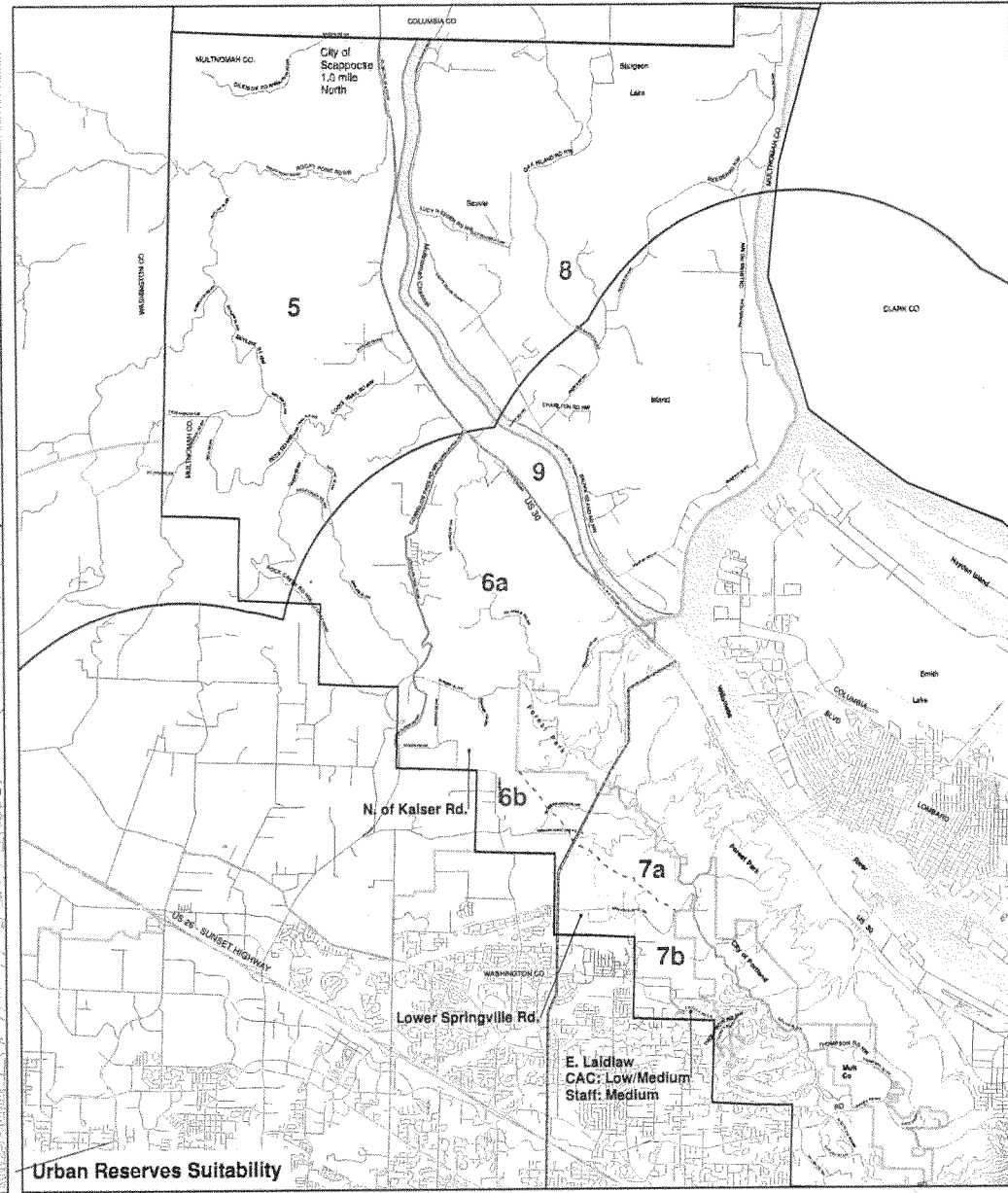
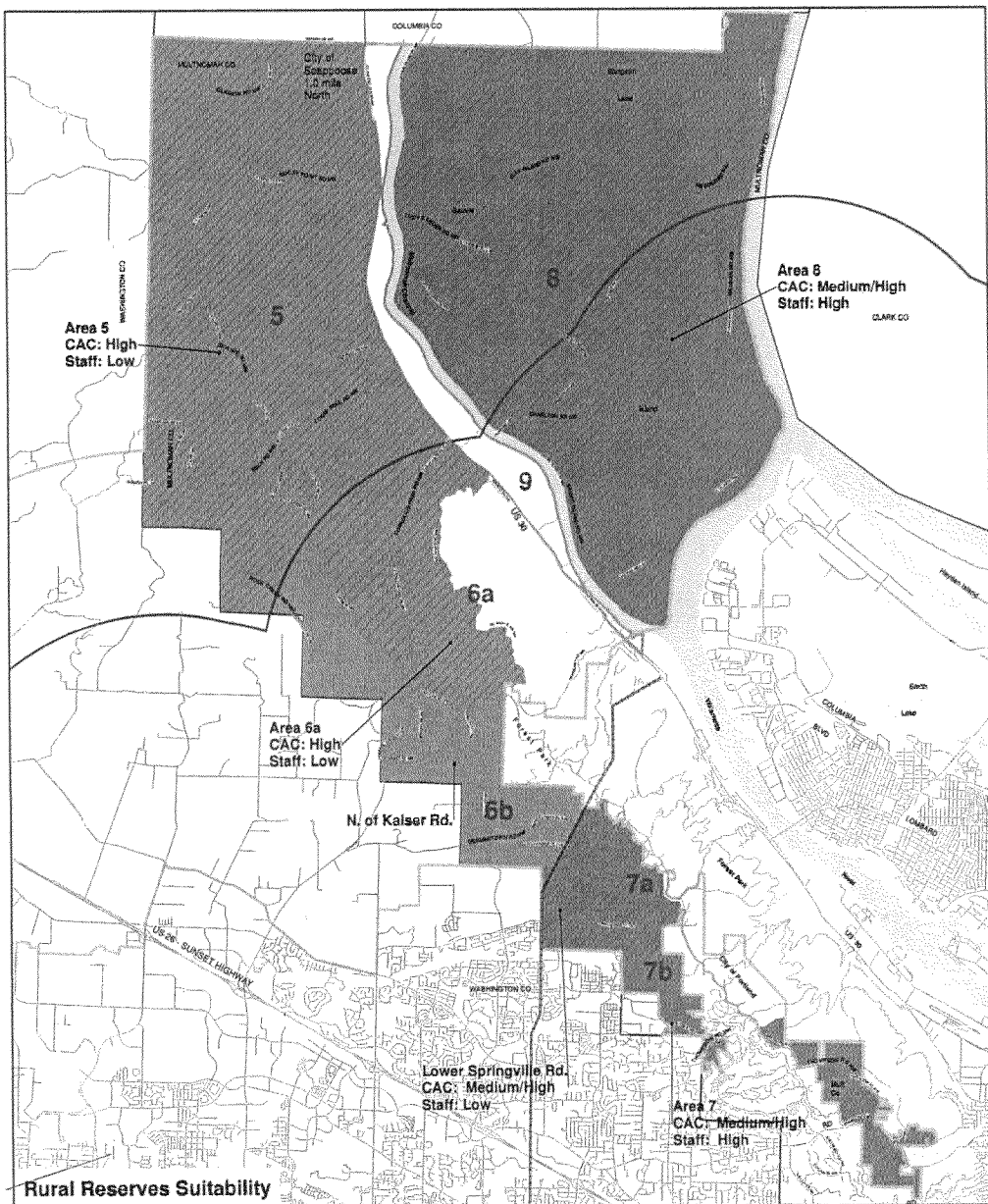


East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09



East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09





West Multnomah County Reserves Suitability Assessments:
 Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South, Powerline/Germantown, Sauvie Island, Multnomah Channel
 Draft - 09/26/09

Low Suitability	Medium/High Suitability	UGB 3-mi Buffer
Medium/Low Suitability	High Suitability	Study Area Boundary
Medium Suitability	Staff Assessment Differs	

Urban and Rural Suitability Assessments and Recommendations

Area 1: Government Islands

- **Overall CAC Recommendation:** CAC divided between designating the area rural reserve or remaining undesignated. Regardless of whether the area is or is not designated rural reserve, area needs special protection due to its high value natural features and sense of place.
- **Overall Staff Recommendation:** No reserve designation

Rural Reserves Suitability

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserves

Area Key Factors and Evaluation:

- Area rates low on most factors for forestry.
- Islands rate low for potential urbanization and as features that shape urban form.
- Long-term OPRD lease (until 2098) and Jewett lake mitigation site are adequate for protection of landscape features. .

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 2: East of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserve the area west of the 3 mile UGB line due to a higher threat of urbanization coming from the adjacent Troutdale area. Remaining area and the Trout Creek Road area should remain undesignated.
- **Overall Staff Recommendation:** No reserves designation.

Rural Reserves Suitability

CAC Assessment: High suitability west of the 3-mile UGB line. Low/medium suitability east of the 3-mile UGB line. Area is rated as important agricultural land and is included in the natural features inventory.

Staff Assessment: Low suitability.

Area Key Factors and Evaluation:

- Area rates moderately high on capability and high on suitability factors for both farm and forest protection.
- Somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization.
- Ranks low on sense of place, urban-rural separation, and recreation.

CAC and Staff Key Differences:

- CAC and Staff differ on ranking of potential for urbanization. CAC rated the area closest to the UGB high for this factor, and noted that roughly one third is within three miles of the Troutdale UGB. View of staff is that, although the area is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 3: Sandy River Canyon

- **Overall CAC Recommendation:** Designate rural reserve. Area contains important landscape features and is important for water protection. It also creates a good edge between urban and rural areas.
- **Overall Staff Recommendation:** Designate the canyon as rural reserve to protect landscape features.

Rural Reserves Suitability:

CAC Assessment: High suitability for rural reserve due to high value natural landscape features. The Sandy River Gorge also provides a natural limit to urban development.

Staff Assessment: Low suitability for rural reserve to protect forest resources, medium suitability to protect landscape features. Areas within 3 miles of UGB can be designated rural reserve under "safe harbor" to protect important and foundation land.

Area Key Factors and Evaluation:

- Area lends itself primarily to forestry due to topography.
- Scenic and habitat objectives for this area are likely to continue long-term., indicating low suitability for forest management.
- High Suitability for factors related to environmental values.
- Canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east.
- Has important scenic, habitat, and recreation values
- Area has existing protections through zoning and public ownership, and urbanization potential is remote.

CAC and Staff Key Differences:

- CAC ranks the area high on protection of water quality in the Sandy River. The Sandy River is a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations. The Gorge holds regionally important ecological and recreational resources, and could not be adequately protected if the area was urbanized.
- Staff ranks the area low on the protection of water quality factor because the canyon is not likely to be included within urban expansion and not in need of protection.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 4: West of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserves. However, if the County must designate urban reserves, the area south of Lusted Rd, north of the Orient Rural Center and west of 302nd is most suitable. Further south, the land slopes into the Johnson Creek area, which is not suitable for urban reserves.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve is the Orient Rural Community and areas southwest of Orient Drive.

Rural Reserves Suitability

CAC Assessment: High suitability for rural reserves. The West of Sandy Area has the highest quality soil within the entire region, characterized by Foundation land.

Staff Assessment: High suitability for rural reserves to protect farmland, medium suitability of Beaver Creek canyon for landscape features protection.

Area Key Factors and Evaluation:

- Foundation agricultural land. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor.”
- Area is a highly productive farming area located on the east edge of the Portland metro region. Nursery stock is currently the major crop, the area currently produces and has a history of producing food crops including berries and fresh vegetables.
- Medium rankings on some factors are related to effects of parcelization which is highest in the southwest part of the area. Farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization.
- The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources, but is not high on the key sense-of-place factor.
- Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition.

CAC and Staff Key Differences:

- CAC ranked area high for water protection to protect Sandy River.
- Staff ranked area medium for Beaver Creek, low for the balance of the area. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future.

Urban Reserves Suitability

CAC Assessment: *Low suitability for North of Lusted Rd Area; medium/low suitability for the South of Lusted Rd area, except medium/high for the area North of Orient Rural Center/West of 302nd. North of Orient Rural Center/West of 302nd area has some urban potential as it is closer to the UGB. If urbanized, the Sandy River should not act as the only buffer; some buffers could be found within Area 4 to break up urban and rural areas, especially at the east-west separation.*

Staff Assessment: Low suitability for Area 4a (North of Lusted Rd); Medium suitability for most of Area 4b (South of Lusted Rd), with higher suitability for area near UGB and US-26. These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

Area Key Factors and Evaluation:

- Area 4a (North of Lusted Rd):
 - Beaver Creek and Sandy River are features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale.
 - Has few internal roads, and an elongated shape.
 - Major employment areas are not nearby.
 - Area is rated high for sewer and medium for water.
 - Difficulty in creating buffers or using other means to minimize adverse effects on farm, forest and landscape features.
- Area 4b (South of Lusted Rd):
 - Land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses.
 - West areas are near existing and planned employment centers along US 26, although close in areas are parcelized.

CAC and Staff Key Differences for Area 4b:

- Staff perceives adequate area to buffer urban impacts to natural resources and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides; however impacts to added urban traffic could be difficult to manage.
- CAC does not necessarily see adequate land area to sufficiently buffer urban impacts on agriculture. Use of 302nd as an urban edge should help keep urban traffic off rural roads to the east.
- CAC rates area medium for transportation efficiency. Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th.
- Staff rates area high for transportation efficiency. Area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26.

Area 5: NW Hills North

- **Overall CAC Recommendation:** Designate rural reserve. Part of the area is within the 3-mile UGB line. The Holbrook area has Foundation agricultural land which should be protected, as should the headwaters of Rock Creek.
- **Overall Staff Recommendation:** Designate the area within the 3 mile line southwest of Skyline Blvd. as rural reserve to protect farm/forest and landscape features.

Rural Reserves Suitability

CAC Assessment: High suitability to protect farm and forest, and for landscape features.

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Area Key Factors and Evaluation:

- Majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason.
- Mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas.
- The area in the vicinity of Plainview is in an area with potential for urbanization (suitable for key urban services of sewer and water).
- Areas within 3 miles of UGB can be designated under “safe harbor” provision.
- Area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation.
- Includes significant extent of landslide hazard and steep hills suggesting it is less desirable for urban uses – not unexpected given terrain.
- Area holds regionally important ecological (wildlife habitat and headwater streams) resources.

CAC and Staff Key Differences:

- Staff assessment: All except the Plainview area is not potentially subject to urbanization due to proximity to a UGB.
- CAC: Major roads such as OR-30 and Cornelius Pass and the existence of nearby major employers also put the area at further risk of urbanization. There is also potential for southward expansion from Scappoose whose urban boundary is a mile north of the Multnomah County line. The West Hills clearly fit the purpose for Rural Reserves for natural landscape features, providing a natural limit to urban development and helping define an appropriate natural boundary of urbanization coming from Washington and Columbia Counties.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 6: West Hills South

- **Overall CAC Recommendation:** Designate rural reserve. The area includes Important agricultural land, significant elk populations, wildlife habitat and wildlife corridor. It is not adjacent to other urban areas that would make it a good candidate for urban reserves, and is not as suitable for urban development as other land in Area 7
- **Overall Staff Recommendation:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.

Rural Reserves Suitability

CAC Assessment: High suitability west of McNamee; Low suitability east of McNamee due to difficulty in providing urban services

- *West of McNamee is situated in an area that is subject to urbanization and proximate to the UGB. A portion of this area also remains under consideration for urban reserve*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features

Area Key Factors and Evaluation:

- Area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations.
- The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd.
- The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services.
- Areas within 3 miles of UGB can be designated under “safe harbor” to protect foundation land.
- Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region.
- This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.
- Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. It would be difficult to protect these headwater streams if the area was urbanized.
- Upland habitat areas exist; however there are patches in the landscape features mapping indicating lesser regional value.

- All areas south of Skyline Blvd. continue to be studied for urbanization.
- On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.
- The area between McNamee and Cornelius Pass Rd. retains urban potential, high forestry and high sense of place, habitat, and recreation values.
- There is a county scenic view overlay on the northeast side of the hills.

Urban Reserve Suitability (Area 6a – North of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserve Suitability (Area 6b – South of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek; Medium/Low suitability for subarea west of Abbey Creek.

Area Key Factors and Evaluation:

- Area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer, employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.
- Area west of the Abbey Creek drainage system in the N. Kaiser Rd. area contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections.
- Higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd.
- Other key systems of water and sewer rank easy for this area, land suitable for housing exists.
- Careful consideration to visual impacts from development on upper slopes should occur for this area.

CAC and Staff Key Differences:

- CAC gave the area lower rating for potential to develop at efficient urban densities and transportation. The area has lower transportation potential than Area 4, with only small developable pockets. The area was not even rated for transportation by the transportation study. CAC sees difficulty in designing area to be walkable with a well-connected transit system.
- Staff concluded that impacts to ecological systems and nearby farm/forest practices are manageable. CAC differs, noting that development would be difficult without impacting ecological systems; there may not be enough land to protect small streams. Expansion would likely block the critical wildlife corridor between Forest Park and the Coast Range.

Area 7: Powerline/Germantown Rd. – South

- **Overall CAC Recommendation:** Designate as rural reserve. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.

The area has mixed or contested agricultural value, but is undoubtedly high value for natural features and wildlife habitat protection. The Lower Springville Rd area, while containing regionally significant wildlife and a regionally significant stream, is also the most suitable for urban development on the west side. Title 11 and 13 overlays should be used to protect wildlife in the case that the area becomes urbanized.

- **Overall Staff Recommendation:** Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd. area. Designate all other areas rural reserve to protect landscape features.

Rural Reserves Suitability

CAC Assessment: CAC was split between a medium or high suitability for rural reserve.

Staff Assessment: High suitability for rural reserve to protect landscape features except the patch at the east edge of N. Bethany planning area

Area Key Factors and Evaluation:

- Area ranks well for farmed and forested areas pursuant to the key capability factors of soils and water.
- Area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.
- Area is adjacent to and nearly surrounded by UGB; potential exists for urban development at higher cost or a lower urban density than areas that are more efficient.
- Similar areas nearby have urbanized in recent past.
- Studied during past UGB expansion cycles, including Area 93, Area 94 and North Bethany.
- This area ranks high for the key landscape features factors of sense of place that define natural boundaries to urbanization and help define the region for its residents.
- The area ranks well for other important factors including protection of stream resources and wildlife habitat. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area.
- Agriculture land was rated conflicted due to adjacent urban development and cut-through traffic

CAC and Staff Key Differences:

- CAC ranked area high for subject to urbanization factor because the area is within one mile of the UGB, is continually studied when Metro considers UGB expansion,

and is under pressure from developers. Staff ranked area low except high for areas west of the City of Portland and mid-slope line that crosses Germantown Rd. the powerline, and Springville Rd.

- CAC rated area as medium for capability of sustaining long-term agriculture. Two farmers provided testimony of successful farming in the area. Staff gave the area a low rating consistent with the "conflicted" farmland designation and testimony as to poor farming in the area.
- CAC has concerns over stream protection; currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.

Urban Reserves Suitability (Area 7a- Above mid-slope)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability

Area Key Factors and Evaluation:

- Area ranks low in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserves Suitability (Area 7b – Below mid-slope)

CAC Assessment: *CAC split on their suitability assessment:*

- *Split between low and medium suitability for the pocket along lower Springville Road*
- *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland*
- *Low suitability for remaining area*

Staff Assessment:

- Low/Medium suitability for the area along lower Springville Road.
- Medium suitability for area between Bonny Slope West (Area 93) and City of Portland.
- Low suitability for remaining area.

Area Key Factors and Evaluation and Staff and CAC Key Differences:

- Lower Springville Road
 - Contains topography predominately in the 10% range
 - The area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mountains.
 - Rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable.
 - Transportation/circulation, especially to the east is difficult and not clearly resolvable

- Staff concluded that the area's adjacency to North Bethany planning area and would benefit from and contribute to services. CAC members were not all in agreement.
- Area between Bonny Slope West (Area 93) and City of Portland (including the Thompson/Laidlaw Rd. area).
 - Staff concluded that this area fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West.
 - CAC concluded that this area could not be developed to a sufficient urban density. Distance from 2040 centers, retail centers, and high capacity transit, combined with lack of a full transportation grid would make it difficult to provide transit service and to build a walkable community.
 - Staff ranked area medium for the potential to develop in a way that would adequately protect landscape features from urbanization. CAC gave this factor a low ranking.
- Remaining areas
 - Rank low on all factors due primarily to steep topography generally and environmental resources in many areas.

Area 8: Sauvie Island

- **Overall CAC Recommendation:** Designate as rural reserve. The entire Sauvie Island area contains high value Foundation agriculture land and has important landscape features. It is also valuable for providing a sense of place.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation farmland and landscape features.

Rural Reserves Suitability

CAC Assessment: *High or medium suitability for rural reserves.*

- *All factors received a high or medium ranking for Area 8 save factor 2a/3a.*
- *However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve.*

Staff Assessment: High suitability for rural reserve

Area Key Factors and Evaluation:

- As Foundation land, areas within 3 miles of UGB could be designated rural reserve under safe harbor provision.
- The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access.
- Area is not positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist.
- The island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale.
- The high sense of place, habitat, and recreation values are support for reserves to protect landscape features even though urban potential is low.

CAC and Staff Key Differences:

- CAC was split on their ranking on the subject to urbanization factor. Regardless, the area is close enough in proximity to be concerned about.
- Staff concluded that potential for urbanization is doubtful given the notoriety of the area, it's location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 9: Multnomah Channel

- **Overall CAC Recommendation:** No designation for urban or rural reserve. The candidate area contains only 7 acres of usable land, as the remaining is either in a flood plain area or in the right of way. Because of these limitations in place, the area should be undesignated.
- **Overall Staff Recommendation:** No designation for urban or rural reserve.

Rural Reserves Suitability

CAC Assessment: Low suitability for rural reserve.

Staff Assessment: Low suitability for rural reserve. Area could potentially be suitable for rural reserves based on “safe harbor”.

Area Key Factors and Evaluation:

- This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.
- Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection.
- Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn't recognized as a place-defining area in the region.
- Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process.
- The area is included within areas mapped as foundation land; therefore an alternative recommendation of “safe harbor” reserve designation could be explored further.

Urban Reserves Suitability

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way.
- Extensive public ownership indicates value of the area is not primarily associated with development opportunity.
- Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Attachment C - BOCC Reserves Hearing 12/10/09



Urban and Rural Reserves in Multnomah County

Recommendations from the Citizens Advisory Committee and County Staff

**Board of County Commissioners Hearing
September 10, 2009**

Staff report date August 26, 2009

Prepared by: Multnomah County Land Use and Transportation Planning

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JLA Public Involvement, CAC facilitation

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Executive Summary

Urban and Rural Reserves in Multnomah County

Recommendations of the Multnomah County Citizens Advisory Committee and Planning Staff for Urban and Rural Reserves

The Urban and Rural Reserves process entails a new approach to planning for growth in the Portland-Metro region by identifying land needed for urban and rural uses over a 40 to 50 year planning horizon. The intent is to identify the locations of future Urban Growth Boundary expansions to facilitate long term planning for urbanization, and to provide greater certainty to the agricultural and forest industries, landowners and service providers. Desired outcomes include:

- Long term protection of farm and forest industries;
- Protection of landscape features that help define the region;
- Better urban location choices; and
- Improved planning for transitions from rural to urban land.

This approach is authorized by SB 1011 (2007), and is being implemented in accordance with Oregon Administrative Rules (OAR) 660-027 (2008). The rules contain procedures and factors which must be considered when evaluating land for urban/rural reserves.

This executive summary includes the recommendations of the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) as well as staff evaluation and recommendations. The recommendations consist of an assessment of suitability for urban and rural reserve, and recommendations for reserve designations. The suitability assessment is based on analysis of the nine subareas of the county and ranks the extent to which each area has the attributes indicated in the factors. The attached table, Overview of Recommendations, is followed by maps depicting suitability and recommendations for designations, and a summary of the results of factors analysis of the rural and urban factors. Detailed analysis of how each area ranks according to the factors in OAR 660-027-0050 (urban) and -0060 (rural) along with area maps is included in the body of the report.

These recommendations identifying areas suitable for reserves follow two earlier decisions endorsed by Multnomah County and our partner governments, Clackamas and Washington Counties, and Metro. Those decisions defined the land area to be studied for reserves, and selected “candidate” urban and rural reserve areas for further study. These recommendations mark the completion of the CAC’s work, and after Board of Commissioners approval, begin the comparison of the regional recommendations of the partner governments to determine what areas will become reserves.

The objective that must be met for the reserves decision is “a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important landscape features that

define the region for its residents.” (OAR 660-027-0080(4)(b)) Meeting this objective requires joint consideration of the recommendations of all three counties by the four governments, consideration of estimates for the expected 40 – 50 year population and employment growth, and assessment of how much rural land will be needed to accommodate that growth. This question will be informed by the yet to be determined amount of growth that can be accommodated within the existing UGB. The growth estimates and assessment will be determined through ongoing regional involvement, reinforcing the interim nature of the recommendations at this stage of the process. The reserves decision will be implemented in two stages, beginning with an IGA at the end of this year, followed by legislative adoption of urban and rural reserves maps in mid 2010.

The reserves OAR contain a number of provisions decision makers should be aware of when considering recommendations for reserves. Key provisions are listed below:

- Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.
- The urban and rural factors are not a list of criteria that must be met. The county is required to “consider” them when identifying and selecting land for reserves.
- Urban reserve may not be designated in a county unless rural reserve is also designated in that county. A county may designate rural reserve even if no urban reserve is designated.
- Land mapped by Oregon Department of Agriculture as either Foundation or Important agricultural land can be designated as rural reserve by the county without providing additional legal justification or factors consideration – the “safe harbor” provision.
- The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of designation.

The CAC recommendations are the result of work by the 15 committee members in sixteen meetings that began in May of 2008 and ended July 30, 2009. While the recommendations include both suitability of areas for urban and rural reserve and designations, the focus here remains on suitability pending more information on the extent of urban reserve needed to meet population and employment estimates for the planning period. The table below contains area calculations for urban and rural suitability in keeping with this approach.

	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

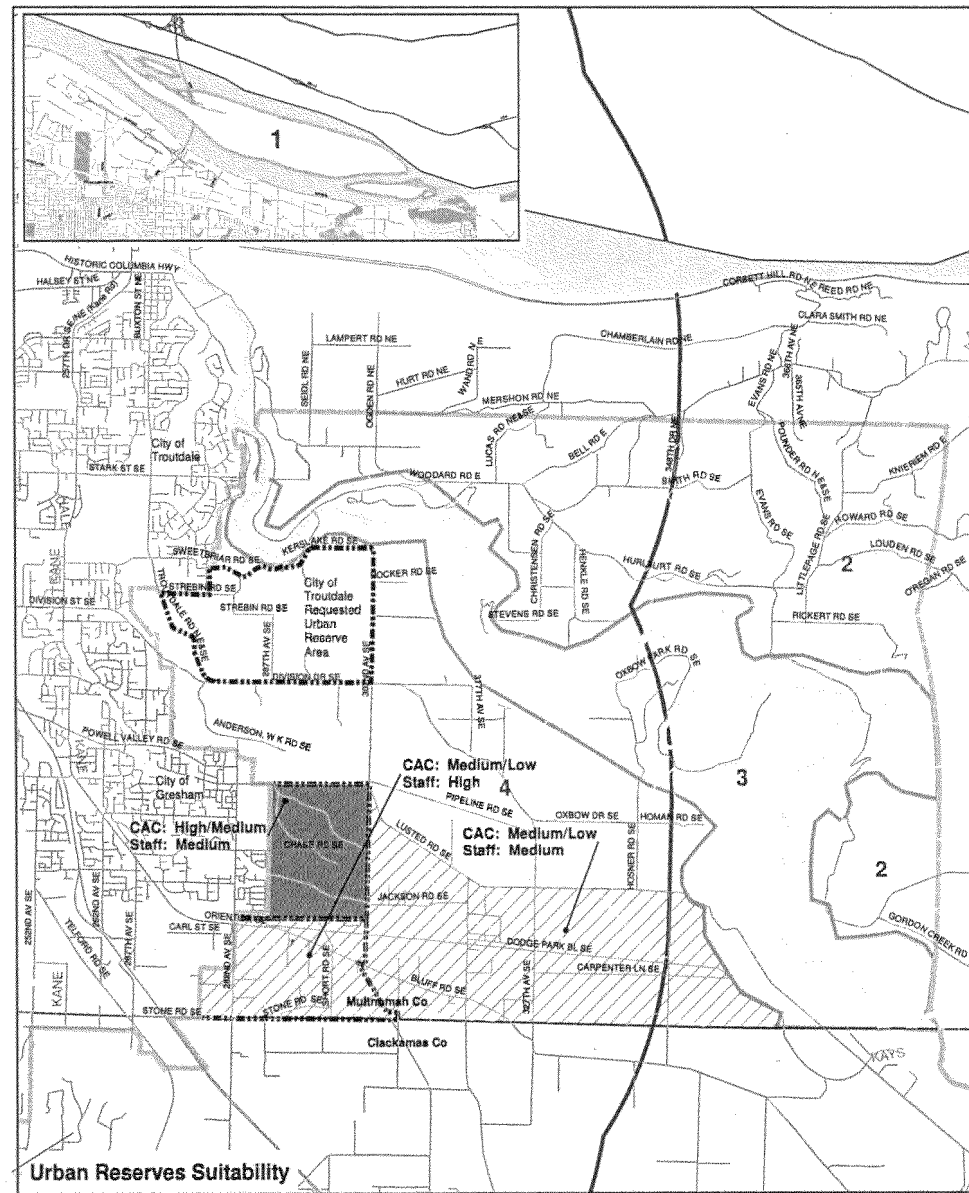
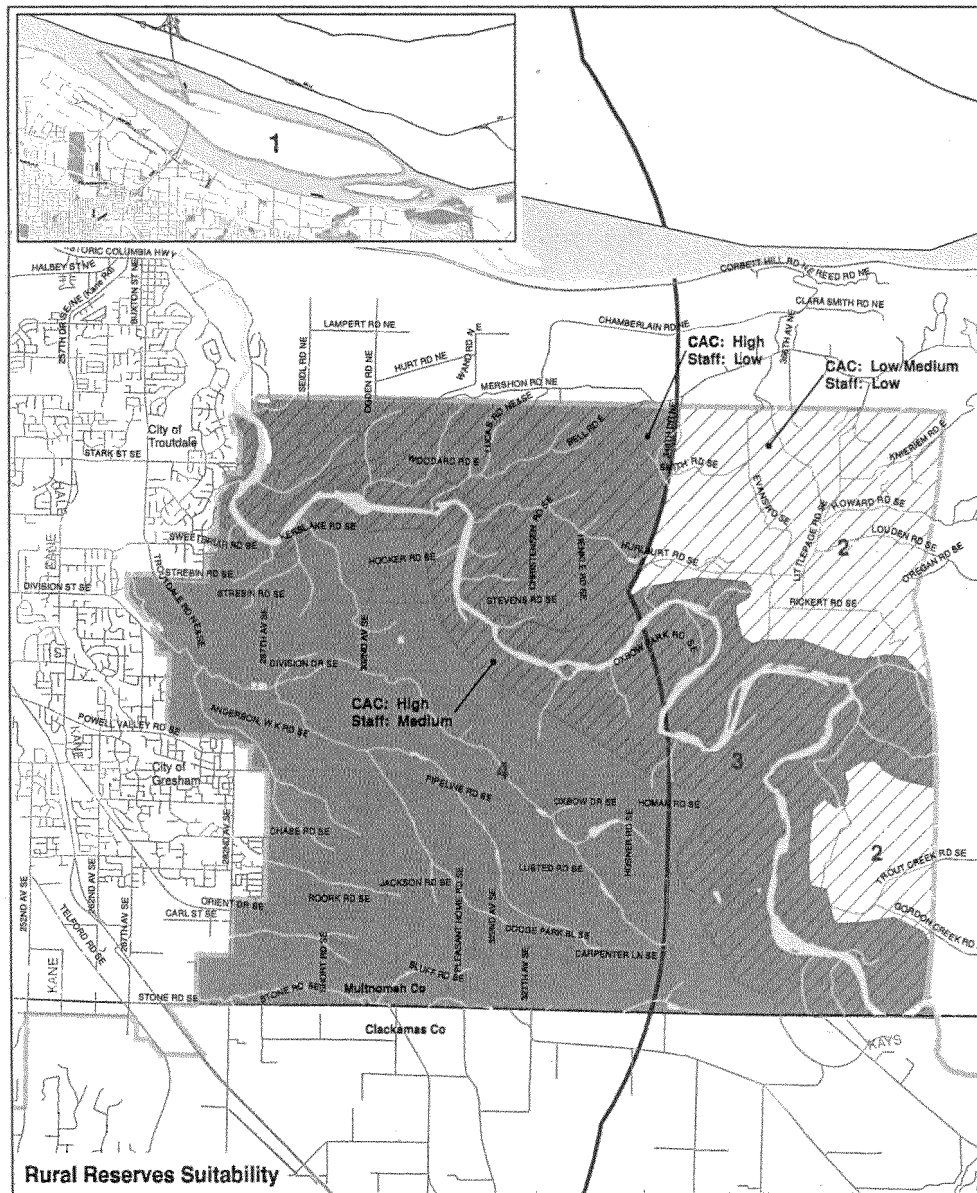
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Divided between no reserve designation and rural reserve to protect landscape features.</i> Staff: No reserves designation
Area 2 East of Sandy River	<i>CAC: High suitability west of 3-mile UGB line; Medium/low suitability east of 3-mile UGB line</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate the area west of 3-mile UGB line as rural reserve for farm and forest protection.</i> Staff: No reserves designation
Area 3 Sandy River Canyon	<i>CAC: High suitability</i> Staff: Low suitability to protect forest, medium suitability for landscape features.	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect landscape features</i> Staff: Designate rural reserve to protect landscape features
Area 4 West of Sandy River	<i>CAC: High suitability</i> Staff: High suitability to protect farmland, medium for Beaver Cr. to protect landscape features.	Area 4a: North of Lusted Rd <i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect farmland and landscape features. If County must designate urban reserves, the area south of Lusted Rd/north of the Orient Rural Center/west of 302nd is most suitable.</i> Staff: Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve should include the Orient Rural Community and areas southwest of Orient Drive.
		Area 4b: South of Lusted Rd <i>CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302nd</i> Staff: Medium suitability; higher suitability near UGB and US-26	
Area 5 NW Hills North	<i>CAC: High suitability to protect farm and forest, and for landscape features.</i> Staff: High for farm/forest, medium for landscape	<i>CAC: Not a candidate for urban reserve</i> Staff: Low Suitability	<i>CAC: Designate rural reserve to protect forest resources.</i> Staff: Designate the area within the 3 mile line southwest of Skyline Blvd. as

19B Overview of Recommendations

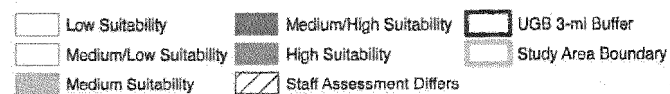
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p>CAC: High suitability West of McNamee; Low suitability east of McNamee</p> <p>Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area 6a) High suitability in area South of Skyline Blvd to protect farm/forest and landscape features. (corresponds to area 6b):</p>	<p>Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: CAC: <i>Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p>CAC: <i>Designate rural reserve to protect farm and forest resources and landscape features.</i></p> <p>Staff: Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.</p>
		<p>Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: CAC: <i>Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.</i></p> <p>Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.</p>	
Area 7 Powerline/ Germantown Rd. - South	<p>CAC: <i>Split between medium and high suitability.</i></p> <p>Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.</p>	<p>Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: CAC: <i>Not a candidate for urban reserve</i></p> <p>Staff: Low Suitability</p>	<p>CAC: <i>Designate rural reserve to protect landscape features. If the County must designate urban reserve on the west side, the Lower Springville Rd. area is the highest suitability.</i></p> <p>Staff: Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd area. Designate all other areas rural reserve to protect landscape features.</p>
		<p>Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: CAC: <i>Low suitability</i></p> <p>Staff: Low suitability</p> <p>Subarea East Laidlaw: CAC: <i>split between low and medium suitability</i></p>	

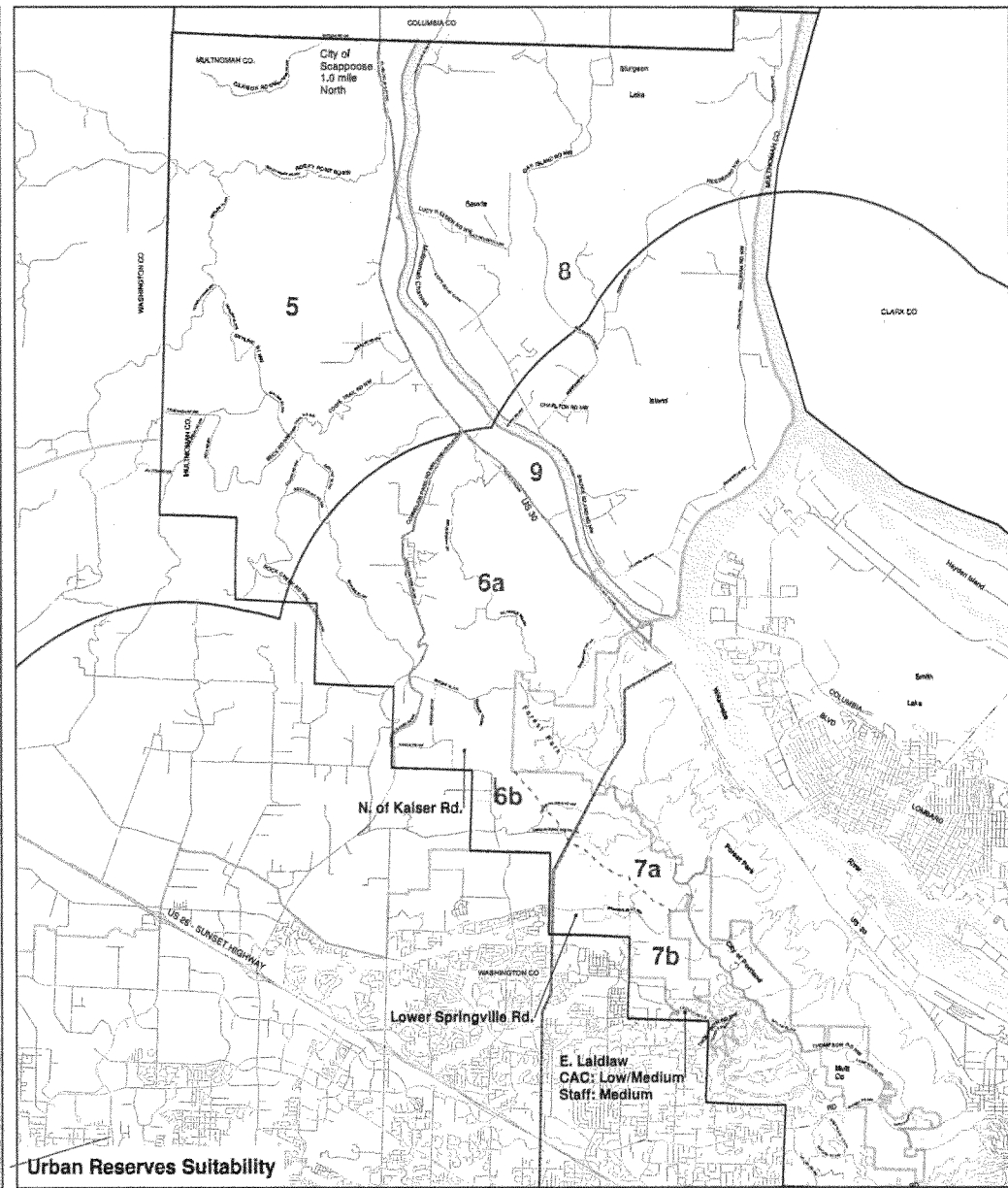
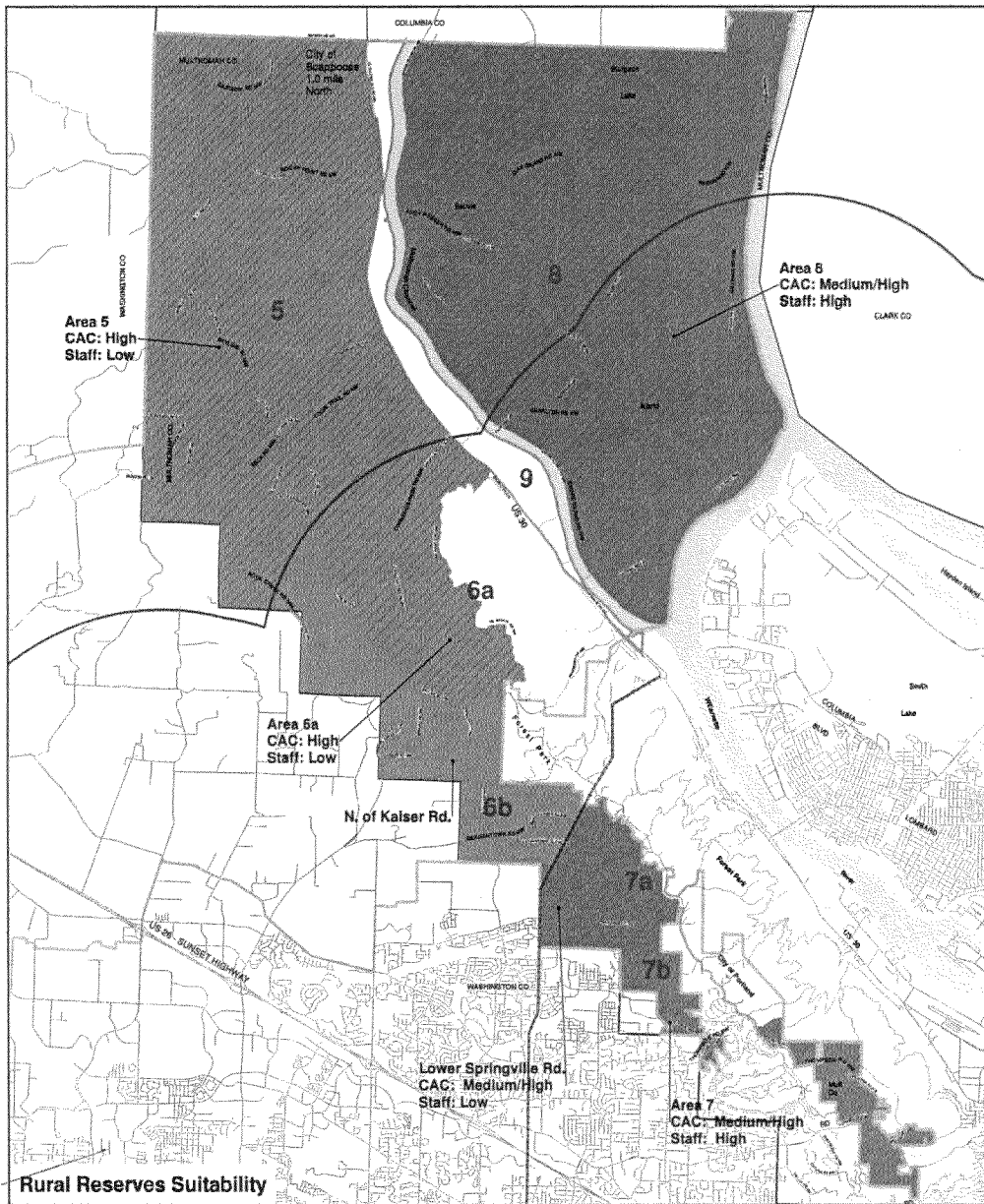
19B Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
		<p>Staff: Medium suitability</p> <p>Subarea at lower Springville Rd. area.: <i>CAC: split between low and medium suitability</i></p> <p>Staff: Low/Medium suitability</p>	
Area 8 Sauvie Island	<p><i>CAC: High/Medium</i></p> <p>Staff: High suitability to protect farm and landscape features.</p>	<p><i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: Designate rural reserve to protect farmland and landscape features.</i></p> <p>Staff: Designate rural reserve to protect foundation farmland and landscape features.</p>
Area 9 Multnomah Channel	<p><i>CAC: Low suitability</i></p> <p>Staff: Low Suitability</p>	<p><i>CAC: Low suitability</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: No reserves designation</i></p> <p>Staff: No reserves designation</p>

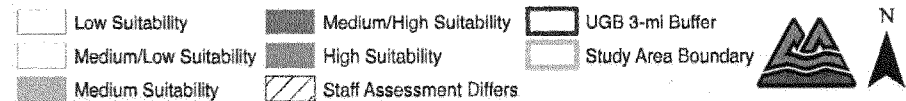


East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09





West Multnomah County Reserves Suitability Assessments:
 Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South, Powerline/Germantown, Sauvie Island, Multnomah Channel
 Draft - 09/26/09

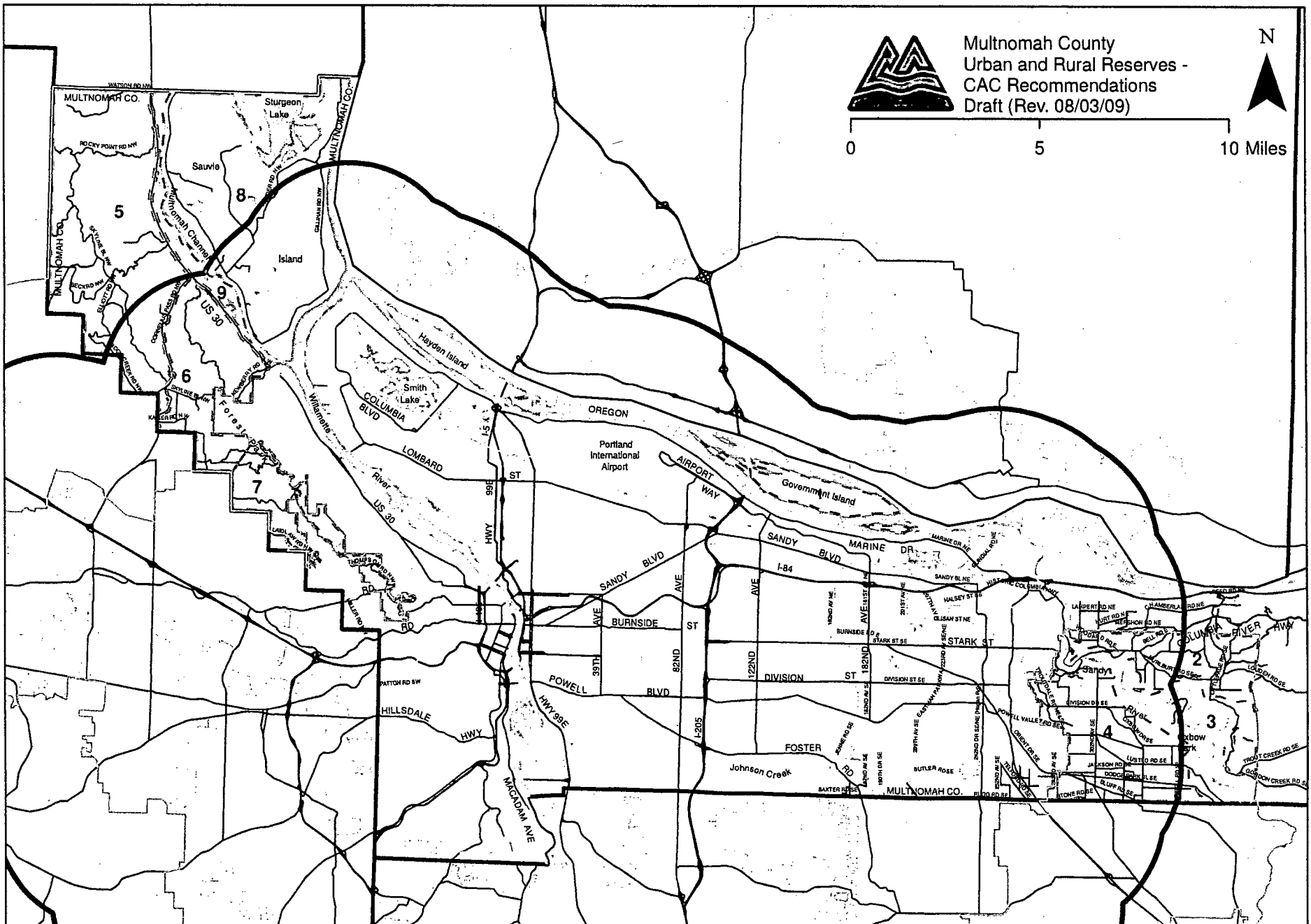




Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)

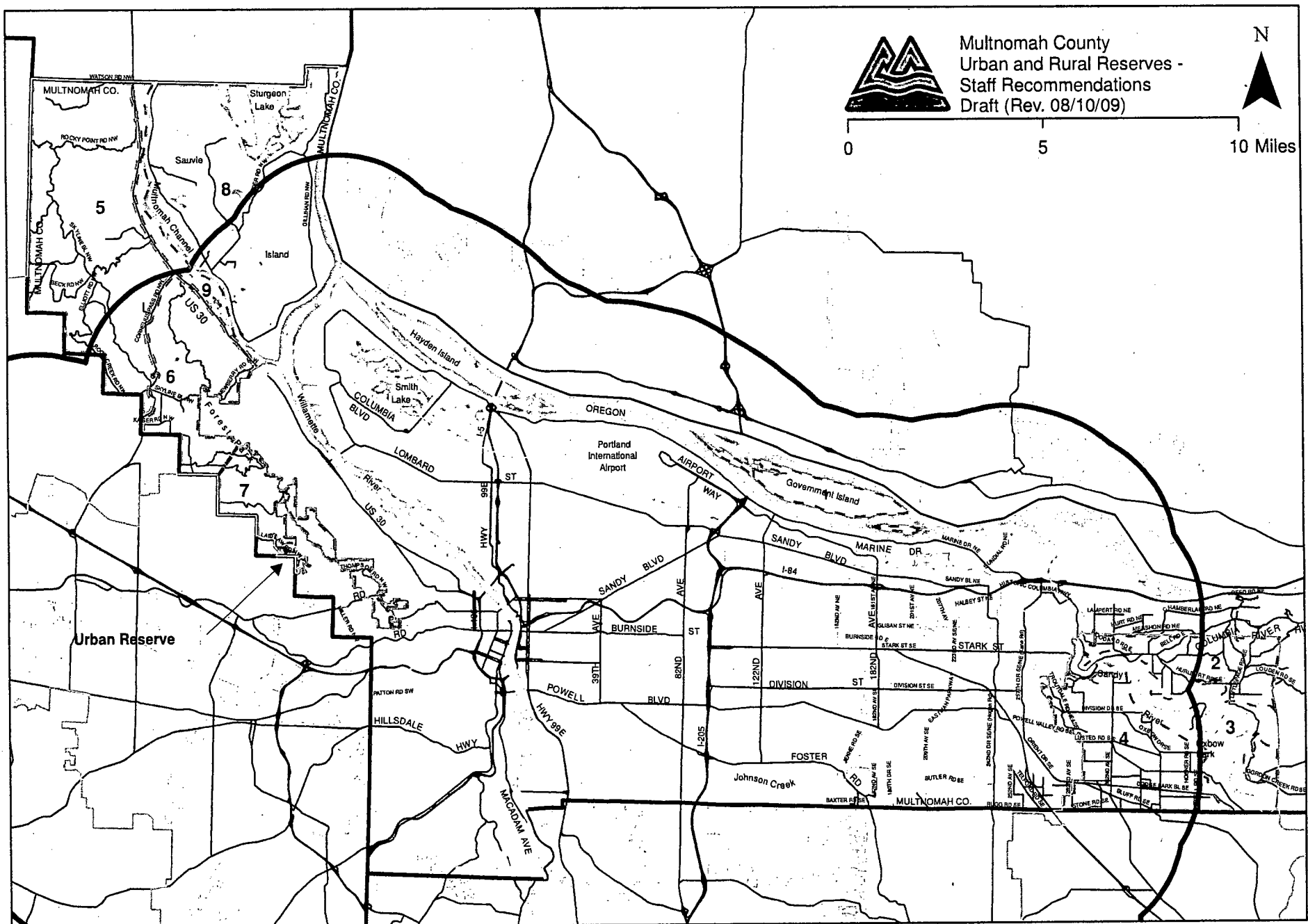


0 5 10 Miles



- Area 1: Government Islands
Area 2: East of Sandy River
Area 3: Sandy River Canyon
Area 4: West of Sandy River
Area 5: NW Hills North
Area 6: NW Hills South
Area 7: Powerline/Germantown Rd South
Area 8: Sauvie Island
Area 9: Multnomah Channel

- UGB 3-mi Buffer
 Study Area Boundary
 County Line
 Rural Reserve
 No Designation



Area 1: Government Islands
 Area 2: East of Sandy River
 Area 3: Sandy River Canyon
 Area 4: West of Sandy River
 Area 5: NW Hills North
 Area 6: NW Hills South
 Area 7: Powerline/Germantown Rd South
 Area 8: Sauvie Island
 Area 9: Multnomah Channel

UGB 3-mi Buffer
 Study Area Boundary
 County Line
 Rural Reserve
 No Designation
 Urban Reserve

Urban and Rural Suitability Assessments and Recommendations

Area 1: Government Islands

- **Overall CAC Recommendation:** CAC divided between designating the area rural reserve or remaining undesignated. Regardless of whether the area is or is not designated rural reserve, area needs special protection due to its high value natural features and sense of place.
- **Overall Staff Recommendation:** No reserve designation

Rural Reserves Suitability

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserves

Area Key Factors and Evaluation:

- Area rates low on most factors for forestry.
- Islands rate low for potential urbanization and as features that shape urban form.
- Long-term OPRD lease (until 2098) and Jewett lake mitigation site are adequate for protection of landscape features. .

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 2: East of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserve the area west of the 3 mile UGB line due to a higher threat of urbanization coming from the adjacent Troutdale area. Remaining area and the Trout Creek Road area should remain undesignated.
- **Overall Staff Recommendation:** No reserves designation.

Rural Reserves Suitability

CAC Assessment: High suitability west of the 3-mile UGB line. Low/medium suitability east of the 3-mile UGB line. Area is rated as important agricultural land and is included in the natural features inventory.

Staff Assessment: Low suitability.

Area Key Factors and Evaluation:

- Area rates moderately high on capability and high on suitability factors for both farm and forest protection.
- Somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization.
- Ranks low on sense of place, urban-rural separation, and recreation.

CAC and Staff Key Differences:

- CAC and Staff differ on ranking of potential for urbanization. CAC rated the area closest to the UGB high for this factor, and noted that roughly one third is within three miles of the Troutdale UGB. View of staff is that, although the area is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 3: Sandy River Canyon

- **Overall CAC Recommendation:** Designate rural reserve. Area contains important landscape features and is important for water protection. It also creates a good edge between urban and rural areas.
- **Overall Staff Recommendation:** Designate the canyon as rural reserve to protect landscape features.

Rural Reserves Suitability:

CAC Assessment: High suitability for rural reserve due to high value natural landscape features. The Sandy River Gorge also provides a natural limit to urban development.

Staff Assessment: Low suitability for rural reserve to protect forest resources, medium suitability to protect landscape features. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor” to protect important and foundation land.

Area Key Factors and Evaluation:

- Area lends itself primarily to forestry due to topography.
- Scenic and habitat objectives for this area are likely to continue long-term, indicating low suitability for forest management.
- High Suitability for factors related to environmental values.
- Canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east.
- Has important scenic, habitat, and recreation values
- Area has existing protections through zoning and public ownership, and urbanization potential is remote.

CAC and Staff Key Differences:

- CAC ranks the area high on protection of water quality in the Sandy River. The Sandy River is a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations. The Gorge holds regionally important ecological and recreational resources, and could not be adequately protected if the area was urbanized.
- Staff ranks the area low on the protection of water quality factor because the canyon is not likely to be included within urban expansion and not in need of protection.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves

20Urban and Rural Suitability Assessments and Recommendations

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 4: West of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserves. However, if the County must designate urban reserves, the area south of Lusted Rd, north of the Orient Rural Center and west of 302nd is most suitable. Further south, the land slopes into the Johnson Creek area, which is not suitable for urban reserves.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve is the Orient Rural Community and areas southwest of Orient Drive.

Rural Reserves Suitability

CAC Assessment: High suitability for rural reserves. The West of Sandy Area has the highest quality soil within the entire region, characterized by Foundation land.

Staff Assessment: High suitability for rural reserves to protect farmland, medium suitability of Beaver Creek canyon for landscape features protection.

Area Key Factors and Evaluation:

- Foundation agricultural land. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor.”
- Area is a highly productive farming area located on the east edge of the Portland metro region. Nursery stock is currently the major crop, the area currently produces and has a history of producing food crops including berries and fresh vegetables.
- Medium rankings on some factors are related to effects of parcelization which is highest in the southwest part of the area. Farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization.
- The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources, but is not high on the key sense-of-place factor.
- Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition.

CAC and Staff Key Differences:

- CAC ranked area high for water protection to protect Sandy River.
- Staff ranked area medium for Beaver Creek, low for the balance of the area. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future.

Urban Reserves Suitability

CAC Assessment: Low suitability for North of Lusted Rd Area; medium/low suitability for the South of Lusted Rd area, except medium/high for the area North of Orient Rural Center/West of 302nd. North of Orient Rural Center/West of 302nd area has some urban potential as it is closer to the UGB. If urbanized, the Sandy River should not act as the only buffer; some buffers could be found within Area 4 to break up urban and rural areas, especially at the east-west separation.

Staff Assessment: Low suitability for Area 4a (North of Lusted Rd); Medium suitability for most of Area 4b (South of Lusted Rd), with higher suitability for area near UGB and US-26. These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

Area Key Factors and Evaluation:

- Area 4a (North of Lusted Rd):
 - Beaver Creek and Sandy River are features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale.
 - Has few internal roads, and an elongated shape.
 - Major employment areas are not nearby.
 - Area is rated high for sewer and medium for water.
 - Difficulty in creating buffers or using other means to minimize adverse effects on farm, forest and landscape features.
- Area 4b (South of Lusted Rd):
 - Land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses.
 - West areas are near existing and planned employment centers along US 26, although close in areas are parcelized.

CAC and Staff Key Differences for Area 4b:

- Staff perceives adequate area to buffer urban impacts to natural resources and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides; however impacts to added urban traffic could be difficult to manage.
- CAC does not necessarily see adequate land area to sufficiently buffer urban impacts on agriculture. Use of 302nd as an urban edge should help keep urban traffic off rural roads to the east.
- CAC rates area medium for transportation efficiency. Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th
- Staff rates area high for transportation efficiency. Area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26.

Area 5: NW Hills North

- **Overall CAC Recommendation:** Designate rural reserve. Part of the area is within the 3-mile UGB line. The Holbrook area has Foundation agricultural land which should be protected, as should the headwaters of Rock Creek.
- **Overall Staff Recommendation:** Designate the area within the 3 mile line southwest of Skyline Blvd. as rural reserve to protect farm/forest and landscape features.

Rural Reserves Suitability

CAC Assessment: *High suitability to protect farm and forest, and for landscape features..*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Area Key Factors and Evaluation:

- Majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason.
- Mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas.
- The area in the vicinity of Plainview is in an area with potential for urbanization (suitable for key urban services of sewer and water).
- Areas within 3 miles of UGB can be designated under “safe harbor” provision.
- Area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation.
- Includes significant extent of landslide hazard and steep hills suggesting it is less desirable for urban uses – not unexpected given terrain.
- Area holds regionally important ecological (wildlife habitat and headwater streams) resources.

CAC and Staff Key Differences:

- Staff assessment: All except the Plainview area is not potentially subject to urbanization due to proximity to a UGB.
- CAC: Major roads such as OR-30 and Cornelius Pass and the existence of nearby major employers also put the area at further risk of urbanization. There is also potential for southward expansion from Scappoose whose urban boundary is a mile north of the Multnomah County line. The West Hills clearly fit the purpose for Rural Reserves for natural landscape features, providing a natural limit to urban development and helping define an appropriate natural boundary of urbanization coming from Washington and Columbia Counties.

Urban Reserves Suitability

20B Urban and Rural Suitability Assessments and Recommendations

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 6: West Hills South

- **Overall CAC Recommendation:** Designate rural reserve. The area includes important agricultural land, significant elk populations, wildlife habitat and wildlife corridor. It is not adjacent to other urban areas that would make it a good candidate for urban reserves, and is not as suitable for urban development as other land in Area 7.
- **Overall Staff Recommendation:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.

Rural Reserves Suitability

CAC Assessment: *High suitability west of McNamee; Low suitability east of McNamee due to difficulty in providing urban services*

- *West of McNamee is situated in an area that is subject to urbanization and proximate to the UGB. A portion of this area also remains under consideration for urban reserve.*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

Area Key Factors and Evaluation:

- Area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations.
- The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd.
- The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services.
- Areas within 3 miles of UGB can be designated under “safe harbor” to protect foundation land.
- Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region.
- This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.
- Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. It would be difficult to protect these headwater streams if the area was urbanized.
- Upland habitat areas exist; however there are patches in the landscape features mapping indicating lesser regional value.

20 Urban and Rural Suitability Assessments and Recommendations

- All areas south of Skyline Blvd. continue to be studied for urbanization.
- On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.
- The area between McNamee and Cornelius Pass Rd. retains urban potential, high forestry and high sense of place, habitat, and recreation values.
- There is a county scenic view overlay on the northeast side of the hills.

Urban Reserve Suitability (Area 6a – North of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserve Suitability (Area 6b – South of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek;
Medium/Low suitability for subarea west of Abbey Creek.

Area Key Factors and Evaluation:

- Area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer, employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.
- Area west of the Abbey Creek drainage system in the N. Kaiser Rd. area contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections.
- Higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd.
- Other key systems of water and sewer rank easy for this area, land suitable for housing exists.
- Careful consideration to visual impacts from development on upper slopes should occur for this area.

20B Urban and Rural Suitability Assessments and Recommendations

CAC and Staff Key Differences:

- CAC gave the area lower rating for potential to develop at efficient urban densities and transportation. The area has lower transportation potential than Area 4, with only small developable pockets. The area was not even rated for transportation by the transportation study. CAC sees difficulty in designing area to be walkable with a well-connected transit system.
- Staff concluded that impacts to ecological systems and nearby farm/forest practices are manageable. CAC differs, noting that development would be difficult without impacting ecological systems; there may not be enough land to protect small streams. Expansion would likely block the critical wildlife corridor between Forest Park and the Coast Range.

Area 7: Powerline/Germantown Rd. – South

- **Overall CAC Recommendation:** Designate as rural reserve. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.

The area has mixed or contested agricultural value, but is undoubtedly high value for natural features and wildlife habitat protection. The Lower Springville Rd area, while containing regionally significant wildlife and a regionally significant stream, is also the most suitable for urban development on the west side. Title 11 and 13 overlays should be used to protect wildlife in the case that the area becomes urbanized.

- **Overall Staff Recommendation:** Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd. area. Designate all other areas rural reserve to protect landscape features.

Rural Reserves Suitability

CAC Assessment: CAC was split between a medium or high suitability for rural reserve.

Staff Assessment: High suitability for rural reserve to protect landscape features except the patch at the east edge of N. Bethany planning area.

Area Key Factors and Evaluation:

- Area ranks well for farmed and forested areas pursuant to the key capability factors of soils and water.
- Area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.
- Area is adjacent to and nearly surrounded by UGB; potential exists for urban development at higher cost or a lower urban density than areas that are more efficient.
- Similar areas nearby have urbanized in recent past.
- Studied during past UGB expansion cycles, including Area 93, Area 94 and North Bethany.
- This area ranks high for the key landscape features factors of sense of place that define natural boundaries to urbanization and help define the region for its residents.
- The area ranks well for other important factors including protection of stream resources and wildlife habitat. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area.
- Agriculture land was rated conflicted due to adjacent urban development and cut-through traffic.

CAC and Staff Key Differences:

- CAC ranked area high for subject to urbanization factor because the area is within one mile of the UGB, is continually studied when Metro considers UGB expansion,

20 Urban and Rural Suitability Assessments and Recommendations

and is under pressure from developers. Staff ranked area low except high for areas west of the City of Portland and mid-slope line that crosses Germantown Rd. the Powerline, and Springville Rd.

- CAC rated area as medium for capability of sustaining long-term agriculture. Two farmers provided testimony of successful farming in the area. Staff gave the area a low rating consistent with the “conflicted” farmland designation and testimony as to poor farming in the area.
- CAC has concerns over stream protection; currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.

Urban Reserves Suitability (Area 7a- Above mid-slope)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability

Area Key Factors and Evaluation:

- Area ranks low in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserves Suitability (Area 7b – Below mid-slope)

CAC Assessment: *CAC split on their suitability assessment:*

- *Split between low and medium suitability for the pocket along lower Springville Road*
- *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland*
- *Low suitability for remaining area*

Staff Assessment:

- Low/Medium suitability for the area along lower Springville Road.
- Medium suitability for area between Bonny Slope West (Area 93) and City of Portland.
- Low suitability for remaining area.

Area Key Factors and Evaluation and Staff and CAC Key Differences:

- Lower Springville Road
 - Contains topography predominately in the 10% range.
 - The area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mountains.
 - Rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable.
 - Transportation/circulation, especially to the east is difficult and not clearly resolvable.

20Urban and Rural Suitability Assessments and Recommendations

- Staff concluded that the area's adjacency to North Bethany planning area would benefit from and contribute to services. CAC members were not all in agreement.
- o Area between Bonny Slope West (Area 93) and City of Portland (including the Thompson/Laidlaw Rd. area).
 - Staff concluded that this area fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West.
 - CAC concluded that this area could not be developed to a sufficient urban density. Distance from 2040 centers, retail centers, and high capacity transit, combined with lack of a full transportation grid would make it difficult to provide transit service and to build a walkable community.
 - Staff ranked area medium for the potential to develop in a way that would adequately protect landscape features from urbanization. CAC gave this factor a low ranking.
- o Remaining areas
 - Rank low on all factors due primarily to steep topography generally and environmental resources in many areas.

Area 8: Sauvie Island

- **Overall CAC Recommendation:** Designate as rural reserve. The entire Sauvie Island area contains high value Foundation agriculture land and has important landscape features. It is also valuable for providing a sense of place.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation farmland and landscape features.

Rural Reserves Suitability

CAC Assessment: High or medium suitability for rural reserves.

- All factors received a high or medium ranking for Area 8 save factor 2a/3a.
- However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve.

Staff Assessment: High suitability for rural reserve

Area Key Factors and Evaluation:

- As Foundation land, areas within 3 miles of UGB could be designated rural reserve under safe harbor provision.
- The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access.
- Area is not positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist.
- The island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale.
- The high sense of place, habitat, and recreation values are support for reserves to protect landscape features even though urban potential is low.

CAC and Staff Key Differences:

- CAC was split on their ranking on the subject to urbanization factor. Regardless, the area is close enough in proximity to be concerned about.
- Staff concluded that potential for urbanization is doubtful given the notoriety of the area, its location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further for urban reserve.

Staff Assessment: Low suitability for urban reserves

20B Urban and Rural Suitability Assessments and Recommendations

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services; for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 9: Multnomah Channel

- **Overall CAC Recommendation:** No designation for urban or rural reserve. The candidate area contains only 7 acres of usable land, as the remaining is either in a flood plain area or in the right of way. Because of these limitations in place, the area should be undesignated.
- **Overall Staff Recommendation:** No designation for urban or rural reserve.

Rural Reserves Suitability

CAC Assessment: Low suitability for rural reserve.

Staff Assessment: Low suitability for rural reserve. Area could potentially be suitable for rural reserves based on “safe harbor”.

Area Key Factors and Evaluation:

- This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.
- Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection.
- Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn’t recognized as a place-defining area in the region.
- Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process.
- The area is included within areas mapped as foundation land; therefore an alternative recommendation of “safe harbor” reserve designation could be explored further.

Urban Reserves Suitability

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way.
- Extensive public ownership indicates value of the area is not primarily associated with development opportunity.
- Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Urban and Rural Reserves Factors Analysis and Area Maps

** Text italicized and in blue indicates CAC commentary*

Area 1: Government, McGuire, Lemon Islands

Rural Recommendations

- **CAC:** Divided between rural designation or non-designation
- **Staff:** Low suitability for rural reserve to protect forest resources; Low suitability for landscape features reserve.

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve by CAC
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

The Government, McGuire, Lemon Islands (Government Islands) group lies within the Columbia River is owned by two entities. Approximately 2,200 acres is owned by the Port of Portland, and 224 acres is owned by Metro. I-205 crosses the island in a narrow corridor that is within the UGB and City of Portland, and provides limited access.

The island is not designated in the ODA study, although there is a seasonal grazing use present. It is mapped in the ODF study as mixed forest. The islands are designated as Landscape Feature #28 on the updated inventory maps.

CAC Assessment: Low suitability for rural reserve

Staff Assessment: Low suitability for rural reserve

Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	While the islands are adjacent to the Portland Metro UGB at the I-205 crossing, and a short distance to north Portland, potential for urbanization is low due to lease of the island until 2098 to OPRD, to Port management plan objectives for natural resource and recreation uses, the Jewett Lake mitigation site, unprotected floodplain.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Little evidence of forest management notwithstanding wildland forest designation.
2c.	Has suitable soils and water	Low – for soils High – for	Soils – predominately SCS 15 and 44, both VIw, not rated for forestry. Water – abundant.

21B Area 1: Government, McGuire, Lemon Islands

		water	
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Low	No apparent blocks of forest land.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	High	The non-resource use present is recreation/boating that occurs around the island edge in designated areas. Interior areas supporting grazing appear well buffered from recreation areas by trees.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Low	Parcel sizes are large and there are two owners, however the owners are public entities with management objectives other than forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	Unknown	Grazed areas are fenced.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

	Foundation	No	
	Important	No	
	Within 3 miles of a UGB	Yes	

Staff Summary and Conclusion – Suitability for rural reserve to protect forest resources:

The area rates low on most factors for forestry notwithstanding the “wildland” ODF designation. Overall suitability is low for forest.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	While the islands are adjacent to the Portland Metro UGB at the I-205 crossing, and a short distance to north Portland, potential for urbanization is low due to lease of the island until 2098 to OPRD, to Port management plan objectives for natural resource and recreation uses, the Jewett Lake mitigation site, unprotected floodplain.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	The islands are unprotected floodplain, therefore subject to flooding.
3c.	Has important fish, plant or wildlife habitat	High	Indicators of habitat value are extensive wetlands, TNC Portfolio, Conservation/restoration opportunity area.
3d.	Is necessary to protect	Low	Area is not proposed for future urban

21B Area 1: Government, McGuire, Lemon Islands

	water quality such as streams, wetlands and riparian areas		development, not a drinking water source.
3e.	Provides a sense of place to the region	High	Mapped as number 18 on the Landscape Features Map (2007), and described as number 23 in the Landscape Features Inventory (2008).
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses.	Low	The islands are isolated and don't act to separate urban and natural resource uses.
3g.	Provides separation between cities	Low	Separation between Portland and Camas is provided by the Columbia River.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails.	Low	Access for recreation is only by boat.

Staff Summary and Conclusion – Suitability for rural reserve to protect landscape features:

Due to the significant exposure to the public due to I-205 crossings, habitat and mitigation opportunities, and recreational use, the islands are a feature worth preserving for the region. However, they rate low for potential urbanization and as features that shape urban form. There is also long-term protection of landscape features values already in place in the form of the OPRD lease and Jewett lake mitigation site.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 1 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services. The I-205 bridge crosses the island but does not provide access. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve because substantial/difficult improvements including trunk lines and river crossing would be required. Area is</p>

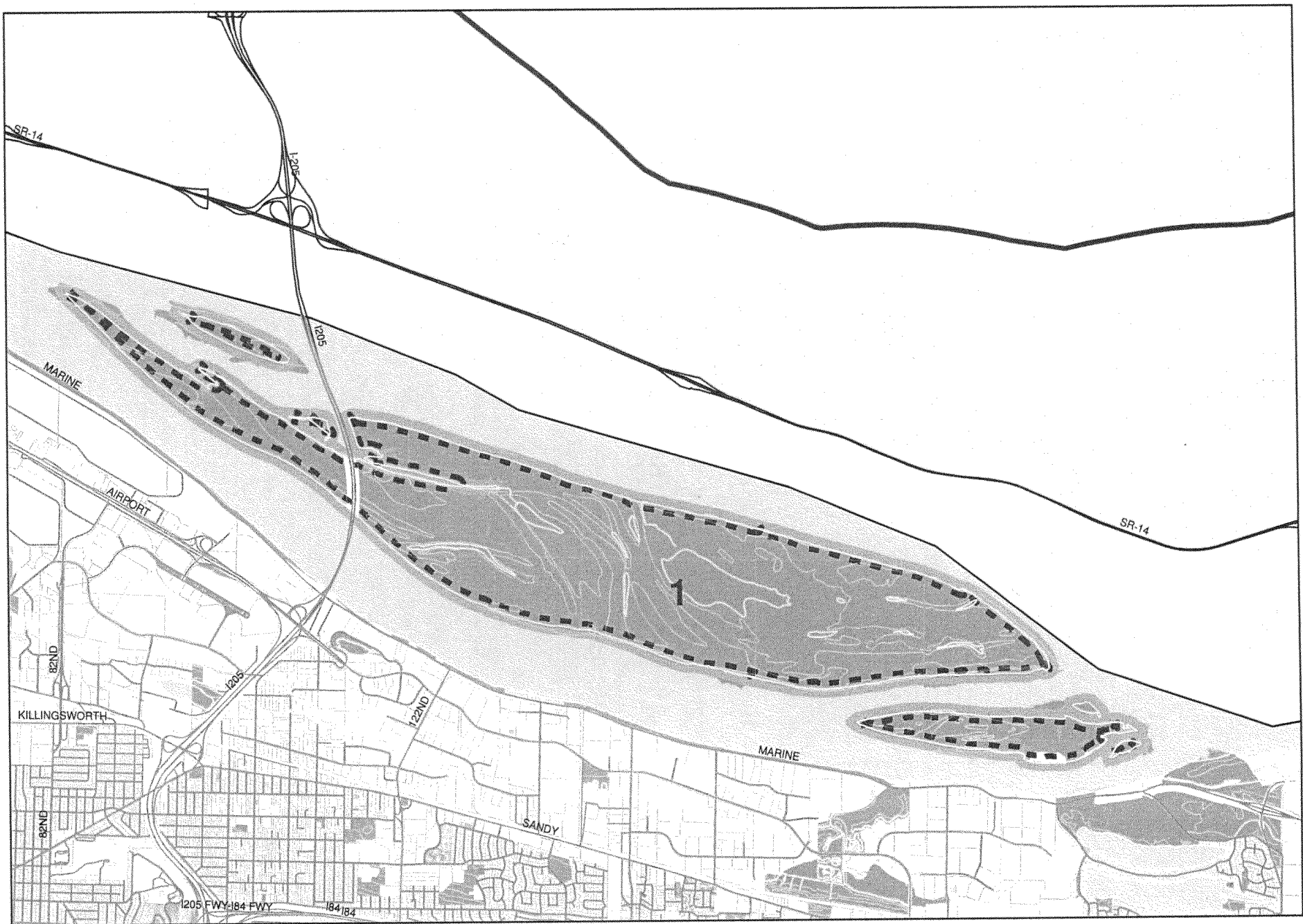
21B Area 1: Government, McGuire, Lemon Islands

			<p>unprotected floodplain. Sewer ranking is Low.</p> <p>Water - rated low due to need to expand system across river, floodplain.</p> <p>Long-term lease to Oregon Parks and Recreation for purposes other than urban development is a limitation to urban development.</p>
2.	Includes sufficient development capacity to support a healthy economy.	LOW	<ul style="list-style-type: none"> • Very little suitable employment land or opportunities for same in area. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers.	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Service provider would most likely be Portland.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers.	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to large majority of island in floodplain. • Difficult to integrate into existing urban area due to river crossing required.
5.	Can be designed to preserve and enhance natural ecological systems.	MEDIUM	Interior areas of the island are large enough to avoid wetlands that are present.
6.	Includes sufficient land suitable for a range of needed housing types.	LOW	Unprotected floodplain not suitable for urban housing density.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;.	LOW	Island feature would be significantly altered by urban development.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land, including land designated as rural reserves.	LOW	<ul style="list-style-type: none"> • Farm/forest practices are not significant on the islands. • Extent of land needed for urban development to help offset urban infrastructure costs suggests significant reduction of habitat acreage would occur.

21B Area 1: Government, McGuire, Lemon Islands

Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to constraints of the islands being in unprotected floodplain and low accessibility.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 1- Government Islands

0 0.5 1 Miles

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Rural Candidate Area | 30 ft Contours |
| | Public Lands |

Draft (Rev. 08/03/09)



Area 2: East of Sandy River

Rural Recommendations

- **CAC:** Designate rural reserve the area west of 3-mile UGB line to protect Important farmland and farm/forest resources
- **Staff:** No reserves designation.

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve by CAC
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

This is a triangular shaped area bounded by the Columbia River Gorge National Scenic Area on the north, the Sandy River Canyon on the southwest, and the study area boundary on the east. The northwest point of the triangle abuts an area that is both within the Columbia River Gorge National Scenic Area and in the City of Troutdale. The rural unincorporated community of Springdale is located approximately 2 miles east of the Troutdale UGB.

This area contains the north part of the East of Sandy River ODA study area, and is designated as Important Farmland. It contains both Wildland and Mixed forest areas described in the ODF study. Western portions of the area are part of Landscape Features unit #1, Sandy River.

CAC Assessment: *High suitability west of 3-mile UGB line; Low/medium suitability east of 3-mile UGB line.*

Staff Assessment: Low suitability for rural reserve. Should the urban suitability ranking for this area change, suitability of the area for rural reserve protection for farm/forest should be re-examined.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB/CRGNSA. Extension of urban water, sewer services, and urban transportation system would not be efficient due to need to extend services across the canyon.
2b.	Is capable of sustaining long-term agriculture or forestry	High	Area supports diversified farm crops including vegetables, berries, hay, orchards, etc. Important farm land has few limitations to long-term production of

Area 2: East of Sandy River

			climate appropriate crops. This area contains forest resources, especially in the southeast portion. No limitations to long-term forest management have been identified.
2c.	Has suitable soils and water	High – for soil Medium – for water	Farmed areas include a mix of Class II and III soils, including areas of prime farmland. All forest soils are highly productive. Conservation of agricultural groundwater resources is encouraged. Water is not understood as a limitation to forestry.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	High	With the exception of the unincorporated community of Springdale, the north part of this area consists of farm blocks with occasional small forest tracts. The southeast half of the area contains mixed and wildland forest that blocks up to exclusive forest areas adjoining Mt. Hood National Forest further east.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	High	The area is buffered from urban areas to the west by the Sandy canyon. Few documented local conflicts.
2d. (C)	The land use pattern including parcelization, tenure and ownership	High	Parcelization not seen as a factor – tract and field size appropriate to character of agriculture in area.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	High	Infrastructure is adequate to support existing ag/forest management.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

	Foundation	No	
	Important	Yes	
	Within 3 miles of a UGB	Yes	3 mile line is between Springdale and Corbett

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:
The area rates moderately high on capability and high on suitability factors for both farm and forest protection. Although it is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon. Low suitability for reserve designation for farm/forest.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB. Extension of key urban services across the canyon would not be efficient.
3b.	Subject to natural disasters		Few areas are mapped as slope hazard on county map.

Area 2: East of Sandy River

	or hazards such as flood, steep slopes, landslide	Low	No mapped floodplain.
3c.	Has important fish, plant or wildlife habitat	High	Several important streams drain to the Sandy, areas connecting to the Sandy canyon are recognized on Willamette synthesis map, ODFW Conservation areas, and TNC portfolio.
3d.	Is necessary to protect water quality or quantity such as streams, wetlands and riparian areas	Low	Streams, wetlands, riparian areas, water sources not in areas likely to need protection from urban expansion.
3e.	Provides a sense of place to the region	Low	Not widely recognized.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	Low	Area does not serve as a buffer between urban and rural.
3g.	Provides separation between cities	Low	There are no cities between the Metro UGB and the study area boundary that forms the east edge of this area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	Low	Few public parks and trails exist within this area.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Overall suitability is low, in large part due to somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization. It also ranks low on sense of place, urban-rural separation, and recreation.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 2 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure	LOW	Transportation – this area was unranked for suitability for providing transportation services due areas with slopes > 25%, difficult connections to existing urban area. Also noted is low suitability for an RTP level connectivity system.

Area 2: East of Sandy River

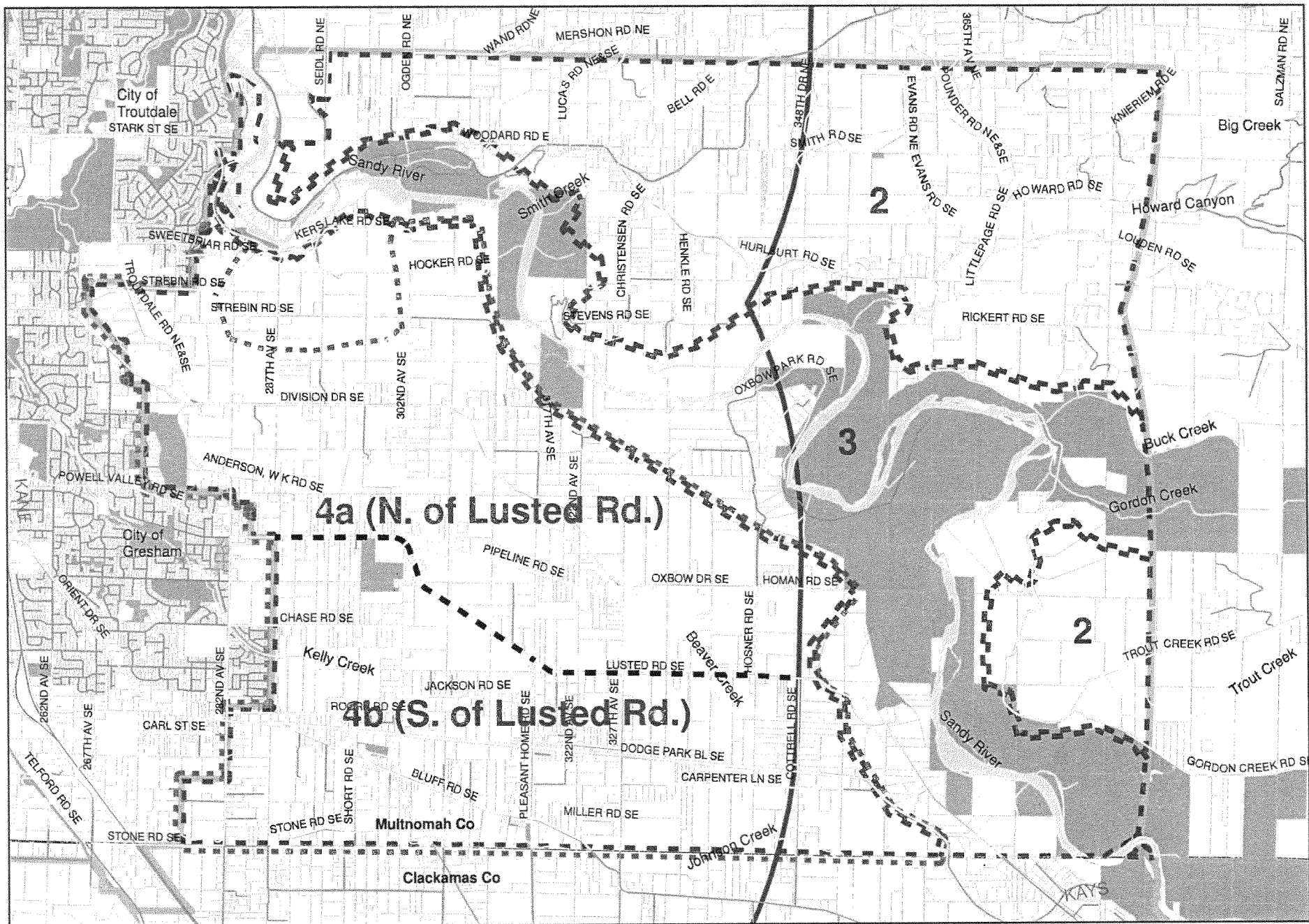
	investments		<p>Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Difficult to access this area – canyon crossing required. • Poor job access to and from area. • Low potential to establish transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for small area at the north end is Troutdale since it is adjacent.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to canyon crossing and steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	MEDIUM	Several streams cross the area, and there is enough space with areas of buildable land to preserve those systems.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	<ul style="list-style-type: none"> • Limited and constrained land overall for accommodating a variety of housing, including creek systems with steeper slopes. • Limited area for well-connected transp. system to serve variety of housing.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	MEDIUM	Landscape mapping for this area includes streams, and there are disbursed areas in between that could be developed while avoiding them.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape	MEDIUM	Area contains stream features and associated topography that could form local edges/buffers.

Area 2: East of Sandy River

	features, on nearby land including land designated as rural reserves.		
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Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to the need to extend key urban services across the Sandy River Canyon, and for low accessibility.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Areas 2, 3 & 4 - East of Sandy River,
Sandy River Canyon & West of Sandy River

Area 3: Sandy River Canyon

Rural Recommendations

- CAC: Designate rural reserve
- Staff: Designate rural reserve

Urban Recommendations

- CAC: Not evaluated as candidate urban reserve by CAC
- Staff: Low suitability for urban reserve

Rural Reserves Analysis

The portion of the canyon within the Study Area runs north-south beginning a short distance north of the Stark Street Bridge near Troutdale to the Multnomah/Clackamas County line. The subarea is further defined on its east and west sides by the approximate edge of the canyon, which varies in width from. This landscape feature separates the gentle slopes west of the river from the start of the Cascade Range foothills on the east side.

This area contains Important land associated with the East of Sandy ODA map area, and Foundation land of the Clackanomah unit. This area is evaluated as forest land because it contains both mixed and wildland forest of the ODF study map, and is primarily a forest resource area due to topography and soils. It is also within Landscape Feature Area #1. The Sandy River Canyon is also a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations.

CAC Assessment: High suitability for rural reserves

Staff Assessment: Low suitability to protect forest resources; medium suitability to protect landscape features.

* see map in Area 2 section

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. The area has a low efficiency for providing water and sewer services, and for urban transportation system, due to service extension into the canyon and across the river.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Extent of public ownership together with scenic protections indicates impacted forest area.

23B Area 3: Sandy River Canyon

2c.	Has suitable soils and water	High	Soils are recognized as good for forest. Water is not limiting for forest management.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Medium	Contains small blocks of forest land not in public ownership in the central and southeast areas.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	Medium	Impact to forest management from non-farm/forest uses is limited by public ownership extent, farm and forest land zoning, topography. Extent of edges with public ownerships increases potential limitations to forest mgmt.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Medium	Extensive public ownership, especially along river and associated uplands. There is a narrow bench at the south end with small farms and RR; most other areas are private in forest use. Parcel sizes are large however public entities management objectives are more likely park or open space versus forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	High	Infrastructure is adequate to support existing limited management.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	Yes	
	Within 3 miles of a UGB	Partial	Approx. the west half w/in 3 miles

Staff Summary and Conclusion – Suitability for rural reserve to protect forest resources:

This area lends itself primarily to forestry due to topography. Scenic and habitat objectives for this area are likely to continue long-term, indicating low suitability for forest management.

Landscape Features Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. Urban service extension into/through the canyon would be difficult.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	Areas adjacent to the river are within floodplain, significant areas of the canyon sides are mapped county hazard areas, and a number of landslides recorded along roads.
3c.	Has important fish, plant or wildlife habitat	High	Landscape Features text description indicates big game corridor connectivity, and critical habitat for

23B Area 3: Sandy River Canyon

			steelhead, salmon and trout.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	Low <i>CAC: High</i>	Streams, wetlands, riparian areas, water sources not in areas likely to be included within urban expansion and not in need of protection. <i>CAC: However, the Sandy River is one of the cleanest rivers in the region and should receive special protection.</i>
3e.	Provides a sense of place to the region	High	State Scenic Waterway, Federal Wild and Scenic River designations, and extensive recreation uses are evidence of sense of place values.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	High	Significant buffer should urban areas extend eastward from the Gresham/Troutdale UGB.
3g.	Provides separation between cities	Low	There are no cities between the Metro UGB and the study area boundary in Multnomah County.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	High	Contains road access to Oxbow Regional Park, and other accessible recreation opportunities.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Suitability for factors related to environmental values are high, whereas factors intended to protect natural features from urban development are low. However, the canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east. It also has important scenic, habitat, and recreation values. This area as a whole is considered low suitability for efficient provision of urban services. This area has existing protections through zoning and public ownership, and urbanization potential is remote, suggesting a medium rank for rural reserve to protect landscape features.

CAC Comments: The Sandy River is an important waterway which should receive special protection.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 3 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) - (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves,		

23B Area 3: Sandy River Canyon

alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low.</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Difficult to access this area – steep topography. • Poor job access to and from area. • Low potential to establish transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under #1 above. • No assessments for schools, stormwater, parks, etc. • Most likely service provider for small area at the north end is Troutdale, since it is adjacent.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • Not conducive to good transit service-topography.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little usable buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	Includes sufficient land suitable for a range of needed housing types;	LOW	Little buildable land within the canyon.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	LOW	Urban development would require significant alteration of the landscape in this area because of steep terrain.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important	LOW	Both habitat and visual impacts to this feature would be significant and difficult to avoid/minimize.

23B Area 3: Sandy River Canyon

	natural landscape features, on nearby land including land designated as rural reserves.		
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Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to topographic constraints associated with extending urban services into the canyon.

Area 4: West of Sandy River

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate rural reserve

Urban Recommendations

- **CAC:** If County must designate urban reserves, the area north of the Orient Rural Center/west of 302nd is most suitable.
- **Staff:** Most suitable area for urban reserve is the Orient rural community and areas west of Orient Drive.

Rural Reserves Analysis

This area is defined by the Troutdale/Gresham UGB on the west, the Multnomah/Clackamas County line on the south, and the edge of the Sandy River Canyon on the east and north. The area is divided into roughly north and south halves due to the canyon of the Beaver Creek mainstream that extends south from the Gresham - Troutdale UGB along the east edge of the Gresham UGB. Associated tributaries continue this separation southeasterly to beyond the Lusted Rd./ 302nd intersection and Barlow HS.

This area is designated in the ODA study as "foundation" agricultural land and as within the "Clackanomah" area that extends into Clackamas County. The area doesn't contain a forestry designation.

The Landscape Features in this area are part of the much larger Sandy River feature #1, that extends from east of the Sandy River, to the Gresham Troutdale UGB, and from the NSA boundary on the north to Bluff Road on the south. An additional overlay consists of a narrow strip that follows the Multnomah/Clackamas County line over Johnson Creek.

Adjacency to Troutdale is over flat ground, and primary municipal services are lower in elevation to the north. The area north of Troutdale Road is made up of slightly sloping farmland that rises toward the east that has no obvious limits to urbanization.

CAC Assessment: *High suitability for rural reserve*

Staff Assessment: High suitability for rural reserve to protect farm resources, medium suitability for rural reserve to protect landscape features for the Beaver Creek area.

* see map in Area 2 section

Farm Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.		

24B Area 4: West of Sandy River

2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	This area is potentially subject to urbanization because it was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	The ODA study designates this as foundation agricultural land that produces high-value products, is well suited to agriculture with excellent soils and adequate water.
2c.	Has suitable soils and water	HIGH/HIGH	All areas not stream associated topography are classified as prime agricultural soils and/or Class II and III. Irrigation from groundwater sources is used extensively, including overhead and drip systems. Although areas along the south edge are adjacent to areas within Clackamas County that are mapped as groundwater limited, this area is not thought of as water limited at this time.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	The area north of the Beaver Creek drainage contains a large block of farmland, and there are other large blocks in the east and central portions of the area. The southwest part of the area contains a scattering of groups of small parcels. Parcels within the MUA-20 zoned areas are primarily in agricultural use. The area between Gresham and SE 327 th contains smaller farm parcel sizes along with scattered pockets of nonfarm uses/parcels, especially in the vicinity of Orient and Pleasant Home along Dodge Park Blvd. The ag study recognizes this but indicates that nonfarm uses are "not widespread."
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH – north and east MEDIUM -other areas.	The part of this area that is adjacent to Troutdale and north of the Lusted Rd. area has relatively larger parcel sizes, minimal nonfarm uses, and good buffering from the urban area by the Beaver Creek canyon. Areas east of Gresham extending from Lusted Rd. south to the county line contain patches of small lots and nonfarm uses, especially in the Orient, Pleasant Home area. The mix of parcel sizes becomes larger moving eastward. The area is not buffered by topographic features from the adjacent urban area, however a Multnomah County/City of Gresham agreement seeks to maintain the existing UGB edge.

24B Area 4: West of Sandy River

			EFU and MUA20 zoning dominates the area and limits new dwellings and nonfarm uses. Land divisions are infrequent indicating a stable land use pattern.
2d. (C)	The land use pattern including parcelization, tenure and ownership	MEDIUM/HIGH	<p>This area includes parcels suitable for both small and large scale farm management and rent/lease of parcels not contiguous to the primary farm site is common. Area farmers have indicated that parcels as small as one acre are valuable for nursery stock production when they are adjacent to other managed land. Parcels down to four or five acres are managed as stand alone parcels.</p> <p>Farming is widespread on exception lands zoned MUA-20 that also contain nonfarm dwellings, indicating a degree of coexistence between farm and nonfarm uses in this area.</p>
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM	<p>Key infrastructure in this area includes drip irrigation, trucking services, food crop processing, and the area road network. Also, proximity to the urban area supports access to suppliers and labor.</p> <p>The ODA study notes that limitations on trucking routes, in particular between this area and I-84, could become an issue that impacts out of area shipping.</p> <p>Use of non-contiguous parcels results in frequent use of area roads in farm management. This indicates a need for turn outs or other approaches to reduce conflicts between farm and auto traffic on area roads long term.</p>

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	all except southeast edge is within 3 miles of Gresham

Staff Summary and Conclusion – Suitability for rural reserve to protect farm resources:

This area is a highly productive farming area located on the east edge of the Portland metro region. While the majority of crop areas are now nursery stock, the area has in the past, and currently does, produce food crops, including berries and fresh vegetables. Medium rankings on some factors are related to effects of parcelization, which is most pronounced in the southwest part of the area. However, farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization. High suitability for rural reserve to protect farm resources.

Landscape Features Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	Candidate urban reserve area. This area was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW	Limited areas associated with Beaver Creek are indicated on the county slope hazard map and Metro landslide hazard maps.
3c.	Has important fish, plant or wildlife habitat	HIGH	Beaver Creek mainstream and tributaries/ headwaters areas and Johnson Creek headwaters are within this area.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	MEDIUM for Beaver Cr. canyon – LOW for Johnson Cr.	Both Beaver and Johnson Creeks contain important streams and riparian areas that would need protection from urbanization. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. The size of Beaver Creek canyon suggests difficulty protecting riparian areas were development to occur there.
3e.	Provides a sense of place to the region	LOW	The primary drainages located in this area, Johnson and Beaver creeks, are not landforms that provide sense of place context to the region.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	HIGH for Beaver Cr. – LOW other areas.	Beaver Creek system, in particular the canyon adjacent to the Troutdale/Gresham UGB out to SE 302 nd forms an urban/rural edge. Other areas do not create buffers.
3g.	Provides separation between cities	LOW	Features in this area do not separate the Portland metro area from the nearby City of Sandy.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails.	HIGH	Visitors to Oxbow Park within the Sandy River Canyon drive through this area to get to the park.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources. The area isn't high on the key sense-of-place factor, however. Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future. On balance, the Beaver Creek Canyon out to approximately the SE 302nd Ave area should rank medium for rural reserve to protect landscape features.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 4 as moderately to highly efficient. The CAC found that this area should continue to be studied for urban reserve as a result.

CAC Assessment: Low suitability for urban reserve

- *Area 4a (North of Lusted Rd): Low suitability*
- *Area 4b (South of Lusted Rd): Medium/low suitability, except medium/high suitability for the area north of Orient Rural Center/west of 302nd*

Staff Assessment:

- Area 4a (North of Lusted Rd): Low suitability
- Area 4b (South of Lusted Rd): Medium/high suitability, especially SE area near Hwy 26

Urban Reserve Factors -0050 (1) - (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	Area 4a N. of Lusted Rd. MEDIUM/LOW	<p>Transportation – Area has limited existing road system, constrained connections to Troutdale in the northwest corner of the area, and to areas west and south due to topography range >25% associated with Beaver Cr. – rates moderately low.</p> <p>Sewer – Major system expansion would be needed and treatment capacity is available – rates high.</p> <p>Water – medium</p>
		Area 4b S. of Lusted Rd. MEDIUM/HIGH <i>CAC: MEDIUM</i>	<p>Transportation – This area has an existing “grid” system of rights-of-way that connects west to Gresham and south into Clackamas County, contributing to moderate connectivity and lower costs to add/upgrade roads – rates moderately high.</p> <p>Slopes in this area are low, predominately 0-10%.</p> <p><i>CAC: Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th</i></p> <p>Sewer – Major system expansion would be needed and treatment capacity is available –</p>

24B Area 4: West of Sandy River

			<p>rates high.</p> <p>Water – medium</p>
2.	Includes sufficient development capacity to support a healthy economy	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> • Little employment land or opportunities for same in area, not near existing employment areas. • Constrained opportunity for establishing transp. system to support employment uses. • Relatively large overall area approx. 3,600 gross acres/2,070 buildable acres.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> • Some employment land opportunities, given suitable topography and relatively good access to Hwy 26 corridor. • Adjacent to Springwater employment area. • A limitation to employment land is small parcel sizes (less than 5 acres), particularly in the Orient area. • Relatively large overall area approx. 2,880 gross/1,940 buildable acres.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	Area 4a N. of Lusted Rd. MEDIUM/LOW	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Service provider for this area would most likely be Troutdale.
		Area 4b S. of Lusted Rd. MEDIUM/HIGH	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Service provider for this area would most likely be Gresham.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> • Limited area, mostly north of Beaver Creek & south of Sandy River area, to form walkable neighborhoods. Slopes are in the 0 – 10% range for areas not associated with streams. • Constrained land for developing a connected transp. system due to poor connections to Troutdale and surrounding areas, esp. south. • Lower potential density, diversity of uses, connectivity to support efficient for transit.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> • Several areas between streams could form walkable neighborhoods. • Relatively flat slopes of 0 – 10% with some stream crossings fairly suitable for development of a connected transp. system. • Good existing rural road network in place as basis for urban network. • Potential density, diversity of uses, connectivity efficient for transit.

24B Area 4: West of Sandy River

5.	Can be designed to preserve and enhance natural ecological systems	Area 4a N. of Lusted Rd. YES - LOW to MEDIUM	<ul style="list-style-type: none"> In most portions of area, there are limited buildable areas due to Beaver Creek and steeper topography, making it more difficult to avoid/enhance ecological systems. The area north of Beaver Creek and south of the Sandy River feature is more capable of urbanizing and enhancing the ecological systems.
		Area 4b S. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> There are two main creeks that cross through this area, Kelly and Johnson, as well as upper tributaries of Beaver Creek spaced out through the area. Sufficient buildable land outside sensitive ecological areas allows for opportunities to avoid/enhance the creek areas.
6.	Includes sufficient land suitable for a range of needed housing types	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> Limited and constrained land overall for accommodating a variety of housing, including creek system with steeper slopes. Limited area for well-connected transp. system to serve variety of housing.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> Enough suitable land to accommodate a variety of housing types, supported by connected transp. system.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	Area 4a N. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> Primary natural landscape feature not directly involved, as this sub-area excludes the Sandy River canyon feature. Urban regulatory framework would provide adequate stream protection.
		Area 4b S. of Lusted Rd. YES - HIGH	Same as 4a.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	Area 4a N. of Lusted Rd. <ul style="list-style-type: none"> YES - HIGH <i>CAC: MEDIUM</i>	<ul style="list-style-type: none"> There are existing larger creek canyons such as Beaver Creek, and there is adequate land in this subarea to dedicate land set-asides to create buffers from adjacent farmland. Impacts to farming from area traffic are a concern. Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the canyon rim which is the edge of the Sandy canyon feature. <i>CAC</i> <ul style="list-style-type: none"> Buffers may not be designed to sufficiently minimize adverse effects on agriculture Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302nd-327th vicinity, more rural to the east).

24B Area 4: West of Sandy River

		<p>Area 4b S. of Lusted Rd. YES – MEDIUM</p> <p><i>CAC: MEDIUM</i></p>	<ul style="list-style-type: none">• Adequate land to create set-aside buffers, stream headwaters areas provide less topography for buffering.• Impacts to farming from area traffic are a concern.• Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the canyon rim which is the edge of the Sandy canyon feature. <p><i>CAC: Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302nd-327th vicinity, more rural to the east).</i></p>
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Staff Summary and Conclusion:

These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

The area north of Lusted Road is contained by the Beaver Creek and Sandy River, topographic features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale. It has few internal roads, and a relatively small, elongated shape. Major employment areas are not near by. This area should therefore not be a high priority urban reserve.

South of Lusted Road, the land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses. The area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26. The west areas are near existing and planned employment centers along US 26, although close in areas are parcelized. There is adequate area to buffer urban impacts to natural resources, and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides, however impacts to added urban traffic could be difficult to manage. This subarea appears to be moderately good for urban reserve on the whole. Areas in the southwest part near the existing UGB and close to US 26 should be a higher priority for urban reserve than areas further north and east.

Area 5: NW Hills North

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate area within the 3 mile line and southwest of Skyline Blvd. rural reserve

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

This part of the study area lies north of Cornelius Pass Road, west of Highway 30, and extends to the Washington/Multnomah county line on the west, and the Columbia County line on the north. It forms a significant part of the southeast extent of the Tualatin Mountains, the balance of which continues south, connecting this area to the City of Portland and Forest Park. The distance to the edge of this area from the Portland Metro UGB varies from approximately one mile at the south end, to 3 miles at the Cornelius Pass Road/Hwy 30 intersection. The north extent of the area ends at the Study Area Boundary and county line, about one mile south of the City of Scappoose.

Rural resource land mapping for this area includes “foundation” land as part of the Dairy/McKay Creeks sub-region in the ODA study. The ODF map designation is primarily “wildland” forest, with a small area of mixed forest between Skyline Blvd and Rock Creek canyon in the southwest corner. This southwest corner area is connected to a larger mixed farm/forest area in Washington County and is within 3 miles of the UGB. The Landscape Features units include #21 Forest Park Connections, and part of #20 Rock Creek Headwaters. This area is evaluated primarily as forest land, and includes farm evaluation for the mixed farm/forest area and for Landscape Features.

***CAC Assessment:** High suitability to protect farm and forest, and for landscape features.*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW – with one exception	Most of this area ranked low for key urban services of water, sewer, and transportation due to topography. The exception is the area in the vicinity of Plainview at the intersection of Cornelius Pass/Skyline Blvd. This area continues to be considered for urban reserve.

25B Area 5: NW Hills North

			<p>At the north extent of Area 5 along the county line, potential for urbanization due to proximity to Scappoose is low due to topography at the county line. City staff indicate south extension of the city is not the most efficient approach to expansion, if needed.</p> <p><i>CAC: Risk of urbanization from nearby Highway 30, railroad lines, Cornelius Pass Rd., major employers such as Nike and Intel, and the Scappoose area.</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	<p>This area contains primarily forest resources. Predominate wildland forest and foundation mapping indicates no critical limitations to long-term forest management have been identified. Farming in the mixed area at the southeast corner includes Christmas trees and other crops suitable for this "higher terrace area" as indicated in the ODA study. As foundation land, the area has few limitations to long-term production of appropriate crops.</p>
2c.	Has suitable soils and water	HIGH/MEDIUM	<p>Soils in Multnomah County are all productive for forestry, and water is not a management issue for timber production in this area. Soils in farmed areas are Class III and IV, and water is assumed to be somewhat limited, supporting a medium ranking for farming.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>This area forms a large block of managed forest land that includes scattered pockets of rural residential land uses. There are a small number of hilltop farms that form a block along Skyline Blvd. west of Cornelius Pass Rd.</p>
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH	<p>The extent of rural residential and non-farm/forest use is small for this area overall. Zoning limits new dwellings to a greater extent than state laws allow.</p> <p>The hilly topography results in localized situations where there is no buffering between older existing dwellings and forest land in some areas.</p>
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	<p>Parcels tend to be larger in size, and zoning that limits new land division, together with a low number of land divisions over the past decade, indicate a stable parcelization pattern for all areas.</p>
2d. (D)	Sufficiency of agricultural or forestry infrastructure	HIGH	<p>No infrastructure limitations have been noted for this area.</p>

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	3 mile line crosses the south end of this area

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:
 This majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason. The mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas. Overall suitability for farm and forest reserve is high. The area in the vicinity of Plainview and further northwest is in an area with potential for urbanization (suitable for key urban services, potential urban reserve area) and is over two miles from the UGB. Consider high suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd for rural reserve to protect farm/forest resources, the remainder of the area has low suitability for reserve due to low potential for urbanization.

An alternative for this area is designation of areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW – with one exception.	See rationale for this factor under the farm/forest ranking.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	HIGH	The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages throughout the area. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH	Contains headwaters streams associated with both Willamette and Tualatin River watersheds, forest wildlife habitat and corridor between the coast range and Forest Park.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW <i>CAC: Split between Low, Medium and High</i>	The ridge contains valuable headwaters areas for streams that flow east to Multnomah Channel and west to the Tualatin River. Most of the area however is not in need of protection from urban development due to low efficiency/cost to provide

25B Area 5: NW Hills North

		Low – 6 Med – 2 High – 2	key urban services. The Plainview area contains a small drainage basin associated with Rock Creek. Stream protection rules that would apply should the area become urban should be adequate to maintain water quality. <i>CAC: Headwater streams could not be adequately protected if the area were urbanized.</i>
3e.	Provides a sense of place to the region	HIGH	The east side of the Tualatin Mountains is protected for scenic values under County zoning (SEC-v). The west side of the ridge is also scenic from various areas further west. Areas visible on the west side of the ridge Areas north and west of Forest Park are recognized as key wildlife habitat corridors/connections to the park.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	MEDIUM	Most of this area is remote from urban influence, however, areas at the south extent could contribute to an urban/rural edge. Topography at the north end could form an edge adjacent to Scappoose, although potential for urban expansion south into Multnomah County is low.
3g.	Provides separation between cities	LOW	At roughly 8 miles apart, Portland and Scappoose are separated by distance rather than by this area.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails	Unknown	Extent of recreation resources in this area is not clear.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

This area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation. It also includes significant extent of landslide hazard suggesting it is less desirable for urban uses – not unexpected, given terrain. However, all except the Plainview area are not potentially subject to urbanization due to proximity to a UGB. Recommend medium suitability of the area within 3 miles of the UGB and south of Skyline Blvd for rural reserve to protect Landscape Features, the remainder of the area has low suitability for reserve due to low potential for urbanization.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all, except the Plainview area in the vicinity of the Cornelius Pass Rd/Skyline Blvd. intersection, as inefficient for those services. The CAC found that all except the Plainview area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1)	Factor	Discussion/Rationale
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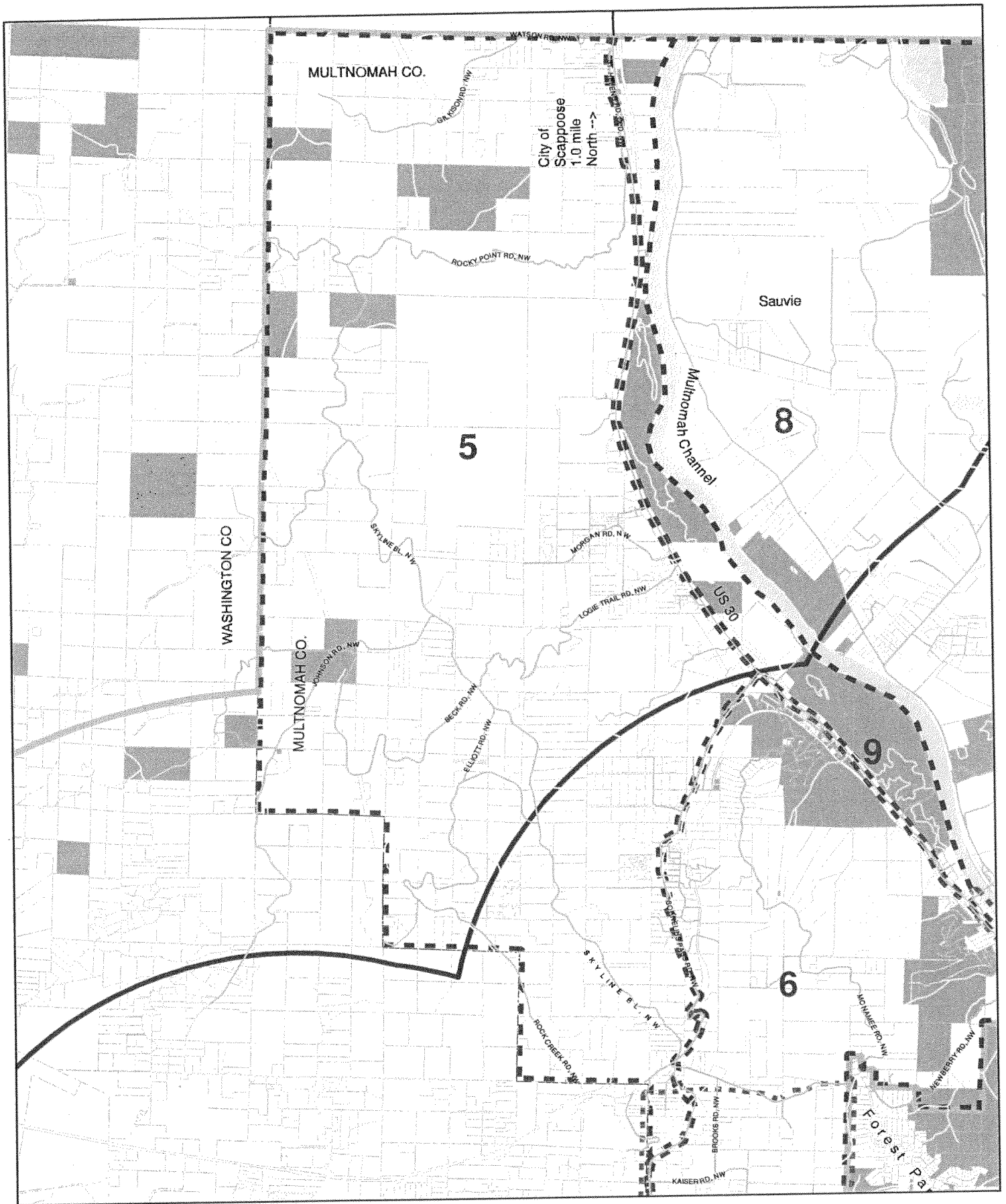
- (8)		Ranking	
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW – exception is Plainview area ranks MEDIUM.	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low except for area in vicinity of Plainview.</p> <p>Water - rated low due to topography, except the Plainview area ranks high.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Very little suitable employment land or opportunities for same in area –steep topo. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Area is not adjacent to a city – unclear what city would be the service provider for this area is Portland since the area is adjacent at it's south edge.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints –slopes >25% - for developing a connected transp. system to serve such uses.
7.	Can be developed in a way	LOW	Urban development would require significant

25B Area 5: NW Hills North

	that preserves important natural landscape features included in urban reserves		alteration of the landscape in this area because of steep terrain.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land, including land designated as rural reserves.	MEDIUM	<p>Stream features and topography could be used as edges, and land set-asides would also be possible.</p> <p>Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.</p>

Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to constraints imposed by topography, most of which is 25% or greater.



**Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 5 - NW Hills North**

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- Streams/Water Bodies
- UGB 3-mi Buffer
- Urban Candidate Area
- Rural Candidate Area
- Study Area Boundary
- Tax Lots
- 50 ft Contours
- Public Lands

N



Area 6: West Hills South

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm, forest, and landscape features.

Urban Recommendations

Area 6a

- **CAC:** Not a candidate for urban reserve
- **Staff:** No designation

Area 6b

- **CAC:** Do not designate urban reserve
- **Staff:** No designation

Rural Reserve Analysis

This part of the study area lies south of Cornelius Pass Road, west of highway 30 and the City of Portland and Forest Park. It extends to the Washington/Multnomah county line on the west near the Plainview area, and continues south to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a power line corridor. The area abuts the City of Portland for a significant distance along its east edge.

Rural resource land mapping for this area includes “important” farmland in the ODA study Bethany/West Multnomah sub-region, “wildland forest” abutting and north of Forest Park with “mixed forest” south, and parts of Landscape Features units #20 Rock Creek Headwaters and #21 Forest Park Connections.

CAC Assessment: *High suitability West of McNamee; Low suitability east of McNamee*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	<p>LOW</p> <p>HIGH –for areas south of Skyline</p> <p>CAC: Low – east of</p>	Low for areas north of Skyline where it runs east/west from Cornelius Pass Rd. to the City of Portland. This area is ranked low for key urban services due to topography, and there is a significant block of publicly owned land north of Forest Park.

Area 6: West Hills South

		<i>McNamee High – west of McNamee</i>	<p>Low for areas east of Abbey Creek north fork and upper Germantown Rd. – ranked low for key urban services due to topography.</p> <p>High for areas south of Skyline and west of the City of Portland and mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd. This area remains under consideration for urban reserve.</p> <p><i>CAC: There is urbanization possibility west of McNamee. Part of this area also remains under consideration for urban reserve.</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	<p>Farm/forest resource use of this area generally changes along the east-west segment of Skyline Blvd with primarily forest use north, and farm use with patches of mixed forest use in steeper stream associated topography south.</p> <p>Primary crops grown south of Skyline include hay and pasture, other crops grown include Christmas trees, nursery stock, orchard, berries, wine grapes. Small horse operations are common. This area includes few nonfarm uses, limited urban edges, and adequate “block” size to maintain long-term agriculture.</p> <p>No limitations to long-term forestry have been noted for areas north of Skyline Blvd. Other than a short band of rural residential uses at the north edge of the area along McNamee Rd., areas in private ownership are managed for forest resources or both farm and forest.</p>
2c.	Has suitable soils and water	<u>Soils</u> MEDIUM – farm HIGH – forest <u>Water</u> MEDIUM - farm	<p>Soils in areas south of Skyline are a mix of Class II, III, and IV, suitable for farm use. Soils above Skyline are suited to forestry.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re: the abundance of groundwater to support agriculture, although irrigated farm fields exist in the area.</p> <p>Water is not understood to be a limitation for forestry.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>Lands south of Skyline make up a large block of farmland with scattered small forest pockets along the east edge and UGB. This area has few rural residential clusters.</p>

Area 6: West Hills South

			North of Skyline consists of extensive forest land blocking with rural residential uses scattered along McNamee Rd.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH	<p>This area contains few non-farm/forest uses adjacent to managed areas. Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>In forested areas north of Skyline Blvd., the hilly topography results in localized situations where there is no buffering between older existing dwellings, and forest land in some areas.</p> <p>South of Skyline, noted buffers or edges include the Powerline area and Abbey Creek headwaters, the east-west lower Abbey Creek drainage, and Rock Creek running north-south immediately west of the county line.</p>
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	This area includes parcels suitable for both small and large scale farm and forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM/HIGH	No limitations to farm or forest infrastructure are noted, except for problems moving farm equipment on rural roads due to traffic, including cut-through urban traffic. The roads are arranged such that Germantown and Cornelius Pass Rd. carry traffic east-west and north-south along the edges of this area.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

Foundation	No	
Important	Yes	
Within 3 miles of a UGB	Yes	All areas are within 3 miles of Portland UGB

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

This area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations. The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd. This area is not however, potentially subject to urbanization based on urban suitability assessments to date. The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services. The area south of Skyline Blvd./Cornelius Pass Rd. intersection should be considered as highly suitable for rural reserve to protect farm and forest resources.

An alternative for this area is to designate all areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

Area 6: West Hills South

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW/HIGH – for areas south of Skyline	See 2a. above
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW HIGH – for areas north of Skyline.	The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages north of Skyline. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH MEDIUM for the Kaiser Rd. and east-of- Abbey Creek areas.	<p>Areas north of Skyline are mapped on the ODFW, PNW ERC, and TNC maps. This area contains headwaters streams within the Willamette River watershed, and a wildlife corridor between the coast range and Forest Park.</p> <p>South of Skyline, the Abbey creek mainstem, north fork, and headwaters areas are mapped on PNW ERC, Perennial Stream Buffers maps. Abbey creek is within the Tualatin watershed. These maps do not include a large patch in the Kaiser Rd. area, nor a smaller patch east of Abbey Creek north fork as important regional habitat.</p> <p>Additional information relevant to ranking this factor includes the Metro acquisition target areas as an indicator of habitat value. This area contains an acquisition area encompassing the Abbey Creek watershed. Also, the Multnomah County plan protects the area as wildlife habitat under Goal 5. Together, these designations reflect regional and local assessment that valuable habitat exists in this area.</p>
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW MEDIUM – Abbey Creek headwaters	North of Skyline, this area ranks low because it is not under consideration for urban use. South of Skyline, the area contains all or part of two important Tualatin basin stream systems, Rock and Abbey Creeks. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams

Area 6: West Hills South

			and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.
3e.	Provides a sense of place to the region	HIGH	The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	LOW HIGH for areas south of Skyline	Areas north of Skyline form the south end of an un-interrupted expanse of rural land that connects to the Coast Range – no urban potential for this area is recognized. South of Skyline, Landscape Features mapped areas can separate existing and potential urban areas. The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include: <ul style="list-style-type: none"> • Abbey Creek headwaters, and the east-west lower Abbey Creek drainage • Rock Creek running north-south immediately west of the county line.
3g.	Provides separation between cities	LOW	The south of Skyline separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	This area includes recreational opportunities adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. The area also contains the Metro “Ancient Forest Preserve.” Within the reserves planning horizon, additional trails proposed for the area are likely to become accessible to the public.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region. This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.

Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. Upland habitat areas also exist, however there are patches in the landscape features mapping indicating lesser regional value. All areas south of Skyline Blvd. continue to be studied for urbanization. On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the

region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.

Urban Analysis for Area 6a: North of Cornelius Pass Rd/Skyline Blvd

The CAC indicated that areas north of Skyline/Cornelius Pass Rd, and the portion of this area that is north of the power lines and above the mid-slope line, had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this northern portion of Area 6. Areas to the south – the areas designated for further study as candidate urban reserve – are evaluated as Area 6.b.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Numerous small streams also limit efficient connectivity. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy;	LOW	<ul style="list-style-type: none"> • Area has no suitable employment land or opportunities for same in area due to steep topography. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for this area is Portland since the area is adjacent at it's south and east edges.

Area 6: West Hills South

	providers;		
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and to avoid forest canopy systems that exist throughout the area.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Very little usable buildable land makes it difficult to avoid the landscape features areas of Rock Creek Headwaters and Forest Park Connections which together cover all of this area.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<p>Features that could be used as edges exist, such as Cornelius Pass Rd./McCarthy Creek canyon, and Abbey Cr drainage in the powerlines area.. Buffers from land set-asides would be workable generally.</p> <p>Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.</p>

Staff Summary and Conclusion:

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

Urban Analysis for Area 6b: South of Cornelius Pass Rd/Skyline Blvd

This north edge of this area is defined by Skyline Blvd. where it runs east – west between Cornelius Pass Rd. and the City of Portland. The area extends south between the Multnomah County/Washington County line on the west, and the City of Portland on the east, down to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a powerline corridor. The area is ranked in the key urban services assessment as “high” efficiency for water, and includes areas with both high and low efficiency for sewer

Area 6: West Hills South

service. The CAC recommended that this subarea, together with land to the south in area 7.b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas north of Skyline had low suitability for key urban services and should not be studied further for urban reserve. The Area 6a factors evaluation includes this northern area.

CAC Assessment: Split between medium and low suitability. Most agreed to low suitability for the subarea east of the north fork of Abbey Creek. Members were split between low and medium/low suitability for subarea west of Abbey Creek.

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek;
Medium/Low suitability for subarea west of Abbey Creek

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW/MEDIUM – except LOW along N. fork Abbey Creek and eastward <i>CAC: LOW for entire area</i>	<p>Transportation – this is part of a larger area that was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Steep slopes exist along the east third of this area, moderating to slopes predominately in the 10 – 25% range west to the county line.</p> <p>Further considerations include:</p> <ul style="list-style-type: none"> • Suitability of isolated areas with flatter slopes in west portion dependent on as yet unplanned connectivity system in adjacent areas. • Limited connectivity potential to the east, other areas will have higher costs to connect pockets of development land due to slope and stream crossings. • Relatively limited amount of developable land relative to assumed higher road costs. • High off-site impacts to rural and limited urban roads including Cornelius Pass Rd and Skyline Blvd. <p>Transportation ranking is low/medium for areas west of the N. Abbey Creek drainage, and low to the east.</p> <p>Sewer – rated low suitability to serve east of Abbey Creek N. fork, high suitability to the west.</p> <p>Water - rated high suitability.</p> <p><i>CAC</i> <i>Area has lower transportation potential than Area 4; only small pockets are developable</i></p>
2.	Includes sufficient	LOW	<ul style="list-style-type: none"> • Area has very little suitable employment land

Area 6: West Hills South

	development capacity to support a healthy economy		<p>or opportunities for same in area due to slopes predominately greater than 10%.</p> <ul style="list-style-type: none"> • West of Abbey Creek area (high suitability for sewer area) along northern Kaiser Rd contains approximately 800 acres gross area.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	MEDIUM – except LOW along N. fork Abbey Creek and eastward	<p>See key services efficiency information under 1 above.</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline. • Beaverton has indicated “aspiration” for urban reserve along the west edge of this area up to Kaiser Rd. may be able to provide services within an undetermined future timeframe.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited areas, mostly in west section, with slopes less than 10% to form walkable neighborhoods that require higher density and mix of services. • For most part, the topography and associated low street connectivity, density, low diversity of uses, is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	<p>HIGH</p> <p><i>CAC: MEDIUM</i></p>	<ul style="list-style-type: none"> • Landscape features mapping does not cover the majority of this area, and there is adequate land area to protect the few small streams in the area. • Areas east of Abbey Creek N. fork and along the mainstem could be avoided. <p><i>CAC:</i></p> <ul style="list-style-type: none"> • <i>Development would be difficult without impacting ecological systems; there may not be enough land to protect small streams</i>
6.	Includes sufficient land suitable for a range of needed housing types	LOW-MEDIUM	Limited pockets of unconstrained land for accommodating a variety of housing, found predominately along the west edge of the area, upper Kaiser Rd.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Urban development on visible slopes will impact the sense of place quality of the Rock Creek (Tualatin Mtns) landscape feature and would be difficult to mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape	MEDIUM	<ul style="list-style-type: none"> • Farm/forest – yes buffers exist along the east, south, north, and northwest edges, adequate area to use set asides in other areas. • Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of

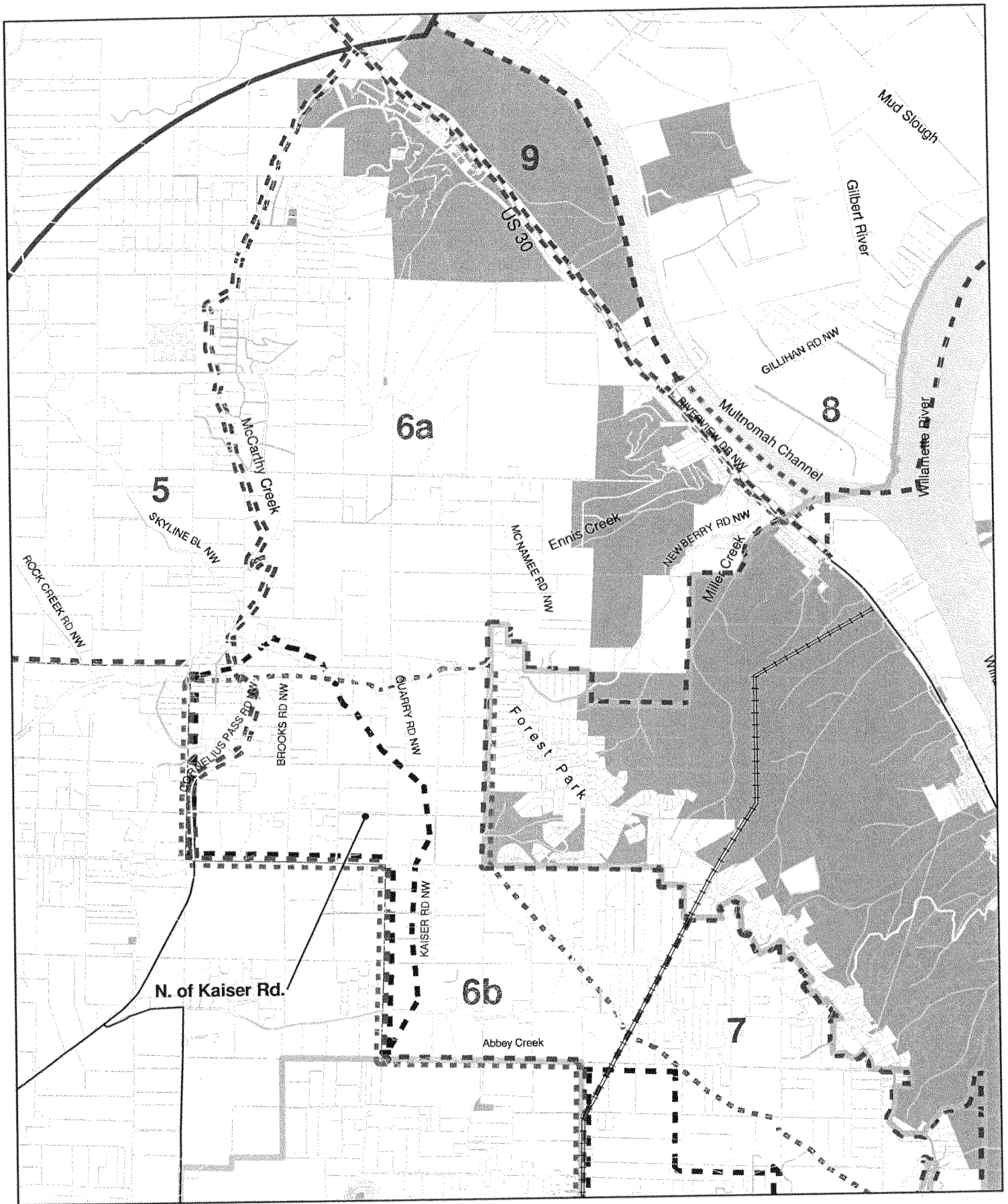
Area 6: West Hills South

	features, on nearby land including land designated as rural reserves.		place values the ridge provides.
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Staff Summary and Conclusion:

This subarea contains two main areas with different results of this factors evaluation. The area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer. It also rates low for other important elements including employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.

The area west of the Abbey Creek drainage system in the N. Kaiser Rd. area, contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections. These characteristics would result in higher costs to develop transportation system connectivity that is less than the ideal "grid" system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd. Other key systems of water and sewer rank easy for this area, land suitable for housing exists in the area and impacts to ecological systems and nearby farm/forest practices are manageable. Careful consideration to visual impacts from development on upper slopes should occur for this area. Overall, while this area could provide additional urban growth area, limitations suggest it should not be the highest priority.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Urban Candidate Area | 50 ft Contours |
| Rural Candidate Area | Public Lands |



Area 7: Powerline/Germantown Rd. – South

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate rural reserve in areas outside of E. Laidlaw and Lower Springville Rd.

Urban Recommendations

Area 7a

- **CAC:** Not a candidate urban reserve
- **Staff:** No designation

Area 7b

- **CAC:** If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability
- **Staff:** No designation

Rural Analysis

This area lies south of Germantown Road and the Powerline corridor where it rises from the toe of the west slope of the Tualatin Mtns up to the ridge at Skyline over short, steep rise. This ridge to toe configuration continues south along the Multnomah/Washington County line down to Thompson Rd. and Forest Heights in the City of Portland. Also included in this area is a narrow finger of land along the ridge extending along the Skyline Blvd. from Springville to Cornell Roads, for a distance of approximately 4.5 straight line miles. The north approximately one-half of this area is within the City of Portland, but outside of the UGB.

Rural resource land mapping in this area includes “conflicted” farmland in the ODA study Bethany/West Multnomah sub-region. The Skyline ridge finger is not designated in the ODA study. The ODF study mapping includes patches of wildland forest along Skyline ridge, for the most part abutting Forest Park, and mixed and wildland forest descending down to the west and the county line. This area is within Landscape Features units #20 Rock Creek Headwaters.

CAC Assessment: *Split between medium and high suitability*

Staff Assessment: Low suitability for rural reserve to protect farm and forest resources; high suitability for rural reserve to protect landscape features, except the patch at the east edge of N. Bethany planning area, within the Lower Springville Rd. area, and except Bonny Slope west.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.		
Is situated in an area that	LOW/HIGH	Low above the mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd.

27B Area 7: Powerline/Germantown Rd. – South

2a.	is otherwise subject to urbanization due to proximity to a UGB.	<i>CAC: High for all of Area 7.</i>	<p>ranked low for key urban services due to topography.</p> <p>Low along the Skyline ridge “finger” area – ranked low for key urban services of sewer and transportation due to topography.</p> <p>High for areas west of the City of Portland and mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd.</p> <p><i>CAC: The area is within one mile of the UGB, and is continually studied when Metro considers UGB expansion, and is under pressure from developers. The area is difficult to serve with water and sewer, but there have been likewise difficult to serve areas nearby that have become urbanized, thus the threat of urbanization is high. Part of the area is also still under consideration for urban reserve</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	<p>LOW</p> <p><i>CAC: Medium</i></p>	<p>This area includes a pocket of farmland at the toe of the Tualatin Mtns. adjacent to the County line along Springville Road. Primarily forest areas lie south of the road between the county line and City of Portland. The upper slopes and the Skyline Blvd. ridge contain forested areas for the most part.</p> <p>The farmland pocket west of and below the mid-slope line along Springville Rd. is further separated from farm areas to the north and west by the UGB and the steep Abbey Creek drainage and headwaters area through which the power line corridor extends. Crops grown in this area include nursery stock, fresh vegetables, and Christmas trees.</p> <p>South of the farm pocket extending down to the Forest Heights/Bonny Slope area, topography becomes steeper supporting forest use. The area south of Springville Rd. has areas of “wildland” forest.</p> <p>Limitations to long-term farm management cited in the ODA study include that the area is nearly surrounded by the UGB and rural residential lands. Viability of forestry would be expected to have the same limitations.</p> <p><i>CAC: Farmers, however, have testified to successful agriculture practice in the area.</i></p>
	Has suitable soils and	HIGH/MEDIUM	Soils in the lower farmed area include prime,

27B Area 7: Powerline/Germantown Rd. – South

2c.	water		<p>Class II and III. Forest soils predominate in higher areas and along the ridge.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re the abundance of groundwater to support agriculture.</p> <p>Water is not understood to be a limitation for forestry.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	<p>LOW – farm blocks</p> <p>LOW/MEDIUM - woodlots</p>	<p>There is an “L” shaped block of farmland that extends south to the corner and then east along the UGB and Springville Road. This block is bisected by a cluster of small rural residential parcels. The resulting configuration in this area is two small blocks of farm land.</p> <p>There are three blocks of forest land in the area; north of Springville Rd., south of Bronson Creek into Bonny Slope, and east of Skyline along the ridge abutting Forest Park. The northern most area is designated “mixed” forest on the ODA map, and the other two areas include significant patches of “wildland” forest.</p> <p>A significant amount of the ridge area adjacent to Forest Park is in public ownership, therefore the extent of lands that are managed woodlots is unclear.</p>
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	LOW	<p>The block defined by the county line, the power line corridor, Skyline, and the Portland UGB down to Bonny Slope contains few interior non-farm/forest uses. However, patches of rural residential are located at the north end along the power lines and south end within Bonny Slope. The limitation noted in this area is the adjacent UGB that surrounds it on three sides. Intensive urban development exists along the west and south edges of the area.</p> <p>The east edge of the Skyline finger ridge is Forest Park, and there is a mix of nonfarm uses along the west edge that includes urbanized area, public land, and sparsely developed large lots.</p> <p>Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>Perimeter resource lands are primarily un-</p>

27B Area 7: Powerline/Germantown Rd. – South

			buffered from residential uses.
2d. (C)	The land use pattern including parcelization, tenure and ownership	LOW/MEDIUM	This area contains a mix of small and larger parcels, and the effect of this land use pattern in this area is not apparently among the main limiting factors to long-term farm/forest use.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM/HIGH	No limitations are noted for this area, although the same limitations to movement of farm equipment that exist along Germantown Rd. in Area 6 could be inferred for Springville Rd.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	No	
	Important	No	
	Within 3 miles of a UGB	Yes	All areas are within 3 miles of a UGB

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:
Areas below the mid-slope line continue to be studied for urban reserve whereas areas above the line are not. However, the two areas are analyzed together here due to their proximity to one another.

The area ranks well for farm and forested areas pursuant to the key capability factors of soils and water. The area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW/HIGH	See 2a. above
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	MEDIUM	The regional landslide map shows a number of landslides along Skyline and creek drainages, and rapidly moving landslide hazard associated with drainages. The county slope hazard map shows concentration of hazard areas in the Abbey Creek headwaters area and in other areas scattered throughout.
3c.	Has important fish, plant or wildlife habitat	HIGH	A portion of Abbey Creek is on the perennial stream buffers map, upper slope areas are indicated on both the TNC and Willamette Synthesis maps. There are six areas of varying size that are not mapped as landscape features. Contains headwaters streams within the Tualatin River watershed, and a narrow wildlife corridor along Germantown Rd.

27B Area 7: Powerline/Germantown Rd. – South

			<p>Metro acquisition target areas can be an indicator of habitat value. This area contains acquisition areas north of Forest Park, the Abbey Creek watershed, and the Skyline ridge “finger” area.</p> <p>The Multnomah County plan protects the area as wildlife habitat except for the Bonny Slope subdivision.</p>
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	<p>LOW - except Abbey Cr. headwaters = MEDIUM</p> <p><i>CAC Split:</i> 6 – Low 3 – Med 2 – High <i>No consensus</i></p>	<p>This area contains part of the Abbey Creek headwaters area. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.</p> <p><i>CAC: Concern over protection of streams. Currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.</i></p>
3e.	Provides a sense of place to the region	HIGH	<p>The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.</p>
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	HIGH	<p>The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include:</p> <ul style="list-style-type: none"> • Abbey Creek headwaters, and the east-west lower Abbey Creek drainage • Rock Creek running north-south immediately west of the county line.
3g.	Provides separation between cities	<p>LOW</p> <p><i>CAC Split:</i> 6 – Low 3 – Med 2 – High <i>No consensus</i></p>	<p>This area separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.</p> <p><i>CAC: Some CAC members believe this factor could also apply to separation between cities or urban areas within the UGB</i></p>
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	<p>This area includes recreational opportunities adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. Within the reserves planning horizon, additional trails proposed for the area are likely to become</p>

27B Area 7: Powerline/Germantown Rd. – South

		accessible to the public.
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Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Areas below the mid-slope line continue to be studied for urban reserve whereas areas above the line are not. However, the two areas are analyzed together here due to their proximity to one another, and because both the upper and lower areas together form the west slope of the Tualatin Mtns. landscape feature in this area.

This area ranks high for the key landscape features factors of sense of place, that define natural boundaries to urbanization and help define the region for its residents. The area ranks well for other important factors including wildlife habitat and recreation. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area. This small area does not appear to be a good fit with the key landscape features factors and should be ranked low.

Urban Analysis for Area 7a: (Area above the mid-slope line between the county line and Skyline Blvd)

The dividing line separating this area from area 7b below is approximately mid-way between the county line on the west and Skyline Blvd. This represents the location where the efficiency of water service changes from "high" for the lower portion to "medium" up to the ridge and Skyline. The CAC indicated that areas above this "mid-slope line" had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this area. Areas below that line – the areas for further study as candidate urban reserve - are evaluated as Area 7b.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) - (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated medium due to topography.</p>
2.	Includes sufficient development capacity to	LOW	<ul style="list-style-type: none"> Area has very little suitable employment land or opportunities for same in area due to steep

27B Area 7: Powerline/Germantown Rd. – South

	support a healthy economy		<p>topography and small area size.</p> <ul style="list-style-type: none"> • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<p>See key services efficiency information under 1 above</p> <p>No assessments for schools, stormwater, parks, etc.</p> <p>Most likely service provider for this area is Portland since the area is adjacent.</p>
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited areas to form walkable neighborhoods that require higher density and mix of services due to steep slopes. • Very constrained land for developing a connected transp. system due to steep slopes. • For most part, the topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	YES - LOW	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and forest canopy systems in development of urban densities.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	YES - MEDIUM	<ul style="list-style-type: none"> • Very little usable buildable land makes it difficult to avoid headwaters streams in some areas within the Rock Creek Headwater landscape feature. • Includes areas where urban regulatory framework would provide adequate protection to disbursed streams. • Urban development in visible areas would require siting/design measures to mitigate visual impacts.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	YES - MEDIUM	Low density development could allow for buffering from rural reserve.

Staff Summary and Conclusion:

27B Area 7: Powerline/Germantown Rd. – South

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

Urban Analysis for Area 7b:

(Area below the mid-slope line between the county line and Skyline Blvd)

This area is defined by a line that is approximately mid-way between the county line on the west and Skyline Blvd. on the east, and areas adjacent to Forest Heights subdivision on the south, and the Powerline right-of-way on the north. This represents the location where the efficiency of water service in the key urban services (water, sewer, transportation) suitability assessment changes from “high” on the lower slopes, to “medium” above. The CAC recommended that this subarea, together with land to the north in Subarea 6b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas above the “mid-slope line” had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The Area 7a urban factors evaluation includes this upper area.

CAC Assessment: Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland and pocket along lower Springville Rd adjacent to N. Bethany planning area; low suitability for remaining area

Staff Assessment: Medium suitability for area between Bonny Slope West (Area 93) and City of Portland that provides a connection to the City; Low/medium suitability for the area along lower Springville Road adjacent to the N. Bethany planning area; Low suitability for remaining area.

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW – except MEDIUM along Springville Rd adjacent to N. Bethany and Laidlaw east of Area 93 CAC: LOW – except MEDIUM along Springville Rd	Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Additional considerations include: <ul style="list-style-type: none"> • Suitability of flatter slopes along Springville Rd. dependent on RTP level connectivity system in adjacent areas and additional connections south. • Road network along Springville can connect to N. Bethany road network. • Limited connectivity potential to the east and north. • High off-site impacts to limited rural and urban roads.

27B Area 7: Powerline/Germantown Rd. – South

		<i>adjacent to N. Bethany</i>	<p>Transportation ranking is low except Springville Rd. area rates medium.</p> <p>Sewer – rated difficult to serve due to topography, and substantial improvements would be required both inside and outside of the area. Unverified public testimony indicates higher suitability for sewer service in flat areas along Springville Rd. Overall sewer ranking is Low</p> <p>Water - rated medium due to topography.</p> <p>Efficiency of providing all services to Area 93 could be improved by including connection through the gap between it and City of Portland to the east along Laidlaw Rd. Making this connection would also require including the approximately 64 acre area that includes the Thompson/Laidlaw Rd intersection.</p> <p><i>CAC: Laidlaw East of Area 93 could not be developed to sufficient urban density</i></p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Area has very little suitable employment land or opportunities for same in area due to steep topography and small area size. • Adjacent N. Bethany plan land use is residential. • Overall poor job access to and from area. • Lower Springville Rd. adjacent to N. Bethany has approximately 480 gross acres. • The area that connects between Bonny Slope West (Area 93) and Portland along the east extension of Laidlaw Rd. contains approximately 80 gross/ 15 buildable acres. Thompson/Laidlaw area contains 64 gross acres. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	<p>LOW for key services – except MEDIUM along Springville Rd adjacent to N. Bethany and in the Laidlaw area.</p> <p><i>CAC: agree with staff ranking</i></p>	<ul style="list-style-type: none"> • See key services information under 1 above. • No assessments for schools, stormwater, parks. • Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline. Beaverton has been approached by property owners and may be able to provide services within an undetermined future timeframe.
4.	Can be designed to be	LOW - except	<ul style="list-style-type: none"> • Limited areas, mostly in west section along

27B Area 7: Powerline/Germantown Rd. – South

	walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	MEDIUM along Springville Rd adjacent to N. Bethany <i>CAC: agree with staff ranking</i>	Springville Rd, to form walkable neighborhoods that require higher density and mix of services. <ul style="list-style-type: none"> • Very constrained land for developing a connected transp. system due to steep slopes. • For most part, the topography and associated low street connectivity, density, and low diversity of uses is not conducive to efficient transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW - except for noted areas = MEDIUM <i>CAC: LOW</i>	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and forest canopy systems in development of urban densities. Exception is the area unmapped for landscape features immediately adjacent to N. Bethany, and along Laidlaw Rd. east of Area 93. <i>CAC: Landscape features would not be adequately protected with urbanization.</i>
6.	Includes sufficient land suitable for a range of needed housing types	LOW - except MEDIUM along Springville Rd adjacent to N. Bethany <i>CAC: Split between low and medium</i>	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses. <ul style="list-style-type: none"> • Springville Rd area is an exception to the topographic constraints and could accommodate single and multifamily housing, and neighborhood center (Great Communities).
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW – except MEDIUM for areas adjacent to N. Bethany and in E. Laidlaw area.	<ul style="list-style-type: none"> • Very little usable buildable land makes it difficult to avoid the Rock Creek Headwater landscape feature, which covers most of this area. • The west edge of the lower Springville Rd. area is outside of this landscape feature, the small stream system could be avoided, and confining development to low areas would avoid visual impacts. • Small stream in E. Laidlaw area can be protected within urban area. • Urban development on visible slopes will impact the visual quality of the feature and would be difficult to avoid/mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<ul style="list-style-type: none"> • Farm/forest – yes buffer exists along power lines, additional buffers would be needed. • Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of place values the ridge provides. • Landscape features – habitats for upland species would be reduced.

Staff Summary and Conclusion:

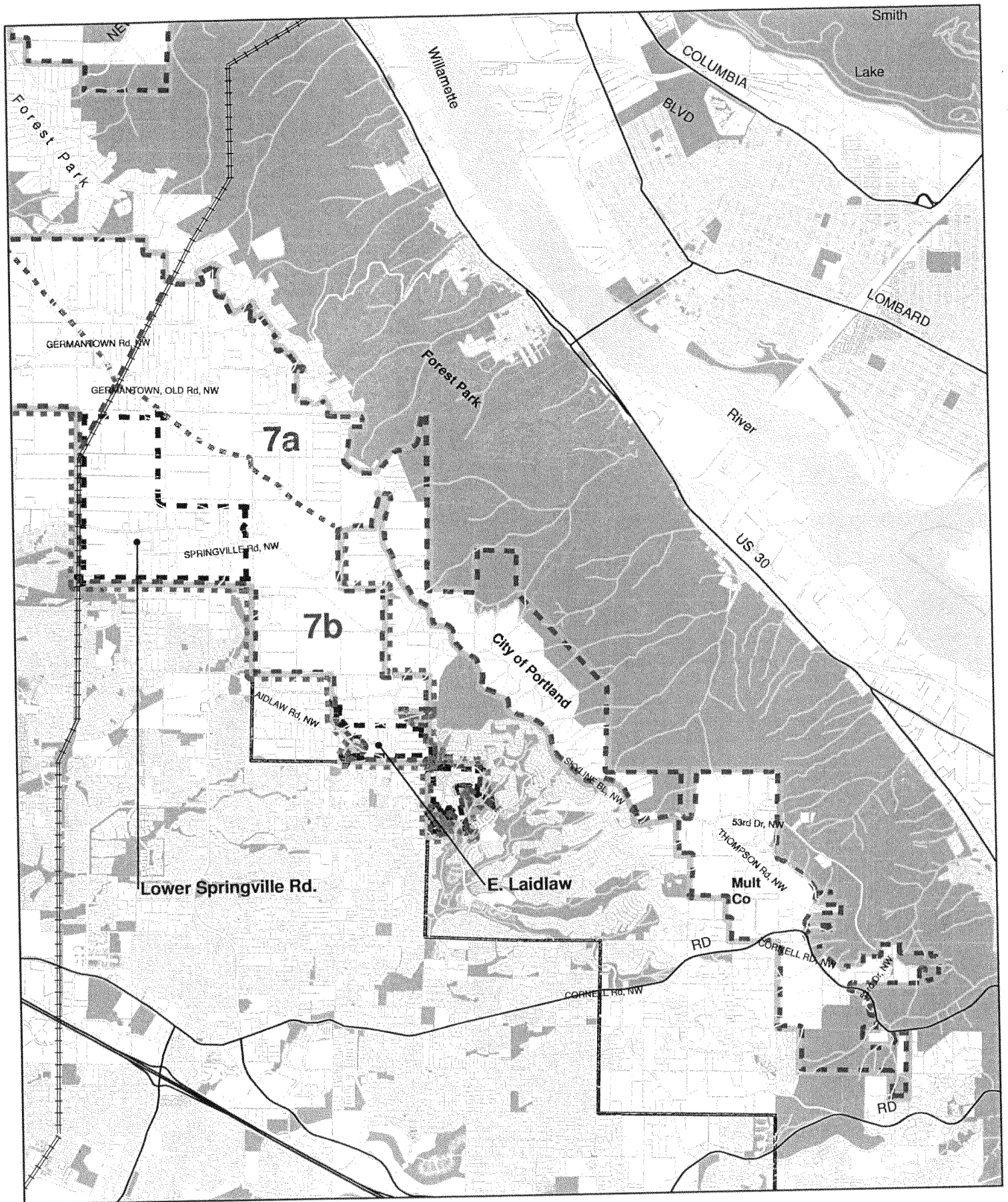
This subarea contains two main areas with different results of this factors evaluation, and a small area that while not rating well on most factors, supports improved urbanization in adjacent areas.

The lower Springville Road adjacent to the N. Bethany planning area contains topography predominately in the 10% or less range, and would benefit from and contribute to services existing in Bethany and planned for N. Bethany. Although the N. Bethany plan is not adopted, we should assume that it will be for purposes of this analysis. Overall, the lower Springville Rd. area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mtns.

While the lower Springville Rd. area rates medium on most of the factors based on information so far, rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable. Governance is unclear given lack of an adjacent city, and position of both Portland and Beaverton relative to the area. Absent clear understanding of what city would provide urban services, this area does not rank well for urban reserve. Too, transportation/circulation, especially to the east is difficult and not clearly resolvable by improvements to those rights-of-way, another circumstance that weighs against urban reserve.

Areas outside of the lower Springville Road area rank low on all factors due primarily to steep topography generally and environmental resources in many areas. These areas are not good candidates for urban reserve.

The third small area within this subarea is between Bonny Slope West (Area 93) and City of Portland, and includes the Thompson/Laidlaw Rd intersection to avoid creating an island within the UGB. While ranking low on factors for development capacity and potential to develop the area into a walkable community, it ranks medium on the key factor related to efficient provision of services and fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West. Given the key position of this small area, and the potential improvement to service provision in existing urban areas, this should be considered for urban reserve.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 7 - Powerline/Germantown Rd., South

0 0.5 1 Miles

Draft (Rev. 09/04/09)

- | | | | |
|--|----------------------|--|---------------------|
| | Streams/Water Bodies | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Urban Candidate Area | | 50 ft Contours |
| | Rural Candidate Area | | Public Lands |

N



Area 8: Sauvie Island

Rural Recommendations

- CAC: Designate rural reserve
- Staff: Designate rural reserve

Urban Recommendations

- CAC: Not a candidate urban reserve
- Staff: No designation

Rural Analysis

Sauvie Island is a large, low lying agricultural area at the confluence of the Willamette and Columbia Rivers. The interior of the island is protected by a perimeter dike facilitating access to the local agriculture market and recreation opportunities. It is located adjacent to the City of Portland with access via US Highway 30 along a narrow strip of land defined by the toe of the Tualatin Mountains and the Multnomah Channel. The island is designated as Foundation land in the ODA Agricultural Lands study, and as Landscape Feature area #22.

CAC Assessment: Medium/high suitability for rural reserve. All factors received a high or medium ranking for Area 8 save factor 2a/3a. However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve. Additionally, part of Sauvie Island lies within safe harbor.

Staff Assessment: High suitability for rural reserve.

Farm Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW • CAC split on its understanding of and rating for factor 2a	The island is separated from the Portland UGB by the Willamette River and Multnomah Channel, and is therefore adjacent. The south approximately one-half of the island is within 3 miles of the UGB. Urban suitability is low for providing sewer, water, and transportation systems, and for unique infrastructure needed to support urbanization e.g. improved dike, canal and pumping systems.
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	Foundation agricultural land - crops produced include irrigated row crops, nursery stock, small grains, grass seed, livestock, cane berries, pasture and hay.

28B Area 8: Sauvie Island

2c.	Has suitable soils and water	HIGH	Soils are primarily class 2 and 3, prime when drained. Water is abundant from the Columbia/Willamette River aquifers.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	Area is a large block of farmland with few nonfarm uses within it.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses	MEDIUM	The island is predominately in farm use with limited small pockets of non-farm uses. Need for buffers to protect agriculture from nonfarm uses is limited given low extent of nonfarm uses and that the island is separated from urban areas by the Willamette and Columbia Rivers. The "medium" ranking anticipates increase in conflicts from recreation uses over time.
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	Parcels are generally large and appropriate to support agriculture suited to the area.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM	Infrastructure important to island agriculture includes the dike and drainage system, along with access roads. Conflict between agriculture and recreation use, including agriculture related recreation, does occur from time to time due to limited road capacity. The intensity of these conflicts could increase in the 40 -50 year timeframe.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	3 mile line crosses approx. ½ mile north of Charlton Rd.

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

As Foundation land, the island is suitable for designation as rural reserve. However, potential for urbanization is doubtful given the notoriety of the area, it's location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure. Notwithstanding the low suitability ranking, areas within 3 miles of the UGB could be designated rural reserve under the safe harbor provision in -0060(4).

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)	Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:		

3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW <i>CAC split on its understanding of and rating for factor 3a</i>	The island is separated from the Portland UGB by the Willamette River and Multnomah Channel, although the south approximately one-half of the island is within 3 miles of the UGB. Urban suitability is low for providing sewer, water, and transportation systems, and for unique infrastructure needed to support urbanization e.g.. improved dike, canal and pumping systems.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	MEDIUM	Majority of the island is protected from flooding by a dike structure and a pumping/drainage system. Extended periods of high water have caused localized "ponding" in the interior and effectiveness of flood protection infrastructure could change over the 40 – 50 year planning time frame.
3c.	Has important fish, plant or wildlife habitat	HIGH	Provides extensive areas of waterfowl and migratory bird habitat.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW	The island contains extensive wetlands and water areas that have high habitat value, and the entire island rim is a riparian edge. However low potential for urbanization results in limited need to protect these resources from urbanization.
3e.	Provides a sense of place to the region	HIGH	The island is well known as a farming and wildlife area in the region.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	LOW	The island doesn't separate/buffer urban and natural resource uses.
3g.	Provides separation between cities	LOW	Portland and Vancouver are nearby cities, but the island is not in a position to separate the two.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	Access to the island is over the Sauvie Island bridge, located less than one mile north of the Portland UGB.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access. However, it isn't positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist. That said, the island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale. The high sense of place, habitat, and recreation values are support for reserves on the island to protect landscape features even though urban potential is low.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 8 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further as a candidate urban reserve

Staff Assessment: Low suitability for urban reserve.

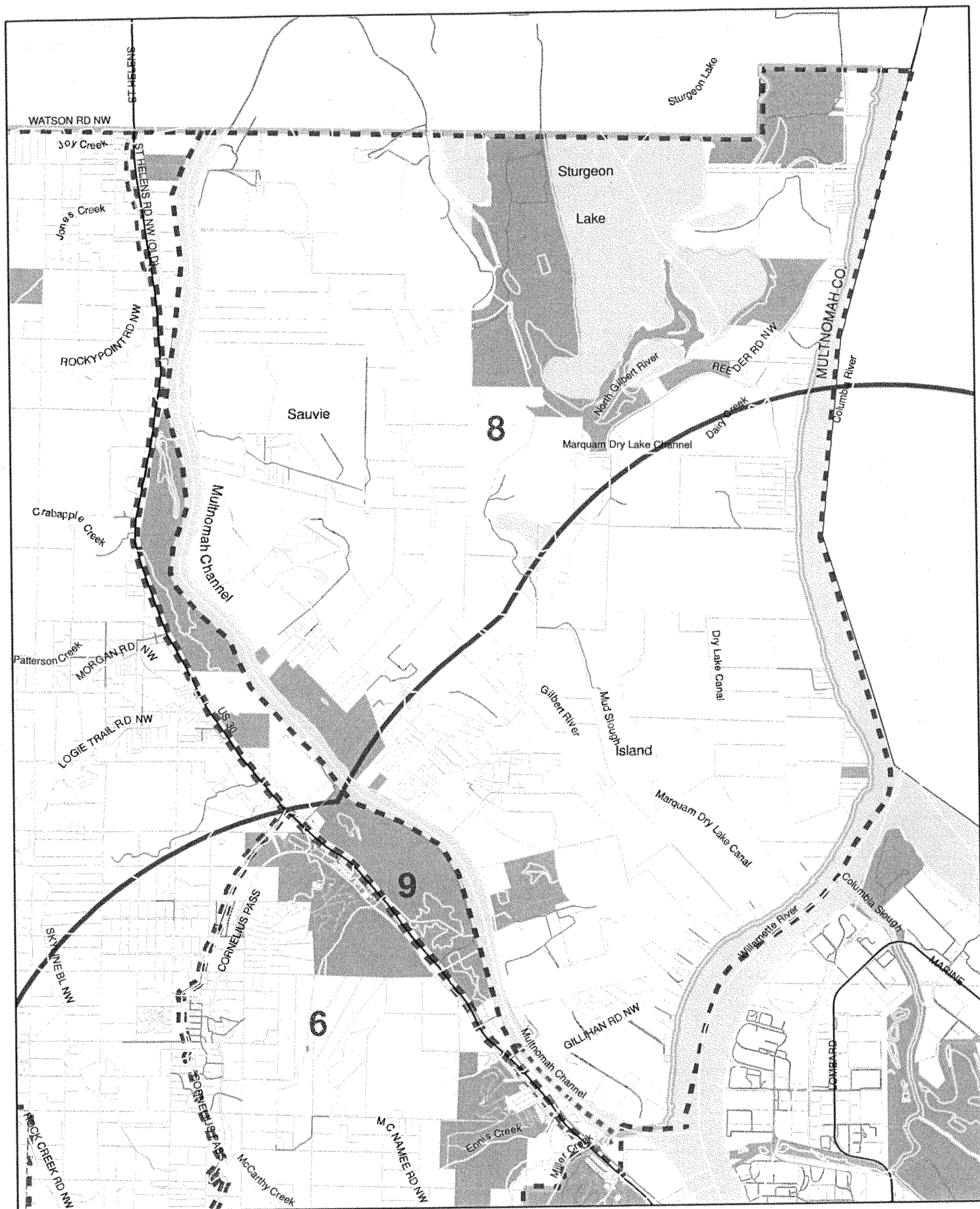
Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – Two new bridges required to handle urban density.</p> <ul style="list-style-type: none"> Isolated from other town centers, main streets and corridors – questionable public transportation potential. High water table - potential that roads would need to be elevated to enhance drainage and avoid flooding. <p>Transportation ranking is Low.</p> <p>Sewer – Receiving plant has capacity. Difficulties include second point of access needed, flat terrain likely to require pumping, difficulty of under-grounding pipes at a proper depth given the relatively low water table. Sewer ranking is Low</p> <p>Water – Difficult to serve without a second bridge, loop system would require river crossing, dike crossing and pumping due to the flat topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> Difficult to connect to the transportation system – needs river crossings. Upgrades to dikes and drainage system required. Large land area across river from existing industrial area.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> See key services efficiency information under 1. above No assessments for schools, stormwater, parks, etc. Most likely service provider for this area is Portland since the area is adjacent at it's south edge.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation	LOW	<ul style="list-style-type: none"> Area has flat topography and large area suitable for walkable neighborhoods that require higher density and mix of services.

28B Area 8: Sauvie Island

	trails and public transit by appropriate service providers		<ul style="list-style-type: none"> • Difficult to integrate into existing urban area – new bridges required. • Very limited existing road network. Constructed new network would need to be built high enough to drain.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	This area would undergo extensive alteration to dry it out to make it suitable for urban development. Extensive wet habitat would likely be altered/lost.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Large amount of flat land. Adequate flood protection structures, drainage system, and possibly fill would be required to make the land suitable.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	LOW	Island feature would be significantly altered by urban development.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	LOW	<ul style="list-style-type: none"> • Limited, if any natural edges to use for buffers, land set asides could be used. • Extent of land needed for urban development to help offset urban infrastructure costs suggests significant reduction of farm or habitat acreage would occur.

Staff Summary and Conclusion:

This area ranks low on all of the urban factors and ranks low for urban reserve suitability due to significant infrastructure costs to protect urban development on the island from flooding, and costs to construct key infrastructure, especially transportation. Mitigating the effects of urban development on the island would also be difficult.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserve Areas
Areas 8 & 9 - Sauvie Island, Multnomah Channel

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | | | |
|--|----------------------|--|---------------------|
| | Streams/Water Bodies | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Urban Candidate Area | | 50 ft Contours |
| | Rural Candidate Area | | Public Lands |



Area 9: Multnomah Channel

Rural Recommendations

- **CAC:** No designation
- **Staff:** No designation

Urban Recommendations

- **CAC:** No designation (evaluated for urban reserve south of Sauvie Island bridge; not evaluated north of bridge)
- **Staff:** No designation
-

Rural Analysis

The Multnomah Channel area is a narrow strip of land that runs along the east toe of the Tualatin Mountains. It extends from the Portland metro UGB to the Columbia County line at the north extent of the Study Area, a distance of slightly over 8 road miles. The width of the strip between Highway 30 and the river varies between roughly 100 feet up to 1/3 of a mile at one point. This strip is considered as a separate area because the topography differs from the Tualatin Mtn. hillsides that begin at the west edge of the highway, and it is separated by Multnomah Channel from Sauvie Island on the east.

Rural resource land mapping for this area includes "foundation" land, although the area is not specifically discussed in the ODA study. The area is also mapped as "wildland" forest in the ODF study, and Natural Landscape Features unit #21 Forest Park Connections.

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserve

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low/High	Low for areas north of the Sauvie Island bridge, and high between the bridge and Portland. Areas rated low contain primarily floodplain, much of which is in public ownership, between Hwy 30 and the channel. The area south of the bridge is under study as a candidate urban reserve.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Little if any farm or forest management exists in this area.
2c.	Has suitable soils and water	Low	This rates low on these two capability elements because there is no protection from flooding and no drainage system resulting in too much water.

29B Area 9: Multnomah Channel

			The area supports significant wetland soil areas that are poor for agriculture and commercial forest species as a result.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Low	No blocks of farm or forest operations are found in this area.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	Low	Nonfarm/forest uses predominate along the channel, and the narrow width between channel and road would result in close un-buffered proximity to farm/forest uses if those were present.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Low	While the strip is made up of large parcels, especially in the central section, perhaps ¾ of the area is owned by public entities rather than by farm or forest managers.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	Low	The area would need protection from flooding, however cost and inconsistency with assumed management objectives of public owners indicate this infrastructure is not likely to materialize.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important		
	Within 3 miles of a UGB	Portions	3 mile line crosses Hwy 30 north of Cornelius Pass Rd.

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:
This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low/High	Low for areas north of the Sauvie Island bridge, and high between the bridge and Portland. Areas rated low contain primarily floodplain, much of which is in public ownership, between Hwy 30 and the channel. The area south of the bridge is under study as a candidate urban reserve and therefore ranks high.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	The strip consists of unprotected floodplain.

29B Area 9: Multnomah Channel

3c.	Has important fish, plant or wildlife habitat	Medium	Areas north of Sauvie Island bridge appear to have high habitat values. However riparian areas south of the bridge have been impacted by moorage facilities, and there are limited wetland areas.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	Low/Medium	North of the bridge is low - significant wetland/riparian areas exist north of the bridge, however the area is not suitable for urban reserve. South of the bridge is medium - few wetland areas are mapped south of the bridge, and remaining riparian areas would receive additional protection should the area be urbanized.
3e.	Provides a sense of place to the region	Medium-Low	North of the bridge – extensive wetland areas are in public ownership and may be recognized in their own right, or as associated with the channel. South of the bridge – area does not have sense of place recognition.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	Low	The strip does not form an edge between urban areas and rural resources.
3g.	Provides separation between cities	Low	At roughly 8 miles apart, Portland and Scappoose are separated by distance rather than by this area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	Low	Recreational opportunities in this area of the region are primarily located on Sauvie Island or in the Tualatin Mtns above and to the west.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection. Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn't recognized as a place-defining area in the region. Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process. The area is included within areas mapped as foundation land; therefore an alternative recommendation of "safe harbor" reserve designation could be explored further.

Urban Analysis

The Multnomah Channel area is a narrow strip of land that runs along the east toe of the Tualatin Mountains. It extends from the Portland metro UGB to the Columbia County line at the north extent of the Study Area, a distance of slightly over 8 road miles. The width of the strip between Highway 30 and the river varies between roughly 100 feet up to 1/3 of a mile wide at one point. The strip is considered as

29B Area 9: Multnomah Channel

a separate area for urban and rural reserve because the topography differs from the Tualatin Mtn. hillsides that begin at the west edge of the highway, and it is separated by Multnomah Channel from Sauvie Island on the east.

The area was further divided by the CAC at the Sauvie Island bridge into the north portion that was not studied for urban reserve, and the area between the bridge and the City of Portland that was. The CAC found that the results of the initial urban suitability assessment for key services water, sewer that indicated low suitability for these services warranted no further study of the north area. The area south of the bridge was retained for further analysis due in part to lack of consensus by the CAC on service potential.

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) - (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	N. of Sauvie Island Bridge LOW	Transportation – Unranked. Sewer – ranked along with part of NW Hills as difficult. Most similar to Sauvie Island – moderately efficient with capacity at Columbia Blvd. waste water plant. Water – ranked along with NW Hills as low suitability. Efficiency appears low due to limited land supply – extensive areas of public ownership.
		S. of Sauvie Island Bridge LOW	Transportation – difficult to provide access to Hwy 30 due to rail crossings and expressway designation. Sewer – ranked along with part of NW Hills as difficult. Assume most similar to Sauvie Island – moderately efficient with capacity at Columbia Blvd. waste water plant. Water - ranked along with NW Hills as low suitability. Efficiency appears low due to limited land supply outside of floodplain and access difficulties.
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Position lends itself to industrial use due to it being bracketed by rail and river, however there is only a small land area outside of flood/right of way = approx. 7 acres. • Shape is a narrow strip along the river, with floating homes established along the entire frontage. • Transportation constraint re rail crossing/hwy

29B Area 9: Multnomah Channel

			30 access.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	See key services efficiency information under 1. above No assessments for schools, stormwater, parks. Service provider for this area assumed to be Portland.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	N. of Sauvie Island Bridge LOW	<ul style="list-style-type: none"> • Small size and linear shape of this area does not lend itself to mixed uses and walkable, community. • Location and extent of public ownership divides the entire approximately 7 miles of the north strip into isolated small, linear pockets of land.
		S. of Sauvie Island Bridge LOW	Small size (7 acres) and linear shape of this area does not lend itself to mixed uses and walkable, community.
5.	Can be designed to preserve and enhance natural ecological systems;	LOW	The north part of this area has high ecological values associated with wetness, a condition that would need to be corrected to provide opportunities for urban development.
		MEDIUM	Mult. Channel riparian area is impacted at this time and could be restored through urban development permit requirements - some impacts would be expected at river access area(s).
6.	Includes sufficient land suitable for a range of needed housing types	LOW	<ul style="list-style-type: none"> • Most all of the north 7 miles is in unprotected floodplain. • Very limited amount of buildable land - approximately 7 acres south of the bridge. • Suitability for housing is a question due to relationship to rail lines.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	N. of Sauvie Island Bridge LOW	To the extent this area has landscape features recognition, urban development would apparently have unavoidable impacts from new structures.
		S. of Sauvie Island Bridge YES - MEDIUM	<ul style="list-style-type: none"> • Area not an important natural landscape feature - no sense of place recognition. • Mult. Channel riparian area is impacted at this time and could be restored through development permit requirements - some impacts would be expected at river access area(s).
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated	YES, MEDIUM	Strategies to minimize adverse effects on adjacent resource uses appear limited, and the same for both north and south areas, e.g. avoidance of floodplain/riparian area would mitigate development impacts.

29B Area 9: Multnomah Channel

	as rural reserves.		
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Staff Summary and Conclusion:

Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way. Extensive public ownership indicates value of the area is not primarily associated with development opportunity. Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Appendix

Reference Maps

See Planning Commission notification Web Page:

<http://www2.co.multnomah.or.us/Public/EntryPoint?ch=d06f18cff67c2210VgnVCM1000003bc614acRCRD>

Definitions

660-027-0010

Definitions

The definitions contained in ORS chapters 195 and 197 and the Statewide Planning Goals (OAR chapter 660, division 15) apply to this division, unless the context requires otherwise. In addition, the following definitions apply:

- (1) "Foundation Agricultural Lands" means those lands mapped as Foundation Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands."
- (2) "Important Agricultural Lands" means those lands mapped as Important Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands."
- (3) "Intergovernmental agreement" means an agreement between Metro and a county pursuant to applicable requirements for such agreements in ORS 190.003 to 190.130, 195.025 or 197.652 to 197.658, and in accordance with the requirements in this division regarding the designation of urban and rural reserves and the performance of related land use planning and other activities pursuant to such designation.
- (4) "Livable communities" means communities with development patterns, public services and infrastructure that make them safe, healthy, affordable, sustainable and attractive places to live and work.
- (5) "Metro" means a metropolitan service district organized under ORS chapter 268.
- (6) "Important natural landscape features" means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.
- (7) "Public facilities and services" means sanitary sewer, water, transportation, storm water management facilities and public parks.
- (8) "Regional framework plan" means the plan adopted by Metro pursuant to ORS 197.015(17).

(9) "Rural reserve" means lands outside the Metro UGB, and outside any other UGB in a county with which Metro has an agreement pursuant to this division, reserved to provide long-term protection for agriculture, forestry or important natural landscape features.

(10) "UGB" means an acknowledged urban growth boundary established under Goal 14 and as defined in ORS 195.060(2).

(11) "Urban reserve" means lands outside an urban growth boundary designated to provide for future expansion of the UGB over a long-term period and to facilitate planning for the cost-effective provision of public facilities and services when the lands are included within the urban growth boundary.

(12) "Walkable" describes a community in which land uses are mixed, built compactly, and designed to provide residents, employees and others safe and convenient pedestrian access to schools, offices, businesses, parks and recreation facilities, libraries and other places that provide goods and services used on a regular basis.

Stat. Auth.: ORS 195.141, 197.040

Stats. Implemented: ORS 195.137 - 195.145

Hist.: LCDD 1-2008, f. & cert. ef. 2-13-08

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 09-153

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County (County) has agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 40 to 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach requires coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.
- b. Planning for urban and rural land uses over the long-term is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.
- c. The Multnomah County Board of Commissioners (Board) considered recommendations for urban and rural suitability from the Citizens Advisory Committee for Urban and Rural Reserves (CAC), recommendations from staff, advice from the Planning Commission, and testimony from the public and cities within the County in adopting Resolution No. 09-112 at a public hearing on September 10, 2009. The suitability recommendations for reserves approved in that resolution have formed the basis of County guidance to the Regional Steering Committee and Core 4 to date.
- d. Additional analysis of urban growth management approaches for the region has been provided in the Metro Chief Operating Officer's (COO) report, "Making the Greatest Place," dated September 15, 2009. Section 3E of this report, Urban and Rural Reserves, includes an estimate of the amount of urban reserve land sufficient to accommodate the range of population and employment for the next 40 – 50 years. The report also contains the COO's recommendations providing the Metro perspective about urban and rural reserve areas in the region. This information has informed the recommendations for reserves in Multnomah County.

- e. The Board recognizes the importance of protecting rural farm and forest land for the many benefits those areas provide, including economic benefits, locally grown food, and wildlife habitat. Areas of the County that help define our sense of place are also important to protect for the benefit of current and future residents.
- f. The Board endorses the goals/principles/outcomes embodied in the Region 2040 Plan, including the goal of achieving a compact urban form, highly livable walkable communities, and reduction in use of fossil fuel.
- g. Coordination with potentially affected cities, special districts, and school districts that might be expected to provide urban services, and with state agencies in the evaluation and designation of urban or rural reserves, will continue as needed.

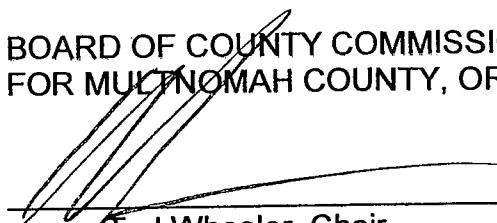
The Multnomah County Board of Commissioners Resolves:

1. The recommendations for reserve designations best reflect the current view of the Board and its understanding that additional refinement of the proposed reserves may occur prior to adoption of Intergovernmental Agreements that precede formal adoption of comprehensive plan and code changes to implement reserves by the County.
2. Multnomah County Commissioner, Jeff Cogen, should advance the reserve designations, their rationale and the supporting analysis, set out in Attachments A, B, and C, into the regional process as the County's position to date.

ADOPTED this 10th day of December, 2009.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:
Jeff Cogen, Multnomah County Commissioner

Recommendations and Rationale for Reserve Designations

The Multnomah County Board of Commissioners recommends these general rationales and attached maps for reserves designations in the County to Core 4 for use in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro. The recommendations of the four governments will complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Government Islands - Map Area 1: No reserve designation.

The islands are ranked as low suitability for urbanization and for farm/forest resources. Landscape features are adequately protected by long term lease between Oregon Parks and Recreation District and by the designated Jewett Lake mitigation site.

East of Sandy River and Sandy River Canyon – Map Areas 2 and 3: Designate the Sandy River Canyon within 3 miles of the UGB rural reserve.

The Sandy River canyon is a high value landscape feature and is made up of either foundation or important agricultural land. The canyon has low suitability for urbanization, and forms a landscape scale edge between urban areas on the west and rural land to the east. The East of Sandy River area is ranked low for urbanization potential due to the difficulty of extending urban services across the canyon, difficult accessibility, and urban form considerations such as development capacity and walkability.

West of Sandy River North of Lusted Rd. – Map Area 4a: Designate approximately 187 acres adjacent to the City of Troutdale as urban reserve. Designate the remaining areas within 3 miles of the UGB rural reserve.

The area north of Lusted Road is foundation agricultural land and contains landscape features along stream tributaries of the Sandy River. It ranked low on key urban suitability factors including the edge effects of Beaver Creek canyon that limit good integration with existing urban areas adjacent to Troutdale, the lack of nearby employment areas, and walkable community/range of housing types. Troutdale has indicated their ability and desire to serve additional land in this area. A narrowly defined urban reserve improves integration, including transportation suitability, with the existing urban area.

West of Sandy River South of Lusted Rd. – Map Area 4b: Designate approximately 900 acres west of SE 302nd between Lusted Road and Johnson Creek area as urban reserve. Designate a corridor along Johnson Creek rural reserve.

The area south of Lusted Road is foundation agricultural land and contains landscape features along streams including Johnson Creek and tributaries of the Sandy River. The area is suitable for urbanization with areas adjacent to Springwater employment land and planned transportation improvements in that area. Gresham has indicated their ability and desire to serve this area primarily for employment.

Johnson Creek, together with an adjacent hillside that extends south into Clackamas County, form a localized edge/buffer to proposed rural reserve areas to the south.

NW Hills – Map Area 5: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

All of the NW Hills area is foundation land – primarily in forest use. The southern portion contains landscape features in all areas. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

The rural reserve area between the Portland Metro UGB and 3 mile line in area 5 (and into area 6) protects the landscape scale “edge” and visual backdrop that contributes to the sense of place this area provides the region. It also protects the high priority wildlife connection between Forest Park and the Tualatin Mountains and Coast Range.

West Hills South – Map Areas 6a and 6b: Designate this area as rural reserve.

The area north of Skyline (6a) is important agricultural (forest) land, continues the landscape feature/wildlife corridor from area 5 into Forest Park, and ranks high on the sense of place factor. The area from Skyline Blvd. south to Germantown Rd., is also important agricultural land, and includes landscape features that form urban – rural edges along the south, east, and northwest borders of this area. These are the Abbey Creek drainage, the Powerlines right-of-way, and the Rock Creek drainage. While this area contains approximately 800 acres of land with moderately low suitability for urban use, the area also qualifies for rural reserve designation as important agricultural land within 3 miles of the UGB. The urban deficiencies in this area are important – lack of governance, transportation system costs, etc., indicating that rural reserve is the better designation.

Powerline/Germantown Rd. – South – Map Areas 7a and 7b: No reserve designation.

The area is conflicted agricultural land and not in a priority area for long-term commercial forestry, leaving landscape features as the key resource. Much of the area ranks low for urban reserve due to significant limitations of an efficient transportation system, and uncertainty about when a city might be able to provide services to this area. A concept that would leverage revenue from more intensive development east of N. Bethany to support lower density development in targeted areas to the east and acquire other land for public ownership has been proposed for this area. This approach could both protect landscape features by sensitive use of development and open space together with public ownership, while contributing to urban capacity. Not designating this area allows further consideration of the viability of this unique development concept and time for potential governance of this area to become clearer.

There is also a small area at the south end of Skyline surrounded by the City of Portland that has not been included in the concept above. This area contains larger parcels, some of which are in public ownership, is within a priority Metro Acquisition area, and is primarily zoned as large lot forest land. The low urban suitability of the area, together with existing resource protections and adjacency to the City of Portland supports a no designation decision at this time.

Sauvie Island – Map Area 8: Designate rural reserve.

The island is foundation agricultural land and is a key landscape feature in the region, ranking high for sense of place, wildlife habitat, and recreation access. The island defines the northern extent of the Portland-Metro region at a broad landscape scale. These characteristics support a rural reserves designation for the all of the island within the study area, even though urban potential is low.

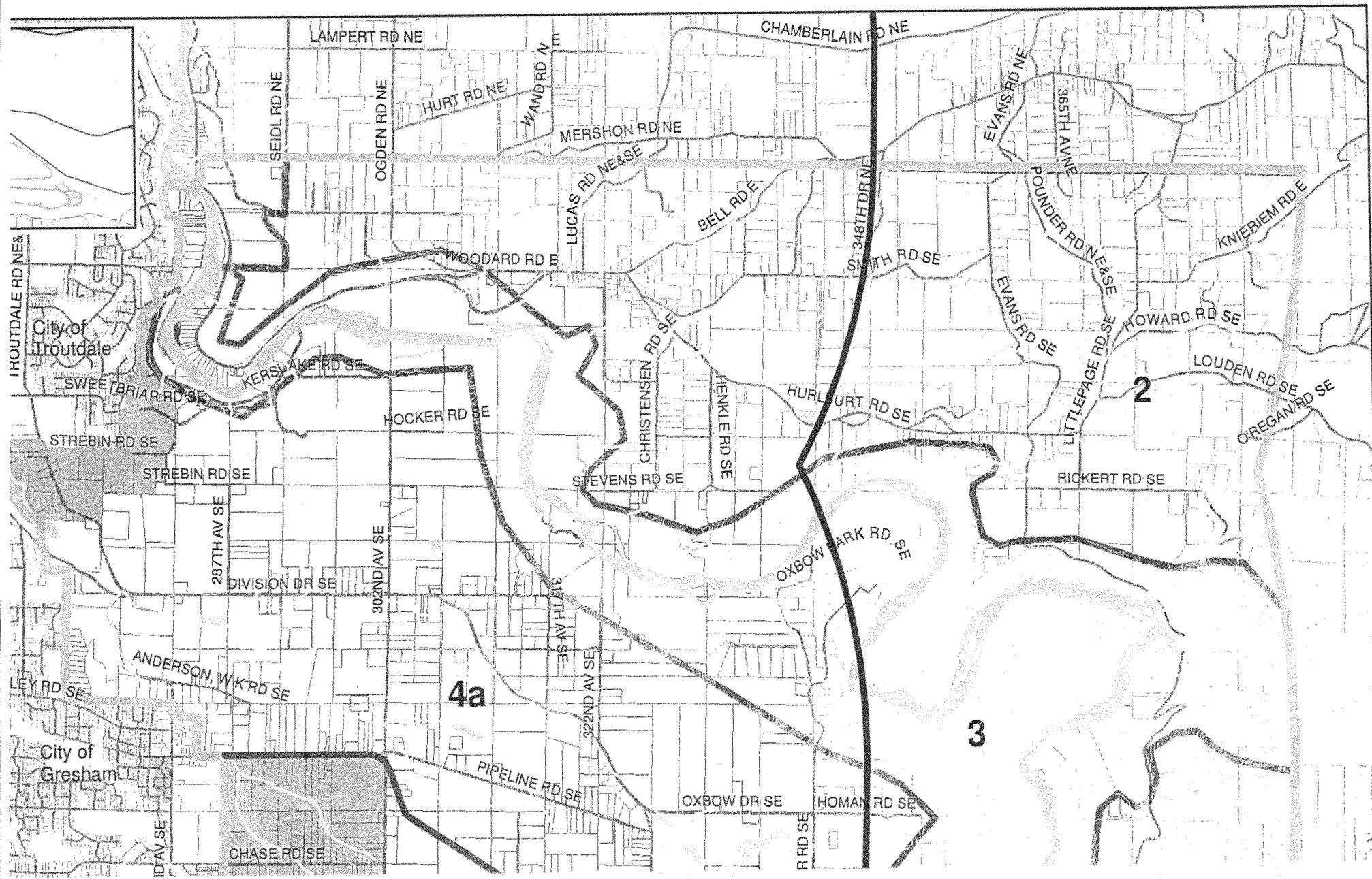
Multnomah Channel – Map Area 9: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

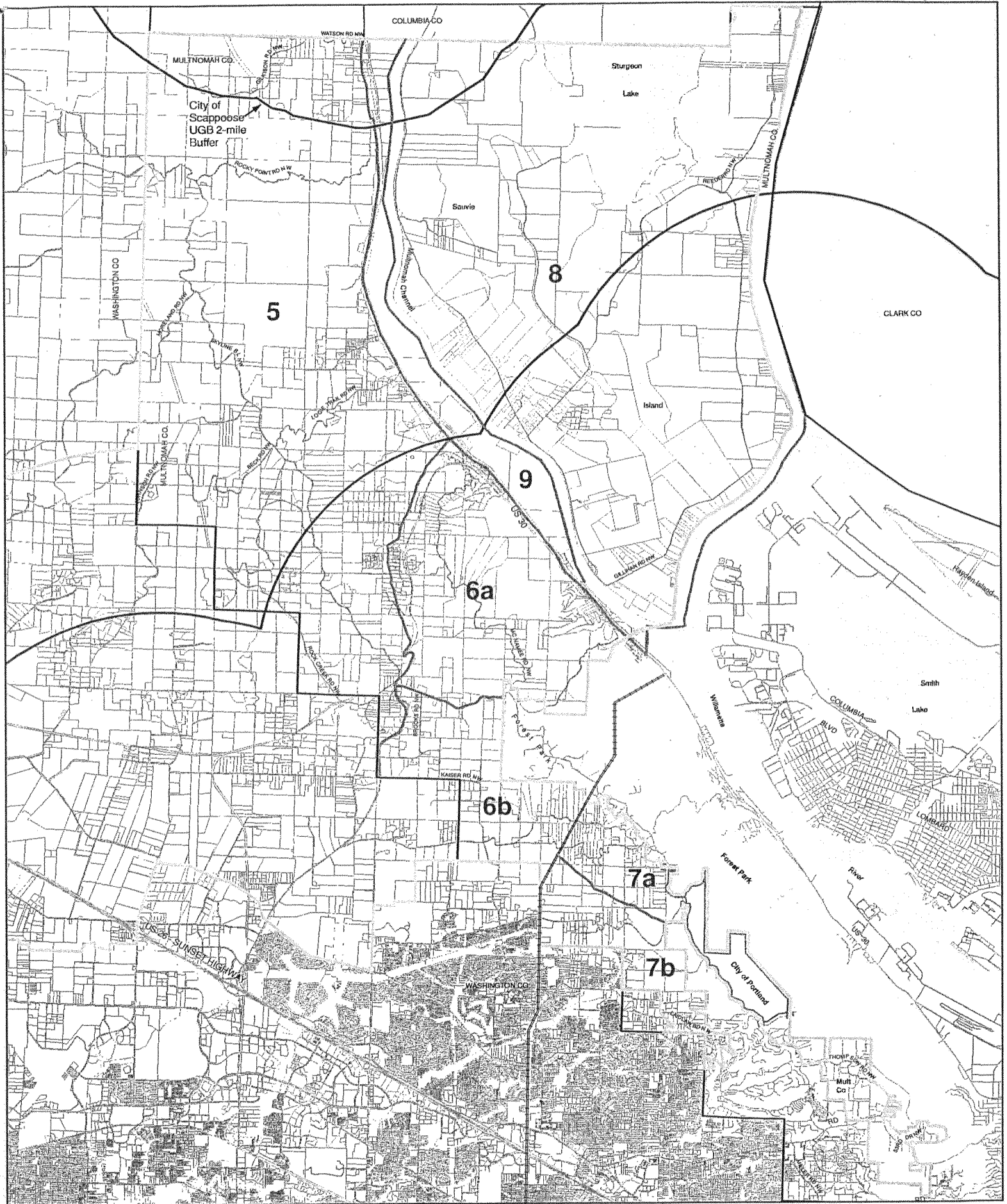
The channel strip is mapped as foundation land and as important landscape features. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

At the south end of the channel adjacent to Portland, while urban suitability is low, US Highway 30 indicates similar potential for urbanization as at the north end. Continuing the 3 mile rural reserve area in Area 5 to include the adjacent Multnomah Channel area addresses this concern.

Acres of Multnomah County Reserve Recommendations

Area		Rural Reserve Acres	Urban Reserve Acres	No Designation Acres
1	Government Islands	0	0	2,238
2	East of Sandy River	290	0	4,128
3	Sandy River Canyon	1,328	0	2,970
4a	West of Sandy River (north of Lusted Rd)	3,223	187	201
4b	West of Sandy River (south of Lusted Rd)	1,606	830	441
5	NW Hills North	2,155	0	11,448
6a/6b	NW Hills South	5,350	0	0
7a/7b	Powerline/Germantown Rd South	0	0	2,548
8	Sauvie Island	17,018	0	0
9	Multnomah Channel	734	0	748
Total:		31,704	1,017	24,722





BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. 09-150

Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon

The Multnomah County Board of Commissioners Finds:


- a. WHEREAS Lorenzo T. Poe is a native son of Multnomah County, a distinguished alumnus of Jefferson High School in Northeast Portland and a proud graduate of Oregon State University; and,
- b. WHEREAS Lorenzo Poe was first employed by Multnomah County on August 20, 1984 and has in twenty five years of service risen through the organization to serve as a Department Director and as Senior Policy Advisor to the Chair; and,
- c. WHEREAS Lorenzo Poe is recognized as the architect of Multnomah County's School-Age Policy Framework and its crown jewel, the SUN Service System which now serves 58 schools; and,
- d. WHEREAS Lorenzo Poe has served the State of Oregon through service on advisory groups including the Oregon State Quality Education Commission, Senate Commission on Educational Excellence and the Oregon Juvenile Justice and Delinquency Prevention Act Statewide Advisory Group; and,
- e. WHEREAS Lorenzo Poe has served the nation as a delegate to President Clinton's Summit for America's Future and a featured speaker at conferences on community schools and education reform across the country; and,
- f. WHEREAS Lorenzo Poe has served his community as an elected school board member and a leader of the Portland Urban League, the Portland Schools Foundation and the African American Alliance; and,
- g. WHEREAS Lorenzo Poe was a founder of Portland's House of Umoja, the Coalition of Black Men and the Youth Employment & Empowerment Coalition; and,
- h. WHEREAS Lorenzo Poe has earned the admiration of his co-workers and his community for his strong and diligent leadership, his wise counsel and his tireless advocacy for equity and justice for all; and,
- i. WHEREAS after twenty five years Lorenzo Poe is leaving Multnomah County government to take on new challenges at Portland Public Schools;

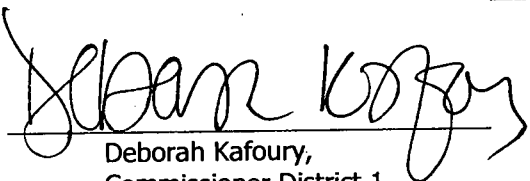
The Multnomah County Board of Commissioners Proclaims:

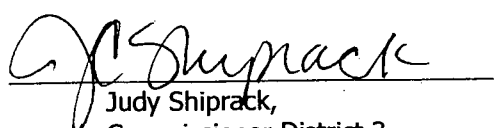
December 10, 2009 is declared Lorenzo T. Poe Day in Multnomah County, Oregon in order to recognize the contributions of Lorenzo T. Poe and to convey the good wishes of the community for his coming endeavors.

ADOPTED this 10th day of December 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

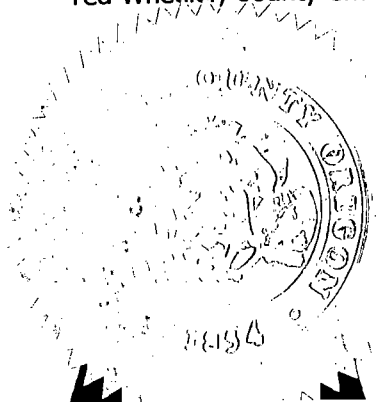

Ted Wheeler, County Chair


Deborah Kafoury,
Commissioner District 1


Judy Shiprack,
Commissioner District 3


Jeff Cogen,
Commissioner District 2


Diane McKeel,
Commissioner District 4





**Please join us for
a farewell celebration
for Lorenzo T. Poe
in honor of
25 years of service
to Multnomah County**

**Thursday,
December 10
11:30 am**

(estimated time as part of the board meeting)

**The Multnomah Building
First Floor Boardroom
501 SE Hawthorne Blvd**

Refreshments will be served.

**RSVP via email to:
ruth.r.langlois@co.multnomah.or.us
or phone 503.988.5531**





MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-6
Est. Start Time: 11:30 AM
Date Submitted: 11/25/09

Agenda Title: PROCLAMATION Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 30 mins
Department: Non-Departmental Division: Chair's Office
Contact(s): Rhys Scholes
Phone: 503 988-5273 Ext. 85273 I/O Address: 503/600
Presenter(s): Chair Ted Wheeler and Invited Others

General Information

1. What action are you requesting from the Board?

Adopt PROCLAMATION Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Lorenzo Poe was first employed by Multnomah County on August 20, 1984 and has in twenty five years of service risen through the organization to serve as a Department Director and as Senior Policy Advisor to the Chair. Mr. Poe is recognized as the architect of Multnomah County's School-Age Policy Framework and its crown jewel, the SUN Service System which now serves 58 schools.

Lorenzo Poe has served the State of Oregon through service on advisory groups including the Oregon State Quality Education Commission, Senate Commission on Educational Excellence and the Oregon Juvenile Justice and Delinquency Prevention Act Statewide Advisory Group. Mr. Poe has served the nation as a delegate to President Clinton's Summit for America's Future and a featured speaker at conferences on community schools and education reform across the country.

Mr. Poe has served his community as an elected school board member and a leader of the Portland Urban League, the Portland Schools Foundation and the African American Alliance. Mr. Poe was a founder of Portland's House of Umoja, the Coalition of Black Men and the Youth Employment and Empowerment Coalition.

3. Explain the fiscal impact (current year and ongoing).

N/A

4. Explain any legal and/or policy issues involved.

N/A

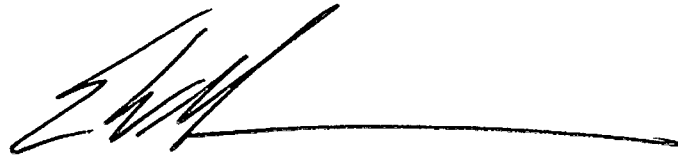
5. Explain any citizen and/or other government participation that has or will take place.

Lorenzo Poe has earned the admiration of his co-workers and his community for his strong and diligent leadership, his wise counsel and his tireless advocacy for equity and justice for all Lorenzo. After twenty five years, Mr. Poe is leaving Multnomah County government to take on new challenges at Portland Public Schools.

The Board wants to declare December 10, 2009 Lorenzo T. Poe Day in Multnomah County, Oregon in order to recognize the contributions of Lorenzo T. Poe and to convey the good wishes of the community for his coming endeavors.

Required Signature

**Elected Official
or Department/
Agency
Director:**



Date: 11/25/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. 09-150

Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon

The Multnomah County Board of Commissioners Finds:

- a. WHEREAS Lorenzo T. Poe is a native son of Multnomah County, a distinguished alumnus of Jefferson High School in Northeast Portland and a proud graduate of Oregon State University; and,
- b. WHEREAS Lorenzo Poe was first employed by Multnomah County on August 20, 1984 and has in twenty five years of service risen through the organization to serve as a Department Director and as Senior Policy Advisor to the Chair; and,
- c. WHEREAS Lorenzo Poe is recognized as the architect of Multnomah County's School-Age Policy Framework and its crown jewel, the SUN Service System which now serves 58 schools; and,
- d. WHEREAS Lorenzo Poe has served the State of Oregon through service on advisory groups including the Oregon State Quality Education Commission, Senate Commission on Educational Excellence and the Oregon Juvenile Justice and Delinquency Prevention Act Statewide Advisory Group; and,
- e. WHEREAS Lorenzo Poe has served the nation as a delegate to President Clinton's Summit for America's Future and a featured speaker at conferences on community schools and education reform across the country; and,
- f. WHEREAS Lorenzo Poe has served his community as an elected school board member and a leader of the Portland Urban League, the Portland Schools Foundation and the African American Alliance; and,
- g. WHEREAS Lorenzo Poe was a founder of Portland's House of Umoja, the Coalition of Black Men and the Youth Employment & Empowerment Coalition; and,
- h. WHEREAS Lorenzo Poe has earned the admiration of his co-workers and his community for his strong and diligent leadership, his wise counsel and his tireless advocacy for equity and justice for all; and,
- i. WHEREAS after twenty five years Lorenzo Poe is leaving Multnomah County government to take on new challenges at Portland Public Schools;

The Multnomah County Board of Commissioners Proclaims:

December 10, 2009 is declared Lorenzo T. Poe Day in Multnomah County, Oregon in order to recognize the contributions of Lorenzo T. Poe and to convey the good wishes of the community for his coming endeavors.

ADOPTED this 10th day of December 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, County Chair

Deborah Kafoury,
Commissioner District 1

Jeff Cogen,
Commissioner District 2

Judy Shiprack,
Commissioner District 3

Diane McKeel,
Commissioner District 4

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County (County) has agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 40 to 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach requires coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.
- b. Planning for urban and rural land uses over the long-term is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.
- c. The Multnomah County Board of Commissioners (Board) considered recommendations for urban and rural suitability from the Citizens Advisory Committee for Urban and Rural Reserves (CAC), recommendations from staff, advice from the Planning Commission, and testimony from the public and cities within the County in adopting Resolution No. 09-112 at a public hearing on September 10, 2009. The suitability recommendations for reserves approved in that resolution have formed the basis of County guidance to the Regional Steering Committee and Core 4 to date.
- d. Additional analysis of urban growth management approaches for the region has been provided in the Metro Chief Operating Officer's (COO) report, "Making the Greatest Place," dated September 15, 2009. Section 3E of this report, Urban and Rural Reserves, includes an estimate of the amount of urban reserve land sufficient to accommodate the range of population and employment for the next 40 – 50 years. The report also contains the COO's recommendations providing the Metro perspective about urban and rural reserve areas in the region. This information has informed the recommendations for reserves in Multnomah County.

- e. The Board recognizes the importance of protecting rural farm and forest land for the many benefits those areas provide, including economic benefits, locally grown food, and wildlife habitat. Areas of the County that help define our sense of place are also important to protect for the benefit of current and future residents.
- f. The Board endorses the goals/principles/outcomes embodied in the Region 2040 Plan, including the goal of achieving a compact urban form, highly livable walkable communities, and reduction in use of fossil fuel.
- g. Coordination with potentially affected cities, special districts, and school districts that might be expected to provide urban services, and with state agencies in the evaluation and designation of urban or rural reserves, will continue as needed.

The Multnomah County Board of Commissioners Resolves:

- 1. The recommendations for reserve designations best reflect the current view of the Board and its understanding that additional refinement of the proposed reserves may occur prior to adoption of Intergovernmental Agreements that precede formal adoption of comprehensive plan and code changes to implement reserves by the County.
- 2. Multnomah County Commissioner, Jeff Cogen, should advance the reserve designations, their rationale and the supporting analysis, set out in Attachments A, B, and C, into the regional process as the County's position to date.

ADOPTED this 10th day of December, 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:
Jeff Cogen, Multnomah County Commissioner



Multnomah County Oregon

Board of Commissioners & Agenda

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BOARD OF COMMISSIONERS

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DECEMBER 8 & 10, 2009

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Multnomah Building, Sixth Floor Commissioners Conference Room 635
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session pursuant to ORS 192.660(2) (d)(e) and/or (h). Only representatives of the news media and designated staff may attend. News media and all other attendees are specifically directed not to disclose information that is the subject of the Executive Session. Final decisions are decided in public Board meetings. Presented by County Attorney Agnes Sowle. 15-55 MINUTES REQUESTED.
-

Tuesday, December 8, 2009 - **10:00 AM**
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

EMPLOYEE SERVICE RECOGNITION

Employee Service Recognition Ceremony for January 1 through December 31, 2009 Anniversary Dates for Employees with 15 to 35 Years of Service. Presented by Travis Graves. Followed by Reception Honoring Employees. 1 HOUR REQUESTED.

Thursday, December 10, 2009 - 9:00 AM
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501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:00 AM

DEPARTMENT OF COMMUNITY SERVICES

- C-1 RESOLUTION Authorizing Cancellation of Uncollectible Personal Property Taxes for Tax Years 1993/1994 through 2008/2009

DEPARTMENT OF COUNTY HUMAN SERVICES

- C-2 ORDER Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody

SHERIFF'S OFFICE

- C-3 Change of Ownership; Off Premises Sales and Limited On Premises Sales Liquor License Renewals for BIG BEAR CROWN POINT COUNTRY MARKET AND DELI, 31815 E Columbia River Highway, Troutdale
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REGULAR AGENDA

NON-DEPARTMENTAL – 9:00 AM

- R-1 BUDGET MODIFICATION NOND- or DCM- Supplemental Budget

DEPARTMENT OF HEALTH – 9:05 AM

- R-2 BUDGET MODIFICATION HD-10-15 Appropriating \$47,961 in Revenue from the Department of Health and Human Services, Health Resources and Services Administration, American Recovery and Reinvestment Act

DEPARTMENT OF COMMUNITY JUSTICE – 9:10 AM

- R-3 NOTICE OF INTENT to Apply for a State of Oregon Criminal Justice Commission Re-Entry Resource Center Grant Program

DEPARTMENT OF COMMUNITY SERVICES – 9:15 AM

- R-4 Second Reading and Adoption of an ORDINANCE Amending Multnomah County Comprehensive Framework Plan, Rural Area Plans, and Zoning Code to Implement Metro Title 13 Nature in the Neighborhoods Habitat Protection Standards

REGULAR AGENDA

PUBLIC COMMENT - 9:18 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

DEPARTMENT OF COMMUNITY SERVICES – 9:20 AM

- R-5 **9:20 AM TIME CERTAIN:** Sellwood Bridge Construction Methodology Briefing - Part 2. Presented by Cecilia Johnson and Invited Others. 75 MINUTES REQUESTED.

NON-DEPARTMENTAL - 10:35 AM

- R-6 **10:35 AM TIME CERTAIN:** Public Hearing and Board Vote on Multnomah County Recommendations to Core 4 on Urban and Rural Reserves in Multnomah County. Presented by Commissioner Jeff Cogen, Karol Collymore and Chuck Beasley. 1 HOUR REQUESTED.
- R-7 **11:35 AM TIME CERTAIN:** PROCLAMATION Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon. Presented by Chair Ted Wheeler and Invited Others. 30 MINUTES REQUESTED.

BOARD COMMENT

Opportunity (as time allows) for Commissioners to provide informational comments to Board and public on non-agenda items of interest or to discuss legislative issues.



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REGULAR AGENDA

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REVISED

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Multnomah County Charter Review Committee

REGULAR MEETING – December 10, 2009

5:15 – 7:15 p.m.

Multnomah Building, Boardroom

501 SE Hawthorne Blvd.

AGENDA

Facilitators: Brian Wilson, CRC Chair
Agnes Sowle, Multnomah County Attorney
Jacquie Weber, Assistant County Attorney

5:15 Call to Order

5:15 Review and Approval of 12/02/09 Minutes

5:20 Public Testimony

5:35 Invited Guests:
Sheriff Dan Staton
Sheriff Dan Noelle (former Sheriff Multnomah County 1995-2002)
Vailey Oehlke (Director, Library)
Karyne Kieta (Budget Director available if needed)

7:00 Staff Report

7:15 Adjourn Meeting

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Carol Kinoshita in the County Attorney's Office (503) 988-3138 or TTY Phone (503) 823-6868.

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MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-1 DATE 12/10/09
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-1
Est. Start Time: 9:00 AM
Date Submitted: 12/01/09

BUDGET MODIFICATION: OVERALL-01

FISCAL YEAR 2010 SUPPLEMENTAL BUDGET MODIFICATION
Agenda OVERALL-01 Adding Beginning Working Capital and Increasing Four County
Title: Funds by \$3,036,901

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date:	<u>December 10, 2009</u>	Amount of Time Needed:	<u>10 minutes</u>
Department:	<u>County Management</u>	Division:	<u>Budget Office</u>
Contact(s):	<u>Julie Neburka</u>		
Phone:	<u>503-988-3312</u>	Ext.	<u>27351</u>
	I/O Address:		<u>503/501</u>
Presenter(s):	<u>Julie Neburka, invited others</u>		

General Information

1. What action are you requesting from the Board?

Approve FY 2010 Supplemental Budget #1, increasing four County operating funds by adding \$3,036,901 in beginning working capital (BWC).

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

A supplemental budget is the vehicle allowed by ORS Chapter 294 (commonly known as "Oregon Budget Law") for the Board to address changes in financial conditions not anticipated at the time the budget was adopted. This supplemental budget adds beginning working capital (BWC) to four County funds and increases service reimbursements to two other funds.

Beginning Working Capital represents the difference between revenues and expenditures in a fiscal year. Added to the following year's budget, BWC becomes a one-time resource for County programs. It is especially important to account for *and spend* any BWC associated with grant funds, as County Financial Policies state a preference for spending grant funds prior to spending

unrestricted (General Fund) resources on the same programs.

Estimated BWC is included in the County's budget via the annual budget process, but since we "close the books" well after the budget is adopted in a fiscal year, there is normally some difference between the amount that was included in the budget and the amount that actually remains at year-end. This action closes that gap by adding the difference that was not included when we adopted the budget. The four funds adding BWC are the Emergency Communications Fund (1502), the Federal-State Fund (1505), the Inmate Welfare Fund (1513), and the Justice Services Special Operations Fund (1516). The two funds being increased by service reimbursements (to account for indirect and insurance costs) are the General Fund (1000) and the Risk Fund (3500).

3. Explain the fiscal impact (current year and ongoing).

This supplemental budget adds one-time resources to the six funds identified above as follows:

The Emergency Communications Fund is increased by \$74,143. This fund accounts for state 911 tax revenues that are designated for an emergency communications network in conjunction with the City of Portland. The BWC results from tax revenues higher than were budgeted. FY 2010 expenditures will be for communications equipment.

The Federal-State Fund is increased by \$2,787,894. This special revenue fund accounts for the majority of revenues and expenditures related to federal and state financial assistance programs. The bulk of the BWC here will be used in DCHS' Mental Health & Addictions Services residential treatment and transitional housing.

The Inmate Welfare Fund is increased by \$21,223. This fund accounts for proceeds from the sale of commissary items in the jails. The BWC results from fund under-expenditures in FY 2009. FY 2010 expenditures will go toward commissary inventory items.

The Justice Services Special Operations Fund is increased by \$83,270. This fund accounts for revenues and expenditures for justice services provided by the Department of Community Justice, the Sheriff's Office, and the District Attorney's Office. BWC is being added in the Sheriff's Office, and will be spent on supplies and professional services.

The General Fund is increased by \$57,595 to account for indirect expenditures paid by other funds; and the Risk Fund is increased by \$12,776 to account for insurance expenditures paid by other funds.

4. Explain any legal and/or policy issues involved.

County Financial Policies state a preference for spending grant funds prior to spending unrestricted (General Fund) resources on County programs. ORS 294.326(3) states that the normal provisions of Oregon Budget Law apply to "...the expenditure of grants, gifts, bequests, or devices transferred to a municipal corporation in trust for specific purposes which were received in a prior year." This is the section of Oregon Budget Law that calls out BWC as an item that may only be included in a budget after adoption via a supplemental budget.

5. Explain any citizen and/or other government participation that has or will take place.

As required by law, notice of this supplemental budget will be published in *The Oregonian* on Friday, December 4, 2009.

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**

BWC is increased by \$74,143 in the Emergency Communications Fund; by \$21,223 in the Inmate Welfare Fund; and by \$83,270 in the Justice Services Special Operations Fund. In the Federal-State Fund, BWC is increased by \$5,540,502, and other revenue sources are decreased by \$2,846,047. Service reimbursement revenue is increased in the General Fund by \$57,595 and in the Risk Fund by \$12,776. BWC is increased in order to appropriate and spend it in FY 2010, and service reimbursement revenues are increased in order to account for indirect costs paid to the General & Risk Funds. Other Federal-State revenues are decreased for several reasons. In the Health Department, State Commission on Children & Families revenues are decreased because they were inadvertently budgeted twice in the FY 2010 budget. In DCHS, state revenues for developmental disabilities activities are reduced due to a shortfall in the County's State Mental Health Grant.

- **What budgets are increased/decreased?**

This action changes budgets in seven county departments. Please refer to the Supplemental Budget document for more information about changes to specific programs.

In Non-Departmental, the Commission on Children, Families, and Communities is increased by \$10,634. The Local Public Safety Coordinating Council is increased by \$139,378.

The District Attorney's Office is increased by \$1,256.

DCHS is increased by \$2,710,686.

The Health Department is decreased by \$288,372, the net effect of increasing the Pharmacy program and decreasing the Early Childhood program to remove revenues budgeted twice.

The Sheriff's Office is increased by \$348,669.

The Department of County Management is increased by \$27,776.

The Department of Community Services is increased by \$55,190.

- **What do the changes accomplish?**

Broadly speaking, these changes incorporate available BWC into the FY 2010 budget to be used for a variety of one-time projects county-wide. Please refer to the Supplemental Budget document for more information about changes to specific programs.

- **Do any personnel actions result from this budget modification? Explain.**

None.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

Grant sources that pay indirect will pay it at the FY 2010 published rates.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

BWC is a one-time revenue source.

- **If a grant, what period does the grant cover?**

N/A.

- **If a grant, when the grant expires, what are funding plans?**

N/A

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: OVERALL-01

Required Signatures

**Elected Official or
Department/
Agency Director:**

Mindy Harris

Date: 12/01/09

Budget Analyst:

Debra

Date: 12/01/09

Department HR:

Date:

Countywide HR:

Date:

**FY 2010 SUPPLEMENTAL BUDGET
MESSAGE**

THE DOCUMENT

The document consists of three sections:

1. The budget message explaining the reasons for the changes proposed,
2. A section of detailed estimate sheets and descriptions for those actions resulting in changes in expenditures,
3. A financial summary of the resources and requirements being changed by fund.

REASONS FOR CHANGES

A Supplemental Budget is the vehicle allowed by ORS Chapter 294 for the Board to address changes in financial conditions not anticipated at the time the budget was adopted. In cases where no fund's expenditures are increased by more than 10 percent of the adopted budget figure, the law allows the Board to make additional appropriations after advertising a hearing on the Supplemental Budget.

This FY 2010 Supplemental Budget appropriates beginning working capital (BWC) in four county funds. BWC represents the difference between revenues and expenditures in a fiscal year. Added to the following year's budget, BWC becomes a one-time resource for County programs. It is especially important to account for and spend any BWC associated with grant funds, as County Financial Policies state a preference for spending grant funds prior to spending unrestricted (General Fund) resources on the same programs.

Estimated BWC is included in the County's budget via the annual budget process, but since we "close the books" well after the budget is adopted in a fiscal year, there is normally some difference between the amount that was included in the budget and the amount that actually remains at year-end. This supplemental budget closes that gap by adding the difference that was not included when we adopted the budget. The four funds adding BWC are the Emergency Communications Fund (1502), the Federal-State Fund (1505), the Inmate Welfare Fund (1513), and the Justice Services Special Operations Fund (1516). Additionally, two funds are increased by service reimbursements to account for indirect and insurance costs: the General Fund (1000) and the Risk Fund (3500). Each of these items affects FY 2010 only; there is no ongoing fiscal impact.

Fund increases are as follows:

Emergency Communications Fund: \$74,143. This fund accounts for state 911 tax revenues that are designated for an emergency communications network in conjunction with the City of Portland. The BWC results from tax revenues higher than were budgeted. FY 2010 expenditures will be for communications equipment.

Federal-State Fund: \$2,787,894. This special revenue fund accounts for the majority of revenues and expenditures related to federal and state financial assistance programs. The bulk of the BWC here will be used in DCHS' Mental Health & Addictions Services residential treatment

and transitional housing. The other large addition of BWC here covers a revenue shortfall in the Developmental Disabilities program. This revenue shortfall is due to a change in the State of Oregon's Department of Human Services funding allocation methodology. The County was notified of this allocation change in September, 2009, after the FY 2010 budget had been adopted. BWC will allow the division to maintain services to clients at the FY 2010 budgeted level, and will give the County time to work with the State on a mitigation strategy for this funding reduction.

Inmate Welfare Fund: \$21,223. This fund accounts for proceeds from the sale of commissary items in the jails. The BWC results from fund under-expenditures in FY 2009. FY 2010 expenditures will go toward commissary inventory items.

Justice Services Special Operations Fund: \$83,270. This fund accounts for revenues and expenditures for justice services provided by the Department of Community Justice, the Sheriff's Office, and the District Attorney's Office. BWC is being added in the Sheriff's Office, and will be spent on supplies and professional services.

Additionally, the General Fund is increased by \$57,595 to account for indirect expenditures paid by the other four funds; and the Risk Fund is increased by \$12,776 to account for insurance expenditures paid by other funds.

Emergency Communications Fund (1502)

The Emergency Communications fund increases by \$74,143. This fund accounts for state 911 tax revenues that are designated for an emergency communications network in conjunction with the City of Portland. The BWC results from tax revenues higher than were budgeted. FY 2010 expenditures will be for communications equipment and indirect costs.

Supplemental Budget

Financial Detail Sheets

Emergency Communications Fund	FY 2010 Adopted Budget	This Action	FY 2010 Revised Budget
60000 Permanent	0	0	0
60100 Temporary	0	0	0
60110 Overtime	0	0	0
60120 Premium	0	0	0
60130 Salary Related	0	0	0
60135 Non-Base Salary Related	0	0	0
60140 Insurance	0	0	0
60145 Non-Base Insurance	0	0	0
Total Personal Services	0	0	0
60150 County Supplements	0	0	0
60155 Direct Client Assistance	0	0	0
60160 Pass-through Payments	0	0	0
60170 Professional Svcs	0	0	0
60180 Printing	0	0	0
60190 Utilities	0	0	0
60200 Communications	0	68,575	68,575
60210 Rentals	0	0	0
60220 Repairs & Maintenance	231,225	0	231,225
60230 Postage	0	0	0
60240 Supplies	0	0	0
60245 Library Books & Materials	0	0	0
60246 Medical & Dental Supplies	0	0	0
60250 Food	0	0	0
60260 Education and Training	0	0	0
60270 Local Travel and Mileage	0	0	0
60280 Insurance	0	0	0
60290 External Data Processing	0	0	0
60310 Drugs	0	0	0
60320 Refunds	0	0	0
60340 Dues and Subscriptions	0	0	0
60350 Indirect Costs	6,289	1,865	8,154
60355 Departmental Indirect	12,486	3,703	16,189
60370 Telephone	0	0	0
60380 Data Processing	0	0	0
60390	0	0	0
60410 Motor Pool	0	0	0
60420 Electronics	0	0	0
60430 Building Management	0	0	0
60440 Other Internal	0	0	0
60460 Distribution/Postage	0	0	0
Total Materials and Services	250,000	74,143	324,143
60550 Equipment			0
Total Capital	0	0	0
60470 Contingency			0
60560 Cash transfers			0
Total Contingencies & Transfers	0	0	0
60480 Unappropriated Fund Balance	0	0	0
Fund Total:	250,000	74,143	324,143

Federal-State Fund (1505)

The Federal-State fund increases by \$2,787,894 due to numerous actions in seven County departments.

In Non-Departmental:

1. The Commission on Children, Families, and Communities adds \$10,634 of BWC, to be used in the programs where the money was originally appropriated, as follows: \$821 for Child Abuse Prevention efforts; \$4,868 for printing of materials; \$4,450 for running the Voice Box Media program; and \$495 for on call help with program operations.
2. The Local Public Safety Coordinating Council adds \$139,378 of BWC for a number of projects, including land use review at the Wapato Jail (\$30,000); a review of the County's mental health system (\$9,000); support for DSS-Justice, a justice services database (\$25,000); and a small grant program for LPSCC's work groups and committees (\$75,000).

In the District Attorney's Office:

1. \$24,831 in Support Enforcement Division revenue is re-classified from current-year revenue to BWC to correct a coding error in the adopted budget. This action has no service -level or other impact.
2. \$1,265 in BWC from the Oregon Department of Justice will be used for emergency services/restitution payments.

In the Department of County Human Services:

1. In Aging & Disability Services, \$171,313 in BWC from the City of Portland will be used for transportation services. \$34,702 in BWC from the U.S. Administration on Aging will be used for nutrition services. \$22,820 in BWC from the Oregon Department of Veterans Affairs will increase Veteran outreach and services. \$2,858 in BWC from the United Way's Donor Choice Program will increase emergency services. \$37,131 from the Client Employer Provider Program (CEP) is being re-classified from current year revenue to BWC and will be used in Oregon Project Independence for home care and personal care. \$1,405 in BWC from community partners will be used to increase education and respite resources for grandparents raising grandchildren.
2. In the Developmental Disabilities division, \$2,555,985 in BWC is added, and \$2,271,113 in (50190) revenue is reduced for a net increase of \$284,868. This "swap" covers a FY 2010 revenue shortfall in the Local Administration and Case Management service elements of our State Mental Health Grant. BWC will allow the division to maintain services to clients at the FY 2010 budgeted level.
3. In the Mental Health & Addictions Services Division, \$2,131,146 in BWC is added. The budget for Mental Health Commitment Services will increase by \$113,787, Mental Health Residential Services by \$1,885,196, Mental Health Services for Adults by \$65,116 and Community Based Mental Health Services for Children and Families by \$67,047.
4. In the Community Services Division, \$54,000 in additional BWC is added to the Housing program, where it will support the purchase of a mobile home park.

In the Health Department:

1. \$115,351 in BWC is added to the Pharmacy program, for the purchase of prescription drugs for Health Department clients.
2. \$403,723 in revenue from the State Commission on Children and Families is reduced to correct a double-counting error in the adopted budget. This action has no service –level or other impact.

In the Sheriff's Office:

1. State Criminal Alien Assistance Program (SCAAP) grant revenue is increased by \$93,438. The Sheriff's Office included an estimated \$500,000 in the FY 2010 budget, but the actual grant award, recently received, is for \$593,438. The additional funding will be used for materials and supplies in the Corrections Division.
2. \$78,929 in BWC is added to the Enforcement Division from unspent terrorism training grant dollars. The BWC will be used for terrorism training activities in FY 2010.

In the Department of County Management:

1. \$15,000 in BWC from the Environmental Protection Agency (EPA) is added to the Sustainability Program for a sustainable serviceware pilot and evaluation project.

In the Department of Community Services:

1. \$54,054 in BWC is added to the Land Use & Transportation Division for land use planning on behalf of Metro.

Supplemental Budget

Financial Detail Sheets

Federal-State Fund	FY 2010 Adopted Budget	This Action	FY 2010 Revised Budget
60000 Permanent	76,761,535	3	76,761,538
60100 Temporary	1,178,158	11,573	1,189,731
60110 Overtime	862,541	109,231	971,772
60120 Premium	3,772,766	0	3,772,766
60130 Salary Related	24,159,775	39,268	24,199,043
60135 Non-Base Salary Related	181,752	963	182,715
60140 Insurance	21,514,670	10,923	21,525,593
60145 Non-Base Insurance	41,000	2,012	43,012
Total Personal Services	128,472,197	173,973	128,646,170
60150 County Supplements	1,040,653	0	1,040,653
60155 Direct Client Assistance	24,230,865	4,263	24,235,128
60160 Pass-through Payments	37,020,666	2,038,257	39,058,923
60170 Professional Svcs	9,650,039	386,539	10,036,578
60180 Printing	460,346	500	460,846
60190 Utilities	0	0	0
60200 Communications	110,521	0	110,521
60210 Rentals	107,095	0	107,095
60220 Repairs & Maintenance	95,196	0	95,196
60230 Postage	12,735	0	12,735
60240 Supplies	1,916,887	34,696	1,951,583
60245 Library Books & Materials	0	0	0
60246 Medical & Dental Supplies	859,601	0	859,601
60250 Food	205,840	0	205,840
60260 Education and Training	765,946	0	765,946
60270 Local Travel and Mileage	393,431	0	393,431
60280 Insurance	8,626	0	8,626
60290 External Data Processing	11,720	0	11,720
60310 Drugs	6,680,506	105,488	6,785,994
60320 Refunds	0	0	0
60340 Dues and Subscriptions	101,229	0	101,229
60350 Indirect Costs	4,470,231	20,588	4,490,819
60355 Departmental Indirect	7,742,882	23,590	7,766,472
60370 Telephone	1,036,192	0	1,036,192
60380 Data Processing	6,635,614	0	6,635,614
60390	617,752	0	617,752
60410 Motor Pool	468,825	0	468,825
60420 Electronics	5,385	0	5,385
60430 Building Management	7,140,189	0	7,140,189
60440 Other Internal	23,212	0	23,212
60460 Distribution/Postage	772,683	0	772,683
Total Materials and Services	112,584,867	2,613,921	115,198,788
60550 Equipment	334,040	0	334,040
Total Capital	334,040	0	334,040
60470 Contingency	0	0	0
60560 Cash transfers	0	0	0
Total Contingencies & Transfers	0	0	0
60480 Unappropriated Fund Balance	0	0	0
Fund Total:	241,391,104	2,787,894	244,178,998

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Inmate Welfare Fund (Fund 1513)

This fund accounts for proceeds from the sale of commissary items in the jails. The BWC results from fund under-expenditures in FY 2009. FY 2010 expenditures will go toward commissary inventory items and will pay for indirect costs.

Supplemental Budget

Financial Detail Sheets

Inmate Welfare Fund	FY 2010 Adopted Budget	This Action	FY 2010 Revised Budget
60000 Permanent	424,194	0	424,194
60100 Temporary	0	0	0
60110 Overtime	0	0	0
60120 Premium	35,348	0	35,348
60130 Salary Related	122,707	0	122,707
60135 Non-Base Salary Related	0	0	0
60140 Insurance	136,715	0	136,715
60145 Non-Base Insurance	0	0	0
Total Personal Services	718,964	0	718,964
60150 County Supplements	0	0	0
60155 Direct Client Assistance	0	0	0
60160 Pass-through Payments	0	0	0
60170 Professional Svcs	53,489	0	53,489
60180 Printing	2,560	0	2,560
60190 Utilities	0	0	0
60200 Communications	0	0	0
60210 Rentals	0	0	0
60220 Repairs & Maintenance	50,000	0	50,000
60230 Postage	0	0	0
60240 Supplies	237,451	19,629	257,080
60245 Library Books & Materials	0	0	0
60246 Medical & Dental Supplies	0	0	0
60250 Food	334,132	0	334,132
60260 Education and Training	3,000	0	3,000
60270 Local Travel and Mileage	2,253	0	2,253
60280 Insurance	0	0	0
60290 External Data Processing	0	0	0
60310 Drugs	0	0	0
60320 Refunds	0	0	0
60340 Dues and Subscriptions	0	0	0
60350 Indirect Costs	38,130	534	38,664
60355 Departmental Indirect	75,836	1,060	76,896
60370 Telephone	11,432	0	11,432
60380 Data Processing	0	0	0
60390	0	0	0
60410 Motor Pool	0	0	0
60420 Electronics	7,420	0	7,420
60430 Building Management	640	0	640
60440 Other Internal	35,000	0	35,000
60460 Distribution/Postage	2,129	0	2,129
Total Materials and Services	853,472	21,223	874,695
60550 Equipment		0	0
Total Capital	0	0	0
60470 Contingency		0	0
60560 Cash transfers		0	0
Total Contingencies & Transfers	0	0	0
60480 Unappropriated Fund Balance	0	0	0
Fund Total:	1,572,436	21,223	1,593,659

Justice Services Special Operations Fund (Fund 1516)

The Special Operations Fund will add \$83,270 in BWC for the following:

1. \$26,047 will be used for work crew supplies, such as gloves, non-steel-toe safety shoes, uniforms, and other tools and supplies.
2. \$1,965 will be used for the Cold Case Unit to provide billboard advertising about victims of cold cases being solved.
3. \$49,005 in excess Alarms Unit revenue will be returned to participating Multnomah County jurisdictions.
4. \$6,254 will cover County indirect costs.

Supplemental Budget

Financial Detail Sheets

Justice Services Special Ops Fund	FY 2010 Adopted Budget	This Action	FY 2010 Revised Budget
60000 Permanent	3,281,311	0	3,281,311
60100 Temporary	79,961	0	79,961
60110 Overtime	34,615	0	34,615
60120 Premium	160,081	0	160,081
60130 Salary Related	1,076,485	0	1,076,485
60135 Non-Base Salary Related	12,593	0	12,593
60140 Insurance	904,296	0	904,296
60145 Non-Base Insurance	3,393	0	3,393
Total Personal Services	5,552,735	0	5,552,735
60150 County Supplements	0	0	0
60155 Direct Client Assistance	0	0	0
60160 Pass-through Payments	672,839	49,005	721,844
60170 Professional Svcs	392,490	1,965	394,455
60180 Printing	31,289	0	31,289
60190 Utilities	0	0	0
60200 Communications	12,120	0	12,120
60210 Rentals	9,120	0	9,120
60220 Repairs & Maintenance	0	0	0
60230 Postage	1,367	0	1,367
60240 Supplies	516,410	26,047	542,457
60245 Library Books & Materials	0	0	0
60246 Medical & Dental Supplies	0	0	0
60250 Food	33,150	0	33,150
60260 Education and Training	13,926	0	13,926
60270 Local Travel and Mileage	1,444	0	1,444
60280 Insurance	0	0	0
60290 External Data Processing	55,000	0	55,000
60310 Drugs	0	0	0
60340 Dues and Subscriptions	2,452	0	2,452
60350 Indirect Costs	198,161	2,095	200,256
60355 Departmental Indirect	445,836	4,159	449,995
60370 Telephone	18,473	0	18,473
60380 Data Processing	23,659	0	23,659
60390 PC Flat Fee	4,049	0	4,049
60410 Motor Pool	60	0	60
60420 Electronics	0	0	0
60430 Building Management	84,932	0	84,932
60440 Other Internal	16,715	0	16,715
60450 Capital Lease Retirement	0	0	0
60460 Distribution/Postage	30,390	0	30,390
Total Materials and Services	2,563,882	83,270	2,647,152
60520 Land	0	0	0
60530 Buildings	0	0	0
60540 Other Improvements	0	0	0
60550 Equipment	110,000	0	110,000
Total Capital	110,000	0	110,000
60490 Principal	0	0	0
60500 Interest	0	0	0
Total Debt Service	0	0	0
60470 Contingency	0	0	0
60560 Cash transfers	0	0	0
Total Contingencies & Transfers	0	0	0
60480 Unappropriated Fund Balance	0	0	0
Fund Total:	8,226,617	83,270	8,309,887

Supplemental Budget

Financial Summary

General Fund		FY 2010 Adopted Budget	This Action	FY 2010 Revised Budget
<u>Resources</u>				
	Indirect Revenue	16,269,132	57,595	16,326,727
	All Other Revenues as Adopted	<u>364,918,461</u>	<u>0</u>	<u>364,918,461</u>
	<u>Total Resources</u>	381,187,593	57,595	381,245,188
<u>Requirements</u>				
	Personnel	202,905,494	6,994	202,912,488
	Materials & Supplies	120,304,313	25,920	120,330,233
	All Other Expenditures as Adopted	<u>57,977,786</u>	<u>24,681</u>	<u>58,002,467</u>
	<u>Total Expenditures</u>	381,187,593	57,595	381,245,188
	<u>Total Requirements</u>	381,187,593	57,595	381,245,188
Emergency Communications Fund				
<u>Resources</u>				
	All Other Revenues as Adopted	<u>250,000</u>	<u>74,143</u>	<u>324,143</u>
	<u>Total Resources</u>	250,000	74,143	324,143
<u>Requirements</u>				
	Materials & Supplies	<u>250,000</u>	<u>74,143</u>	<u>324,143</u>
	<u>Total Expenditures</u>	250,000	74,143	324,143
	<u>Total Requirements</u>	250,000	74,143	324,143
Federal-State Fund				
<u>Resources</u>				
	Beginning Working Capital	1,355,520	5,540,502	6,896,022
	All Other Revenues as Adopted	<u>240,035,584</u>	<u>(2,752,609)</u>	<u>237,282,975</u>
	<u>Total Resources</u>	241,391,104	2,787,894	244,178,997
<u>Requirements</u>				
	Personnel	128,472,197	173,973	128,646,170
	Materials & Supplies	112,584,867	2,613,921	115,198,788
	All Other Expenditures as Adopted	<u>334,040</u>	<u>0</u>	<u>334,040</u>
	<u>Total Expenditures</u>	241,391,104	2,787,894	244,178,998
	<u>Total Requirements</u>	241,391,104	2,787,894	244,178,998
Inmate Welfare Fund				
<u>Resources</u>				
	All Other Revenues as Adopted	<u>1,572,436</u>	<u>21,223</u>	<u>1,593,659</u>
	<u>Total Resources</u>	1,572,436	21,223	1,593,659
<u>Requirements</u>				
	Materials & Supplies	853,472	21,223	874,695
	All Other Expenditures as Adopted	<u>718,964</u>	<u>0</u>	<u>718,964</u>
	<u>Total Expenditures</u>	1,572,436	21,223	1,593,659
	<u>Total Requirements</u>	1,572,436	21,223	1,593,659

Supplemental Budget

Financial Summary

Special Operations Fund			
<u>Resources</u>			
All Other Revenues as Adopted	<u>8,226,617</u>	<u>83,270</u>	<u>8,309,887</u>
<u>Total Resources</u>	8,226,617	83,270	8,309,887
<u>Requirements</u>			
Materials & Supplies	2,563,882	83,270	2,647,152
All Other Expenditures as Adopted	<u>5,662,735</u>	<u>0</u>	<u>5,662,735</u>
<u>Total Expenditures</u>	8,226,617	83,270	8,309,887
<u>Total Requirements</u>	8,226,617	83,270	8,309,887
Risk Fund			
<u>Resources</u>			
All Other Revenues as Adopted	<u>99,412,389</u>	<u>12,776</u>	<u>99,425,165</u>
<u>Total Resources</u>	99,412,389	12,776	99,425,165
<u>Requirements</u>			
Materials & Supplies	72,467,957	12,776	72,480,733
All Other Expenditures as Adopted	<u>26,944,432</u>	<u>0</u>	<u>26,944,432</u>
<u>Total Expenditures</u>	99,412,389	12,776	99,425,165
<u>Total Requirements</u>	99,412,389	12,776	99,425,165

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
1	10-50	49000	10007	0040			CCFC.CSN.BWC	50000	0	(821)	(821)		BEGINNING WORKING CAPITAL
2	10-50	49000	10007	0040			CCFC.CSN.BWC	60240	0	821	821	0	SUPPLIES
3													
4	10-50	49000	10007	0040			CCFC.EC.BWC.49000	50000	0	(4,868)	(4,868)		BEGINNING WORKING CAPITAL
5	10-50	49000	10007	0040			CCFC.EC.BWC.49000	60240	0	4,868	4,868	0	SUPPLIES
6									0				
7	10-50	49000	10007	0040			CCFC.YOUTH.BWC	50000	0	(4,450)	(4,450)		BEGINNING WORKING CAPITAL
8	10-50	49000	10007	0040			CCFC.YOUTH.BWC	60100	0	3,976	3,976		TEMPORARY
9	10-50	49000	10007	0040			CCFC.YOUTH.BWC	60135	0	331	331		NON-BASE FRINGE
10	10-50	49000	10007	0040			CCFC.YOUTH.BWC	60145	0	143	143	0	NON-BASE INSURANCE
12													
13	10-50	49000	10007	0040			CCFC.YOUTH.BWC.49	50000	0	(495)	(495)		BEGINNING WORKING CAPITAL
14	10-50	49000	10007	0040			CCFC.YOUTH.BWC.49	60100	0	442	442		TEMPORARY
15	10-50	49000	10007	0040			CCFC.YOUTH.BWC.49	60135	0	37	37		NON-BASE FRINGE
16	10-50	49000	10007	0040			CCFC.YOUTH.BWC.49	60145	0	16	16	0	NON-BASE INSURANCE
17										0			
18	15-30	32061	15019	50			DA Emrgy.st.res.bwc	50000	(3,500)	(4,765)	(1,265)		
19	15-30	32061	15019	50			DA Emrgy.st.res.bwc	60240	3,500	4,765	1,265	0	
20										0			
21	15-30	90000	15020	50			DA SED.Defra.bwc	50000		(24,831)	(24,831)		
22	15-30	90000	15020	50			DA SED.Defra.bwc	60000		10,892	10,892		
23	15-30	90000	15020	50			DA SED.Defra.bwc	60130		6,876	6,876		
24	15-30	90000	15020	50			DA SED.Defra.bwc	60140		7,063	7,063	0	
25										0			
26	15-30	32274	15020	50			DA SED.Defra	50220	(75,000)	(50,169)	24,831		
27	15-30	32274	15020	50			DA SED.Defra	60000	41,823	30,931	(10,892)		
28	15-30	32274	15020	50			DA SED.Defra	60130	12,520	5,644	(6,876)		
29	15-30	32274	15020	50			DA SED.Defra	60140	12,880	5,817	(7,063)	0	
											0	0	Total - Page 1
											0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Accounting Unit												
Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Cost Center	WBS Element	Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Description
30	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	50000	-	(15,000)	(15,000)	
31	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60100	0	7,155	7,155	
32	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60135	0	595	595	
33	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60145	0	1,853	1,853	
34	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60170	0	2,000	2,000	
35	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60180	0	500	500	
36	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60240	0	2,500	2,500	
37	72-01	90000	72003	0020			SUST.EPA.SERVICEWARE	60350	0	397	397	0
38												
39	72-10	3500		0020		705210		50316		(1,853)	(1,853)	
40	72-10	3500		0020		705210		60330		1,853	1,853	0
41												
42	19	1000		0020		9500001000		50310		(397)	(397)	
43	19	1000		0020		9500001000		60470		397	397	0
44										0		
45	91-50	90000	91021	20		901000	23450AREA93BW	50000	0	(54,055)	(54,055)	Increase BWC
46	91-50	90000	91021	20		901000	23450AREA93BW	60160	0	51,448	51,448	Increase Pass Thru Paymt
47	91-50	90000	91021	20		901000	23450AREA93BW	60350	0	1,472	1,472	Increase Central Indirect
48	91-50	90000	91021	20		901000	23450AREA93BW	60355	0	1,135	1,135	0 Increase Dept Indirect
49										0		
50	19	1000				9500001000		50310		(1,472)	(1,472)	Central Indirect
51	19	1000				9500001000		60470		1,472	1,472	0 Central Indirect
52										0		
53	91-00	1000		20		700000		50310		(1,135)	(1,135)	Dept Indirect Revenue
54	91-00	1000		20		700000		60240		1,135	1,135	0 Dept Indirect Expense
55										0		
56	40-80	90000	40031A	30			48200-BWC	50000	0	(115,351)	(115,351)	Pharmacy BWC
57	40-80	90000	40031A	30			48200-BWC	60310	0	105,488	105,488	Drugs
58	40-80	90000	40031A	30			48200-BWC	60350	0	2,869	2,869	Central Indirect
										0	0	Total - Page 2
										0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
59	40-80	90000	40031A	30			48200-BWC	60355	0	6,994	6,994	0	Department Indirect
60										0			
61	19	1000		20		9500001000		50310		(2,869)	(2,869)		Indirect reimbursement rev in GF
62	19	1000		20		9500001000		60470		2,869	2,869	0	CGF Contingency expenditure
63										0			
64	40-90	1000	40040	30		409050		50370		(6,994)	(6,994)		Indirect dept reimbursement rev in G
65	40-90	1000	40040	30		409001		60000		6,994	6,994	0	Off setting dept expenditure in GF
66										0			
67	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		50170	-	(93,438)	(93,438)		IG-OP-Direct Fed
68	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		60110		59,213	59,213		Overtime
69	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		60130		21,287	21,287		Salary-Related
70	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		60140		5,921	5,921		Insurance
71	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		60350		2,351	2,351		Central Indirect
72	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.2009		60355		4,667	4,667	0	Dept Indirect
73										0		0	
74	60-20	1000		50		604020		50370		(4,667)	(4,667)		Dept. Indirect
75	60-20	1000		50		604020		60240		4,667	4,667	0	Supplies
76										0			
77	19	1000		20		9500001000		50310		(2,351)	(2,351)		Indirect Revenue
78	19	1000		20		9500001000		60470		2,351	2,351	0	Contingency
79										0			
80	72-10	3500		20		705210		50316		(5,921)	(5,921)		Risk Fund
81	72-10	3500		20		705210		60330		5,921	5,921	0	Risk Fund
82										0			
83	60-50	1502	60060	50		601601		50000	-	(74,143)	(74,143)		BWC
84	60-50	1502	60060	50		601601		60200		68,575	68,575		Communications
85	60-50	1502	60060	50		601601		60350		1,865	1,865		Central Indirect
86	60-50	1502	60060	50		601601		60355		3,703	3,703	0	Dept Indirect
87										0			
											0	0	Total - Page 3
											0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Accounting Unit													
Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Cost Center	WBS Element	Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
88	60-50	1513	60019	50		601381		50000		(21,223)	(21,223)		BWC
89	60-50	1513	60019	50		601381		60240		19,629	19,629		Supplies
90	60-50	1513	60019	50		601381		60350		534	534		Central Indirect
91	60-50	1513	60019	50		601381		60355		1,060	1,060	(0)	Dept Indirect
92										0			
93	60-30	1516	60039	50		601427		50000		(28,162)	(28,162)		BWC
94	60-30	1516	60039	50		601427		60240		26,047	26,047		Supplies
95	60-30	1516	60039	50		601427		60350		708	708		Central Indirect
96	60-30	1516	60039	50		601427		60355		1,407	1,407	0	Dept Indirect
97										0			
98	60-50	1516	60066	50		601643		50000		(2,124)	(2,124)		BWC
99	60-50	1516	60066	50		601643		60170		1,965	1,965		Professional Services
100	60-50	1516	60066	50		601643		60350		53	53		Central Indirect
101	60-50	1516	60066	50		601643		60355		106	106	0	Dept Indirect
102										0			
103	60-50	1516	60069	50		601774		50000		(52,984)	(52,984)		BWC
104	60-50	1516	60069	50		601774		60160		49,005	49,005		Pass-Thru
105	60-50	1516	60069	50		601774		60350		1,333	1,333		Central Indirect
106	60-50	1516	60069	50		601774		60355		2,646	2,646	0	Dept Indirect
107										0			
108	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.BWC08		50000		18,920	18,920		BWC
109	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.BWC08		60170		(17,499)	(17,499)		Professional Services
110	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.BWC08		60350		(476)	(476)		Central Indirect
111	60-30	32295	60030	50		SOCOR.GRANT.SCAAP.BWC08		60355		(945)	(945)	0	Dept Indirect
112										0			
113	60-50	90000	60063	50		SOENF.LETPP.M&S.BWC		50000	-	(78,929)	(78,929)		BWC
114	60-50	90000	60063	50		SOENF.LETPP.M&S.BWC		60110		50,018	50,018		Overtime
115	60-50	90000	60063	50		SOENF.LETPP.M&S.BWC		60130		17,981	17,981		Salary-Related
116	60-50	90000	60063	50		SOENF.LETPP.M&S.BWC		60140		5,002	5,002		Insurance
												0	Total - Page 4
												0	GRAND TOTAL

EXPENDITURES & REVENUES

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Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
117	60-50	90000	60063	50			SOENF.LETPP.M&S.BWC	60350		1,986	1,986		Central Indirect
118	60-50	90000	60063	50			SOENF.LETPP.M&S.BWC	60355		3,942	3,942	(0)	Dept Indirect
119										0			
120	72-10	3500		20		705210		50316		(5,002)	(5,002)		Risk Fund
121	72-10	3500		20		705210		60330		5,002	5,002	0	Risk Fund
122										0			
123	60-20	1000		50		604020		50370		(11,919)	(11,919)		Dept. Indirect
124	60-20	1000		50		604020		60240		11,919	11,919	0	Supplies
125										0			
126	19	1000		20		9500001000		50310		(6,004)	(6,004)		Indirect Revenue
127	19	1000		20		9500001000		60470		6,004	6,004	0	Contingency
128													
129	40-47	23150	40013C	30			4CA54-1	50180	(247,282)	0	247,282		OCCF Crisis RN SGF
130	40-47	23150	40013C	30			4CA54-1	60160	247,282	0	(247,282)	0	Pass Through
131	40-47	20380	40013C	30			4CA54-2	50190	(156,441)	0	156,441		OCCF Crisis RN Fed
132	40-47	20380	40013C	30			4CA54-2	60160	156,441	0	(156,441)	0	Pass Through
133													
134	10-80	23400	10015	20			lpscc.ops	50000	0	(139,378)	(139,378)		
135	10-80	23400	10015	20			lpscc.ops	60170		110,587	110,587		
136	10-80	23400	10015	20			lpscc.ops	60240		25,000	25,000		
137	10-80	23400	10015	20			lpscc.ops	60350		3,791	3,791	0	Central Indirect 2.72%
138										0			
139	19	1000		20		9500001000		50310		(3,791)	(3,791)		
140	19	1000		20		9500001000		60470		3,791	3,791	0	
141										0			
142	30-45	90000	25020	40			ADSDIV30 BWC PDX	50000	0	(171,313)	(171,313)		Beginning Working Capital
143	30-45	90000	25020	40			ADSDIV30 BWC PDX	60160	0	171,313	171,313	0	Pass Through and Program Support
144										0			
											0	0	Total - Page 5
											0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
145	30-45	90000	25020	40			ADSDIV84 BWC USDA	50000	0	(34,072)	(34,072)		Beginning Working Capital
146	30-45	90000	25020	40			ADSDIV84 BWC USDA	60160	0	34,072	34,072	0	Pass through and Program Support
147													
148	30-45	90000	25020	40			ADSDIVVS BWC DVA	50000	0	(22,820)	(22,820)		Beginning Working Capital
149	30-45	90000	25020	40			ADSDIVVS BWC DVA	60170	0	22,820	22,820	0	Professional Services
150													
151	30-45	90000	25020	40			ADSDIVCS202 BWC C	50000	0	(2,858)	(2,858)		Beginning Working Capital
152	30-45	90000	25020	40			ADSDIVCS202 BWC C	60155	0	2,858	2,858	0	Direct Client Assistance
153													
154	30-45	90000	25027	40			ADSDIVADM202 BWC	50000	0	(1,405)	(1,405)		Beginning Working Capital
155	30-45	90000	25027	40			ADSDIVADM202 BWC	60155	0	1,405	1,405	0	Direct Client Assistance
156													
157	30-01	62570	25027	40			ADSDIVADM202SPRIS	50300	(3,000)	0	3,000		OP-Donations
158	30-01	62570	25027	40			ADSDIVADM202SPRIS	60155	3,000	0	(3,000)		Direct Client Assistance
159	30-01	90000	25027	40			ADSDIVADM202 BWC	50000	0	(3,000)	(3,000)		Beginning Working Capital
160	30-01	90000	25027	40			ADSDIVADM202 BWC	60155	0	3,000	3,000	0	Direct Client Assistance
161													
162	30-45	40350	25020	40			ADSDIV63CEP	50235	(39,470)	(2,339)	37,131		Charges for Services
163	30-45	40350	25020	40			ADSDIV63CEP	60170	39,470	2,339	(37,131)		Professional Services
164	30-45	90000	25020	40			ADSDIV63 BWC CEP	50000	0	(37,131)	(37,131)		Beginning Working Capital
165	30-45	90000	25020	40			ADSDIV63 BWC CEP	60170	0	37,131	37,131	0	Professional Services
166													
167	20-50	90000	25010	40			DD10 BWC ADM LA	50000		(271,138)	(271,138)		Beg Working Capital
168	20-50	90000	25010	40			DD10 BWC ADM LA	60000		169,669	169,669		Permanent
169	20-50	90000	25010	40			DD10 BWC ADM LA	60130		52,156	52,156		Salary Related Expns
170	20-50	90000	25010	40			DD10 BWC ADM LA	60140		49,250	49,250		Insurance Benefits
171	20-50	90000	25010	40			DD10 BWC ADM LA	60240		63	63	(0)	Supplies
172													
											0	0	Total - Page 6
											0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
173	20-50	90000	25010	40			DD10 BWC 51-10	50000		(338,319)	(338,319)		Beg Working Capital
174	20-50	90000	25010	40			DD10 BWC 51-10	60000		208,629	208,629		Permanent
175	20-50	90000	25010	40			DD10 BWC 51-10	60130		63,727	63,727		Salary Related Expns
176	20-50	90000	25010	40			DD10 BWC 51-10	60140		65,910	65,910		Insurance Benefits
177	20-50	90000	25010	40			DD10 BWC 51-10	60240		53	53	0	Supplies
178													
179	20-50	90000	25010	40			DD10 BWC 53-10	50000		(183,286)	(183,286)		Beg Working Capital
180	20-50	90000	25010	40			DD10 BWC 53-10	60000		108,844	108,844		Permanent
181	20-50	90000	25010	40			DD10 BWC 53-10	60130		33,111	33,111		Salary Related Expns
182	20-50	90000	25010	40			DD10 BWC 53-10	60140		41,331	41,331	0	Insurance Benefits
183													
184	20-50	90000	25012	40			DD10 BWC 53-12	50000		(392,858)	(392,858)		Beg Working Capital
185	20-50	90000	25012	40			DD10 BWC 53-12	60000		244,787	244,787		Permanent
186	20-50	90000	25012	40			DD10 BWC 53-12	60130		74,373	74,373		Salary Related Expns
187	20-50	90000	25012	40			DD10 BWC 53-12	60140		73,698	73,698	0	Insurance Benefits
188													
189	20-50	90000	25013	40			DD10 BWC 53-13	50000		(39,819)	(39,819)		Beg Working Capital
190	20-50	90000	25013	40			DD10 BWC 53-13	60000		20,550	20,550		Permanent
191	20-50	90000	25013	40			DD10 BWC 53-13	60130		6,467	6,467		Salary Related Expns
192	20-50	90000	25013	40			DD10 BWC 53-13	60140		12,745	12,745		Insurance Benefits
193	20-50	90000	25013	40			DD10 BWC 53-13	60240		57	57	0	Supplies
194													
195	20-50	90000	25013	40			DD10 BWC FSP 150	50000		(99,241)	(99,241)		Beg Working Capital
196	20-50	90000	25013	40			DD10 BWC FSP 150	60000		64,218	64,218		Permanent
197	20-50	90000	25013	40			DD10 BWC FSP 150	60130		20,180	20,180		Salary Related Expns
198	20-50	90000	25013	40			DD10 BWC FSP 150	60140		14,774	14,774		Insurance Benefits
199	20-50	90000	25013	40			DD10 BWC FSP 150	60240		69	69	0	Supplies
200													
											0	0	Total - Page 7
											0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Accounting Unit										Change	Subtotal	Description
Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Cost Center	WBS Element	Cost Element	Current Amount	Revised Amount		
201	20-50	90000	25013	40			DD10 BWC CM 48-13	50000		(12,168)		Beg Working Capital
202	20-50	90000	25013	40			DD10 BWC CM 48-13	60000		9,709		Permanent
203	20-50	90000	25013	40			DD10 BWC CM 48-13	60130		1,780		Salary Related Expns
204	20-50	90000	25013	40			DD10 BWC CM 48-13	60140		679		Insurance Benefits
205												
206	20-50	90000	25014	40			DD10 BWC CM 48-14	50000		(279,026)		Beg Working Capital
207	20-50	90000	25014	40			DD10 BWC CM 48-14	60000		168,830		Permanent
208	20-50	90000	25014	40			DD10 BWC CM 48-14	60130		53,217		Salary Related Expns
209	20-50	90000	25014	40			DD10 BWC CM 48-14	60140		56,979		Insurance Benefits
210												
211	20-50	90000	25015	40			DD10 BWC CM 48-15	50000		(752,105)		Beg Working Capital
212	20-50	90000	25015	40			DD10 BWC CM 48-15	60000		384,474		Permanent
213	20-50	90000	25015	40			DD10 BWC CM 48-15	60130		116,648		Salary Related Expns
214	20-50	90000	25015	40			DD10 BWC CM 48-15	60140		106,089		Insurance Benefits
215	20-50	90000	25015	40			DD10 BWC CM 48-15	60170		96,602		Professional Services
216	20-50	90000	25015	40			DD10 BWC CM 48-15	60380		48,292		Intl Svc Data Processing
217												
218	20-50	90000	25015	40			DD10 BWC 45	50000		(1,991)		Beg Working Capital
219	20-50	90000	25015	40			DD10 BWC 45	60170		1,991		Professional Services
220												
221	20-50	90000	25015	40			DD10 BWC 47	50000		(115,253)		Beg Working Capital
222	20-50	90000	25015	40			DD10 BWC 47	60170		115,253		Professional Services
223												
224	20-50	90000	25015	40			DD10 BWC 56	50000		(35,917)		Beg Working Capital
225	20-50	90000	25015	40			DD10 BWC 56	60170		35,917		Professional Services
226												
227	20-50	90000	25015	40			DD10 BWC 57	50000		(3,200)		Beg Working Capital
228	20-50	90000	25015	40			DD10 BWC 57	60170		3,200		Professional Services
										0	0	Total - Page 8
										0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Accounting Unit							Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Cost Center						
229	90000	20-50	25015	40			DD10 BWC REG 157	50000	(245,000)	(286,664)		Beg Working Capital
230	90000	20-50	25015	40			DD10 BWC REG 157	60170	227,081	252,749	25,668	Professional Services
231	90000	20-50	25015	40			DD10 BWC REG 157	60350	0	8,199	8,199	Central Indirect
232	90000	20-50	25015	40			DD10 BWC REG 157	60355	0	7,797	7,797	0 Dept Indirect
233												
234	20-50	90000	25015	40			DD10 REG BWC LA	50000	(35,000)	(25,000)	10,000	Beg Working Capital
235	20-50	90000	25015	40			DD10 REG BWC LA	60170	35,000	25,000	(10,000)	0 Professional Services
236												
237	20-50	80001	25010	40			DD10 ADM LA	50190	(1,204,990)	(981,681)	223,309	IG - OP - Fed Thru St
238	20-50	80001	25010	40			DD10 ADM LA	60000	669,070	524,938	(144,132)	Permanent
239	20-50	80001	25010	40			DD10 ADM LA	60130	199,271	155,182	(44,089)	Salary Related Expns
240	20-50	80001	25010	40			DD10 ADM LA	60140	157,194	122,106	(35,088)	0 Insurance Benefits
241												
242	20-50	81048	25010	40			DD10 PAR 48	50190	(362,609)	(103,513)	259,096	IG - OP - Fed Thru St
243	20-50	81048	25010	40			DD10 PAR 48	60000	171,148	17,561	(153,587)	Permanent
244	20-50	81048	25010	40			DD10 PAR 48	60130	53,979	5,513	(48,466)	Salary Related Expns
245	20-50	81048	25010	40			DD10 PAR 48	60140	64,297	7,254	(57,043)	0 Insurance Benefits
246												
247	20-50	80001	25010	40			DD10 PAR LA	50190	551,321	861,543	310,222	IG - OP - Fed Thru St
248	20-50	80001	25010	40			DD10 PAR LA	60000	276,164	86,741	(189,423)	Permanent
249	20-50	80001	25010	40			DD10 PAR LA	60130	82,400	25,961	(56,439)	Salary Related Expns
250	20-50	80001	25010	40			DD10 PAR LA	60140	87,132	22,772	(64,360)	0 Insurance Benefits
251												
252	20-50	81048	25012	40			DD10 ADULTS 48	50190	(2,701,149)	(2,570,862)	130,287	IG - OP - Fed Thru St
253	20-50	81048	25012	40			DD10 ADULTS 48	60000	1,346,041	1,294,062	(51,979)	Permanent
254	20-50	81048	25012	40			DD10 ADULTS 48	60130	401,225	386,162	(15,063)	Salary Related Expns
255	20-50	81048	25012	40			DD10 ADULTS 48	60140	405,129	390,176	(14,953)	Insurance Benefits
256	20-50	81048	25012	40			DD10 ADULTS 48	60380	182,705	134,413	(48,292)	0 Intl Svc Data Processing
										0	0	Total - Page 9
										0	0	GRAND TOTAL

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

[illegible]

EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

[illegible]



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (revised 09/22/08)

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-2 DATE 12/10/09
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-2
Est. Start Time: 9:05 AM
Date Submitted: 11/27/09

BUDGET MODIFICATION: HD-10 - 15

BUDGET MODIFICATION HD-10-15 Appropriating \$47,961 in Revenue from
Agenda the Department of Health and Human Services, Health Resources and Services
Title: Administration, American Recovery and Reinvestment Act

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date:	<u>December 10, 2009</u>	Amount of Time Needed:	<u>5 minutes</u>
Department:	<u>Health Department</u>	Division:	<u>Community Health Services</u>
Contact(s):	<u>Lester A. Walker, Finance and Budget Manager</u>		
Phone:	<u>(503) 988-3674</u>	Ext.	<u>26457</u>
		I/O Address:	<u>167/2/210</u>
Presenter(s):	<u>Arlene Warren, Program Manager</u>		

General Information

1. What action are you requesting from the Board?

Approval of appropriation of \$47,961 from the Department of Health and Human Services – Health Resources and Services Administration, American Recovery and Reinvestment Act (ARRA).

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The federal government recently allocated approximately \$260 million for state and local preparedness for H1N1 pandemic influenza (a.k.a. swine flu, which emerged this past spring in Mexico). H1N1 appeared to be of similar severity as seasonal flu, however, people have far less resistance to H1N1, and mutations in the virus could increase the severity of infections as the flu season returns to the northern hemisphere this fall. A National Pandemic Influenza conference on July 9 in Washington, D.C. featured the President and at least four Cabinet-level officials seeking to inspire private and governmental organizations to prepare business continuity plans.

The primary accomplishment of this grant will be to protect the health of the residents of

Multnomah County from H1N1 and seasonal flu by developing response plans to lead extensive vaccination operations in collaboration with community partners, allocate anti-viral medications, lead infection control efforts, and provide information to clinicians and the general public.

The Health Department does not have the capacity to respond to H1N1 in addition to normal operations. Health Department response to H1N1 will work towards reducing levels of absenteeism from work and school, and rates of influenza illness and death through successful vaccination, infection control, and treatment operations.

This increase in funding affects Program Offer 40014 - Immunizations.

3. Explain the fiscal impact (current year and ongoing).

Approval of this budget modification will increase the Health Department's federal/state FY 2010 budget by \$47,961.

4. Explain any legal and/or policy issues involved.

None

5. Explain any citizen and/or other government participation that has or will take place.

There is an extensive regional network of public health officials, and medical and emergency management communities. There have been presentations to local government officials. The U.S. Secretary of Education sent a letter to all schools in the nation urging preparation for the pandemic influenza.

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**

The Health Department's federal/state revenue budget will increase by \$47,961 in FY 2010 as a result of the work performed under this award.

- **What budgets are increased/decreased?**

As a result of this budget modification, the Health Department's budget will have the following changes:

- Temporary budget will increase by \$31,379
- Non Base Fringe budget will increase by \$9,100
- Non Base Insurance will increase by \$1,334
- Supplies budget will increase by \$2,047
- Central Indirect budget will increase by \$1,193
- Department Indirect budget will increase by \$2,908

- **What do the changes accomplish?**

The primary accomplishment will be to protect the health of the residents of Multnomah County from H1N1 and seasonal flu by developing response plans to lead extensive vaccination operations in collaboration with community partners, allocate anti-viral medications, lead infection control efforts, and provide information to clinicians and the general public.

- **Do any personnel actions result from this budget modification? Explain.**

No additional FTE will result from this budget modification.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

The revenue covers these costs.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

This is a one-time only award. If needed, additional resources will be sought to continue business continuity planning and preparedness efforts.

- **If a grant, what period does the grant cover?**

July 1, 2009 – June 30, 2010

- **If a grant, when the grant expires, what are funding plans?**

When the grant expires, the project will have been completed. If needed, additional resources will be sought to continue business continuity planning and preparedness efforts.

<p>NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.</p>

ATTACHMENT B

BUDGET MODIFICATION: HD-10 - 15

Required Signatures

**Elected Official or
Department/
Agency Director:**

KaRin Johnson for

Date: 11-13-09

Lillian Shirley

Budget Analyst:

Date: 11/27/09

Debrah

Department HR:

Date: 11/6/2009

K Miller

Countywide HR:

Date:

Budget Modification ID: **HD-10-15****EXPENDITURES & REVENUES**

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with SAP.

Budget/Fiscal Year: 2010

Line No.	Fund Center	Fund Code	Program #	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
					Internal Order	Cost Center	WBS Element						
1	40-30	32382	40014	0030			4SA95-1	50190	-	(47,961)	(47,961)		Increase IG-OP-Fed Thru St
2	40-30	32382	40014	0030			4SA95-1	60100	-	31,379	31,379		Increase Temporary
3	40-30	32382	40014	0030			4SA95-1	60135	-	9,100	9,100		Increase Non Base Fringe
4	40-30	32382	40014	0030			4SA95-1	60145	-	1,334	1,334		Increase Non Base Insurance
5	40-30	32382	40014	0030			4SA95-1	60240	-	2,047	2,047		Increase Supplies
6	40-30	32382	40014	0030			4SA95-1	60350	-	1,193	1,193		Increase Central Indirect
7	40-30	32382	40014	0030			4SA95-1	60355	-	2,908	2,908		Increase Department Indirect
8										0			
9	19	1000		0020		95000010000		50310	-	(1,193)	(1,193)		Central indirect reimb revenue in GF
10	19	1000		0020		95000010000		60470	-	1,193	1,193		CGF Contingency expenditure
11										0			
12	40-90	1000	40040	0030		409050		50370	(5,001,186)	(5,004,094)	(2,908)		Indirect dept reimbursement rev in GF
13	40-90	1000	40040	0030		409001		60000	446,919	449,827	2,908		Off setting dept expenditure in GF
14										0			
15	72-10	3500		0020		705210		50316	-	(1,334)	(1,334)		Insurance Revenue
16	72-10	3500		0020		705210		60330	-	1,334	1,334		Offsetting Expenditure
17										0			
18										0			
19										0			
20										0			
21										0			
22										0			
23										0			
24										0			
25										0			
26										0			
27										0			
28										0			
29										0			
											0	0	Total - Page 1
											0	0	GRAND TOTAL



MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-3 DATE 12/10/09
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-3
Est. Start Time: 9:10 AM
Date Submitted: 11/25/09

Agenda Title: NOTICE OF INTENT to Apply for a State of Oregon Criminal Justice Commission Re-Entry Resource Center Grant Program

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 5 Minutes
Department: Department of Community Justice Division: Adult Services
Contact(s): Truls Neal
Phone: (503) 988-5584 Ext. 85584 I/O Address: 503/ 250
Presenter(s): Truls Neal

General Information

1. What action are you requesting from the Board?

The Department of Community Justice (DCJ) requests approval to apply for a State of Oregon Criminal Justice Commission Re-Entry Resource Center Grant.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The purpose of this State of Oregon Criminal Justice Commission Re-Entry Resource Center Grant is to increase public safety and reduce recidivism by improving prison and jail offender re-entry in Multnomah County for offenders transitioning from Federal, State and County Correctional Facilities.

DCJ in partnership with Mercy Corps Northwest plans to fund Mercy Corps' Community Based one-stop Reentry Resource Center to be located in/or around North East Portland. DCJ and Mercy Corps Northwest will utilize community providers that follow and provide Evidenced Based transitional services for offenders to reduce recidivism.

3. Explain the fiscal impact (current year and ongoing).

The Re-Entry Resource Center Grant funds will be awarded over a two-year period beginning

January 1, 2010. DCJ will apply for up to \$1,500,000 of this funding.

4. Explain any legal and/or policy issues involved.

The grantee (DCJ) shall meet the following requirements:

Comply with CJC Agreement requirements and all other federal, state, and local laws and regulations governing services purchased through this solicitation.

5. Explain any citizen and/or other government participation that has or will take place.

DCJ will work with Mercy Corps Northwest to utilize contracts with non-profits, faith-based, business, health care, education, and employment assistance in meeting the goals of this grant. Additional comprehensive planning will be completed upon approval and receipt of grant funds.

ATTACHMENT A

Grant Application/Notice of Intent

If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**

The State of Oregon Criminal Justice Commission.

- **Specify grant (matching, reporting and other) requirements and goals.**

There are no matching requirements. The grant requires quarterly financial and progress reports.

- **Explain grant funding detail – is this a one time only or long term commitment?**

This is one time funding for a two year period.

- **What are the estimated filing timelines?**

The grant application is due on December 14th, 2009. The award letters will be sent to applicants on January 25th, 2010.

- **If a grant, what period does the grant cover?**

This is a two-year grant, beginning January 1st, 2010 and ending December 31st, 2011.

- **When the grant expires, what are funding plans?**

DCJ and Mercy Corps Northwest will continue to seek funding for the Reentry Transition Center from future government grants and private foundations.

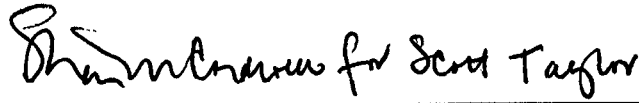
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

This grant will pay for Central and Departmental Indirect.

ATTACHMENT B

Required Signatures

Elected Official or
Department/
Agency Director:

Handwritten signature for Scott Taylor

Date: 12/01/09

Budget Analyst:

Handwritten signature of the Budget Analyst

Date: 11/30/09



MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: R-4
Est. Start Time: 9:15 AM
Date Submitted: 10/24/09

Agenda Title: **Sellwood Bridge Construction Methodology Briefing – Part 2 (Rescheduled from December 1, 2009)**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 75 minutes
Department: Department of Community Services Division: Bridges
Contact(s): Cecilia Johnson
Phone: 503 988-5880 Ext. 85880 I/O Address: 455/224
Presenter(s): Cecilia Johnson, Ian Cannon and invited others

General Information

1. What action are you requesting from the Board?

This is a briefing to further inform the Board of the three construction methodologies from a public sector owner's point of view; and to discuss the role of prioritization of values in their decision making.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Sellwood Bridge is at a critical juncture with the Locally Preferred Alternative being selected in early 2009. For the work to continue, the County has adopted a Funding Plan for the remainder of the work items to continue to construction.

The project's next major milestone is to complete a Final Environmental Impact Statement (EIS), a plan the federal government must approve before construction can begin. The Final EIS will be submitted to the Federal Highway Administration in 2010. Federal approval is expected in Summer/Fall of 2010. After approval, the county can use federal funds already secured to buy right of way and proceed with the design and construction of the project. If funding is secured, construction can begin in 2012.

The Board will make a decision on December 17 regarding the preferred construction methodology for the Sellwood Bridge Project.

3. Explain the fiscal impact (current year and ongoing).

The selected methodology may be a key determinant of the final cost of the project.

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

A community task force will be organized to assist in the planning for the actual design and construction of the bridge and to provide input from local businesses, Sellwood residents and other stakeholders.

Required Signature

**Elected Official or
Department/
Agency Director:**

A handwritten signature in cursive script, reading "M. Cecilia Johnson". The signature is written in dark ink and is positioned above a horizontal line.

Date: 10/23/09

BOGSTAD Deborah L

From: WHEELER Ted
Sent: Friday, November 20, 2009 5:05 PM
To: #ALL CHAIR'S OFFICE; #ALL DISTRICT 1; #ALL DISTRICT 2; #ALL DISTRICT 3; #ALL DISTRICT 4
Cc: JOHNSON Cecilia; CANNON Ian B
Subject: December 1 Board Briefing on Sellwood Project

Heads up on next steps:

As you know we have a briefing on December 1 to continue our discussions about the Sellwood Bridge process. The Department of Community Services will offer a "draft" proposal for our discussion based on the CMGC model that gives enhanced opportunities for board oversight and public involvement. (They will explain the preference for this model at the briefing.) The Department is also asking that we come prepared to discuss values that are important to each of us as the process unfolds.

Based on our discussions and board preferences, the Chair's Office will work with the Department to provide a refined draft proposal to Board Staff on December 7th. On December 9th (possibly 10th) we will submit an APR to the Board Clerk based on any additional input we receive from district offices. It is my hope that the APR will reflect a board consensus on the process going forward.

The BCC will be asked to approve the resolution outlining the process on December 17th.

Thanks, Ted

www.multco.us/chair | [Ted Wheeler on Facebook](#) | [Ted Wheeler on twitter](#)

12/3/2009



MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-1
Est. Start Time: 9:00 AM
Date Submitted: 12/01/09

Agenda Title: **RESOLUTION Authorizing Cancellation of Uncollectible Personal Property Taxes for Tax Years 1993/1994 through 2008/2009**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: N/A
Department: DCM Division: Assessment, Recording & Taxation
Contact(s): Richard Teague
Phone: 503-988-3326 Ext. 26702 I/O Address: 503/200 PP Collections
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

The Division of Assessment and Taxation is requesting the Board approve the cancellation of Uncollectible Personal Property Taxes for 1993/94 through 2008/09 in the amount of \$196,455.07. The Department of County Management recommends approval.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Certain personal property taxes have been delinquent. The Multnomah County Tax Collector has determined that these taxes are wholly uncollectible and is requesting the Board for an order directing that the taxes be cancelled pursuant to ORS 311.790. The Write Off List is attached.

3. Explain the fiscal impact (current year and ongoing).

Uncollected or canceled taxes decrease the amount of revenue available for distribution to taxing districts. The majority of these uncollectible taxes are attributable to defunct corporations and limited liability companies (\$157,072.01) for which the officers/members have no liability, and bankruptcies (\$19,688.81) which are protected from collection actions.

4. Explain any legal and/or policy issues involved.

No legal issues are expected.

5. Explain any citizen and/or other government participation that has or will take place.

No citizen participation is anticipated. The taxes will be canceled once Board approval is received.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 12/01/09

Mindy L. Harris

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing Cancellation of Uncollectible Personal Property Taxes for Tax Years
1993/1994 through 2008/2009

The Multnomah County Board of Commissioners Finds:

- a. Certain personal property taxes have been delinquent and the Multnomah County Tax Collector and County Attorney have determined that said taxes are wholly uncollectible and have requested the Board for an order directing that the taxes be cancelled pursuant to ORS 311.790.

The Multnomah County Board of Commissioners Resolves:

1. That the Multnomah County Tax Collector is directed to cancel those certain personal property taxes which are listed and appended hereto and incorporated herein, for tax years 1993/1994 through 2008/2009 for the reason that the same are found to be uncollectible.

ADOPTED this 10th day of December, 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
John Thomas, Deputy County Attorney

SUBMITTED BY:

Mindy Harris, Director, Department of County Management

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

Property	Sic Desc.	Situs Zip	Unpaid Warrants	Report Cd	Tax Due	Amt Due
P546088	TRANSPORTATION	97217	040035	B11 CORP WRO	\$1,481.20	\$2,634.16
P592172	RESTAURANT	97220		B11 WRO	\$64.78	\$69.10
P515481	RESTAURANT	97230	071377	B11 WRO	984.71	\$1,376.07
P587966	SALES - MISC.	97204	080987	B11 WRO CORP	\$1,299.29	\$1,498.10
P501447	TRANSPORTATION	97217	033160	B11 WRO CORP	\$6,955.89	\$13,171.51
M355418	MFG STRUCTURE	97080	041561	B13 WRO	124.86	\$281.76
P442416	SERVICE - MISC.	97209		B7 WRO	\$7,994.64	\$16,541.68
P589432	SALES - MISC.	97209	060874	B7 WRO CORP	\$783.44	\$1,088.72
P547313	SERVICE - MISC.	97204	080805 081421 ;071086	WOP	\$536.69	\$656.15
M355669	MFG STRUCTURE	97218	;061127 ;050682	WRO	347.21	\$721.88
M357108	MFG STRUCTURE	97266	071440	WRO	\$19.60	\$71.82
P480961	FLOATING PROP	97211	010080	WRO	\$517.44	\$1,242.65
P558354	SALES - MISC.	97213	061290	WRO	\$47.00	\$65.17
M355198	MFG STRUCTURE	97266	071451	WRO	\$19.02	\$71.08
M355735	MFG STRUCTURE	97211		WRO	\$118.57	\$131.23
M356715	MFG STRUCTURE	97211		WRO	\$73.18	\$80.99
M356443	MFG STRUCTURE	97211		WRO	\$17.01	\$18.41
P516509	SERVICE - MISC.	97217	050158 ;040127	WRO	\$1,998.29	\$3,448.46

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

M354806	MFG STRUCTURE	97060	071099	WRO	\$121.37	\$200.74
P501751	FLOATING PROP	97217	010301	WRO	\$259.17	\$566.72
M355471	MFG STRUCTURE	97236	071105 ;061021 ;050092 ;041314 ;032826	WRO	\$508.02	\$982.31
M361528	MFG STRUCTURE	97236		WRO	\$941.10	\$1,239.06
M354153	MFG STRUCTURE	97217		WRO	\$102.54	\$113.47
M357308	MFG STRUCTURE	97218	071494 953329 ;941592	WRO	\$69.99	\$130.51
P444161	SERVICE - MISC.	97205	;932245	WRO	\$367.68	\$1,277.78
M356559	MFG STRUCTURE	97266		WRO	\$615.35	\$696.00
P349616	FLOATING PROP	97231	050579 ;040541	WRO	\$1,507.77	\$2,447.05
M354027	MFG STRUCTURE	97217		WRO	\$150.10	\$190.13
M358177	MFG STRUCTURE	97024		WRO	\$97.65	\$155.06
M356688	MFG STRUCTURE	97220	071548	WRO	\$72.43	\$133.10
M503914	MFG STRUCTURE	97024	032015	WRO	\$745.07	\$1,467.59
M359710	MFG STRUCTURE	97266	071565	WRO	\$37.60	\$94.63
M353043	MFG STRUCTURE	97060		WRO	\$82.09	\$97.58
M356485	MFG STRUCTURE	97220	071574	WRO	\$58.40	\$120.97
M359647	MFG STRUCTURE	97230	070620	WRO	\$106.23	\$130.31
M353669	MFG STRUCTURE	97233		WRO	\$154.63	\$171.12

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

M357349	MFG STRUCTURE	97218		WRO	\$74.45	\$82.39
P374131	BED & BREAKFAST	97205	011451	WRO	\$47.00	\$102.77
M352930	MFG STRUCTURE	97024	071301	WRO	\$81.46	\$150.19
M359522	MFG STRUCTURE	97217		WRO	\$227.08	\$251.29
M356226	MFG STRUCTURE	97211		WRO	\$57.68	\$73.06
M355088	MFG STRUCTURE	97233	081838 ;071627 ;061457 ;051240	WRO	\$162.36	\$407.32
P350600	FLOATING PROP	97217	070902 071418 ;061264 ;051482 ;041911 ;033537 ;021440 ;012220 ;002485 ;995268 ;981425 ;970830 ;960899	WRO	\$15.01	\$18.41
M356043	MFG STRUCTURE	97233		WRO	\$847.00	\$2,373.35
M357231	MFG STRUCTURE	97080	071660	WRO	\$266.00	\$364.60
M353495	MFG STRUCTURE	97218		WRO	\$6.69	\$7.93
M527295	MFG STRUCTURE	97218	081418 ;071083 ;061008 ;050113	WRO	318.11	\$681.92
M357692	MFG STRUCTURE	97266		WRO	28.41	\$46.82
M355431	MFG STRUCTURE		981374	WRO	114.04	\$361.20
M355412	MFG STRUCTURE	97218	071453 ;061305 ;050116 ;041661 ;033290 ;021416 ;010164 ;001906	WRO	262.67	\$975.38

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

			041794 ;033433			
			;021438 ;011346			
			;002215 ;994322			
M356010	MFG STRUCTURE	97218	;982467 WRO	334.34	\$1,182.14	
			081487 ;071147			
			;061346 ;050370			
M356549	MFG STRUCTURE	97211	;041377 WRO	367.51	\$678.10	
			061204 ;051130			
			;041541 ;033084			
M353100	MFG STRUCTURE	97266	;021313 ;011689 WRO	596.68	\$1,511.81	
			041027 ;033116			
M352655	MFG STRUCTURE	97024	;021303 ;011807 WRO	456.48	\$955.37	
M358076	MFG STRUCTURE	97060	070210 WRO	196.58	\$313.62	
			070577 ;060521			
			;050843 ;031540			
			;020718 ;011323			
M352604	MFG STRUCTURE	97218	;001050 WRO	1,487.09	\$3,048.66	
P407032	VIDEO STORE	97266	995116 WRO	\$6.33	\$15.86	
			071286 ;061172			
M353166	MFG STRUCTURE	97266	;050906 ;041495 WRO	\$344.10	\$600.63	
			080346 ;070169			
			;060152 ;050255			
			;040189 ;032861			
			;021375 ;010371			
			;000289 ;993372			
			;981284 ;970724			
M354428	MFG STRUCTURE	97233	;960762 ;951117 WRO	\$2,247.79	\$5,423.74	
			081662 ;071553			
			;061398 ;051691			
M355159	MFG STRUCTURE	97266	;041754 ;033380 WRO	\$97.66	\$214.53	

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

M353871	MFG STRUCTURE	97236			WRO	\$44.38	\$48.01
			071645	;061481			
M353160	MFG STRUCTURE	97218	;050707		WRO	114.28	\$241.45
			071594	;061432			
			;050626	;041764			
M361415	MFG STRUCTURE	97236	;033393		WRO	291.05	\$789.63
			081654	;071550			
M356705	MFG STRUCTURE	97218	;061395	;050407	WRO	126.23	\$317.07
			071540	;061387			
			;051444	;041901			
M356307	MFG STRUCTURE	97217	;033153		WRO	330.6	\$735.32
			081409	;071449			
			;061301	;051533			
M358886	MFG STRUCTURE	97218	;041921		WRO	314.39	\$622.32
M354676	MFG STRUCTURE	97233	081988	;071647	WRO	139.6	\$259.71
P517171	PROF - MISC.	97216	051761	;032535	WRO CORP	\$2,219.09	\$4,321.54
	AUTOMOTIVE						
P549305	REPAIR	97220	040012		WRO CORP	\$345.28	\$650.08
P563037	SERVICE - MISC.	97209	070011		WRO CORP	\$869.45	\$1,163.50
			060013	;050026			
P537267	TRANSPORTATION	97217	;040019		WRO CORP	\$644.54	\$1,071.33
P484727	PROF - MISC.	97219	040022		WRO CORP	\$287.45	\$549.07
P554589	LEASING COMPANY	97230	041305		WRO CORP	\$135.56	\$283.77
R571341	M&E - PRINTING	97213	061502		WRO CORP	\$8,124.07	\$11,786.01
P488847	RESTAURANT	97212	060082		WRO CORP	\$2,453.25	\$3,576.83
U589387	UTILITY - AIRLINE	97218	060200		WRO CORP	\$1,115.16	\$1,546.35

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

P388813	SERVICE - MISC.	97217	032192	WRO CORP	\$699.53	\$1,380.77
P519100	MISC. SPORTING	97212	060218	WRO CORP	\$8.15	\$11.30
P608160	SALES - MISC.	97209	080276	WRO CORP	\$932.56	\$1,079.04
P608161	SALES - MISC.	97205	080277	WRO CORP	\$297.64	\$376.39
P608162	RESTAURANT	97204	080278	WRO CORP	\$297.64	\$376.39
P608163	RESTAURANT	97204	080279	WRO CORP	\$396.84	\$486.17
P388571	WAREHOUSE	97203	080285	WRO CORP	\$1,881.65	\$2,144.56
P470467	LEASING COMPANY	97201	010700	WRO CORP	\$281.65	\$674.15
P561453	RESTAURANT	97202	050409	WRO CORP	\$605.33	\$1,022.11
P504839	PRINTING	97202	032484 ;020370	WRO CORP	\$10,493.45	\$20,734.20
P580637	SERVICE - MISC.	97204	070284	WRO CORP	\$358.50	\$531.52
R540892	M&E - PRINTING	97210		WRO CORP	\$686.95	\$995.69
P416575	GROCERY/FOOD STORE	97210	070400 080486 ;070460	WRO CORP	602.25	\$840.27
P562639	SERVICE - MISC.	97230	;060407	WRO CORP	\$2,768.22	\$3,710.50
P613955	PROF - MEDICAL	97210	080492	WRO CORP	\$1,734.35	\$1,966.35
P573672	PROF - MISC.	97239	051585	WRO CORP	\$3,324.70	\$5,178.98
P564204	HARDWARE STORE	97220	081649	WRO CORP	\$541.85	\$651.13
P405005	PROF - MISC.	97266	994160	WRO CORP	\$181.74	\$556.70
P516283	PRINTING	97030	011233	WRO CORP	\$453.78	\$997.24

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

P395949	SALES - MISC.	97232		WRO CORP	\$552.23	\$1,229.64
P596131	SERVICE - MISC.	97239		WRO CORP	\$18.16	\$22.28
P580055	PROF - SERVICE	97201	080630	WRO CORP	\$303.89	\$343.41
P558332	MISC. SMALL BUSINESS	97201		WRO CORP	\$677.40	\$764.66
P524243	BUILDER - SMALL	97060	020801	WRO CORP	\$9.47	\$19.19
P547300	BUILDER - SMALL	97080	040805	WRO CORP	\$461.45	\$797.73
P559273	BUILDER - SMALL	97030	050947	WRO CORP	\$288.30	\$504.44
P520671	RESTAURANT	97204	070668	WRO CORP	\$2,731.94	\$3,522.67
P377869	PROF - MISC.	97239		WRO CORP	\$20.96	\$25.72
P370757	SALES - MISC.	97239		WRO CORP	\$578.28	\$1,102.59
P540895	SERV.- COMMUNICATION	97030	071314	WRO CORP	\$7,017.02	\$8,794.88
P600793	AUTOMOTIVE REPAIR	97236	070712	WRO CORP	\$14.65	\$17.97
P383437	SERVICE - MISC.	97211	011639	WRO CORP	\$706.56	\$1,620.28
P442688	PROF - MISC.	97205	032346	WRO CORP	\$160.93	\$300.40
P403864	PROF - MISC.	97202		WRO CORP	222.76	\$496.01
P529863	BAR/TAVERN/NIGHT CLUB	97236	032643	WRO CORP	\$379.14	\$769.90
P590356	RESTAURANT	97212	070889	WRO CORP	\$3,473.04	\$4,446.19
P397535	AUTOMOTIVE REPAIR	97214	060800	WRO CORP	\$383.03	\$608.10
P530895	RESTAURANT	97204	041117	WRO CORP	\$1,007.01	\$1,805.90

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

P537389	LEASING COMPANY	97232	041933	;032737	WRO CORP	\$1,619.74	\$3,150.31
P537390	LEASING COMPANY	97232	041932	;032738	WRO CORP	\$949.51	\$1,872.40
P533787	GROCERY/FOOD STORE	97214	070943		WRO CORP	\$1,691.58	\$2,189.66
P530849	SALES - MISC.	97232			WRO CORP	\$17.21	\$21.12
P365606	SALES - MISC.	97209	070957	;060879	WRO CORP	\$1,873.23	\$2,601.35
P589841	RESTAURANT	97204	070955		WRO CORP	\$358.50	\$501.10
P589849	RESTAURANT	97204	070956		WRO CORP	\$478.01	\$652.48
P573673	COMPUTERS UTILITY -	97201	061489		WRO CORP	\$202.05	\$329.13
U533817	COMMUNICATION UTILITY -	97233	033552		WRO CORP	\$40.65	\$81.69
U533818	COMMUNICATION UTILITY -	97233	033553		WRO CORP	\$27.09	\$70.11
U533820	COMMUNICATION	97233	033554		WRO CORP	\$13.55	\$58.91
U540841	UTILITY - AIRLINE	97218	070285	;060259	WRO, CORP	\$42,938.86	\$60,456.21
P575854	PROF - MISC.	97214			WRO,CORP	\$994.92	\$1,322.45
P561509	SALES - MISC.	97202	070034	;060023	WRO,CORP	\$941.68	\$1,361.87
P531797	MACHINE SHOP	97030	060118		WRO,CORP	\$1,410.64	\$2,037.86
P388944	SERVICE - MISC.	97211	071121		WRO,CORP	\$2,962.12	\$3,754.99
P365410	RESTAURANT GROCERY/FOOD	97209	080305		WRO,CORP	\$354.61	\$439.43
P374274	STORE	97210	060355		WRO,CORP	485.26	\$687.63
P378254	SALES - MISC.	97239	060377		WRO,CORP	\$255.16	\$411.03

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

P542569	MISC. ENTERTAINMENT RESTAURANT -	97233	070446	WRO,CORP	\$1,534.19	\$1,926.84
P543726	MISC.	97209	050698	WRO,CORP	\$410.01	\$711.98
P532064	SALES - MISC. BAR/TAVERN/NIGHT	97214	060474	WRO,CORP	\$1,500.60	\$2,248.13
P406165	CLUB	97206	060480	WRO,CORP	\$172.38	\$256.40
P601403	CONTRACTOR-MISC MISC.	97024	070552	WRO,CORP	\$1,617.02	\$2,110.44
P397939	ENTERTAINMENT	97232	032218 ;020851	WRO,CORP	\$8,603.49	\$17,013.41
P573147	SERVICE STATION	97030		WRO,CORP	\$327.39	\$377.32
P582248	RESTAURANT	97209	070728	WRO,CORP	\$955.98	\$1,257.91
P579107	RESTAURANT	97205	080874	WRO,CORP	\$32.00	\$34.13
P515470	PROF - MISC.	97209	071337	WRO,CORP	\$451.70	\$659.37
P370069	PROF - MISC.	97209	060683	WRO,CORP	\$5,817.64	\$8,206.15
P572987	SALES - MISC.	97214	060685	WRO,CORP	\$660.70	\$994.24
P364578	PROF - ARCHITECT	97204	080991	WRO,CORP	\$1,147.02	\$1,309.63
P508227	PROF - MISC. SERV.-	97221	070970	WRO,CORP	\$296.77	\$384.90
P520610	COMMUNICATION SERV.-	97201	060901	WRO,CORP	\$854.82	\$1,266.53
P536772	COMMUNICATION	97201	060902	WRO,CORP	\$587.37	\$884.97
P504671	PROF - MISC.	97205	032481	WRO,CORP	\$5,158.85	\$9,823.93
P403283	SMALL MFG. - MISC.	97202	060229	WRO,CORP	1,646.52	\$2,425.89
P501373	PROF - MISC.	97216	070697	WRO,CORP	288.93	\$428.39

UNCOLLECTIBLE PERSONAL PROPERTY TAXES, NOVEMBER 2009

P493513	SMALL MFG. - MISC.	97211 070055	WRO,CORP	5647.41	\$7,305.89
				\$196,455.07	

November 16, 2009

Metro President David Bragdon
Metro Councilors
600 NE Grand Avenue
Portland, OR 97232

Re: Urban Reserves – The Bethany Town Center and North Bethany

Dear Metro President Bragdon and Metro Councilors,

This letter and the attached map have been provided to show support for the designation of Urban Reserves near the Bethany Village Town Center and North Bethany. A number of individuals have signed this document, including property owners and business interests from the Greater Bethany area.

The placement of Urban Reserves near Bethany Village will help to ensure the long term economic stability of this existing Metro 2040 Town Center. This area presents an opportunity not found in many parts of the Region, a chance to plan an Urban Reserve within walking distance of an identified Town Center. The benefits of planning near an existing 2040 Town Center cannot be ignored and should play a critical role in your consideration of specific areas.

In the right situation, center and corridor investments can work in tandem with planning for Urban Reserves. The impending development of North Bethany will result in substantial urban level upgrades to Springville Road, Kaiser Road and 185th, all existing Metro Corridors as shown in the 2040 Growth Concept; all roads that benefit the Bethany Village Town Center.

Improvements planned for these Metro Corridors are a small piece of the infrastructure investment that will be made in North Bethany. Transportation is just one piece of the overall puzzle that will include three public schools, a planned expansion of PCC Rock Creek, extensive park improvements, civic spaces, utilities and public services. This is a great opportunity to leverage existing and planned investments, a key tenet to this long range planning process.

Please take the time to consider the attached map, which shows the proximity of North Bethany and the Bethany Village Town Center to surrounding areas being considered for an Urban Reserve designation. Areas UR-B and UR-1 are found immediately adjacent to North Bethany.

Thank you for your consideration.

Sincerely,


LIST ATTACHED

CC: Metro Staff (email)
Multnomah County Commissioners (email)
Reserves Steering Committee Core 4(email)

November 16, 2009 letter to the Metro Council

12/10
BCC
MTC

In support of the November 16, 2009 letter to the Metro Council:



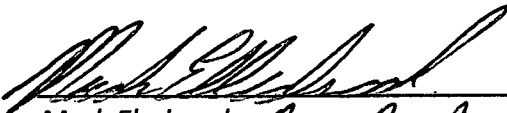
Roy Kim Central Bethany Development Co.



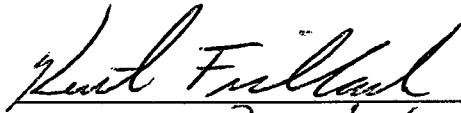
Jin Park, president Westwood, Inc. and property owner



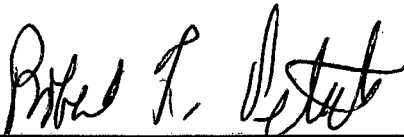
Bob Burnham
BURNHAM & ASSOC. LLC. / PARTNER.. BURNHAM FARMS.



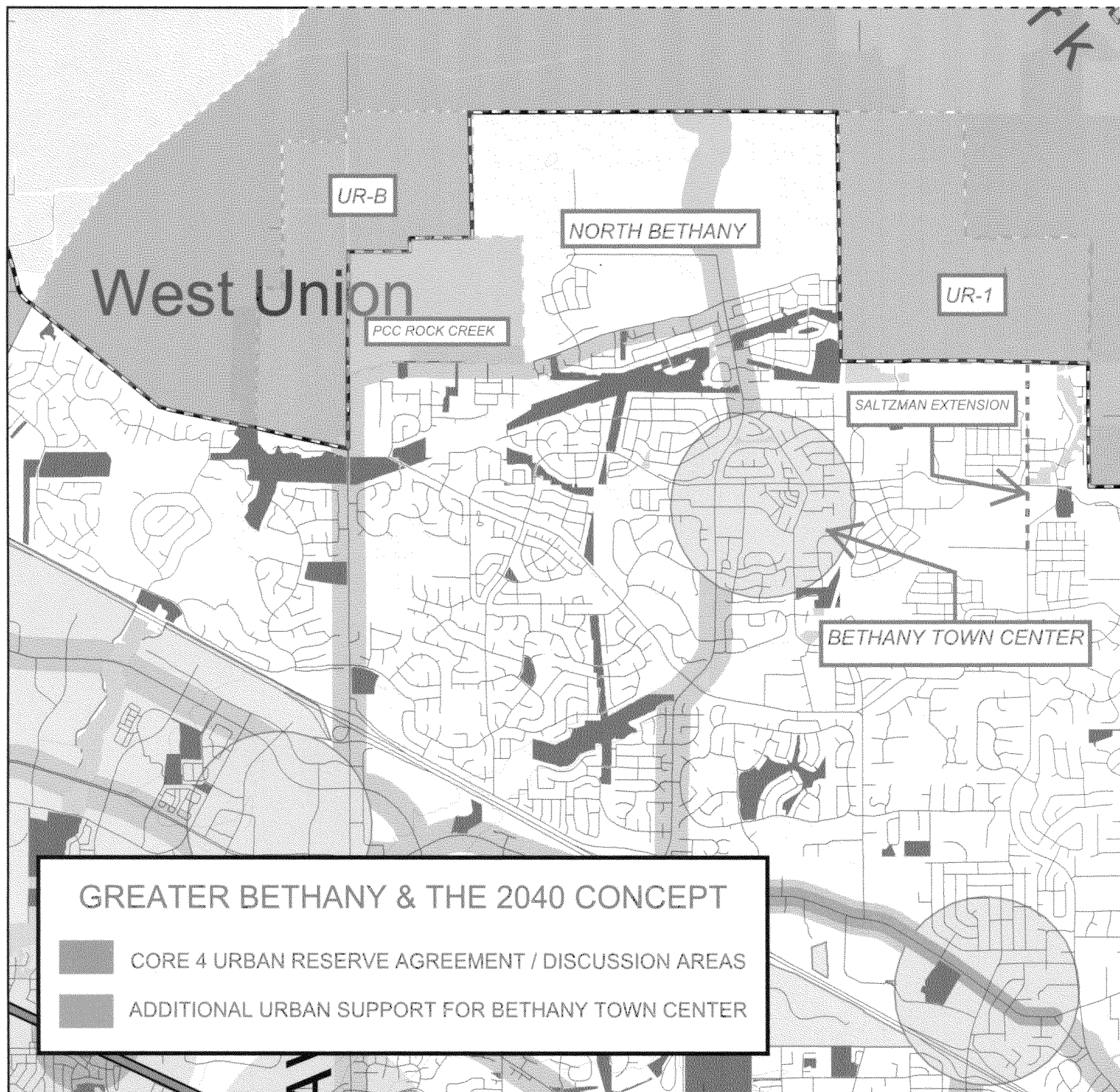
Mark Elerbrook President West Oregon Nursery



Keith Fishback President Fishback Nursery Inc.



Bob Peterkort





**Please join us for
a farewell celebration
for Lorenzo T. Poe
in honor of
25 years of service
to Multnomah County**

**Thursday,
December 10
11:30 am**

(estimated time as part of the board meeting)

**The Multnomah Building
First Floor Boardroom
501 SE Hawthorne Blvd**

Refreshments will be served.

**RSVP via email to:
ruth.r.langlois@co.multnomah.or.us
or phone 503.988.5531**





MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-2
Est. Start Time: 9:00 AM
Date Submitted: 12/01/09

Agenda Title: ORDER Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: N/A
Department: DCHS Division: MHASD
Contact(s): Jean Dentinger/Karen Zarosinski (x 26468)
Phone: 503-988-5464 Ext. 27297 I/O Address: 167/1/520
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

Requesting adoption of order and approval of designees. The Mental Health and Addiction Services Division is recommending approval of the designees in the accordance with ORS 426.215.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

Outpatient mental health agencies depend upon certain staff having the ability to assess clients for "Director Designee Custody". This certification allows the designee to direct a police officer or secure transportation provider to take into custody any individual with mental health issues who is found to be dangerous to self or to others. Police then transport the individual to a hospital or other approved treatment facility for further evaluation. As agencies experience staffing turnover or increases, new staff need to be trained and certified as designees.

3. Explain the fiscal impact (current year and ongoing).

None.

4. Explain any legal and/or policy issues involved.

In accordance with ORS 426.215

5. Explain any citizen and/or other government participation that has or will take place.

None.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 11/25/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDER NO. _____

Authorizing a Designee of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody

The Multnomah County Board of Commissioners Finds:

- a) If authorized by a county governing body, a designee of a mental health program director may direct a peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody, and treatment of mental illness.
- b) There is a current need for specified designees of the Multnomah County Mental Health Program Director to have the authority to direct a peace officer to take an allegedly mentally ill person into custody.
- c) The designee listed below has been specifically recommended by the Mental Health Program Director and meets the standards established by the Mental Health Division.

The Multnomah County Board of Commissioners Orders:

- 1. The individual listed below is authorized as a designee of the Mental Health Program Director for Multnomah County to direct any peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody or treatment for mental illness.
- 2. Added to the list of designees are:

Caryn Pinard	Danielle Taylor	Ryan Hollister	Jennie Vernier
Casey Harmon	Amanda Siegal	Ryan Bair	Jennifer Duncan
Anne Clark	Shauna Hahn	Briant Nierstedt	Kenneth West
Devin Vaughn	Jessica Hallwyler	Meghan Lake	Marsha Campbell
Traci Chenette			

ADOPTED this _____ day of _____, 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLES, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

BY: _____
Patrick Henry, Assistant County Attorney

SUBMITTED BY: _____
Joanne Fuller, Director, Dept. of County Human Services



Reserves Core 4 Discussion Status

Date: December 3, 2009

Proposed Areas of Preliminary Agreement – URBAN

Identifier	Area Name	Location	Approx. Acreage
UR-B	Bethany refinement	Strip of land centered on NW 185 th , west of N Bethany Plan	417
UR-C	N of Hillsboro	East of McKay Crk, south of Hwy 26 to city boundary	2,651
UR-D	S of Forest Grove	Small area south of Elm Street	37
UR-F	SE of Cornelius	N of Tualatin River	1,698
UR-G	S of Hillsboro	West of SW 209 th Ave & north of Rosedale Rd.	2,000
UR-H	Cooper Mtn. East	Strip centered on SW 175 th Ave	1,055
UR-I	West Bull Mtn.	West of West Bull Mtn & north of SW Beef Bend Rd.	891
UR-J	S of Beef Bend Rd	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	516
UR-K	South of Sherwood	South of SW Brookman Rd.	544
UR-L	Sherwood-Tualatin-Wilsonville	Washington County portion between Sherwood and Tualatin	564
UR-M	West Wilsonville	North of Boeckman Rd & east of Graham's Ferry Rd.	121
UR-N	SW Wilsonville	Small area south of Wilsonville Rd, west of Willamette Way	63
UR-O	East Wilsonville	Area bisected by Boeckman/Advance Rd.	346
UR-P	Northeast Wilsonville	Area split by Clackamas-Washington county line with Elligsen Rd running through it.	253
UR-Q	N of Wilsonville	N of Elligsen & east of I-5	332
UR-R	Norwood Rd	N of Frobase Rd & east of I-5, centered on Norwood	845

UR-S	Borland Rd. Area	Linear strip centered on Borland Rd	1,297
UR-T	Oregon City	Three 'bench' areas south of City	169
UR-U	SE of Or. City	Centered on Henrici Rd.	393
UR-V	Oregon City/Maple Lane	E of City centered on Maple Lane	411
UR-W	Central Oregon City	Newell Canyon area	699
UR-X	Oregon City/Holcomb Blvd.	East of City centered on Holcomb Blvd.	375
UR-Y	Damascus	South & SE of City to bluff and Noyer Crk	1,718
UR-Z	Boring Area	Damascus on west to east of 282 nd , south and west of Hwy 26 (including rural buffer) and north of Clackamas Boring Road. Includes community of Boring and a small portion north of Hwy 26 and west of 287 th in Clackamas County	3,460
UR-AA	Springwater east	Area east of Springwater Comm. Plan, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	851
UR-BB	Stafford east /West Linn	Small area eastern Stafford triangle	167
UR-CC	N of Sherwood	Small strip between the UGB and Tualatin River floodplain	92
UR-DD	West Sherwood	West of Sherwood and south of SW Edy Road	878
UR-EE	Troutdale	SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	187
TOTAL APPROXIMATE ACREAGE			23,030

The above Proposed Areas of Preliminary Agreement table represents the following acreage break-down for the three counties:

Clackamas County	9,382
Multnomah County	1,038
Washington County	12,610
Total	23,030

Proposed Areas for Further Discussion - URBAN

Identifier	Area Name	Location	Approx. Acreage
UR-1	Springville Rd.	L-shaped area bounded by N Bethany Plan on west & UGB on south, centered on Springville Rd.	464
UR-2A	N of Hillsboro, N of Hwy 26	N of Hwy 26 bounded by Jackson School Rd on west, NW West Union Rd on north and UR-2B on east	1,182
UR-2B	N of Hillsboro, N of Hwy 26	Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	60
UR-3A	N of Council Creek	N of Cornelius between Hillsboro & NW Martin Rd.	6,550
UR-3B	East of Cornelius	Strip between Hwy 8 & RR to north	114
UR-4	N of Forest Grove	N of City between NW Thatcher & Hwy 47, south of Purdin Rd.	477
UR-6	West Cooper Mtn	East of Clark Hill Rd., north of Tile Flat Rd. to Cooper Mtn East (UR-H)	2,070
UR-7	NW Sherwood	NW of Sherwood and north of SW Edy Road	1,250
UR-9	South of Shwd, in Clack Co	Southeast of City in SW Ladd Hill & SW Baker Rd area	718
UR-10	Stafford north	Upper Stafford triangle north of Tualatin River	1,537
UR-12	Clackamas Hts	N of Oregon City centered on Forsythe Rd.	1,255
UR-16	SW of Cornelius	West of SW Golf Course Rd between Tualatin River & city boundary	1,012
UR-17	Stafford Road south of I-205	East of Clackamas/Washington County line, west of SW Gage Road and SW Stafford Road and south of UR-S	1,764
TOTAL APPROXIMATE ACREAGE			18,453

The above Areas for Further Discussion table represents the following acreage break-down for the three counties:

Clackamas County	5,011
Multnomah County	464
Washington County	12,978
Total	18,453

Proposed Areas of Preliminary Agreement - RURAL

Identifier	Area Name	Location	Approx. Acreage
RR-A	Sauvie Island	Entire Multnomah County portion of island	15,410
RR-B	East of 302 nd Ave	Area bounded by UR-14A, UGB and UR-AA15 on west, Sandy River on north and east, and county line on south	6,797
TOTAL APPROXIMATE ACREAGE			22,207

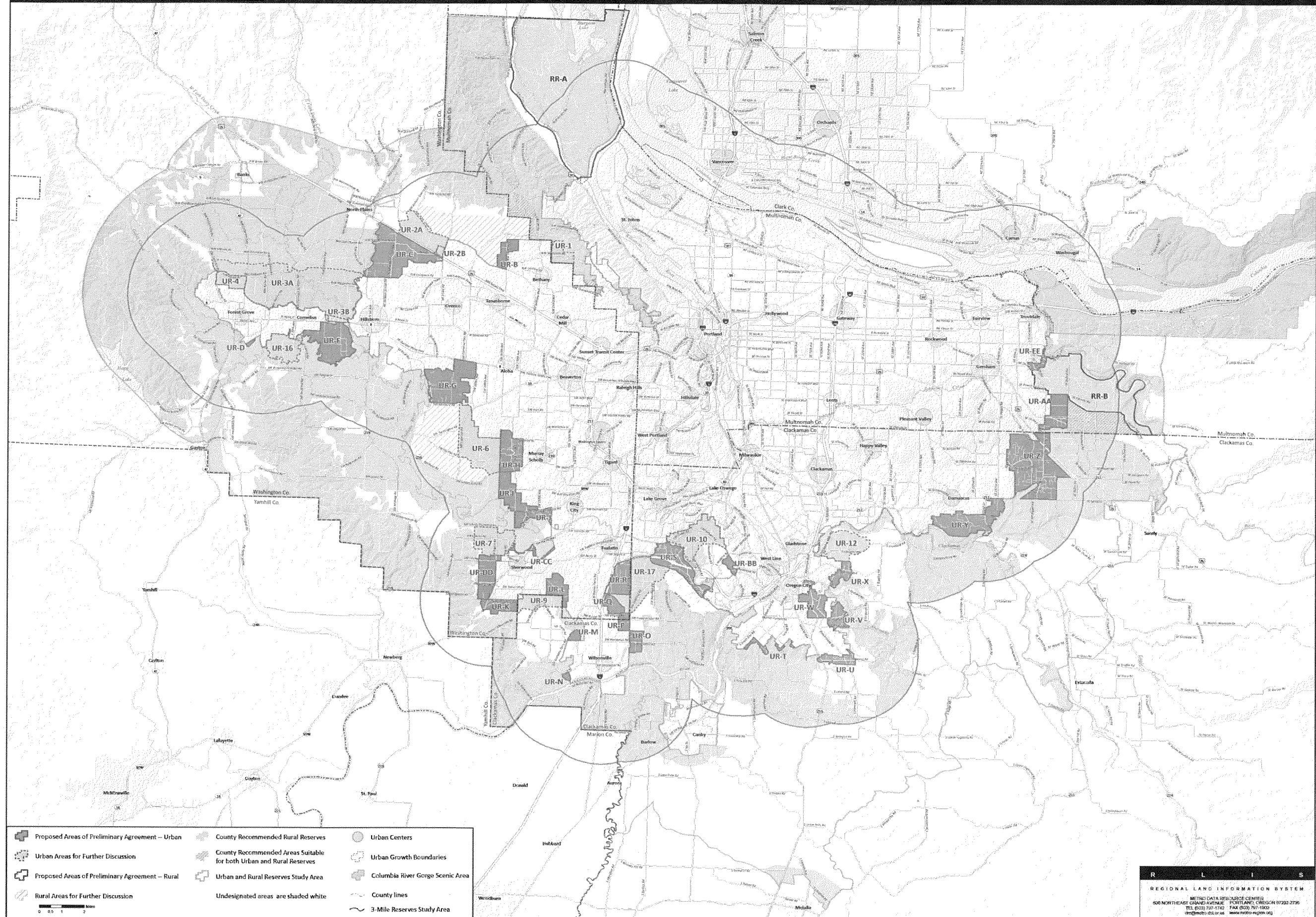
Proposed Areas for Further Discussion – RURAL

No areas identified



12/03/09

Core 4 Proposed Areas of Preliminary Agreement and Areas for Further Discussion



DEPARTMENT OF COMMUNITY SERVICES – 9:15 AM

- R-4 Second Reading and Adoption of an ORDINANCE Amending Multnomah County Comprehensive Framework Plan, Rural Area Plans, and Zoning Code to Implement Metro Title 13 Nature in the Neighborhoods Habitat Protection Standards

REGULAR AGENDA

PUBLIC COMMENT - 9:18 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

DEPARTMENT OF COMMUNITY SERVICES – 9:20 AM

- R-5 **9:20 AM TIME CERTAIN:** Sellwood Bridge Construction Methodology Briefing - Part 2. Presented by Cecilia Johnson and Invited Others. 75 MINUTES REQUESTED.

NON-DEPARTMENTAL - 10:35 AM

- R-6 **10:35 AM TIME CERTAIN:** Public Hearing and Board Vote on Multnomah County Recommendations to Core 4 on Urban and Rural Reserves in Multnomah County. Presented by Commissioner Jeff Cogen, Karol Collymore and Chuck Beasley. 1 HOUR REQUESTED.
- R-7 **11:35 AM TIME CERTAIN:** PROCLAMATION Declaring December 10, 2009 as Lorenzo T. Poe Day in Multnomah County, Oregon. Presented by Chair Ted Wheeler and Invited Others. 30 MINUTES REQUESTED.

BOARD COMMENT

Opportunity (as time allows) for Commissioners to provide informational comments to Board and public on non-agenda items of interest or to discuss legislative issues.

Hand outs from
today's meeting



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: _____
Est. Start Time: _____
Date Submitted: 11/25/09

RESOLUTION Directing Commissioner Jeff Cogen to Forward
Agenda Recommendations Regarding Urban and Rural Reserve Designations in
Title: Multnomah County to Core 4.

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 1 hour
Department: Department of Community Services Division: Land Use Planning
Contact(s): Chuck Beasley
Phone: 503-988-3042 Ext. 22610 I/O Address: 455/116
Presenter(s): Jeff Cogen and Chuck Beasley

General Information

1. What action are you requesting from the Board?

Hear public testimony and adopt a Resolution authorizing Commissioner Jeff Cogen and staff to forward recommendations for urban and rural reserve designations in Multnomah County to Core 4. These recommendations will be used in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro, to complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Recommendations for reserves designations and general rationale for those designations for each subarea within Multnomah County, together with maps showing the location and extent of these areas are included here as Attachment A. Additional information about the reserves process, suitability of the areas for urban or rural reserve and factors analysis considered by the Board at their September 10, 2009 public hearing is included in Attachment B.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Board adopted Resolution No. 09-112 at their September 10, 2009 public hearing, forwarding to Core 4 and the Reserves Steering Committee, urban and rural reserves suitability recommendations developed by the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) and by staff. The Board took the approach of focusing on suitability of areas for reserves rather than on designations of urban and rural reserves pending information about how much growth can occur within the existing UGB and how much new land will be sufficient to accommodate long term growth needs.

The September 15, 2009, Metro Chief Operating Officer's Report "Making the Greatest Place" contains recommendations for Urban and Rural Reserves that include population and employment forecasts for the years 2050 and 2060 that begin to answer the long term growth question. The report finds that a range of between 15,700 and 29,100 acres of urban reserves will be needed for both population and employment growth over the next 40 – 50 years. The counties individually provided initial recommendations totaling approximately 49,000 acres of land suitable for urban reserves. Of that amount, Core 4 had identified nearly 22,000 acres of proposed preliminary agreement for Steering Committee consideration at the final committee meeting on October 14, 2009. Core 4 has continued to work on refining these areas, and the latest available information on Core 4 deliberations will be provided at the December 10th hearing.

In addition to the CAC suitability assessments and recommendations, and the Metro COO report, the recommendations for reserve designations included here have been developed considering information from a number of additional sources with a regional and local perspective. These include Regional Steering Committee stakeholder comment, discussion with Multnomah County cities, and information and perspectives shared in Core 4 meetings. It is important to note that while perspectives gained through the Core 4 process were considered in forming these recommendations, the map does not represent a consensus agreement by Core 4 on Multnomah County reserves at this time. Core 4 will continue refinement of the regional reserves map up until agreements are approved in February 2010.

The CAC and staff recommendations that the Board considered in their September 10 hearing are included here as Attachment B as noted above. This information draws from the detailed factors analysis document, which includes the suitability rankings and rationale for each factor, area maps, and selected maps used for analysis of the nine study areas within Multnomah County. The detailed factors analysis, Attachment C, is considered part of the record of this proceeding and is available on the web pages at:

<http://www2.co.multnomah.or.us/reserves>

The Urban and Rural Reserves process entails a new regional approach to managing the Metro region urban form. The expected outcome of the Reserves work will be a decision that identifies reserve areas in Multnomah County as part of a process that includes collaboration with Washington and Clackamas Counties, Metro, cities, and others. The Reserves process provides greater flexibility to decide what areas around the Portland Metro region are best suited for future urbanization, and the 40 to 50 year time horizon will result in greater predictability for where growth is and is not expected to occur. Land outside of the UGB has been studied to inform decisions about how to balance land needed to create great urban communities, to protect lands important to the viability of the agricultural and forest economies of the region, and protection of natural features that define the region.

Urban and rural reserves will be decided upon through intergovernmental agreements (IGAs) between each of the counties and Metro. A Regional Reserves Steering Committee, that included

representatives of cities in the region, state agencies, business groups, agricultural interests, land use advocates, natural resources organizations, and social/economic equity groups, has made their recommendations on reserves in the region to Core 4. The Core 4 (one elected official from each of the counties and Metro) oversees the study and designation process and will make a recommendation to the counties and Metro. The Core 4 includes Multnomah County Commissioner Jeff Cogen, Washington County Commission Chair Tom Brian, Metro Councilor Kathryn Harrington, and Clackamas County Commissioner Charlotte Lehan.

Future steps in the process timeline include:

- Core 4 approval in December 2009 of region wide urban and rural reserves for public outreach events planned for January, 2010.
- Approval by the Board of urban and rural reserve Intergovernmental Agreements – February 2010.
- Adoption of urban and rural reserves maps by counties and Metro – Spring 2010.

3. Explain the fiscal impact (current year and ongoing).

Staff resources and project support is accommodated within existing and proposed budgets.

4. Explain any legal and/or policy issues involved.

Key effects of reserve designations on property.

Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.

The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of reserve designation.

Assumptions or underlying considerations that influence how these designations are arrived at include:

An evaluation of the reserves work should occur mid-way between now and the end of the 40 – 50 year planning horizon. While areas that are designated as rural reserve will remain in that designation for the entire 40 – 50 years, areas that have no reserve designation could be considered again for either urban or rural reserve during this “check-in” period.

The extent of rural reserves should be limited to landscape-scale areas where protection from urbanization is both necessary and desirable to meet the objectives of the rule. This means that for most areas of Multnomah County, with the notable exception of Sauvie Island, rural reserve recommendations are limited to areas mapped as foundation or important agricultural land within 3 miles of the UGB. These areas also contain high value landscape features. The result is that not all areas that have important resources are designated as rural reserve. It does however, result in protection of these areas from urbanization and for important sense of place value.

5. Explain any citizen and/or other government participation that has or will take place.

Coordination with Multnomah County Cities

Understanding the land needs and service potential of cities is of critical importance because the County would look to a city to provide urban services should areas designated urban reserve come into the UGB in the future. Input from cities with an interest in reserves within Multnomah County during CAC development of the suitability assessments and these recommendations for reserve designations is briefly summarized below. Coordination efforts are expected to continue throughout the process.

- Beaverton – The City has indicated that it may be able to provide urban governance for areas on the west edge of the county, however timing for resolution of all outstanding issues that would set the stage for extending Beaverton governance to this area is uncertain at this time.
- Gresham – The City indicated in their 2/25/09 letter that areas east of the city should continue to be studied for urban reserve, recognizing that the recommendation is made without a complete picture of urban land needs. There should be some rural reserve east of the city, the region should minimize UGB expansions, and the City wants to focus on areas within the current UGB. The City provided a follow up letter dated 10/24/09 requesting urban reserve between SE 302nd and the Gresham UGB. That area is shown as urban reserve on the recommended map.
- Portland – City staff level coordination efforts have occurred regarding urban candidate areas, particularly along the west edge of Multnomah County. Focus has been on the efficiency of providing urban services to this area, and how governance services could be provided by the city. The City has indicated an interest in focusing resources on limited resources on existing centers, and corridors and employment areas rather than along the west edge of the county. Therefore the East Laidlaw - Area 93 “bridge” area is not recommended for urban reserve.
- Troutdale – Troutdale requested approximately 775 acres of land for expansion, including the area north of Division and east out to 302nd. The proposed 187 acre urban reserve seeks to balance limitations to future urban use of the area with desire of the City for additional housing in this area.

Public outreach to date has included two region wide open house events and on-line surveys. The first was conducted in July of 2008 to gather input on the Reserves Study Area Map. The second occurred in April of 2009, for public input on Urban and Rural Reserve Candidate Areas - lands that will continue to be studied for urban and rural reserves. A third regional outreach effort to gather input on the regional reserves map prior to refinement of the final map for Intergovernmental Agreements is planned to occur in January of 2010.

The Multnomah County Board of Commissioners conducted a public hearing on September 10, 2009 for the purpose of forwarding suitability recommendations for reserves to Core 4 and the Regional Steering Committee.

The Multnomah County Reserves Citizen Advisory Committee developed their suitability assessments and recommendations in 16 public meetings that began in May of 2008 and ended July 30, 2009. Staff provided newspaper notice of these meetings and distributed meeting information to citizens by email and through a web site that is linked to our partner sites.

Staff has also presented information at rural neighborhood association meetings and has provided briefings to the Planning Commission. The Planning Commission conducted a hearing on Aug 10 with over 100 attendees and 36 people providing testimony. All except one Planning Commissioner expressed support for the CAC reserves recommendations. One Commissioner does not agree with the rural reserve designation for the area that the City of Troutdale is interested in for expansion.

Commissioner's raised the following topics:

- Support A93 corridor to connect area to the City of Portland.
- Noted agreement with testimony indicating significant capacity within the

existing UGB.

- Recommendations for only a very limited amount of urban reserve are not a surprise and reflect limited potential for urbanization in most areas of the county.
- It would be helpful if there were a way to allow urban designation in small areas that do not make sense for rural reserve.
- Avoid undesignated land, especially near the UGB.

In addition to working with our reserves partner counties and Metro, staff is coordinating with affected cities and other units of local government as needed.

Public testimony has been an important element in the process and has been submitted to Multnomah County in several ways including open house events that took place in July of 2008 and April of 2009, testimony provided at CAC meetings over the past year, testimony to the Planning Commission for the August 10 hearing. This testimony, along with additional testimony received after the September 10, 2009 Board hearing, has been compiled and made available on the Board hearing web page:

<http://www2.co.multnomah.or.us/reserves>

Additional opportunities for public input into final reserves designations are:

Public outreach events in the Reserves map in January of 2010.

Opportunity for public testimony prior to approval by Multnomah County of the IGA map.

Opportunity for public testimony in legislative hearings to consider comprehensive plan and zoning ordinance amendments needed to formally adopt the Reserves map.

Required Signature

Elected Official or
Department/
Agency Director:

vs M Cecilia Johnson

Date:

11/23/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4.

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County (County) has agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 40 to 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach requires coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.
- b. Planning for urban and rural land uses over the long-term is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.
- c. The Multnomah County Board of Commissioners (Board) considered recommendations for urban and rural suitability from the Citizens Advisory Committee for Urban and Rural Reserves (CAC), recommendations from staff, advice from the Planning Commission, and testimony from the public and cities within the County in adopting Resolution No. 09-112 at a public hearing on September 10, 2009. The suitability recommendations for reserves approved in that resolution have formed the basis of County guidance to the Regional Steering Committee and Core 4 to date.
- d. Additional analysis of urban growth management approaches for the region has been provided in the Metro Chief Operating Officer's (COO) report, "Making the Greatest Place," dated September 15, 2009. Section 3E of this report, Urban and Rural Reserves, includes an estimate of the amount of urban reserve land sufficient to accommodate the range of population and employment for the next 40 – 50 years. The report also contains the COO's recommendations providing the Metro perspective about urban and rural reserve areas in the region. This information has informed the recommendations for reserves in Multnomah County.
- e. The Board recognizes the importance of protecting rural farm and forest land for the many benefits those areas provide, including economic benefits, locally grown food,

and wildlife habitat. Areas of the county that help define our sense of place are also important to protect for the benefit of current and future residents.

f. The Board endorses the goals/principles/outcomes embodied in the Region 2040 Plan, including the goal of achieving a compact urban form, highly livable walkable communities, and reduction in use of fossil fuel.

g. Coordination with potentially affected cities, special districts, and school districts that might be expected to provide urban services, and with state agencies in the evaluation and designation of urban or rural reserves, will continue as needed.

The Multnomah County Board of Commissioners Resolves:

1. The recommendations for reserve designations best reflect the current view of the Board and its understanding that additional refinement of the proposed reserves may occur prior to adoption of Intergovernmental Agreements that precede formal adoption of comprehensive plan and code changes to implement reserves by the County.

2. Multnomah County Commissioner, Jeff Cogen, should advance the reserve designations, their rationale and the supporting analysis, set out in Attachments A, B, and C, into the regional process as the County's position to date.

ADOPTED this ____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra Duffy

SUBMITTED BY:

Jeff Cogen, Multnomah County Commissioner

Recommendations and Rationale for Reserve Designations

The Multnomah County Board of Commissioners recommends these general rationales and attached maps for reserves designations in the County to Core 4 for use in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro. The recommendations of the four governments will complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Government Islands - Map Area 1: No reserve designation.

The islands are ranked as low suitability for urbanization and for farm/forest resources. Landscape features are adequately protected by long term lease between Oregon Parks and Recreation District and by the designated Jewett Lake mitigation site.

East of Sandy River and Sandy River Canyon – Map Areas 2 and 3: Designate the Sandy River Canyon within 3 miles of the UGB rural reserve.

The Sandy River canyon is a high value landscape feature and is made up of either foundation or important agricultural land. The canyon has low suitability for urbanization, and forms a landscape scale edge between urban areas on the west and rural land to the east. The East of Sandy River area is ranked low for urbanization potential due to the difficulty of extending urban services across the canyon, difficult accessibility, and urban form considerations such as development capacity and walkability.

West of Sandy River North of Lusted Rd. – Map Area 4a: Designate approximately 187 acres adjacent to the City of Troutdale as urban reserve. Designate the remaining areas within 3 miles of the UGB rural reserve.

The area north of Lusted Road is foundation agricultural land and contains landscape features along stream tributaries of the Sandy River. It ranked low on key urban suitability factors including the edge effects of Beaver Creek canyon that limit good integration with existing urban areas adjacent to Troutdale, the lack of nearby employment areas, and walkable community/range of housing types. Troutdale has indicated their ability and desire to serve additional land in this area. A narrowly defined urban reserve improves integration, including transportation suitability, with the existing urban area.

West of Sandy River South of Lusted Rd. – Map Area 4b: Designate approximately 900 acres west of SE 302nd between Lusted Rd. and Johnson Creek area as urban reserve. Designate a corridor along Johnson Creek rural reserve.

The area south of Lusted Road is foundation agricultural land and contains landscape features along streams including Johnson Creek and tributaries of the Sandy River. The area is suitable for urbanization with areas adjacent to Springwater employment land and planned transportation improvements in that area. Gresham has indicated their ability and desire to serve this area primarily for employment.

Johnson Creek, together with an adjacent hillside that extends south into Clackamas County, form a localized edge/buffer to proposed rural reserve areas to the south.

NW Hills – Map Area 5: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

All of the NW Hills area is foundation land – primarily in forest use. The southern portion contains landscape features in all areas. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

The rural reserve area between the Portland Metro UGB and 3 mile line in area 5 (and into area 6) protects the landscape scale “edge” and visual backdrop that contributes to the sense of place this area provides the region. It also protects the high priority wildlife connection between Forest Park and the Tualatin Mountains and Coast Range.

West Hills South – Map Areas 6a and 6b: Designate this area as rural reserve.

The area north of Skyline (6a) is important agricultural (forest) land, continues the landscape feature/wildlife corridor from area 5 into Forest Park, and ranks high on the sense of place factor. The area from Skyline Blvd. south to Germantown Rd., is also important agricultural land, and includes landscape features that form urban – rural edges along the south, east, and northwest borders of this area. These are the Abbey Creek drainage, the Powerlines right-of-way, and the Rock Creek drainage. While this area contains approximately 800 acres of land with moderately low suitability for urban use, the area also qualifies for rural reserve designation as important agricultural land within 3 miles of the UGB. The urban deficiencies in this area are important – lack of governance, transportation system costs, etc., indicating that rural reserve is the better designation.

Powerline/Germantown Rd. – South – Map Areas 7a and 7b: No reserve designation.

The area is conflicted agricultural land and not in a priority area for long-term commercial forestry, leaving landscape features as the key resource. Much of the area ranks low for urban reserve due to significant limitations of an efficient transportation system, and uncertainty about when a city might be able to provide services to this area. A concept that would leverage revenue from more intensive development east of N. Bethany to support lower density development in targeted areas to the east and acquire other land for public ownership has been proposed for this area. This approach could both protect landscape features by sensitive use of development and open space together with public ownership, while contributing to urban capacity. Not designating this area allows further consideration of the viability of this unique development concept and time for potential governance of this area to become clearer.

There is also a small area at the south end of Skyline surrounded by the City of Portland that has not been included in the concept above. This area contains larger parcels, some of which are in public ownership, is within a priority Metro Acquisition area, and is primarily zoned as large lot forest land. The low urban suitability of the area, together with existing resource protections and adjacency to the City of Portland supports a no designation decision at this time.

Sauvie Island – Map Area 8: Designate rural reserve.

The island is foundation agricultural land and is a key landscape feature in the region, ranking high for sense of place, wildlife habitat, and recreation access. The island defines the northern extent of the Portland-Metro region at a broad landscape scale. These characteristics support a rural reserves designation for the all of the island within the study area, even though urban potential is low.

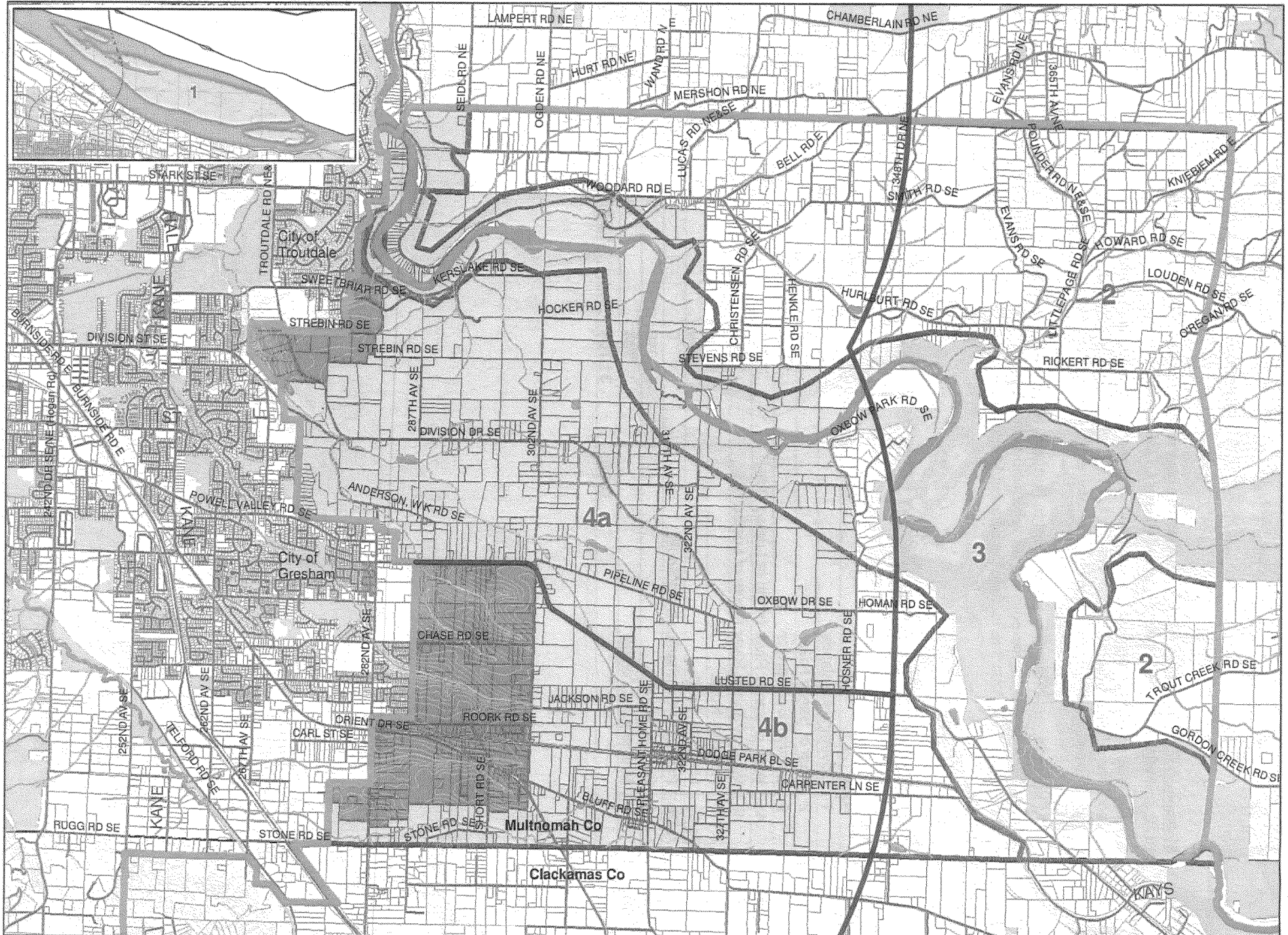
Multnomah Channel – Map Area 9: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

The channel strip is mapped as foundation land and as important landscape features. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

At the south end of the channel adjacent to Portland, while urban suitability is low, US Highway 30 indicates similar potential for urbanization as at the north end. Continuing the 3 mile rural reserve area in Area 5 to include the adjacent Multnomah Channel area addresses this concern.

Acreeage of Multnomah County Reserve Recommendations

Area		Rural Reserve Acres	Urban Reserve Acres	No Designation Acres
1	Government Islands	0	0	2,238
2	East of Sandy River	290	0	4,128
3	Sandy River Canyon	1,328	0	2,970
4a	West of Sandy River (north of Lusted Rd)	3,223	187	201
4b	West of Sandy River (south of Lusted Rd)	1,606	830	441
5	NW Hills North	2,155	0	11,448
6a/6b	NW Hills South	5,350	0	0
7a/7b	Powerline/Germantown Rd South	0	0	2,548
8	Sauvie Island	17,018	0	0
9	Multnomah Channel	734	0	748
Total:		31,704	1,017	24,722



Multnomah County Reserves Recommendations:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 11/18/09

Rural Reserve
 Urban Reserve
 Study Area Boundary
 UGB 3-mi Buffer
 Public Lands
 30 ft Contours





Multnomah County Reserves Recommendations:
Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South,
Powerline/Germantown, Sauvie Island, Multnomah Channel
11/13/09

Rural Reserve

UGB 3-mi Buffer

50 ft Contours

Study Area Boundary

Public Lands



Reserves Core 4 Discussion Status

Date: December 3, 2009

Proposed Areas of Preliminary Agreement – URBAN

Identifier	Area Name	Location	Approx. Acreage
UR-B	Bethany refinement	Strip of land centered on NW 185 th , west of N Bethany Plan	417
UR-C	N of Hillsboro	East of McKay Crk, south of Hwy 26 to city boundary	2,651
UR-D	S of Forest Grove	Small area south of Elm Street	37
UR-F	SE of Cornelius	N of Tualatin River	1,698
UR-G	S of Hillsboro	West of SW 209 th Ave & north of Rosedale Rd.	2,000
UR-H	Cooper Mtn. East	Strip centered on SW 175 th Ave	1,055
UR-I	West Bull Mtn.	West of West Bull Mtn & north of SW Beef Bend Rd.	891
UR-J	S of Beef Bend Rd	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	516
UR-K	South of Sherwood	South of SW Brookman Rd.	544
UR-L	Sherwood-Tualatin-Wilsonville	Washington County portion between Sherwood and Tualatin	564
UR-M	West Wilsonville	North of Boeckman Rd & east of Graham's Ferry Rd.	121
UR-N	SW Wilsonville	Small area south of Wilsonville Rd, west of Willamette Way	63
UR-O	East Wilsonville	Area bisected by Boeckman/Advance Rd.	346
UR-P	Northeast Wilsonville	Area split by Clackamas-Washington county line with Elligsen Rd running through it.	253
UR-Q	N of Wilsonville	N of Elligsen & east of I-5	332
UR-R	Norwood Rd	N of Frobase Rd & east of I-5, centered on Norwood	845

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UR-DD	West Sherwood	West of Sherwood and south of SW Edy Road	878
UR-EE	Troutdale	SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	187
TOTAL APPROXIMATE ACREAGE			23,030

The above Proposed Areas of Preliminary Agreement table represents the following acreage break-down for the three counties:

Clackamas County	9,382
Multnomah County	1,038
<u>Washington County</u>	<u>12,610</u>
Total	23,030

Proposed Areas for Further Discussion - URBAN

Identifier	Area Name	Location	Approx. Acreage
UR-1	Springville Rd.	L-shaped area bounded by N Bethany Plan on west & UGB on south, centered on Springville Rd.	464
UR-2A	N of Hillsboro, N of Hwy 26	N of Hwy 26 bounded by Jackson School Rd on west, NW West Union Rd on north and UR-2B on east	1,182
UR-2B	N of Hillsboro, N of Hwy 26	Northwest quadrant area of Hwy 26/Helvetia Rd Interchange	60
UR-3A	N of Council Creek	N of Cornelius between Hillsboro & NW Martin Rd.	6,550
UR-3B	East of Cornelius	Strip between Hwy 8 & RR to north	114
UR-4	N of Forest Grove	N of City between NW Thatcher & Hwy 47, south of Purdin Rd.	477
UR-6	West Cooper Mtn	East of Clark Hill Rd., north of Tile Flat Rd. to Cooper Mtn East (UR-H)	2,070
UR-7	NW Sherwood	NW of Sherwood and north of SW Edy Road	1,250
UR-9	South of Shwd, in Clack Co	Southeast of City in SW Ladd Hill & SW Baker Rd area	718
UR-10	Stafford north	Upper Stafford triangle north of Tualatin River	1,537
UR-12	Clackamas Hts	N of Oregon City centered on Forsythe Rd.	1,255
UR-16	SW of Cornelius	West of SW Golf Course Rd between Tualatin River & city boundary	1,012
UR-17	Stafford Road south of I-205	East of Clackamas/Washington County line, west of SW Gage Road and SW Stafford Road and south of UR-S	1,764
TOTAL APPROXIMATE ACREAGE			18,453

The above Areas for Further Discussion table represents the following acreage break-down for the three counties:

Clackamas County	5,011
Multnomah County	464
Washington County	12,978
Total	18,453

Proposed Areas of Preliminary Agreement - RURAL

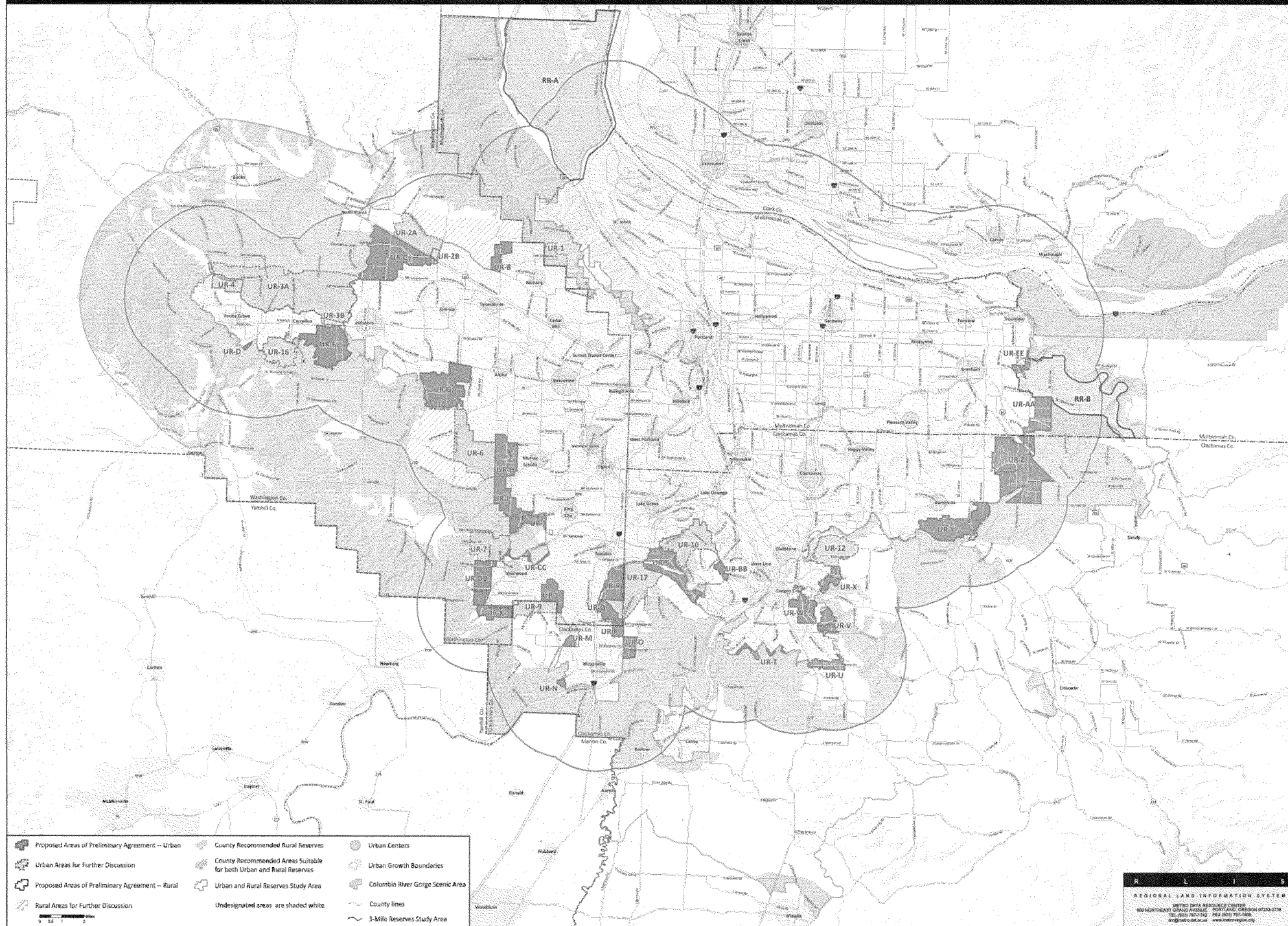
Identifier	Area Name	Location	Approx. Acreage
RR-A	Sauvie Island	Entire Multnomah County portion of island	15,410
RR-B	East of 302 nd Ave	Area bounded by UR-14A, UGB and UR-AA15 on west, Sandy River on north and east, and county line on south	6,797
TOTAL APPROXIMATE ACREAGE			22,207

Proposed Areas for Further Discussion – RURAL
No areas identified



12/03/09

Core 4 Proposed Areas of Preliminary Agreement and Areas for Further Discussion





Reserves Core 4 Discussion Status

Date: December 3, 2009

Proposed Areas of Preliminary Agreement – URBAN

Identifier	Area Name	Location	Approx. Acreage
UR-B	Bethany refinement	Strip of land centered on NW 185 th , west of N Bethany Plan	417
UR-C	N of Hillsboro	East of McKay Crk, south of Hwy 26 to city boundary	2,651
UR-D	S of Forest Grove	Small area south of Elm Street	37
UR-F	SE of Cornelius	N of Tualatin River	1,698
UR-G	S of Hillsboro	West of SW 209 th Ave & north of Rosedale Rd.	2,000
UR-H	Cooper Mtn. East	Strip centered on SW 175 th Ave	1,055
UR-I	West Bull Mtn.	West of West Bull Mtn & north of SW Beef Bend Rd.	891
UR-J	S of Beef Bend Rd	S of Beef Bend, east of Roy Rogers Rd and north of Tualatin River	516
UR-K	South of Sherwood	South of SW Brookman Rd.	544
UR-L	Sherwood-Tualatin-Wilsonville	Washington County portion between Sherwood and Tualatin	564
UR-M	West Wilsonville	North of Boeckman Rd & east of Graham's Ferry Rd.	121
UR-N	SW Wilsonville	Small area south of Wilsonville Rd, west of Willamette Way	63
UR-O	East Wilsonville	Area bisected by Boeckman/Advance Rd.	346
UR-P	Northeast Wilsonville	Area split by Clackamas-Washington county line with Elligsen Rd running through it.	253
UR-Q	N of Wilsonville	N of Elligsen & east of I-5	332
UR-R	Norwood Rd	N of Frobase Rd & east of I-5, centered on Norwood	845

UR-S	Borland Rd. Area	Linear strip centered on Borland Rd	1,297
UR-T	Oregon City	Three 'bench' areas south of City	169
UR-U	SE of Or. City	Centered on Henrici Rd.	393
UR-V	Oregon City/Maple Lane	E of City centered on Maple Lane	411
UR-W	Central Oregon City	Newell Canyon area	699
UR-X	Oregon City/Holcomb Blvd.	East of City centered on Holcomb Blvd.	375
UR-Y	Damascus	South & SE of City to bluff and Noyer Crk	1,718
UR-Z	Boring Area	Damascus on west to east of 282 nd , south and west of Hwy 26 (including rural buffer) and north of Clackamas Boring Road. Includes community of Boring and a small portion north of Hwy 26 and west of 287 th in Clackamas County	3,460
UR-AA	Springwater east	Area east of Springwater Comm. Plan, south of Lusted Rd, west of 302 nd and north of Johnson Creek floodplain	851
UR-BB	Stafford east /West Linn	Small area eastern Stafford triangle	167
UR-CC	N of Sherwood	Small strip between the UGB and Tualatin River floodplain	92
UR-DD	West Sherwood	West of Sherwood and south of SW Edy Road	878
UR-EE	Troutdale	SE of City, bounded by UGB on west and SE Stark and SE 282 nd Drive on east	187
TOTAL APPROXIMATE ACREAGE			23,030

The above Proposed Areas of Preliminary Agreement table represents the following acreage break-down for the three counties:

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Total	23,030

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TOTAL APPROXIMATE ACREAGE			18,453

The above Areas for Further Discussion table represents the following acreage break-down for the three counties:

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Multnomah County	464
Washington County	12,978
Total	18,453

Proposed Areas of Preliminary Agreement - RURAL

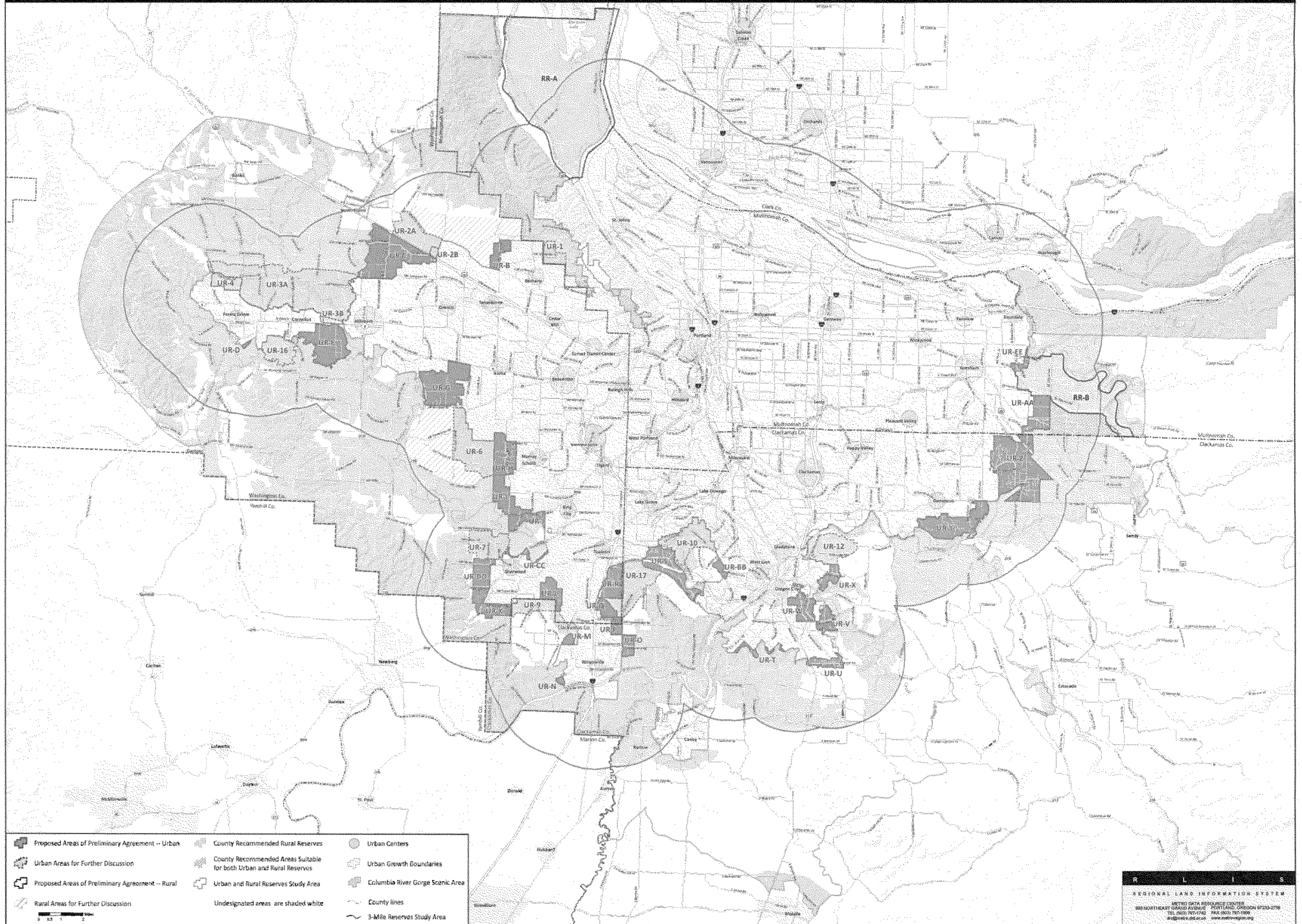
Identifier	Area Name	Location	Approx. Acreage
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RR-B	East of 302 nd Ave	Area bounded by UR-14A, UGB and UR-AA15 on west, Sandy River on north and east, and county line on south	6,797
TOTAL APPROXIMATE ACREAGE			22,207

Proposed Areas for Further Discussion – RURAL
No areas identified



12/03/09

Core 4 Proposed Areas of Preliminary Agreement and Areas for Further Discussion



12-10-09 R-5 TESTIMONY RE: URBAN & RURAL RESERVE DESIGNATIONS

RECEIVED: DEC. 8, 2009

From: Pen Barnes at: barnesp@ohsu.edu

Sent: Wednesday, November 25, 2009 8:02 AM

To: 'clehan@co.clackamas.or.us'; 'district2@co.multnomah.or.us'; 'district1@co.multnomah.or.us';
'district3@co.multnomah.or.us'; 'district4@co.multnomah.or.us'

Cc: 'jeff.cogen@co.multnomah.or.us'; 'kathryn.harrington@oregonmetro.gov';
'Tom_Brian@co.washington.or.us'; 'metro council@oregonmetro.gov'; 'metro council@oregonmetro.gov';
'mult.chair@co.multnomah.or.us'

Subject: Reserves: You have ignored the recommendations

Dear Sir, Madam,

I read with disbelief your total disregard for recommendations from multiple advisory groups for the allocation of rural reserves in the west Hills, particularly area 7

The citizen advisory committee
Planning commission recommendations
4 neighborhood groups.
Many of the affected residents

All these groups support area 7 to be a rural reserve

Moreover 3 years ago in a poll in area 7a, 80% of people did not want urban growth boundary expansion, despite the fact an urban growth boundary expansion would make their land much more valuable.

Failing to put area 7 into a rural reserve will allow UGB creep and the outcome is tantamount to condemning the area to an urban reserve. It suggests you hold no value on what makes Portland unique, and instead support urban sprawl.

The Forrest park area provides recreation to the people of Greater Portland and defines much of the city's ethos, as a wonderful place to live. Zone 7 provides a buffer zone for the flora and fauna for forest park, and yes, people LIVE in zone 7 for a reason and cherish the environment.

ACT ON THE RECOMMENDATIONS OF THE ADVISORY GROUPS THAT HAVE BEEN APPOINTED. LET DEMOCRACY WORK

THE RECOMMENDATIONS ARE THAT ALL OF AREA 7 IS PLACED IN A RURAL RESERVE

Thank you

Pen Barnes
13626 NW Old Germantown Rd
Portland OR 97231

RECEIVED: DEC. 8, 2009

Please include as part of the public records submissions.

Dear Commissioners:

I am writing to you about the Multnomah County Commissioners proposal for rural and urban reserves, specifically for the West Hills. I am absolutely furious about the current status of the recommendations and here's why. The public process up to this point has, at each step of the decision, recommended that all areas considered in the West Hills be designated for rural reserves, yet the latest proposal from the Commissioners leaves large areas of the West Hills undesignated, including Area 7 an area of particular concern to me.

I have been directly involved in this process for the last 8 months, attending open houses, submitting input on multiple online surveys, observing, delivering information, and providing testimony at multiple Community Advisory Committee hearings, and testifying at both the Planning Commission and Board of Commissioners hearings on this topic. Up until now I believed that this was a transparent, well organized, fair and unbiased, analytical, and thorough process for reviewing the factors and making the best decisions for the future of our region. Careful consideration at each step of the process brought many different issues to the table, weighed the short and long term consequences, and arrived at what appeared to be solid recommendations well supported by data from county agencies, the Great Community criteria, neighbor associations, environmental and farm land reports and public input. The CAC submitted their report, the Planning Commission endorsed their recommendations and went a step further, specifically stating that areas should not be left undesignated.

What happened to all that work? What happened behind closed doors over the last month that led to a reversal of these recommendations in areas 5 and 7? When did the County Commissioners get information that was more significant than the vast amount of data, the many hours of review and analysis performed by the committee the county CHARTERED to determine the best direction? I heard Katherine Harrington recently share the guiding principles from Metro for the reserves process, which stressed utilizing our current urban areas more effectively and prioritized the factor of sustainability. This certainly supports rural reserves recommendations for the West Hills and indicates the CAC and Planning Commission were on the right track. I cannot help but conclude that some private interests have intervened in the last month and circumvented all the work that has gone on before this point. And that makes me terribly angry and mistrustful of our supposedly open and transparent public process for the reserves.

Reference is made to a development proposal for "West Forest Park" in Area 7. Are these developers once again trying to convince people that they can protect our precious wildlife and streams in the middle of a 15 house per acre subdivision? I live in the "prime" area they've been proposing for their development. In the last month we have had the herd of elk feed and bed down for several nights, seen a pair of bobcats walk down our driveway, seen Pileated and four other kinds of woodpeckers, and heard the great horned owls call nightly from the fir trees where they raised two broods of

owlets this summer. Our neighbors two doors down have a porcupine visit regularly! Our neighbors just up the hill have sighted several rare songbirds at their feeders. There is no way that urbanizing Area 7 will still allow for these wild animals to feed, migrate and breed here the way they do now, utilizing the open farm lands, ponds and streams, and tracks of trees and undeveloped land, and this was also the conclusion of the CAC. We have one of those Arbor Developments just on the other side of the Washington County line and there are no porcupines, bobcats, elk or nesting Pileated woodpeckers in that subdivision.

I invite you personally to visit us in Area 7, along Springville Road, then drive the mile west to see what development would do to the landscape here. Drive our narrow two-lane roads back into Portland during the morning commute, via Skyline and Cornell Roads, and tell us you think they can handle more commuter traffic safely and efficiently. Determine where the money will come from for the infrastructure to build the roads, services, and schools needed to support these subdivisions. If North Bethany is any example, it won't be from the developers. They can't afford the full cost, and are asking Washington County to pick up the tab. Read that development proposal more carefully, poke into the details, and you'll quickly see it is full of holes and based on assumptions which are false or not corroborated by anyone other than the paid consultants they got to write reports for them. This is the conclusion both the CAC and the neighborhood association arrived at when they looked closely at the proposal.

There are four neighborhood associations representing hundreds of residents, who have weighed in favoring the recommendations from the CAC and Planning Commission. The CAC and Planning Commission made data-based recommendations, for a rural reserves designation for the entire West Hills. Please restore my faith in our elected officials and public process and take those recommendations to Metro and the Core 4. Leaving areas undesignated, especially close the UGB, goes directly against the whole goal of the reserves process. My neighbors here in Area 7 have been fighting the UGB battle for years, in fact some for over 30 years, and we are dead tired of the same factors coming up for review every time, while the uncertainty puts our area through turmoil and adversely affects our land values. Each time, when the factors are examined carefully, the County remembers that there are significant environmental features worth protecting, while the advantages of a development far removed from Portland city limits and without good transportation access just aren't worth the loss of habitat and sense of place. From your own website, the purpose of the reserves process is: "Urban and rural reserves will provide greater predictability for landowners, farmers and communities about where the urban growth boundary may expand over the next 40 to 50 years, while protecting important farmland and natural areas from urbanization for that same period of time."

Let's not waste more time and resources to repeat this same process again and again. Rural reserves is the right answer for the West Hills, now and to preserve and protect our future.

Susan Goldfield
13410 NW Springville Rd.
Portland, OR 97229
SGOLDFIELD@AOL.COM

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Jeanne McGinnis at: jeannemcg@comcast.net
To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district4@co.multnomah.or.us ; district2@co.multnomah.or.us ;
district3@co.multnomah.or.us
Sent: Monday, December 07, 2009 12:42 PM
Subject: Undesignated West Hills

To the Multnomah County Board of Commissioners:

Please see the attached letter opposing the portion of the Cogen resolution recommending "no reserve designation" for Area 7. Please accept this as my testimony as I will not be able to attend the hearing on December 10.

Thank you,
Jeanne McGinnis
503-701-1616

Jeanne M. McGinnis
13118 NW Old Germantown Road
Portland, Oregon 97231
503-701-1616

December 7, 2009

To the Board of Multnomah County Commissioners:
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

As a long time resident of Old Germantown Road, I am writing to express my disappointment regarding Commissioner Cogen's recommendation that "no reserve designation" be applied to Areas 7a and 7b. I have followed the planning process and I agree with the recommendations made by the Planning Commission, Forest Park Conservancy, Citizens Advisory Committee and four neighborhood associations that these areas must be designated rural reserves.

Leaving these areas "undesignated" allows developers to continually argue for the expansion of the Urban Growth Boundary. This neighborhood has objected to such an expansion for many years. The nature of our neighborhood is rural – we are adjacent to acres of undeveloped land in Forest Park, numerous streams cross our properties and wildlife abounds.

Areas 7a and 7b are not suitable for urban development. Traffic is already clogged on Germantown Road during rush hour – adding additional traffic to this thoroughfare

would be dangerous. High density development means costly additional infrastructure. Where will drinking water come from? Who will pay to build and maintain new schools?

Area 7 must be designated a rural reserve.

I am not able to be present for the hearing on December 10 so please take this letter as my testimony.

Thank you,

Jeanne McGinnis
JeanneMcG@comcast.net

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Leslie Hildula at: hildulal@gmail.com
To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us
Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
rochlin2@comcast.net ; LBlaise@msn.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net ; claireleonore@gmail.com ;
kimberly@laness.us ; markjill@hevanet.com ; mwjaqua1@hotmail.com ;
mike@mmcarch.com ; a.chenoweth@comcast.net ; jeannemcg@comcast.net ;
bobvdw@teleport.com ; marylourdesyoung@comcast.net ; therandolphs@yahoo.com ;
iclemes@comcast.net ; barnesp@ohsu.edu ; horwedel.sinansky@comcast.net ;
trlqueen@aol.com ; Steve ; DebbieBrockwayBauer ; Wolfmccormick
Sent: Tuesday, December 01, 2009 10:09 AM

Subject: Please Support our Rural Area

Chair Wheeler and the County Board of Commissioners:

Please accept the letter below in opposition to the resolution recommending "no reserve designation" for Area 7. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

And, Mr. Wheeler, we wish you a smooth recovery. You're doing great work on our behalf and we look forward to seeing you up and about soon.

---Steve Miller & Leslie Hildula

December 1, 2009

To the Board of Multnomah County Commissioners

Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

Please reject the proposal in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

Please endorse the **recommendations of the Planning Commission and the CAC** in designating this area **rural reserve**. Much good work was done by these two groups, please do not disregard it. This area is a **community asset** and it calls upon us to be good stewards of it for future generations. It's part of what makes the Portland area unique and wonderful.

We have had a great deal of development in the West Hills and the pressure to develop it all will not go away. But just as we have decided to preserve Forest Park, let us continue to preserve the rural lands around it that still exist. Much has already been lost. Please maintain what is left for the health of the ecosystem and the benefit of our community. This rural area is a recreational destination for the entire city. Whether exploring pumpkin patches, hunting for Christmas trees, biking the hills, visiting a CSA

farm or just enjoying the view, the citizens of Multnomah county and the wildlife mutually benefit from this remaining bit of forest and field.

Please reject the VanderZanden Plan. It was also presented to our neighborhood association. After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable, harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Please designate Area 7 as a rural reserve.

Best Regards,
Steve Miller & Leslie Hildula
7915 NW Skyline Blvd
Portland, OR 97229

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Arnold Rochlin at rochlin2@comcast.net
To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us
Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
LBlaise@msn.com ; hildulal@gmail.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net
Sent: Friday, December 04, 2009 9:45 AM
Subject: Re: Reserves the Dec. 10th Resolution Hearing

Arnold Rochlin
9715 NW Newton Rd.
PO Box 83645
Portland, OR 97283

To the Board of County Commissioners
Chair Ted Wheeler
Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack and Diane McKeel
Re: Item R-6 of the 12/10/09 Agenda, Recommendation on Urban and Rural Reserves

I urge you to adopt the Planning Commission and Citizens Advisory Committee recommendation to designate areas 7a and 7b as **rural reserves**, and to reject the late advocacy of Commissioner Cogen to designate this rural area as an urban reserve.

My understanding is that Commissioner Cogen has been persuaded that the "VanderZanden plan, a fantasy of preserving the rural area by committing most of it to development, is realistic. I was at the Forest Park Neighborhood Association when the "plan" was presented. It was a transparent attempt to persuade us that system development charges for parks could be used to buy most of the land in the area for addition to Forest Park. Even if the property prices went down further, and if all the relevant property owners were fools, and if the system development charges were doubled, it would still be implausible that there would be enough to induce all, or nearly all of those property owners to be willing sellers at the prices that could be offered from the proceeds of the SDC's.

Others have submitted much more comprehensive discussions of this issue, and in lieu of repetition, I call the discussion and analysis of Jerry Grossnickle to your attention.

Development, good or bad, is virtually forever, while rural lands can be made available for development if necessary (even a rural reserve designation isn't written in stone). If you have any reasonable doubt, a rural reserve designation is the only prudent choice.

Yours,
Arnold Rochlin

RECEIVED DEC. 8, 2009

----- Original Message -----

From: "Claire Stock" <claireleonore@gmail.com>

To: <mult.chair@co.multnomah.or.us>; <district1@co.multnomah.or.us>;
<district2@co.multnomah.or.us>; <district3@co.multnomah.or.us>;
<district4@co.multnomah.or.us>

Cc: <jerrygbw@aol.com>; <opecheelake@hotmail.com>;
<chesarek4nature@earthlink.net>; <rochlin2@comcast.net>; <LBlaize@msn.com>;
<hildulal@gmail.com>; <wluscombe@aol.com>; <paulasauvageu@yahoo.com>;
<karen9248@comcast.net>; <claireleonore@gmail.com>; <kimberly@laness.us>;
<markjill@hevanet.com>; <mwjaqua1@hotmail.com>; <mike@mmcarch.com>;
<a.chenoweth@comcast.net>; <jeannemcg@comcast.net>; <bobvdw@teleport.com>;
<marylourdesyoung@comcast.net>; <therandolphs@yahoo.com>;
<jclemes@comcast.net>; <barnesp@ohsu.edu>; <horwedel.sinansky@comcast.net>;
<trlqueen@aol.com>

Sent: Tuesday, December 01, 2009 1:45 PM

Subject: Reserves the Dec. 10th Resolution Hearing

December 1, 2009

To the Board of Multnomah County Commissioners Chair Ted Wheeler, Deborah
Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

We are asking you to reject the proposal by Jeff Cogen that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

We were surprised and deeply disappointed to hear that the CAC's recommendations were being set aside and the VanderZanden Plan was being considered. There has been much energy and thought that went into the CAC's process. Our area is a rich asset for wildlife, natural resources, and the fruits of what a rural area can offer. Too much of Multnomah County has been lost to development. In this day and age of greenhouse gasses, loss of wildlife habitat and farmland, it is hard to understand why we might be on the brink of losing more of this precious commodity. It seems as if our rural lands are being pushed out further and further with little room to breath on either side.

I'd suggest keeping a vision that thinks in small circles; that holds the rural qualities of our lands and the resources that they provide close to our own homes. Small circles and close-in countryside allows for less driving and smaller economies. Small farms and vineyards, "pumpkin patches" plus short trips to an integrated wildlife area can be a rich

resource that ties in with the current shifts we are seeing on this planet around a world that no longer can maintain it's current level of consumption and the largeness of our distribution process.

Please designate Area 7 as a rural reserve.

Sincerely,
Claire Stock and Burt Lazar
14025 NW Germantown Road
Portland, OR 97231

RECEIVED DEC. 8, 2009

Original Message -----

From: wluscombe@aol.com

To: mult.chair@co.multnomah.or.us; district1@co.multnomah.or.us; district2@co.multnomah.or.us; district3@co.multnomah.or.us; district4@co.multnomah.or.us

Cc: jerrygbw@aol.com; opecheelake@hotmail.com; chesarek4nature@earthlink.net; LBlaise@msn.com; hildulal@gmail.com; wluscombe@aol.com; paulasauvageu@yahoo.com; karen9248@comcast.net; claireleonore@gmail.com; mark@nwnw.org; rochlin2@comcast.net

Sent: Friday, December 04, 2009 10:39 AM

Subject: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Multnomah County Board of Commissioners

Chair Ted Wheeler, Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack,
Diane McKeel

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

Re: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Commissioners:

The Board of Commissioners will deliberate and vote on Urban/Rural Reserve Designations for Multnomah County on December 10. We, and many of our neighbors in the Forest Park Neighborhood, are very disappointed to learn that the resolution for the Board's consideration proposes to ignore the recommendations of the Citizens Advisory Committee (CAC) and the Planning Commission, which have proposed that areas 7(a) and 7(b) be designated Rural Reserves and instead the resolution proposes a "no reserve designation" for that area. (Area 7 is located west of Forest Park roughly defined by the Germantown, Old Germantown, Springville Roads area between Forest Park and the Washington County line). The CAC worked extremely hard and diligently in coming up with its recommendations; it collected massive amounts of data, considered hours of public testimony, and deliberated thoughtfully and earnestly for many months. It is inexplicable how this process can now be ignored

The proposal to define Area 7 as "Undesignated" seems to be based on the "unique development opportunity" promoted by Mr. Tom VanderZanden and Mr. Jim Irvine. The promoters of this "unique development opportunity" presented the concept to an open meeting of the Forest Park Neighborhood Association earlier this year. The meeting was broadly attended by members of the neighborhood who spanned the spectrum of the development question, from those favoring unfettered development to those advocating preservation of existing natural resources and ecosystems. They listened to the presentation, debated its merits, and concluded (one of the few times that people on both sides of the development debate might agree on an issue) that the development proposal was unworkable and inappropriate for that area. The VanderZanden "unique development opportunity" has been vetted by the CAC, the Planning Commission, and the neighborhood and has been rejected.

Therefore, we request that Board of Commissioners accept the recommendations of the CAC and the Planning Commission and amend the resolution to designate Area 7 as a Rural Reserve.

Thank you,

B. Wayne Luscombe and Jennifer H. Allen
(Residents of Forest Park Neighborhood, Multnomah County)
464 NW Skyline Crest Road
Portland, Oregon 97229

Tues. Dec. 8, 2009

Hi Lynda

I understand we need to send you copies of testimony we have sent to the Commissioners in order to get them in the hearings packet for the Reserves Hearing to be held on December 10. Accordingly, I have attached two files for inclusion (both have been sent to the Commissioners). These are from

1) Jerry Grossnickle and Bruce Wakefield
13510 NW Old Germantown Rd.
Portland, OR 97231

2) Robert VanDerWerf
13248 NW Old Germantown Rd.
Portland, OR 97231

Please give me a call if you need additional information. Thanks.

Jerry Grossnickle
503-289-3046

Multnomah County Board of Commissioners
501 SE Hawthorn Blvd. Suite 600
Portland OR 97214
Via email: Re: Rural Reserve Designation for Study Areas 7a & 7b.

Dear Commissioners:

I was shocked to see the .No reservation designation. recommendation for Areas 7a and 7b in Attachment .A. of the December 10, 2009 Hearing Materials. This conclusion completely disregards the extensive work of the Citizens Advisory Committee and Planning Commission who both recommended .Rural Reserve. designation for Area 7. It is also inconsistent with the Core 4 Technical Team findings which ranked the area .difficult. and having .low suitability. for urban infrastructure such as sewer serviceability, transportation connectivity, etc. The recommendation also ignores many years of previous policies including Multnomah County West Hills Rural Area Plan, Metro.s Natural Landscape Features Inventory, Metro.s Natural Areas Bond Measure and Clean Water Services Map of Healthy Streams, as well as recommendations from The Forest Park Neighborhood Association, Forest Park Conservancy and a large majority of the landowners in Area 7.

The conclusion appears to have been influenced solely by lobbying efforts of two developer/consultants (Tom Vander Zanden and Jim Irvine) working on behalf of a small number of landowners who do not appreciate how important this close-in rural area is in contributing to the livability of the entire Portland Metro Region and providing a sense of place. Their only motivation is simply the assumption that their property values may increase if development becomes viable.

Attachment .A. cites a .unique development concept. proposed by the developer/consultants to .leverage revenue. from more intensive development to .protect landscape features. by acquiring land for public ownership. This concept fallaciously imagines that revenue from the Parks System Development Charges from

subdivisions in the North Bethany area will somehow be sufficient to purchase large tracts of land higher up on the hill. In reality, Parks SDCs are hardly adequate to develop small pocket parks within new residential developments; it is unimaginable that Parks would have excess funds with which to purchase any additional property. The suggestion that this area should remain un-designated so that their unique development concept could be pursued is not credible.

The relentlessness of these pro-development individuals is indisputable proof that Area 7 is under intense urbanization pressure. Being subject to urbanization is one of the primary factors for Rural Reserve designation according to OARS 600-027-0060(2)(a).

Another key factor for Rural Reserve designation according to OARS 600-027-0060(3) is being identified in Metro's Natural Landscape Features Inventory. Study Area 7 actually includes two such identified landscape features; they both apply to the entirety of Area 7 and are described (in part) as follows:

22 Rock Creek Headwaters Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

23 Forest Park Connections The Forest Park connection area provides protection to key watersheds and secures the integrity of the big game corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.

Area 7 is precisely the type of rural area envisioned by OAR 660, Division 27 for long term protection. Area 7 contains important landscape features and is subject to constant urbanization pressure. I own land and have been a resident of Study Area 7 for over 30 years, and I encourage the Board to support the recommendation of the CAC to designate Study Area 7 as a Rural Reserve and reject efforts by pro-development individuals to keep this area from being protected.

Sincerely,
Robert VanDerWerf
13248 NW Old Germantown Road
Portland Oregon 97231

REC. DEC. 8, 2009

13510 NW Old Germantown Rd.
Portland, OR 97231
November 29, 2009

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

The resolution proposed by Commissioner Cogen recommends in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. Loosely described, these are the rural lands that surround Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

We urge the Commissioners to reject this proposal and endorse the recommendations of the Planning Commission and the CAC in designating this area rural reserve.

West Hills Rural Area Plan Discarded?

It is remarkable to us that the Board would consider a reversal of its longtime support of rural values in this area without significant public process. The land is entirely within the Multnomah County's West Hills Rural Area Plan, which specifically sets forth as policy that no expansion of the UGB will be allowed within its boundaries. It is also remarkable that the Board would fail to acknowledge the Planning Commission's endorsement of the CAC recommendation.

Citizens Advisory Committee Ignored

Considering the abundant public testimony taken by the CAC and its comprehensive discussion and analysis of the reserve factors as applied to the land, it is astonishing that the Board would reverse the Committee's recommendations, particularly based on the weak reasons provided in Attachment A. It is suggested there that the Board should avoid a reserve designation to give time for consideration of a novel development concept for the west hills.

A Novel Development Concept

The idea is that intensive development on some relatively flat farmland, together with lower density development on the ridge tops would provide adequate funds to purchase and protect some important resource lands. The plan requires taking park SDCs meant for local parks in the densely developed new community planned for the farmlands and using them instead to purchase land around the new executive homes on the ridge tops.

FPNA Rejects the Concept as Unworkable

This is what we in the neighborhood have referred to as the VanderZanden Plan. It was presented to the Board of the Forest Park Neighborhood Association (FPNA). After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable. The Board found it to be harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Rural Development?

Our own reading of the plan is that, stripped of its accompanying adjectives ("unique, creative, out-of-the-box", etc.), it basically proposes urban development on lands that should not be developed at all. It attempts to make urbanization palatable by suggesting more intensive development on the least environmentally sensitive lands, less on the more sensitive, and not at all on the most sensitive. The plan thus suggests that it is indeed possible to develop the west hills without destroying the landscape qualities that are so important to the region, and it even purports to benefit Forest Park by adding public lands. This premise is not credible. An honest evaluation of the Urban Reserves factors shows that none of this area is suitable for sustainable urban development. Both the CAC and county staff rated almost all of Area 7 "low suitability" for Urban Reserves; only a small portion was rated "low-medium suitability."

Reality Bites Developer's Scenario

Adding insult to injury, the plan actually claims to provide better protection for wildlife, streams and forest lands by developing the land containing those resources. Reality is far removed from the developer's scenario. Urban development on these lands will inevitably destroy the rural qualities the plan claims to protect. Building hundreds of new houses in the hills, with all the roads and infrastructure needed to support the development, will inevitably degrade the streams, destroy wildlife habitat, drive off the elk, and sever important wildlife connections that Forest Park now has with the Tualatin Basin and the Coast Range. Additional development will disrupt the natural systems that now maintain a healthy ecosystem that still hosts elk, cougar, black bear, and many other sensitive species.

As for providing better protection for wildlife, streams and forest lands, we are at a loss to describe the brazen effrontery of this assertion.

Logging. Plan proponents explain that currently logging is allowed, but through public purchase of land, logging would be prohibited. But the plan can't guarantee that any trees would be left standing in the area they propose to protect when funds are finally available to purchase land. Mere designation of the land as an Urban Reserve will provide an incentive for property owners to clear-cut land to minimize habitat protections and maximize development potential, as has been happening in North Bethany. Yes, logging is currently allowed. Most of the land is forest land, and many of the residents care for their woodlots expecting to both harvest and replant in a responsible manner, continuing a tradition of stewardship that ensures healthy forests for the future. Cuts are generally small, since the forest lands interconnect across many property lines, and the temporary loss of mature trees does little damage to the

ecosystem, and even rejuvenates many species, both plant and animal. Forests that are cut and replanted are certainly better wildlife habitat than forests that are cut and replaced with urban development.

Elk. Plan proponents also point out that once the land is urbanized, game animals will be safer, because hunting will no longer be allowed. Why not tell the truth: there will be no elk to hunt. The plan proposes intensive development on farm fields that are important elk habitat. Elk need a mix of forest cover and open fields for food. Developing the farm fields as proposed by the plan would eliminate an important food source and greatly reduce the Area 7 habitat value for elk. Elk don't like houses, roads, cars - or humans, for that matter. Limiting their habitat to stream corridors and forested slopes, surrounded by urban development, will force them out of the area.

Streams. As for stream protection, the plan proposes to provide undisturbed corridors of sufficient width to protect water quality as well as the movement of wildlife. The missing critical element here is that the drainage (the streams, their tributaries and headwaters) occupies nearly the entirety of the rural landscape, for this is where much of the Rock Creek drainage originates. Any new road will require stream crossings that will damage the watershed, and any amount of development, including all impervious surfaces, tends to degrade stream quality, increase run-off and contribute to downstream flooding.

Stream Corridors. To assume that these stream corridors will adequately protect wildlife fails to consider that many species will not thrive within the confines of a stream corridor. Many need space to live, breed, find food and shelter and will not live where we tell them to on a map. Mink, porcupine, Northern Flying Squirrels, Red-legged Frogs, Pileated Woodpeckers and Black-headed Grosbeaks all make their homes here, in addition to big game like elk, cougar and black bear. Many species are sensitive to urban development, and new urban areas in the hills will fragment habitat and block wildlife corridors, degrading the habitat value of remaining undisturbed lands.

Ersatz Ecosystem

Why would we want to replace our functioning natural west hills ecosystem with an inferior ersatz copy, urban development dressed up to resemble a functioning natural ecosystem, but an ecologically sterile place where remnants of the forests remain as islands to remind us of our loss?

Disappointing Process

Commissioner Cogen had the opportunity to attend any or all of the CAC meetings where this concept was discussed, but chose not to. Now he is persuaded to reject the CAC's rural reserve recommendation because of private conversations with developers? It would be remarkable indeed if the Board agreed to the proposed Resolution without thorough inquiry into this matter. We are disappointed that the Resolution ignores the recommendations of the CAC, Planning Commission, four neighborhood associations, and Forest Park Conservancy that Area 7 be designated a

rural reserve. Multnomah County has the responsibility to designate rural reserves that reflect our county's values, and it should not abdicate its responsibility by recommending "undesigned."

SB 1011

SB 1011 has given us a golden opportunity to protect the western slopes of the Tualatin Mountains as an important regional landscape feature that can be enjoyed for many years into the future, a place where wildlife thrives, where forests are productive, where farms and their CSA's provide locally-grown produce, where hikers and cyclists enjoy rural country roads, where streams run free of pollutants, a place of beauty and calm rising above the hubbub of urban life, seen as a green and verdant hillside from miles around, a natural entry to and buffer for Forest Park. The biggest threat to this area isn't logging or elk hunting. It is habitat loss and fragmentation due to urban development. Let's not lose this valuable regional resource to urban development that can and should be located in more suitable places.

The purposes of SB 1011 (including long-term certainty of land use) would be subverted by adoption of the proposed Resolution, a cruel hoax for the many supporters of SB 1011 in our neighborhood who saw in this legislation a way to finally end the long cycle of fighting UGB expansions every five years, and who believed that the rural reserve language about protecting important natural landscape features was particularly applicable to this area.

A Duty of Stewardship

As property owners in Area 7 we would stand to gain financially if urban development were to occur here as proposed by the VanderZanden plan. If we thought there was a possibility that the plan could actually preserve the rural qualities and wildlife habitat that make this neighborhood the iconic regional resource that it is, we would be tempted to side with the developers. But for all the reasons stated above, we know that the VanderZanden proposal does not offer real protection. We understand that our duty as stewards of the land is to oppose the inevitable degradation that urbanization would bring.

Please designate Area 7 as a rural reserve. Thank you.

Jerry Grossnickle and Bruce Wakefield

13900 NW Old Germantown Road
Portland, Oregon 97231
November 29, 2009

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

RE: Urban and Rural Reserves Resolution for December 10, 2009

Dear Chair Wheeler, Commissioner Kafoury, Commissioner Cogen, Commissioner Shiprack,
and Commissioner McKeel,

After reviewing the "Recommendations and Rationale for Reserve Designation," Attachment A to the prospective Resolution you will be considering on December 10, and its accompanying map for west Multnomah County, I am profoundly disappointed that the strong recommendations of the Multnomah County Reserves Citizens Advisory Committee and the Multnomah County Planning Commission have been dismissed for that portion of the West Hills most under development pressure: Area 7. While the recommendation to designate most of Area 6, and all of Sauvie Island, as Rural Reserves is very welcome, the notion that Area 7 would remain Undesignated is baffling. Area 7 should be designated a Rural Reserve along with Area 6.

The extensive data-gathering, testimony, and discussion of the Citizens Advisory Committee and Planning Commission led to recommendations for Rural Reserve in Area 7. Further, this conclusion aligns with the existing Multnomah County West Hills Rural Area Plan, which itself was adopted after extensive study and public input, and is supported by numerous regional studies including Metro's Natural Areas maps (most of Area 7 is a Target Area for the Natural Areas Bond Measure) and Clean Water Services' maps of healthy streams. Area 7 as currently zoned, and as currently inhabited by both human and animal populations, provides a landscape-scale rural area, close to cities, with far greater habitat and resource values than scattered patches of preserved land can ever hope to approach.

That the numerous streams, steep valleys, and winding little roads also preclude any eventual development of the kinds of affordable, accessible, low-carbon, multi-modal communities required in our common future should also be obvious. Yet an "Undesignated" classification leaves the future of Area 7 up in the air and subject to disinvestment and speculation -- the exact opposite of the goal of the Reserves process. If this area is left "Undesignated," that small but vocal minority of property owners who desire to profit from rural-to-urban conversion will continue to lobby for inclusion in the UGB as an "exception" at each Periodic Review, and especially at the prospective 20-year "check-in." Twenty years may sound like a lot, but it's not much to a forester, or a farmer amortizing greenhouses and drainage systems, or especially to wildlife populations who rely on large habitat sectors.

The outcome for Area 7 proposed in the Resolution is so contrary to the last two years of information and testimony that I have to presume that the "Undesignated" proposal is triggered solely by the so-called "development opportunity" presented by Mr. Tom VanderZanden and Mr. Jim Irvine. This same proposal was presented by them to the Forest Park Neighborhood

Association Board. We concluded unanimously that the proposal is unworkable and inappropriate for this area.

We understand that Commissioner Cogen required the Reserves CAC to also hear this development proposal, and the CAC decided to follow the available technical information and apply the Factors in the Administrative Rules evenly across the County, leading to their Rural Reserve designation for Area 7. Please do the same.

I believe that these gentlemen are sincere in their advocacy, but they are not residents of this area, nor even this county. Whatever else they may have accomplished for the community, which I respect, one is a property developer and the other the CEO of a residential construction company. There is an obvious financial self-interest which accompanies their advocacy. I believe their proposal tries to keep their scenario alive by interjecting uncertainty into a Reserves process which until recently was headed towards Rural Reserve designation for Area 7. But nothing is more uncertain than that this "development opportunity" could ever be brought to fruition.

- Land acquisition from willing sellers in anything other than a thin patchwork is highly improbable
- SDC money won't be available to purchase land until it is in the UGB and much more expensive
- The amount of prospective moneys to be raised are wholly inadequate to the stated goal
- The dense community at lower Springville will need the parks SDC for their own urban parks
- Park maintenance budgets are inadequate for a new park at their proposed scale; Forest Park can barely be maintained today despite volunteers, and SDC's can't help
- The land is better-protected, in one large block, *at no public expense*, today - and would be more so as a Rural Reserve
- There is no mechanism to ensure that the proposed development limits and parkland would in fact be even attempted by developers and agencies in the future

The Forest Park Neighborhood Association has extensive experience dealing with development proposals from the scale of Forest Heights to those of a few houses. We understand the harm to the landscape that development brings, and also the difficulty in recognizing and enforcing agreements after a few years as players change. This "development opportunity" is the most uncertain we've seen.

The window of opportunity for creating Reserves is about to close. To leave land along the existing UGB, which qualifies so clearly as Rural Reserve, in "Undesignated" status in order to examine an unworkable proposal at some vague later time, is to abrogate the intent of the Reserves process. Please reconsider the proposed Resolution. Thank you.

Jim Emerson , 25-year resident in Area 7
Forest Park Neighborhood Association President

cc: FPNA Board, Metro Councilor Rex Burkholder

Received Dec. 8. 2009

Lynda:

Please include this letter into the packet for the county commissioners for the upcoming Thursday meeting. I'll be in the audience to represent it during public meeting time.

Regards,

Kirk Andrews @ kirk_meister@yahoo.com

To: Core 4
Metro Council
Multnomah County Board of Commissioners

From: Kirk Andrews
13410 NW Springville Road
Portland, Oregon 97229

Re: Rural/Urban Reserve Designation for Area 7 in Multnomah County

Date: 05-Dec-2009

Public Officials:

I am writing to express my deep dismay upon reading that the Multnomah County Board of Commissioners have proposed to leave Area 7 in Multnomah County as "undesigned" in the current effort to identify urban and rural reserves for future land use planning decisions.

Throughout the year, I attended many meetings of the Multnomah County urban/rural reserve Citizen Advisory Committee (CAC), and watched them debate the issues in a thoughtful and methodical manner. They too had the option of leaving areas undesigned, but came to the conclusion that leaving this area next to the UGB in that status was not an appropriate action. Undesigned status next to the UGB is bad. It leaves the residents of that area in limbo. Landowners don't know if they can safely make the necessary capital improvements to their land that they want to make (e.g., install irrigation for their farming efforts) and others to continue to make no improvements to their land in hopes that it will be purchased for sub-developments. As a member of the community, I signed a petition with 31 additional landowners along Springville Road which stated we wished the area to be designated rural reserve. I was pleased and relieved when the county's CAC recommended that the area be set aside as rural reserve.

The text of the Multnomah County Board of Commissioners proposal to leave area 7 undesigned alludes to a concept that a land developer was touting throughout the meetings that would use system development charges from a highly urbanized area to purchase land to expand Forest Park. The County Board of Commissioners only needs to look at the planned North Bethany expansion to see that current system development charges are not adequate to pay for basic infrastructure (therefore that expansion area languishes), let alone raise funds to purchase some additional amount of land elsewhere for a park. This developers' plan is clearly a red herring, meant only "green wash" his development efforts and take the focus off the harm this development would do to rural farms and fragile natural resources in the area. Low density ridge-top executive homes along Skyline Blvd are not a sustainable form of development – while highly profitable for developers, they would fragment already limited wildlife corridors across Skyline Blvd, harm headwater areas, and put more cars on our roads.

City of Portland does not want think the area is a good candidate for urbanization – they understand the limited road network and difficulty providing good transit to the area, so they wisely prefer to invest in improving communities inside their city today. I don't understand why the County Board of Commissioners would discount City of Portland statements that they have enough developable capacity within the existing urban growth boundary to fulfill its expansion needs for the next 20 years.

The text of the proposal to leave the area undesignated mentions that area 7 is conflicted farmland and it is not suitable for long-term commercial forestry. Yet, this area supports numerous tree farms, organic farms, and CSA gardens on land where owners put forth the necessary effort to make it profitable. These farms along the UGB help buffer the more sensitive wildlife habitats and streams from urban Bethany.

If area 7 is left undesignated, it will be the focus of the land developer lobby year-after-year. They will spend countless hours of public meetings and thousands of dollars of taxpayer money working to get a "UGB exception" that could bring undesignated rural lands into the UGB. This area has absorbed enough urban development over the last 20 years -- it is time to focus on maintaining the valuable farmland and natural resources that remain. These resources are important in their own right, but they are especially valuable because they effectively expand the habitat available for wildlife in Forest Park, more than doubling the park's effective habitat area.

I ask that the Multnomah County Board of Commissioners reconsider their proposal and instead support the CAC recommendation for making Area 7 a rural reserve.

Sincerely,

Kirk Andrews

*** this ends the Letters that were submitted as Testimony on Dec. 8, 2009 ***

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Cc: Metro Council

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

I have been privileged to live on the edge of Balch Canyon for nearly 20 years. I have enjoyed this benefit because I have lived in a county where government clearly valued its natural resources and worked to protect what is left of them for the future. Imagine my shock to learn that you don't value Balch Canyon enough to put it into a rural reserve.

Now maybe I am a little confused. In reading the resolution it seems that you don't think this area is threatened, even though it is almost surrounded by the UGB. I am left to puzzle over your vision for this jewel of the county might be.

Have you forgotten that in 2002 Metro added other unsuitable land to the UGB in Areas 93 and 94? Portland calculated that Area 94's 600 acres could only support 60 to 70 homes, but still it was added to the UGB (fortunately Friends of Forest Park got that overturned). Developers drool at the thought of building expensive high-end homes in this canyon. But you don't value this area enough to protect it from development. What does that say about our county's values?

Why are you ignoring your CAC and county Planning Commission? They wanted to protect this area. Area 7 should be a rural reserve.

Don't speculate with a treasure that county government and individual land owners have protected for many years, up until now. Key words: UNTIL NOW! Are you really sure you're doing the right thing or is this just one more secret back room deal? Only developers can profit from leaving this area undesignated.

Please think hard about this. Thinking people, public and private, have been caring for this land for over a century. It would take only a year or two to destroy the whole place. Look around.

Thank you.

Paula Sauvageau
3355 NW Forest Ln.
Portland, Oregon 97229

Received 12/10

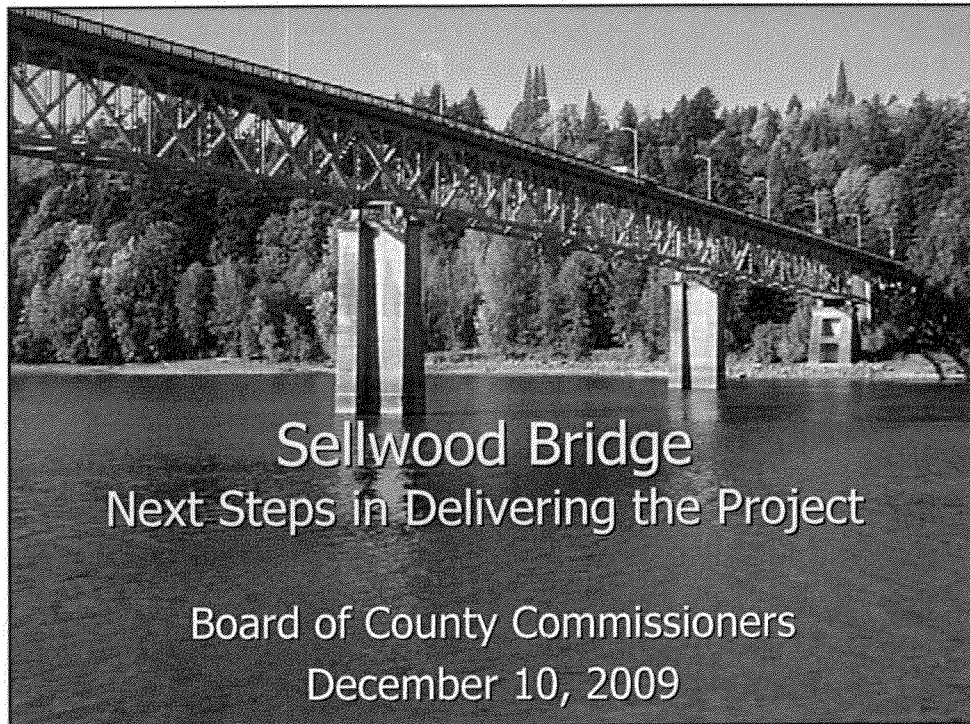
Commissioner Kafoury

Although the area around Springville and Germantown area in Multnomah County is noted as conflicted, that has nothing to with the ability of the land itself to support small U-picks, CSAs, pocket vineyards, and market gardens to supply Farmers markets in Portland. This area not only protects natural features, and protects wildlife, It helps provide close in sustainability potential. and adds to the distinction of the Portland Community. I have attached a file showing the Prime farm land in the area. As you can see there is nothing wrong with the land in the area. As mentioned in Testimony, the Malinowski's and Beovich's Farms are actively seeking to improve our farms to support the community we live in. We rent space to market gardeners, and have a permit for water rights. Beovichs are planting potatoes and looking into Greenhouses. We retail our Ground Beef for \$4.75 per lb cut and wrapped, the folks who just want to sell to developers say they only get \$.50 live wt for their Meat. We do value added to get our price. As for water rights, you have to file a permit and pay a fee like building a barn. There are currently no shortages of water rights for Ground water in our area, as long as you do not pull from streams, steal from your neighbors wells. We need the Rural reserve designation to bring the potential of this area to bloom.

If we are not designated Rural Reserves our ability to invest in long term improvements, is diminished, for example we are preparing to plant 3400+ native wildlife friendly plants this Feb, Thousands of dollars and hundreds of man hours will be spent, is that a good investment on land that may be bull dozed in 10 years? Is adding underground irrigation pipe to feed 1000 families in the Portland area? or should we do like a few of our neighbors did and pull down our barns, tear down our water systems, log off our trees, and hire a consultant who charges up to \$100,000. per acre to make sure farm and forest land get added to the UGB, and just wait..... That's why undesignated won't work for us. Because as the Department of Ag pointed out, what makes us conflicted is that the current owners of the land in area 7, don't want it farmed they want it sold for development. Remember Metro Land Group bought over 40 acres of land zoned EFU, and hired the above consultant to get in made Urban, and If area 7 and other lands close to the UGB are marked undesignated.... why wouldn't that keep right on happening?

I have included a file of our farm's soil capabilities as well. As you can see now that we have a permit for water, the state and Feds say some of our class 3 soils have moved up to class 2. The non-prime white lands on our Farm are actually wetlands, which while not considered prime, provide vital area for ducks and other wildlife. and protect headwater streams. All things to protect. Thank you for your time.

Greg Malinowski Malinowski Farm.



Agenda

- Introduction
- Project Guiding Principles – Begin Board discussion and clarification
- Contracting Options - Learning from TriMet's experience
- Staff recommendation on next steps

Introduction

- Where We've Been
 - Process and decisions to date
 - Widespread support generated
- Where We're Going
 - Establish project delivery guiding principles
 - Investigate contracting methodology

Discussion Starter: Project Delivery Guiding Principles

- Expeditious timeline
- Low construction cost
- Public engagement process
- Open decision-making
- Fully functional and safe facility
- Aesthetically appealing bridge
- Amenities on bridge

Project Delivery Guiding Principles (cont)

- Protects resources
- Supports neighborhoods
- Easy to maintain
- Emphasizes local products and contractors
- Supports DBE/MWESB/Diversity
- * Manages risk

Guiding Principles Discussion

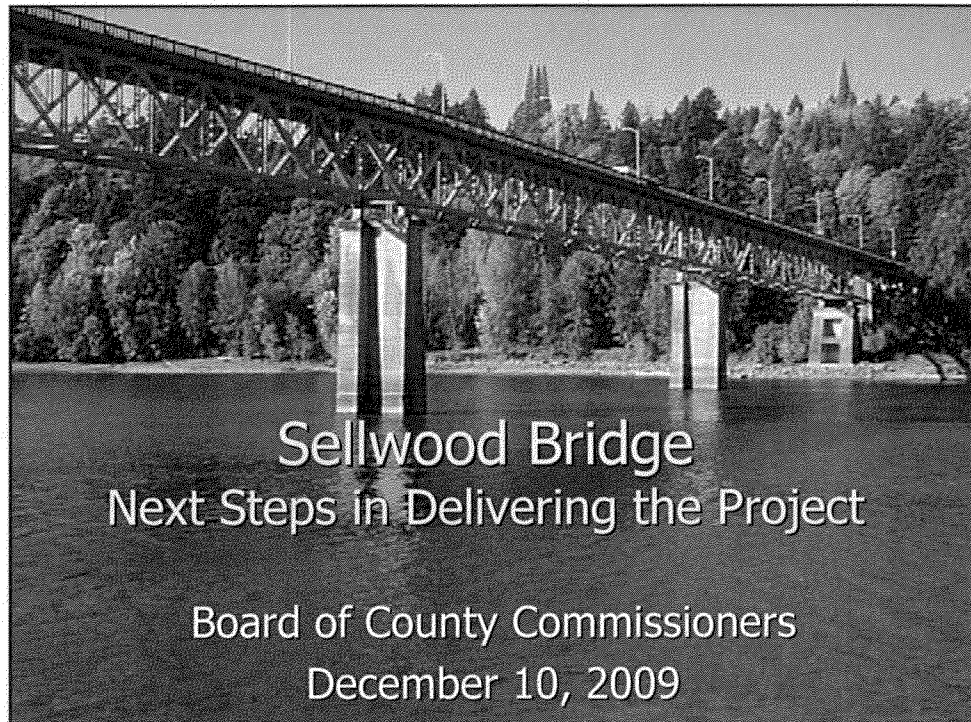
(given the specific context of the Sellwood Bridge)

- Are there others?
- What tradeoffs/relationships exist?
- Which are most important in delivering this project?

TriMet's Experience: An Owner's Perspective

Next Steps

- Resolution to investigate contracting methodologies – December 17, 2009
- Briefing – early 2010
 - Project Organization
 - Chair's and Board's roles
 - Expert team
 - Public involvement
 - Overview of steps moving forward
- Department recommendation to Board and Board selection of contracting methodology



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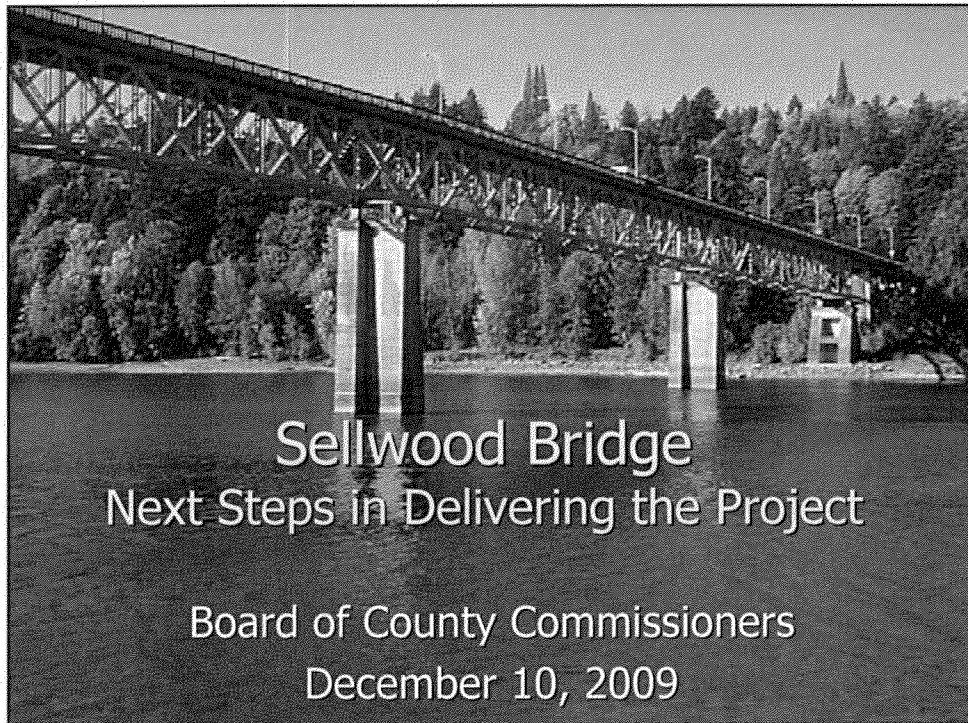
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- Which are most important in delivering this project?

TriMet's Experience: An Owner's Perspective

Next Steps

- Resolution to investigate contracting methodologies – December 17, 2009
- Briefing – early 2010
 - Project Organization
 - Chair's and Board's roles
 - Expert team
 - Public involvement
 - Overview of steps moving forward
- Department recommendation to Board and Board selection of contracting methodology

CONSTRUCTION CONTRACT OPTIONS AT TRIMET

December 1, 2009

Presented to
Multnomah County

by
Daniel W. Blocher, P.E., Senior Director



Low Bid Roots

- Through the Westside Project ('90s), low-bid contracting was TriMet's mainstay.
- Also known as "design-bid-build"
- Roles and responsibilities are well known to all parties
- Competitive bids yield lowest contract award price



LOW BID EXPERIENCE

Portland Paved Track



- 1 mile – Paved track
- Low Bid: \$27.1M
- Final Price: \$33.1M
- Change Orders: \$6.0M or 22%

Major Issues

- Access & traffic control
- Utility relocations
- Intersection work phasing
- Public safety
- Community impacts
- Contractor performance
- Extensive delays
- \$13M claim

LOW BID EXPERIENCE Hillsboro Paved Track



Major Issues

- Access
- Traffic control
- Utilities
- Contractor performance
- Jurisdiction interface
- Re-phased construction

- 1 mile – Paved track
- Low Bid: \$27.2M
- Final Price: \$32.2M
- Change Orders: \$5.0M or 18%

SUMMARY - WESTSIDE CONTRACTS

- Most had high CO percentages and many had claims
 - LS 4: Downtown >> **22% CO;** *Delay Claim*
 - LS 5: Tunnel >> **78% CO;** *DSC Claim*
 - LS 6: Structures >> **7% CO;** *Delay Claim*
 - LS 7: Beaverton >> **33% CO;** *Impact Claim*
 - LS 8: RR Alignment >> **11% CO;** *DSC Claim*
 - LS 9: Hillsboro O.T. >> **18% CO;** *DSC Claim*
 - LS 9: Hillsboro P.T. >> **18% CO;** *No claims*
- Claims and delays also triggered added designer and staff costs

WESTSIDE LESSONS LEARNED

- Choose contractor based on performance and price
 - *Experienced, motivated contractor personnel essential*
- Develop constructable design/specifications
 - *Seek contractor input during design*
- Create collaborative team environment
 - *Jurisdictions – designers – contractors – owner*
- Minimize community impacts
 - *Get in, get out with construction*
- Proactively resolve issues
 - *Contract formation critical*



EXPANDED CONTRACT GOALS

Based on the Westside experience, TriMet expanded its contracting objectives beyond lowest initial cost

- **Seek budget certainty**
 - *Low bid is no reliable indicator of final closeout cost*
 - *Know cost pressures early; collaborate in scope/risk assumptions*
- **Complete contract on time**
 - *Manage milestones; Foster a "Get in, get out" approach*
 - *Work together on mitigation of on-site hurdles*
- **Improve community responsiveness**
 - *"How" matters. Collaborate on a workable Conduct of Construction Plan*
 - *Promote Diversity participation*



CAN WE USE OTHER METHODS?

- FTA

- *Allows a "Best Value" approach*
- *Must comply with FTA circular 4220.1E*
- *Must comply with State law*

- Oregon

- Low bid exemptions are acceptable if:
 - *Unlikely to encourage favoritism*
 - *Unlikely to substantially diminish competition*
 - *Result in substantial cost savings*
- Public hearing, findings in support required

NON-LOW-BID OPTIONS

- **Negotiated Procurements**
 - Uses a Request for Proposal (RFP) process
- **Design/Build**
 - Designer and Contractor are teamed under one contract to TriMet
- **Construction Manager/General Contractor**
 - Contractor manages all work, self performs some
- **All options include price as a key selection criterion**

NON-LOW-BID OPTIONS

- **Each option has pros & cons**
 - **RFP:** Selection considers a variety of criteria, but price can still outweigh all other factors. Owner needs a reasonably complete design, adversarial roles can develop.
 - **D/B:** Can shorten overall duration and relieves coordination risk, but owner loses much control over design
 - **CMGC:** Optimizes design and builds team alignment, but less pricing leverage on self-performed work
- **TriMet has had successes with all three options, particularly CMGC**



WHAT IS CMGC?

Construction Manager/General Contractor

- *Selected to manage & perform construction*
- **Selected during design phase**
 - *Owner contracts separately for design*
 - *Contractor performs pre-construction services for Owner*
- **Develops contracting & performance plans**
 - *Driven by critical objectives*
- **Negotiates a firm construction price**
 - *Yields a Total Construction Price (TCP) for the final agreed scope*
 - *Usually awarded in several packages: Early works; then balance of work*
 - *Based on a mix of bid & negotiated pricing*
 - *Risk/contingency are negotiated*



CMGC SELECTION

Selection is based on multiple factors

- *All defined in the Request for Proposals*
- **Proposer qualifications**
 - *Experience, past performance & capacity*
 - *Staff experience*
- **Project management plan**
 - *Approach to the project; safety plan, schedule*
 - *Preliminary contracting plan*
 - *Diversity plans – DBE and workforce*
- **Price commitment**
 - *Not-to-exceed price for pre-construction (using owner-defined units)*
 - *Lump sum fixed fee (based on owner cost estimate)*



PRE-CONSTRUCTION SERVICES

- Independent cost estimating/budget validation
- Risk identification/mitigation
- Value engineering
- Conduct of construction plan
- Constructability reviews
- Scheduling
- Final Contracting Plan
- Participation in community meetings
- Planning for diversity participation

BEST VALUE!

TRI@MET

CONSTRUCTION PRICING

- Overall Framework
 - Based on completed design
 - Informed by interim design estimates
 - Combination of bid + negotiated price, per contracting plan
 - Owner controls collaborative process
 - Usual contract pay provisions
- $TCP = \text{directs} + \text{indirects} + \text{fee} + \text{quantified risks}$
- Fair Cost Protections
 - Open book pricing, with independent reviews
 - TriMet Fair Cost Estimate used for comparison
 - TriMet has right to order public bidding for any portion



RESULTS OF CMGC FORMATION

- Frequent dispute generators are avoided
 - Quantities are agreed
 - Conflicts and uncertainties are reduced
 - Scope is clarified & design is endorsed
 - Key risks are fairly allocated and forward priced
- Price is for a mutually-understood scope
- Parties become aligned
 - Contractor “owns” the design and project plan
 - Parties understand others motivations and “hot buttons”
 - Contractor incentivised to achieve a success



RESULTS USING CMGC

■ Interstate 10A/B	\$100.8 M	3.6% CO
■ Ruby Building	\$ 15.0 M	1.8% CO
■ Merlo Facility	\$ 8.0 M	5.6% CO
■ Mall Project	\$147.8 M	3.4% CO

Teamwork - Budget Certainty - Community Support



CASE STUDY INTERSTATE 10A/B

- 3.6% Change Orders
- Value Engineering
 - \$11M captured
 - 100% savings to owner
- Schedule
 - Met all milestones
 - Opened 4 months early
- Diversity participation
 - Exceeded 16% DBE objective
 - Minority/female workforce hours exceeded 30% of total



TRI  MET

CASE STUDY PORTLAND MALL LRT

- +/- 3.4% Change Orders
- Financial benefits
 - *Superb discipline viz designers*
 - *Locked price at 90% design*
 - *Pricing “openness” was vital for FTA funding increase*
 - *Risk apportionment was clear*
- Community benefits
 - *Able to fast-track disruptive work and meet public promises*
 - *Kept downtown moving*
 - *Met all milestones*
 - *Exceeded DBE and workforce objectives*



DESIGN / BUILD

- Design/Build is also an important option
- One contract for design & construction together
 - Single entity simplifies owner's role
 - Design and construction phases can overlap
- Key Considerations
 - Best when:
 - Design (and hence many details) can be handed off
 - Accelerated schedule is needed
 - Owner wants to pass coordination risk to contractor
 - Construction methodology has a big impact on design
 - Owner MUST be willing to cede much design control

D/B SELECTION

Similar to CMGC, selection is based on multiple factors (All defined in the Request for Proposals)

- **Proposer qualifications**
 - *Experience, past performance & capacity*
 - *Staff experience*
- **Project management plan**
 - *Approach to the project; safety plan, schedule*
 - *Preliminary contracting plan*
 - *Diversity plans – DBE and workforce*
- **Price is negotiated**
 - *Lump sum with schedule of values (typically)*
 - *Allowances for uncertainties are common*

RESULTS USING D/B

Design/Builds

■ IMAX 10C	\$ 30.6 M	11.6% CO
■ CTC Garage	\$ 13.7 M	13.7% CO
■ I205 D/B	\$163.8 M	7.6% CO

TRI  MET

USE OF LOW-BID

- Low-Bid remains a good option
 - Best when:
 - Design is well developed
 - Skilled contractor pool is plentiful
 - Risks, public interaction is minimal
 - Owner must allow ample field staff to manage the work
 - Owner must retain ample contingency budget
 - Contractors can't afford to include allowances
 - Contractors may take risks to win the work

RESULTS USING LOW-BID

Low Bids

▪ Interstate OCS	\$ 9.0 M	9.4% CO
▪ Interstate Signals	\$ 15.2 M	26.6% CO
▪ WES Maint. Bldg.	\$ 4.7 M	5.3% CO
▪ Ruby/Elmo Buildings	\$ 6.4 M	11.4% CO

TRI  MET

WHICH METHOD TO USE?

- No one perfect choice for a given project
- TriMet uses a checklist to assess:
 - Importance of early cost certainty
 - Need for special expertise
 - Sensitivity of quality, schedule and safety aspects
 - Level of public interaction and community benefits
- Industry guides are available
 - Recent TCRP Report 131 is an example



CONCLUSION

- Non-traditional contracts can be effective tools for complex contracts
 - Scope/price visibility & team alignment are very beneficial
- Caveats
 - Intensive, complex process
 - Price is only certain if scope stays constant
 - Owner still retains many risks (3rd party, design, underground)
 - Negotiations must be approached professionally
 - Claims are still possible (DSC, subs)
 - Owner executive and political support is vital



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board/Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-3
Est. Start Time: 9:00 am
Date Submitted: 12/01/09

BUDGET MODIFICATION:

Agenda Title: **Off Premises and Limited On Premises Sales Liquor License Renewal for Big Bear's Crown Point Market, 31815 E. Columbia River Highway, Troutdale, OR**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>December 10, 2009</u>	Time Requested:	<u>N/A</u>
Department:	<u>Sheriff's Office</u>	Division:	<u>Enforcement</u>
Contact(s):	<u>Kimberly Walker-Norton</u>		
Phone:	<u>(503) 251-2520</u>	Ext.	<u>I/O Address: 313/122</u>
Presenter(s):	<u>Consent Calendar</u>		

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 31815 E. Columbia River Hwy, Troutdale, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Multnomah County False Alarm Reduction Program has notified us of none compliance in payment for false alarm response and have revoked their permit. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signatures

Department/
Agency
Director:

Date: 12/10/2009



Budget
Analyst:

Date:

Department
HR:

Date:

Countywide
HR:

Date:



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE

503 251-2484 TTY

www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Big Bear's Crown Point Market
31815 E Columbia River Hwy
Troutdale, OR 97060

Subject: Liquor License Applicant
On and Off Premises Sales

Owner: Balwant Bhullar
12/18/65
21775 Palisade Place
Fairview, OR 97024

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 31815 E Columbia River Hwy is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Multnomah County False Alarm Reduction Program notified us that their account has been cancelled and police response has been revoked due to none payment. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff



OREGON LIQUOR CONTROL COMMISSION LIQUOR LICENSE APPLICATION

PLEASE PRINT OR TYPE

Application is being made for:

LICENSE TYPES

- ☐ Full On-Premises Sales (\$402.60/yr)
☐ Commercial Establishment
☐ Caterer
☐ Passenger Carrier
☐ Other Public Location
☐ Private Club
☒ Limited On-Premises Sales (\$202.60/yr)
☒ Off-Premises Sales (\$100/yr)
☐ with Fuel Pumps
☐ Brewery Public House (\$252.60)
☐ Winery (\$250/yr)
☐ Other:

ACTIONS

- ☒ Change Ownership
☐ New Outlet
☐ Greater Privilege
☐ Additional Privilege
☐ Other

Applying as:

- ☐ Limited Partnership
☐ Corporation
☐ Limited Liability Company
☐ Individuals

FOR CITY AND COUNTY USE ONLY

The city council or county commission:

(name of city or county)

recommends that this license be:

Granted ☐ Denied ☐

By:

(signature)

(date)

Name:

Title:

OLCC USE ONLY

Application Rec'd by: Steve Brinkhoff

Date: 10/12/09

90-day authority: ☒ Yes ☐ No

1. Entity or individuals applying for the license: [See SECTION 1 of the Guide]

① BNT VENTURES, INC.

③

②

E

④

2. Trade Name (dba): BIG BEAR CROWNPOINT COUNTRY MARKET + Deli

3. Business Location: 31815 E. HISTORICAL RIVER HWY TROUTDALE MULTH OR 97060
(number, street, rural route) (city) (county) (state) (ZIP code)

4. Business Mailing Address: 21775 PALISADE PL FAIRVIEW OR 97024
(PO box, number, street, rural route) (city) (state) (ZIP code)

5. Business Numbers: 503-695-6255 503-669-1842
(phone) (fax)

6. Is the business at this location currently licensed by OLCC? ☒ Yes ☐ No

7. If yes to whom: PHILIP J. DUFRASNE Type of License: Limited + off prem

8. Former Business Name: BIG BEAR CROWNPOINT COUNTRY MARKET + Deli

9. Will you have a manager? ☐ Yes ☒ No Name: BALWANT BHULLAR
(manager must fill out an individual history form)

10. What is the local governing body where your business is located? TROUTDALE MULTH
(name of city or county)

11. Contact person for this application: BALWANT BHULLAR 503-327-6756
(name) (phone number(s))
21775 PALISADE PL FAIRVIEW OR 503-669-1842 Bhullar@ool.com
(address) (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s) and Date:

① Bhullar Date 10-1-09 ③

② Deep Bhullar Date 10-01-09 ④

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www.oregon.gov/olcc

(rev. 12/07)



OREGON LIQUOR CONTROL COMMISSION
CORPORATION QUESTIONNAIRE

● See section 2 of Guide for help with this form

Please Print or Type

Corporation Name: BNT VENTURES INC Year Incorporated: _____

Trade Name (dba): BIG BEAR CROWNPPOINT COUNTRY MARKET

Business Location Address: 31815 E. HISTORICAL RIVER HWY

City: TROUTDALE ZIP Code: 97060

List Corporate Officers:

(name)	(title)
<u>① BALWANT BHULLAR</u>	<u>MEMBER</u>
<u>② NAVKIRAN D. BHULLAR</u>	<u>PRESIDENT</u>
_____	_____
_____	_____

List Board of Directors:

(name)
<u>BALWANT BHULLAR</u>
<u>NAVKIRAN D. BHULLAR</u>

List Stockholders: (Note: If any stockholder is another legal entity, that entity may also need to complete another Corporation Questionnaire. See Liquor License Application Guide for more information.)

Stockholders:	Number of Shares Held:	Number of Stock Shares:			
<u>BALWANT BHULLAR</u>	<u>50% 100</u>	<table border="1"><tr><td>Issued: <u>200</u></td></tr><tr><td>Unissued: <u>- 0 -</u></td></tr><tr><td>Total Shares Authorized to Issue: <u>200</u></td></tr></table>	Issued: <u>200</u>	Unissued: <u>- 0 -</u>	Total Shares Authorized to Issue: <u>200</u>
Issued: <u>200</u>					
Unissued: <u>- 0 -</u>					
Total Shares Authorized to Issue: <u>200</u>					
<u>NAVKIRAN D. BHULLAR</u>	<u>50% 100</u>				
_____	_____				
_____	_____				

Server Education Designee: NAVKIRAN BHULLAR DOB: 6/18/71
(See Liquor License Application Guide for more information) ASE CLASS DATE 5/12/08

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Officer's Signature: Bhullar (name) member (title) Date: 10-1-09



OREGON LIQUOR CONTROL COMMISSION INDIVIDUAL HISTORY

PLEASE PRINT OR TYPE

YOU MUST ANSWER ALL QUESTIONS ON THIS FORM. IF THE QUESTION DOES NOT APPLY, WRITE N/A IN THE SPACE.
ATTACH ADDITIONAL SHEETS IF NECESSARY.

Trade Name (d.b.a.): BIG BEAR CROWN POINT COUNTRY MARKET City: TROUTDALE

1. Name: BHULLAR NAVKIRAN D
(last) (first) (middle)

2. Other names used (maiden, other): N/A

3. Residence Address: 21775 PALISADE PL FAIRVIEW OR 97024
(number and street) (city) (state) (ZIP code)

4. Home Phone: (503) 492-3006 Business Phone: (503) 695-6255

5. *SSN: 625-04-5086 Place of Birth: PUNJAB INDIA DOB: 06/18/1971 Sex: M F ☒
(State/Country) (mm) (dd) (yyyy)

6. Driver License or State ID #: 9759718 State: OREGON Spouse's name: BALWANT BHULLAR

7. List all states, other than Oregon, where you have lived during the past ten years:
CALIFORNIA

8. Do you currently hold, or have you ever held a liquor license in this or any other state? ☒ Yes ☐ No
If yes, when, where and name of premises: CURRENTLY BHULLAR & BHULLAR LLC and FAIRVIEW SOBS

9. In the past twelve years, have you been convicted of any violation, misdemeanor or felony? ☐ Yes ☒ No
If yes, what, when and where: N/A

10. Have you ever entered into a diversion agreement? ☐ Yes ☒ No
If yes, when and where: N/A

11. Do you have any arrests or citations that have not been resolved? ☐ Yes ☒ No
If yes, arrested/cited for: N/A Date: N/A County/City/State: N/A

12. If you are applying for a retail liquor license:

a. Do you have any financial interest, direct or indirect, in any manufacturer or distributor of alcohol? ☐ Yes ☒ No If yes, what and where: N/A

b. Does any person having a financial or ownership interest in a manufacturer or distributor have an interest in, or potential claim upon your business or premises, for instance through investment, a loan, lease or contract? ☐ Yes ☒ No If yes, who? N/A

13. Have you ever had a warning, violation, suspension, fine, cancellation or refusal as a licensee or service permittee, in Oregon or any other state? ☐ Yes ☒ No If yes, when: N/A where: N/A

I UNDERSTAND THE OLCC WILL USE THE ABOVE INFORMATION TO CHECK FOR CRIMINAL RECORDS. I UNDERSTAND IF MY ANSWERS ARE NOT TRUE AND COMPLETE, THE OLCC MAY DENY MY LICENSE APPLICATION.

Applicant Signature: [Signature] Date: 10-01-09

***SOCIAL SECURITY NUMBER DISCLOSURE** As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). The OLCC will refuse a license to any applicant or licensee who fails to provide his/her SSN. Your SSN will be used only for child support enforcement purposes unless you sign below.

Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your voluntary consent to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)). If you consent to these uses, please sign here:

Applicant Signature: [Signature] Date: 10-1-09



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OREGON LIQUOR CONTROL COMMISSION INDIVIDUAL HISTORY

PLEASE PRINT OR TYPE

YOU MUST ANSWER ALL QUESTIONS ON THIS FORM. IF THE QUESTION DOES NOT APPLY, WRITE N/A IN THE SPACE.
ATTACH ADDITIONAL SHEETS IF NECESSARY.

Trade Name (d.b.a.): BIG BEAR CROWN POINT COUNTRY MARKET City: TROUTDAL

1. Name: BHULLAR BALLWANT
(last) (first) (middle)

2. Other names used (maiden, other): N/A

3. Residence Address: 21775 PALISADE PL FAIRVIEW OR 97024
(number and street) (city) (state) (ZIP code)

4. Home Phone: (503) 492-3006 Business Phone: (503) 695-6255

5. *SSN: 610-32-8091 Place of Birth: PUNJAB, INDIA DOB: 12/18/1965 Sex: M ☒ F
(State/Country) (mm) (dd) (yyyy)

6. Driver License or State ID #: 9759713 State: OREGON Spouse's name: NAVKIRAN D. BHULLAR

7. List all states, other than Oregon, where you have lived during the past ten years:
CALIFORNIA

8. Do you currently hold, or have you ever held a liquor license in this or any other state? ☒ Yes ☐ No
If yes, when, where and name of premises? CURRENTLY BHULLAR & BHULLAR LLC

9. In the past twelve years, have you been convicted of any violation, misdemeanor or felony? ☐ Yes ☒ No
If yes, what, when and where? N/A

10. Have you ever entered into a diversion agreement? ☐ Yes ☒ No
If yes, when and where? N/A

11. Do you have any arrests or citations that have not been resolved? ☐ Yes ☒ No
If yes, arrested/cited for: N/A Date: N/A County/City/State: N/A

12. If you are applying for a retail liquor license:
a. Do you have any financial interest, direct or indirect, in any manufacturer or distributor of alcohol? ☐ Yes ☒ No If yes, what and where: N/A
b. Does any person having a financial or ownership interest in a manufacturer or distributor have an interest in, or potential claim upon your business or premises, for instance through investment, a loan, lease or contract? ☐ Yes ☒ No If yes, who? N/A

13. Have you ever had a warning, violation, suspension, fine, cancellation or refusal as a licensee or service permittee, in Oregon or any other state? ☐ Yes ☒ No If yes, when: N/A where: N/A

I UNDERSTAND THE OLCC WILL USE THE ABOVE INFORMATION TO CHECK FOR CRIMINAL RECORDS. I UNDERSTAND IF MY ANSWERS ARE NOT TRUE AND COMPLETE, THE OLCC MAY DENY MY LICENSE APPLICATION.

Applicant Signature: B. Bhullar Date: 10-01-09

***SOCIAL SECURITY NUMBER DISCLOSURE** As part of your application for an initial or renewal license, Federal and State laws require you to provide your Social Security Number (SSN) to the Oregon Liquor Control Commission (OLCC) for child support enforcement purposes (42 USC § 666(a)(13) & ORS 25.785). The OLCC will refuse a license to any applicant or licensee who fails to provide his/her SSN. Your SSN will be used only for child support enforcement purposes unless you sign below.

Based on our authority under ORS 471.311 and OAR 845-005-0312(6), we are requesting your voluntary consent to use your SSN for the following administrative purposes only: to match your license application to your Alcohol Server Education records (where applicable), and to ensure your identity for criminal records checks. OLCC will not deny you any rights, benefits or privileges otherwise provided by law if you do not consent to use of your SSN for these administrative purposes (5 USC § 552(a)). If you consent to these uses, please sign here:

Applicant Signature: B. Bhullar Date: 10-01-09



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OREGON LIQUOR CONTROL COMMISSION
STATEMENT OF FUNDING SOURCES

Please Print or Type

Each individual who invests money in this licensed business must complete this form fully and accurately. This form will become part of your permanent file record. Information must be printed legibly in dark ink, or typed.

Most people use some cash money to start or buy a business. Cash is used for things such as:

- Advance rent payment; down payment on contracts
- Buying inventory; putting cash into a corporation or LLC

You must disclose how much money you are using, and where you are getting the money.

What is the approximate total cash amount you will put into this business to buy it or start it up?
Do not include amounts you will owe on contracts.

Cash total: \$ 965,000/-

Now, you must exactly identify each separate money source. For instance if a source is your bank account you must state the bank and the amount of money to be used from the account. If the source is a loan you must state the amount of the loan and identify the lender.

Money Sources:	<u>Seller Carryover</u>	<u>\$ 854,000.00</u>
	<u>Down Payment</u>	<u>\$ 111,000.80</u>
	<u></u>	<u>\$</u>

SWORN STATEMENT: I understand the above information is material to my license application. I swear the above information is true, accurate and complete. I understand that the Oregon Liquor Control Commission may require me to give proof of the above information. I understand that if the above information is not true, is not accurate or is not complete the liquor commission may prosecute me criminally for False Swearing under ORS 162.075, and may refuse to grant my license application or if the license is granted may act to revoke my license based on false sworn statement.

Trade Name (d.b.a.) BIG BEAR CROWNPOINT MARKET City TROUTDALE

Printed Name BALWANT BHULLAR / NAVKIRAN D BHULLAR

Signature B Bhullar B Bhullar Date: 10-01-09



OREGON LIQUOR CONTROL COMMISSION BUSINESS INFORMATION

Please Print or Type

BNT Ventures Inc

Applicant Name: BALLANT BULLAR/NAVKRANT BULLAR Phone: 503-327-6756

Trade Name (dba): BIG BEAR CROWN POINT COUNTRY MARKET & Deli

Business Location Address: 31815 E. HISTORICAL RIVER HWY

City: TROUTDALE

ZIP Code: 97060

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday 7 AM to 9 PM
Monday 6 AM to 10 PM
Tuesday 6 AM to 10 PM
Wednesday 6 AM to 10 PM
Thursday 6 AM to 10 PM
Friday 6 AM to 10 PM
Saturday 7 AM to 10 PM

Outdoor Area Hours:

Sunday _____ to _____
Monday _____ to _____
Tuesday _____ to _____
Wednesday _____ to _____
Thursday _____ to _____
Friday _____ to _____
Saturday _____ to _____

The outdoor area is used for:

☐ Food service Hours: _____ to _____
☐ Alcohol service Hours: _____ to _____
☐ Enclosed, how _____

The exterior area is adequately viewed and/or supervised by Service Permittees.

(Investigator's Initials)

Seasonal Variations: ☐ Yes ☐ No If yes, explain: _____

ENTERTAINMENT

Check all that apply:

- | | |
|--|--|
| <input type="checkbox"/> Live Music | <input type="checkbox"/> Karaoke |
| <input type="checkbox"/> Recorded Music | <input type="checkbox"/> Coin-operated Games |
| <input type="checkbox"/> DJ Music | <input checked="" type="checkbox"/> Video Lottery Machines |
| <input type="checkbox"/> Dancing | <input type="checkbox"/> Social Gaming |
| <input type="checkbox"/> Nude Entertainers | <input type="checkbox"/> Pool Tables |
| | <input type="checkbox"/> Other: _____ |

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday _____ to _____
Monday _____ to _____
Tuesday _____ to _____
Wednesday _____ to _____
Thursday _____ to _____
Friday _____ to _____
Saturday _____ to _____

SEATING COUNT

Restaurant: 35

Outdoor: _____

Lounge: _____

Other (explain): (LOTTERY) 5

Banquet: _____

Total Seating: 40

OLCC USE ONLY

Investigator Verified Seating: (Y) X (N)

Investigator Initials: AB

Date: 10/13/09

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: [Signature]

Date: 10-1-09

1-800-452-OLCC (6522)

www.oregon.gov/olcc

(rev. 12/07)

Multnomah County False Alarm Reduction Program

P.O. Box 92153 - Portland OR 97292-2153

Phone (503) 251-2411 - Fax (503) 251-2454 - Email: alarms@mcso.us - Internet: www.mcso.us

ACCOUNT INFORMATION

BIG BEARS
CROWN POINT COUNTRY MARKET
31815 E COLUMBIA RIVER HY
TROUTDALE, OR 97060

Date: 11/18/2009
Customer: 500623
Permit Nbr: 4649
Premise: 31815 E COLUMBIA RIVER

The following account information has been created for you:

<u>Date</u>	<u>Reference</u>	<u>Description</u>	<u>Due Date</u>	<u>Amount</u>
08/13/2008	90011869	Renewal	09/12/2008	25.00
08/13/2008	90011878	False Alarm Fee	09/12/2008	50.00
09/16/2008	700020482	Payment		50.00-
10/16/2008	200000000851	Late Fees Multnomah	10/16/2008	25.00
		TOTAL		50.00

Police Response Revoked

Return this portion of this notice with your check or money order payable to Multnomah County to:
Multnomah County False Alarm Reduction Program, PO Box 92153, Portland, OR 97292

BIG BEARS
CROWN POINT COUNTRY MARKET
31815 E COLUMBIA RIVER HY
TROUTDALE, OR 97060

Customer: 500623
Permit Nbr: 4649
Account Balance: 50.00

*plus new
permit(s)*



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-4
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Full On Premises Sales Liquor License Renewal for Bottoms Up Tavern, 16900 NW St. Helens Rd., Portland, OR

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 16900 NW St. Helens Rd, Portland, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

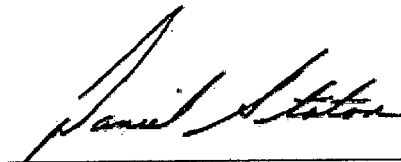
3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



MULTNOMAH COUNTY SHERIFF'S OFFICE

12240 NE GLISAN ST., • PORTLAND, OR 97230

Exemplary service for a safe, livable community

BERNIE GIUSTO
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.sheriff-mcso.org

December 20, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-7355

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Bottoms Up Tavern
16900 NW St. Helens Rd
Portland, OR 97231

Subject: Liquor License Application
Full On-Premises

Owner: Bassam Moussa
8/14/67
16900 NW St. Helens Rd
Portland, OR

The Multnomah County Sheriff's Office has completed its investigations for the above liquor license. Assessment and Taxation reported that the address of 16900 NW St. Helens Rd, Portland, Oregon is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to the liquor license.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

With a FAVORABLE RECOMMENDATION for the liquor license.

Sincerely,

A handwritten signature in dark ink, appearing to read "Daniel Stetson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

**NEED
SVED**

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: FULL ON-PREMISES SALES	District: 1	License: 116376	Premises: 2213	Code: 225
---	--------------------	------------------------	-----------------------	------------------

OREGON RIVER TAVERN INC
16900 NW ST HELENS RD
PORTLAND, OR 97231

Licensee(s) **OREGON RIVER TAVERN INC**

Server Education Designee(s)
MOUSSA, BASSAM 12/15/2009

Tradename **BOTTOMS UP**
16900 NW ST HELENS RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name _____ DOB <u>NONE</u>
(2) Please list a daytime phone number.	Phone Number: <u>(503) 314-9514</u>
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name _____ Offense _____ Date _____ City/State _____ Result _____ <u>NONE</u>
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID #, and Insurance agent's phone number.	Insurance/Bonding Company <u>Pacific Insurance Partners</u> Policy # <u>CS00215804</u> Insurance Agent's Phone # <u>(503) 357-7111</u>
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES & EXPLAIN: <u>I have remodeled The Back Deck as a smoking Deck</u>



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$402.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$502.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$562.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

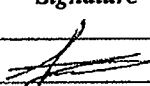
Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's date	Signature	SSN Authorization
Bassam Moussa	572-37-9057	08/14/67	M	11/04/09		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES





MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-5
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License Renewal for Corbett Country Market, 36801 E. Historic Columbia River Highway, Corbett, OR 97019

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: December 10, 2009 Time Requested: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 36801 East Historic Columbia River Highway, Corbett is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Multnomah County False Alarm Reduction Program has notified us of none compliance in payment for false alarm response and have revoked their permit. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

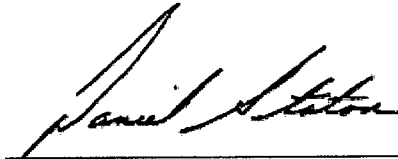
3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

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DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Corbett Country Market
36801 E Historic Columbia River Hwy
Corbett, OR 97019

Subject: Liquor License Applicant
Off Premises Sales

Owner: Susan Larsen-Leigh
03/19/53
1805 NE Brower Road
Corbett, OR 97019

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 36801 E Historical Columbia River Highway is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Multnomah County False Alarm Reduction Program notified us that their account has been cancelled and police response has been revoked due to none payment. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

<i>License Type:</i> OFF-PREMISES SALES	<i>District:</i> 1	<i>License:</i> 117175	<i>Premises:</i> 351	<i>Code:</i> 227
--	---------------------------	-------------------------------	-----------------------------	-------------------------

LARSEN LEIGH ENTERPRISES INC
PO BOX 374
CORBETT, OR 97019

Licensee(s)

LARSEN LEIGH ENTERPRISES INC

Tradename

CORBETT COUNTRY MARKET
36801 E HIST CLMBA RVR HWY
CORBETT OR 97019

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>																				
(1) Please list a daytime phone number.	Phone Number: <u>503 695 2334</u>																				
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result															
Name	Offense	Date	City/State	Result																	
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacture? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES																				



4 5 2 0 0 1 A 1

Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a))

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
SUSAN D. LARSEN	540 68	3/19/53	F	11/26/09	SUSAN	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
LUGH	2001				D. LARSEN	<input type="checkbox"/> NO <input type="checkbox"/> YES
					LUGH	<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2

SMITH Lana

From: HUFF Deborah R [deborah.r.huff@co.multnomah.or.us]
Sent: Wednesday, November 04, 2009 12:52 PM
To: SMITH Lana
Subject: FW: ANNUAL OLCC LIQUOR LICENSE RENEWALS

There are 3 accounts that I specified as "not in compliance" due to the fact that they have not filed a Personal Property return which is required by law. If you have any questions please feel free to contact me at the number below.

Debi Huff

Operations Supervisor/BoPTA Clerk
Customer Service Department
Division of Assessment, Recording & Taxation (DART)
501 SE Hawthorne Blvd, Ste 175
Portland, OR 97214
503-988-3326 X22773
503-988-3330 (Fax)

-----Original Message-----

From: SMITH Lana [mailto:lane.smith@mcso.us]
Sent: Tuesday, November 03, 2009 5:26 PM
To: HUFF Deborah R
Subject: ANNUAL OLCC LIQUOR LICENSE RENEWALS

HI DEBORAH

The following business has requested an OLCC Liquor License Renewal license. Could you please inform our office if the business is in compliance with Assessment and Taxation.

Thanks
Lana Smith

BIG BEAR CROWN POINT MARKET in compliance
31815 E COLUMBIA RIVER HWY
TROUTDALE, OR

BOTTOMS UP in compliance
16900 NW ST HELENS RD
PORTLAND, OR

CORBETT COUNTRY MARKET not in compliance ←
36801 E HIST COLUMBIA RVR HWY
CORBETT, OR

CRACKER BARREL GROCERY in compliance
15005 NW SAUVIE ISLAND RD
PORTLAND, OR

FRED'S MARINA in compliance
12800 NW MARINA WAY

PORTLAND, OR

MULTNOMAH FALLS LODGE in compliance
S/S SCENIC HWY & CLMBA GORGE
BRIDAL VEIL, OR

ORIENT COUNTRY STORE in compliance
29822 S E ORIENT DRIVE
GRESHAM, OR

PLAINVIEW GROCERY in compliance
11800 NW CORNELIUS PASS RD
PORTLAND, OR

PLEASANT HOME SALOON in compliance
31837 SE DODGE PARK BLVD
GRESHAM, OR

ROCKY POINTE MARINA in compliance
23588 NW ST HELENS HWY
PORTLAND, OR

SPRINGDALE PUB not in compliance
32302 E HIS COLUMBIA RVR HWY
CORBETT, OR

TENLY FOOD MARKET in compliance
28210 SE ORIENT DRIVE
GRESHAM, OR

THE VIEW POINT INN not in compliance
40301 E LARCH MT RD
CORBETT, OR

WEECE MARKET in compliance
7310 SE PLEASANT HOME RD
GRESHAM, OR

WILD WOOD GOLF COURSE in compliance
21881 NW ST HELENS RD
PORTLAND, OR



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-6
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License for Cracker Barrel Grocery, 15005 NW Sauvie Island Rd, Portland, OR 97231

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: December 10, 2009 Time Requested: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address 13285 Germantown Road, Portland, OR 97231, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

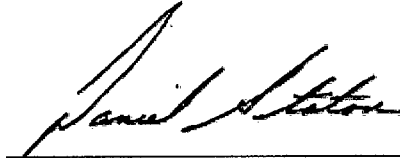
With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License.

3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Cracker Barrel Grocery
15005 NW Sauvie Island Road
Portland, OR 97231

Subject: Liquor License Applicant
Off Premises Sales

Owner: Kae Yom
09/24/41
2235 NW 160th Ave
Portland, OR

Chong Yom
01/19/40
2235 NW 160th Ave
Portland, OR

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 15005 NW Sauvie Island Road is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

<i>License Type:</i> OFF-PREMISES SALES	<i>District:</i> 1	<i>License:</i> 116292	<i>Premises:</i> 281	<i>Code:</i> 227
--	---------------------------	-------------------------------	-----------------------------	-------------------------

YOM, CHONG SU
15005 NW SAUVIE ISLAND RD
PORTLAND, OR 97231

Licensee(s)

YOM, CHONG SU
YOM, KAE MUN

Tradename

CRACKER BARREL GROCERY
15005 NW SAUVIE ISLAND RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>																				
(1) Please list a daytime phone number.	Phone Number: 503-621-3960																				
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result															
Name	Offense	Date	City/State	Result																	
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(6) Will you be holding beer or wine tastings at your location; other than those conducted by a manufacture? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES																				



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature — Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
<i>Print Name</i>	<i>Social Security Number</i>	<i>Date of Birth</i>	<i>Sex M/F</i>	<i>Today's Date</i>	<i>Signature</i>	<i>SSN Authorization</i>
YOM, KAE MUN	540-06-1935	7-24-41	M	10-06-09		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
YOM, CHONG SU	541-04-2665	1-17-40	F	10-06-09		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



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MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-7
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: **Off Premises Sales Liquor License Renewal for Fred's Marina, 12800 NW Marina Way, Portland, OR 97231**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>December 10, 2009</u>	Time Requested:	<u>N/A</u>
Department:	<u>Sheriff's Office</u>	Division:	<u>Enforcement</u>
Contact(s):	<u>Kimberly Walker-Norton</u>		
Phone:	<u>(503) 251-2520</u>	Ext.	<u>I/O Address: 313/122</u>
Presenter(s):	<u>Consent Calendar</u>		

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 12800 NW Marine Way, Portland, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

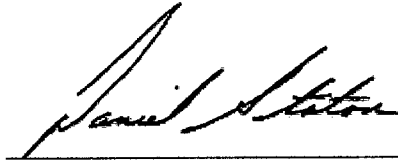
With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

Department/
Agency Director:



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

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DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Fred's Marina
12800 NW Marina Way
Portland, OR 97231

Subject: Liquor License Applicant
Off Premises Sales

Owner: Cherie Sprando
05/09/50
12800 NW Marine Way
Portland, OR 97231

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 12800 NW Marine Way is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: OFF-PREMISES SALES	District: 1	License: 118454	Premises: 6953
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**FREVACH LAND CO
12800 NW MARINA WY
PORTLAND, OR 97231**

Licensee(s)

FREVACH LAND CO

Tradename

**FRED'S MARINA
12800 NW MARINA WY
PORTLAND OR 97231**

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fee

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>								
(1) Please list a daytime phone number.	Phone Number: (503) 286-5537								
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1" style="width: 100%;"><thead><tr><th>Name</th><th>Offense</th><th>Date</th><th>City/State</th></tr></thead><tbody><tr><td colspan="4" style="text-align: center;"><i>None</i></td></tr></tbody></table>	Name	Offense	Date	City/State	<i>None</i>			
Name	Offense	Date	City/State						
<i>None</i>									
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:								
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:								
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:								
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacturer? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES								

Annie Lana -

Copy for Your Records -

Thank you -



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Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature - Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
CHERIE SPRAND	542-52-5643	5-9-50	F	10/2/09	<i>Cherie Sprand</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



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MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-8
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Full On Premises Sales Liquor License Renewal for Multnomah Falls Lodge, Scenic Highway and Columbia Gorge, Bridal Veil, OR 97010

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of Scenic Hwy and Columbia Gorge, Bridal Veil, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

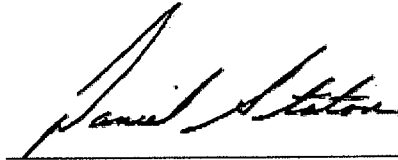
3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

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DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Multnomah Falls Lodge
S/S Scenic Hwy and Columbia Gorge
Bridal Veil, OR 97010

Subject: Liquor License Applicant
Full-On Premises Sales

Owner: Richard A. Buck
08/06/50
511 S. E. 15th St
Gresham, OR

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed S/S Scenic Hwy and Columbia Gorge is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS *December 11, 2009.*

License Type: FULL ON-PREMISES SALES	District: I	License: 115986	Premises: 8370	Code: 225
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MULTNOMAH FALLS CO INC
PO BOX 367
TROUTDALE, OR 97060

Licensee(s) **MULTNOMAH FALLS CO INC**

Server Education Designee(s)
BUCK, RICHARD 09/02/2010

Tradename **MULTNOMAH FALLS LODGE**
S/S SCENIC HWY & CLMBA GRG
BRIDAL VEIL OR 97010

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name DOB										
(2) Please list a daytime phone number.	Phone Number: <u>503-695-2376 Ext 201</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">NONE</td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result	NONE				
Name	Offense	Date	City/State	Result							
NONE											
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000. Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company <u>National Surety Corporation</u> Policy # <u>586 MZX 80907055</u> <u>503-224-8390</u> Insurance Agent's Phone #										
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES & EXPLAIN: <u>Partners</u> <u>Harold Buck & Kyle Smith</u>										
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$402.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$502.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$562.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have each licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's date	Signature	SSN Authorization
RICHARD A BUCK	543-60-8826	8/4/50	M	10/7/09	<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



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MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-9
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License Renewal for Orient Country Store, 29822 SE Orient Drive, Gresham, Oregon

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 29822 SE Orient Drive, Gresham, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

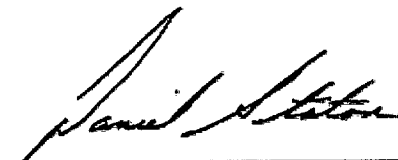
3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-10
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License Renewal for Plainview Grocery, 11800 NW Cornelius Pass Road, Portland, Oregon 97231

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 11800 NW Cornelius Pass Road, Portland, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

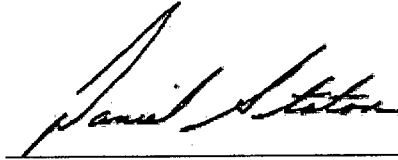
3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

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DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Plainview Grocery
11800 NW Cornelius Pass Road
Portland, OR 97231

Subject: Liquor License Applicant
Off Premises Sales

Owner: Steven Linden
3/12/47
11796 NW Cornelius Pass Rd
Portland, OR 97231

David Linden
3/5/71
11796 NW Cornelius Pass Rd
Portland, OR 97231

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 11800 NW Cornelius Pass Road is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: OFF-PREMISES SALES	District: 1	License: 115956	Premises: 285	Code: 227
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SEDLINDEN LLC
LINDEN, STEVEN A
11800 NW CORNELIUS PASS RD
PORTLAND, OR 97231

Licensee(s) **LINDEN, STEVEN A**
Linden, David A

Tradename **PLAINVIEW GROCERY + AUTO PARTS**
11800 NW CORNELIUS PASS RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>																				
(1) Please list a daytime phone number.	Phone Number: 503-645-1697																				
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th><u>Name</u></th> <th><u>Offense</u></th> <th><u>Date</u></th> <th><u>City/State</u></th> <th><u>Result</u></th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	<u>Name</u>	<u>Offense</u>	<u>Date</u>	<u>City/State</u>	<u>Result</u>															
<u>Name</u>	<u>Offense</u>	<u>Date</u>	<u>City/State</u>	<u>Result</u>																	
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:																				
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacturer? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES																				



4 5 2 0 0 1 A 1

Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
Steven A. Linden	540-52-9329	3/12/47	M	10-31-09	<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
DAVID A. LINDEN	544-17-5538	3/5/71	M	10/30/09	<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-11
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Full On-Premises Sales Liquor License Renewal for Pleasant Home Saloon,
31637 SE Dodge Park Boulevard, Gresham, Oregon

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: December 10, 2009 Time Requested: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

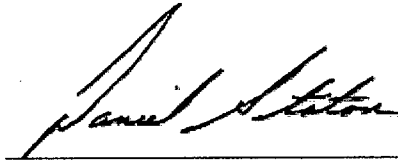
The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 31637 SE Dodge Park Blvd., Gresham, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Pleasant Home Saloon
31637 SE Dodge Park Boulevard
Gresham, OR 97030

Subject: Liquor License Applicant
Full On Premises Sales

Owner: Nicholas Nasshahn
10/15/51
10625 SE 362nd
Boring, OR

Judy Stiles
06/15/39
27640 SE Wally Rd
Boring, OR

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 31637 SE Dodge Park Boulevard is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS *December 11, 2009.*

License Type: FULL ON-PREMISES SALES	District: 1	License: 115650	Premises: 14183	Code: 225
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NASSHAHN INC
31637 SE DODGE PARK BLVD
GRESHAM, OR 97030

Licensee(s) **NASSHAHN INC**

Server Education Designee(s)
NASSHAHN, NICHOLAS 09/14/2010

Tradename **PLEASANT HOME SALOON**
31637 SE DODGE PARK BLVD
GRESHAM OR 97030

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee *by December 11, 2009 to avoid late fees.*

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth. NO	Name NO DOB										
(2) Please list a daytime phone number.	Phone Number: 503-663-2626										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Name</th> <th style="width: 20%;">Offense</th> <th style="width: 20%;">Date</th> <th style="width: 20%;">City/State</th> <th style="width: 20%;">Result</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center; padding: 10px;">NONE</td> </tr> </tbody> </table>	Name	Offense	Date	City/State	Result	NONE				
Name	Offense	Date	City/State	Result							
NONE											
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company FOUNDERS INS. CO Policy # LLOR 000368 Insurance Agent's Phone # 503-661-3646										
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$402.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$502.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$562.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature - Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's date	Signature	SSN Authorization
Nicholas Nasshahn	542-58-8732	10-15-51	M		<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Judy Stiles	540-42-4978	6-15-39	F		<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



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MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-12
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: **Off- Premises Sales Liquor License Renewal for Rocky Point Marina, 23586 NW St. Helens Highway, Portland, OR**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: December 10, 2009 Time Requested: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. _____ I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 31637 SE Dodge Park Blvd., Gresham, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported the owner has signed a Voluntary Compliance Agreement to resolve multiple land use and building code violations and is currently working with the County to resolve the code violations. They have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

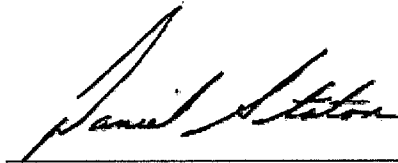
2. Explain the fiscal impact (current year and ongoing).

3. Explain any legal and/or policy issues involved.

4. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Rocky Pointe Marina
23586 NW St. Helens Rd
Portland, OR 97231

Subject: Liquor License Applicant
Off Premise Sales

Owner: Jeniene Tonneson
01/30/58
211 N. E. 39th
Portland, OR

Stan Tonneson
12/27/57
211 N. E. 39th
Portland, OR

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 23586 NW St Helens Hwy, Portland Oregon in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they currently has unresolved land use violations complaint case on file for the property, under review (UR) 05-0008. In March 2008, the property owner signed a Voluntary Compliance Agreement to resolve multiple land use and building code violations and is currently working with the County to resolve code violations they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: OFF-PREMISES SALES	District: 1	License: 116249	Premises: 26109	Code: 227
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TONNESON, JENIECE J
23586 NW ST HELENS HWY
PORTLAND, OR 97232

Licensee(s)

TONNESON, JENIECE J
TONNESON, STANLEY H

Tradename

ROCKY POINTE MARINA
23586 NW ST HELENS HWY
PORTLAND OR 97232

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:										
(1) Please list a daytime phone number.	Phone Number: 503 543-7003										
(2) Please list all arrests or convictions for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">none</td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result	none				
Name	Offense	Date	City/State	Result							
none											
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:										
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacturer? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES										



Please proceed to back side.

<i>License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.</i>	<i>Dollar Amount (\$)</i>
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government - Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature - Please have each licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
<i>Print Name</i>	<i>Social Security Number</i>	<i>Date of Birth</i>	<i>Sex M/F</i>	<i>Today's Date</i>	<i>Signature</i>	<i>SSN Authorization</i>
Jeniece J. Tomnesson	524-98-6342	1-30-58	F	10-5-09		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Stanley K. Tomnesson	542-566249	12-27-57	M	10-6-09		<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES





Department of Community Services
Land Use and Transportation Program

MULTNOMAH COUNTY OREGON

1600 SE 190th Avenue, Suite 116
Portland, Oregon 97233
(503) 988-5508 phone
(503) 988-3389 fax

November 5, 2009

RE: OLCC Liquor License Renewal

Lana Smith,

Thank you for the email of November 3, 2009, requesting County Land Use review of the following properties for Liquor License Renewal in the unincorporated areas of Multnomah County.

There are no open land use complaint cases or open zoning violations of record against the following properties:

Big Bear Crown Point Market
31815 E Columbia River Hwy
Troutdale, OR

Orient Country Store
29822 SE Orient Dr
Gresham, OR

Bottoms Up
16900 NW St. Helens Rd
Portland, OR

Plainview Grocery
11800 NW Cornelius Pass Rd
Portland, OR

Corbett Country Market
36801 E. Hist Col Riv Hwy
Corbett, OR

Pleasant Home Saloon
31637 SE Dodge Park Blvd
Gresham, OR

Cracker Barrel Grocery
15005 NW Sauvie Island Rd
Portland, OR

The View Point Inn
40301 E Larch Mt Rd
Corbett, OR

Fred's Marina
12800 NW Marina Way
Portland, OR

Weece's Market
7310 SE Pleasant Home Rd
Gresham, OR

Springdale Pub
32302 E. Hist Col Riv Hwy
Corbett, OR

Wildwood Golf Course
21881 NW St. Helens Rd
Portland, OR

Multnomah Falls Lodge
5300 E. Hist Col Riv Hwy
Corbett, OR

In response to your request, and after reviewing our records, the Land Use and Transportation Planning Division advised the Code Compliance office that it has no objection to the renewal of liquor licenses for the above listed businesses.

There are open land use complaint cases on file for the following properties:

Rocky Point Marina
23586 NW St. Helens Hwy
Portland, OR

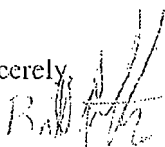
Tenly Food Mart
28210 SE Orient Dr
Gresham, OR

Rocky Point Marina (23586 NW St. Helens Rd) currently has an unresolved land use violation complaint case on file for the property, Under Review (UR) 05-008. In March 2008, the property owner, Stan Tonneson, signed a Voluntary Compliance Agreement to resolve multiple land use and building code violations verified for the property and is currently working with the County to resolve the land use and building code violations on the property.

Pursuant to Multnomah County Code 37.0560, the County can make a land use decision or issue a permit for any property as part of a Voluntary Compliance Agreement (emphasis added). Since a Voluntary Compliance Agreement has been signed for the property, the Land Use and Transportation Planning Division advised the Code Compliance office that it has no objection to the renewal of the liquor license for this business.

Tenly Food Mart (28210 SE Orient Dr) currently has an unresolved land use violation complaint case on file for the property, Under Review (UR) 08-054. The violations have not been resolved and the property owner has not entered into a Voluntary Compliance Agreement with the County. Until notified by my office that the land use violation case for the property has been resolved or that a Voluntary Compliance Agreement has been signed by the property owner, the liquor license for the property **should not** be renewed.

Sincerely,



Bill Gotzinger
Code Compliance Specialist



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-13
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Full On- Premises Sales, Off- Premises Sales, Limited On-Premises Sales Liquor License for SPRINGDALE PUB, 32302 E Historic Columbia River Hwy

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting: December 10, 2009 Amount of Time Needed: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker- Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

Board approval of new liquor license application for Springdale Pub.

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license. Assessment and Taxation reported that the address of Springdale Pub 32302 E Columbia River Hwy, Corbett, OR 97019, has not filed a Personal Property return which is required by law. Due to this fact they are not in compliance with Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to the new liquor license. Nothing in the background check of owner/s or manager raised any questions or concerns.

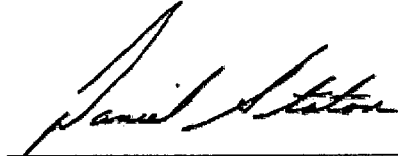
With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION for** the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE

503 251-2484 TTY

www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Historic Springdale Pub and Eatery to
32302 E Historic Columbia River Hwy.
Corbett, OR 97019

Subject: Liquor License Applicant
Full On Premises Sales & Off Premise Sales
Limited On-Premises Sales

Christin M. Dillard
07/05/1974
44144 E Larch Mt Road
Corbett, OR 97019

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license change of ownership. Assessment and Taxation reported that the address listed as 32302 E. Historic Columbia River Hwy is not in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION with reservations for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: LIMITED ON-PREMISES SALES	District: 1	License: 117339	Premises: 283	Code: 226
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SPRINGDALE PUB LLC
PO BOX 427
CORBETT, OR 97019

Licensee(s) **SPRINGDALE PUB LLC**

Server Education Designee(s)
DILLARD, CHRISTIN 05/26/2013

Tradenname **SPRINGDALE PUB**
32302 E HIST COL RVR HWY
CORBETT OR 97019

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by 12/11/2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name _____ DOB _____										
(2) Please list a daytime phone number.	Phone Number: <u>503-695-2676</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td><u>NA</u></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result	<u>NA</u>				
Name	Offense	Date	City/State	Result							
<u>NA</u>											
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company <u>Fullerton Company</u> Policy # <u>PR60213047</u> <u>DAVID McWATY</u> Insurance Agent's Phone # <u>503-973-6818</u>										
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										



4 5 2 0 0 1 A 1

Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$202.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$252.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$282.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature -- Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
Christen Dillard	310-84-5305	7/5/74	F	11/2/09	Christen Dillard	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

<i>License Type:</i> OFF-PREMISES SALES	<i>District:</i> 1	<i>License:</i> 117374	<i>Premises:</i> 283	<i>Code:</i> 227
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SPRINGDALE PUB LLC
PO BOX 427
CORBETT, OR 97019

Licensee(s)

SPRINGDALE PUB LLC

Tradename

SPRINGDALE PUB
32302 E HIST COL RVR HWY
CORBETT OR 97019

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee *by December 11, 2009 to avoid late fees.*

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>										
(1) Please list a daytime phone number.	Phone Number: <u>503-645-2676</u>										
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">N/A</td> </tr> </tbody> </table>	Name	Offense	Date	City/State	Result	N/A				
Name	Offense	Date	City/State	Result							
N/A											
(3) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <small>EXPLAIN:</small>										
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacture? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES										



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
<i>Print Name</i>	<i>Social Security Number</i>	<i>Date of Birth</i>	<i>Sex M/F</i>	<i>Today's Date</i>	<i>Signature</i>	<i>SSN Authorization</i>
Christin Dillard	840845505	7/5/74	F	11/2/09	<i>Christin Dillard</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS *December 11, 2009.*

License Type: FULL ON-PREMISES SALES	District: 1	License: 117340	Premises: 283	Code: 225
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SPRINGDALE PUB LLC
PO BOX 427
CORBETT, OR 97019

Licensee(s) **SPRINGDALE PUB LLC**

Server Education Designee(s)
DILLARD, CHRISTIN 05/26/2013

Tradename **SPRINGDALE PUB**
32302 E HIST COL RVR HWY
CORBETT OR 97019

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name _____ DOB _____
(2) Please list a daytime phone number.	Phone Number: <u>503-685-2676</u>
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	Name _____ Offense _____ Date _____ City/State _____ Result _____ <u>WIA</u>
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company <u>Fullerton Company</u> Policy # <u>PR66213647</u> Insurance Agent's Name <u>DAVID MURRAY</u> Insurance Agent's Phone # <u>503-973-6818</u>
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:



4 5 2 0 0 1 A 1

Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$402.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$502.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$562.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature - Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's date	Signature	SSN Authorization
Christy Dillard	540-84-5857	5-74	F	11/2/09	Christy Dillard	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



SMITH Lana

From: HUFF Deborah R [deborah.r.huff@co.multnomah.or.us]
Sent: Wednesday, November 04, 2009 12:52 PM
To: SMITH Lana
Subject: FW: ANNUAL OLCC LIQUOR LICENSE RENEWALS

There are 3 accounts that I specified as "not in compliance" due to the fact that they have not filed a Personal Property return which is required by law. If you have any questions please feel free to contact me at the number below.

Debi Huff

Operations Supervisor/BoPTA Clerk
Customer Service Department
Division of Assessment, Recording & Taxation (DART)
501 SE Hawthorne Blvd, Ste 175
Portland, OR 97214
503-988-3326 X22773
503-988-3330 (Fax)

-----Original Message-----

From: SMITH Lana [mailto:lane.smith@mcsco.us]
Sent: Tuesday, November 03, 2009 5:26 PM
To: HUFF Deborah R
Subject: ANNUAL OLCC LIQUOR LICENSE RENEWALS

HI DEBORAH

The following business has requested an OLCC Liquor License Renewal license. Could you please inform our office if the business is in compliance with Assessment and Taxation.

Thanks
Lana Smith

BIG BEAR CROWN POINT MARKET in compliance
31815 E COLUMBIA RIVER HWY
TROUTDALE, OR

BOTTOMS UP in compliance
16900 NW ST HELENS RD
PORTLAND, OR

CORBETT COUNTRY MARKET not in compliance
36801 E HIST COLUMBIA RVR HWY
CORBETT, OR

CRACKER BARREL GROCERY in compliance
15005 NW SAUVIE ISLAND RD
PORTLAND, OR

FRED'S MARINA in compliance
12800 NW MARINA WAY

PORTLAND, OR

MULTNOMAH FALLS LODGE
S/S SCENIC HWY & CLMBA GORGE
BRIDAL VEIL, OR

in compliance

ORIENT COUNTRY STORE
29822 S E ORIENT DRIVE
GRESHAM, OR

in compliance

PLAINVIEW GROCERY
11800 NW CORNELIUS PASS RD
PORTLAND, OR

in compliance

PLEASANT HOME SALOON
31837 SE DODGE PARK BLVD
GRESHAM, OR

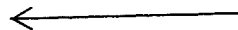
in compliance

ROCKY POINTE MARINA
23588 NW ST HELENS HWY
PORTLAND, OR

in compliance

SPRINGDALE PUB
32302 E HIS COLUMBIA RVR HWY
CORBETT, OR

not in compliance



TENLY FOOD MARKET
28210 SE ORIENT DRIVE
GRESHAM, OR

in compliance

THE VIEW POINT INN
40301 E LARCH MT RD
CORBETT, OR

not in compliance

WEECE MARKET
7310 SE PLEASANT HOME RD
GRESHAM, OR

in compliance

WILD WOOD GOLF COURSE
21881 NW ST HELENS RD
PORTLAND, OR

in compliance



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-14
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License Renewal for TENELY'S JACKPOT
FOODMART, 28210 SE Orient Drive, Gresham

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: December 10, 2009 Time Requested: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?
Board approval of liquor license application
2. Please provide sufficient background information for the Board and the public to understand this issue.

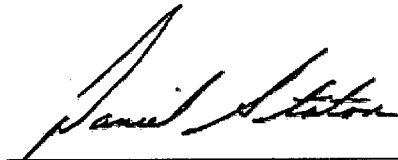
The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 28210 SE Orient Drive, Gresham, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported an unresolved land use violation complaint case on file for the property. The violations have **not** been resolved and the property owner has **not** entered into a Voluntary Compliance Agreement with the County. Until the violation has been resolved their recommendation is that a liquor license **should not** be issued for the property.

With the investigation completed the Multnomah County Sheriff's Office forwards a **UNFAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

Department/
Agency Director:



Date: 12/10/2009



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-15
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: New Full On Premises Sales Liquor License for THE VIEW POINT INN, 40301 E Larch Mountain Road, Corbett, OR 97019

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting: December 10, 2009 Amount of Time Needed: N/A
Department: Sheriff's Office Division: Enforcement
Contact(s): Kimberly Walker-Norton
Phone: (503) 251-2520 Ext. I/O Address: 313/122
Presenter(s): Consent Calendar

General Information

1. What action are you requesting from the Board?

Board approval of new liquor license application for The View Point Inn.

2. Please provide sufficient background information for the Board and the public to understand this issue.

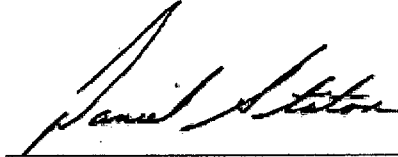
The Multnomah County Sheriff's Office has completed its investigation for the above liquor license. Assessment and Taxation reported that the address of The View Point Inn 40301 E Larch Mountain Road Corbett, OR 97019, **has not** filed a Personal Property return which is required by law. Due to this fact they are not in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to the new liquor license. Multnomah County False Alarm Reduction Program has notified us of none compliance in payment for false alarm response and have revoked their permit. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** with reservations for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

Elected Official or
Department/
Agency Director:



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: The View Point Inn
40301 E Larch Mountain Road
Corbett, OR 97019

Subject: Liquor License Applicant
Full On Premises Sales

Owner: Geoffrey J Thompson
3/15/1961
40301 E Larch Mountain Road

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 31815 E Columbia River Hwy is **not** in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Multnomah County False Alarm Reduction Program notified us that their account has been cancelled and police response has been revoked due to none payment. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION with reservations for the Liquor License Renewal.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Staton". Below the signature is a small, faint circular mark.

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS *December 11, 2009.*

License Type: FULL ON-PREMISES SALES	District: 1	License: 116479	Premises: 42442	Code: 225
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PISCES DREAM LLC
40301 E LARCH MT RD
CORBETT, OR 97019

Licensee(s) **PISCES DREAM LLC**

Server Education Designee(s)
THOMPSON, GEOFF 04/22/2012

Tradename **THE VIEW POINT INN**
40301 E LARCH MT RD
CORBETT OR 97019

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by December 11, 2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:										
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name <u>NO</u> DOB _____										
(2) Please list a daytime phone number.	Phone Number: <u>503-695-5811</u>										
(3) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are not liquor related for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th><th>Offense</th><th>Date</th><th>City/State</th><th>Result</th></tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">N/A</td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result	N/A				
Name	Offense	Date	City/State	Result							
N/A											
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company <u>Fireman's Fund</u> Policy # <u>MZX80897854</u> Insurance Agent's Phone # <u>800-527-5787</u>										
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										



4 5 2 0 0 1 A 1

Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$402.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$502.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$562.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's date	Signature	SSN Authorization
Geoffrey Thompson	541-81-4357	3-15-61	M	11-2-09	<i>[Signature]</i>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



SMITH Lana

From: HUFF Deborah R [deborah.r.huff@co.multnomah.or.us]
Sent: Wednesday, November 04, 2009 12:52 PM
To: SMITH Lana
Subject: FW: ANNUAL OLCC LIQUOR LICENSE RENEWALS

There are 3 accounts that I specified as "not in compliance" due to the fact that they have not filed a Personal Property return which is required by law. If you have any questions please feel free to contact me at the number below.

Debi Huff

Operations Supervisor/BoPTA Clerk
Customer Service Department
Division of Assessment, Recording & Taxation (DART)
501 SE Hawthorne Blvd, Ste 175
Portland, OR 97214
503-988-3326 X22773
503-988-3330 (Fax)

-----Original Message-----

From: SMITH Lana [mailto:lane.smith@mcsso.us]
Sent: Tuesday, November 03, 2009 5:26 PM
To: HUFF Deborah R
Subject: ANNUAL OLCC LIQUOR LICENSE RENEWALS

HI DEBORAH

The following business has requested an OLCC Liquor License Renewal license. Could you please inform our office if the business is in compliance with Assessment and Taxation.

Thanks
Lana Smith

BIG BEAR CROWN POINT MARKET in compliance
31815 E COLUMBIA RIVER HWY
TROUTDALE, OR

BOTTOMS UP in compliance
16900 NW ST HELENS RD
PORTLAND, OR

CORBETT COUNTRY MARKET not in compliance
36801 E HIST COLUMBIA RVR HWY
CORBETT, OR

CRACKER BARREL GROCERY in compliance
15005 NW SAUVIE ISLAND RD
PORTLAND, OR

FRED'S MARINA in compliance
12800 NW MARINA WAY

PORTLAND, OR

MULTNOMAH FALLS LODGE
S/S SCENIC HWY & CLMBA GORGE
BRIDAL VEIL, OR in compliance

ORIENT COUNTRY STORE
29822 S E ORIENT DRIVE
GRESHAM, OR in compliance

PLAINVIEW GROCERY
11800 NW CORNELIUS PASS RD
PORTLAND, OR in compliance

PLEASANT HOME SALOON
31837 SE DODGE PARK BLVD
GRESHAM, OR in compliance

ROCKY POINTE MARINA
23588 NW ST HELENS HWY
PORTLAND, OR in compliance

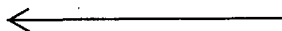
SPRINGDALE PUB
32302 E HIS COLUMBIA RVR HWY
CORBETT, OR not in compliance

TENLY FOOD MARKET
28210 SE ORIENT DRIVE
GRESHAM, OR in compliance

THE VIEW POINT INN
40301 E LARCH MT RD
CORBETT, OR not in compliance

WEECE MARKET
7310 SE PLEASANT HOME RD
GRESHAM, OR in compliance

WILD WOOD GOLF COURSE
21881 NW ST HELENS RD
PORTLAND, OR in compliance



Multnomah County False Alarm Reduction Program

P.O. Box 92153 - Portland OR 97292-2153

Phone (503) 251-2411 - Fax (503) 251-2454 - Email: alarms@mcso.us - Internet: www.mcso.us

ACCOUNT INFORMATION

CORBETT COUNTRY STORE
PO BOX 374
CORBETT, OR 97019

Date: 11/18/2009
Customer: 503021
Permit Nbr: 75078
Premise: 36801 E COLUMBIA RIVER

The following account information has been created for you:

<u>Date</u>	<u>Reference</u>	<u>Description</u>	<u>Due Date</u>	<u>Amount</u>
09/01/2007	90001872	Renewal	10/01/2007	25.00
11/15/2007	100000000469	Late Fees Multnomah	11/15/2007	25.00
11/19/2007	700006456	Payment		25.00-
06/09/2008	90009951	False Alarm Fee	07/09/2008	50.00
06/19/2008	90010558	False Alarm Fee	07/19/2008	75.00
06/27/2008	90010633	False Alarm Fee	07/27/2008	100.00
07/14/2008	200000000552	Late Fees Multnomah	07/14/2008	25.00
08/13/2008	200000000629	Late Fees Multnomah	08/13/2008	25.00
08/13/2008	200000000630	Late Fees Multnomah	08/13/2008	25.00
09/01/2008	90012325	Renewal	10/01/2008	25.00
11/04/2008	200000000950	Late Fees Multnomah	11/04/2008	25.00
06/25/2009	100000001511			75.00-
06/25/2009	100000001511			100.00-
06/25/2009	100000001511			50.00-
06/25/2009	100000001511			25.00-

Write off
\$250

Police Response Revoked

Return this portion of this notice with your check or money order payable to Multnomah County to:
Multnomah County False Alarm Reduction Program, PO Box 92153, Portland, OR 97292

CORBETT COUNTRY STORE
PO BOX 374
CORBETT, OR 97019

Customer: 503021
Permit Nbr: 75078
Account Balance: ~~125.00~~

*\$375
plus new
permit(s)*

Multnomah County False Alarm Reduction Program

P.O. Box 92153 - Portland OR 97292-2153

Phone (503) 251-2411 - Fax (503) 251-2454 - Email: alarms@mcso.us - Internet: www.mcso.us

ACCOUNT INFORMATION

Continued for Permit 75078, CORBETT COUNTRY STORE

TOTAL

125.00



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-16
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Off Premises Sales Liquor License Renewal for Weece's Market, 7310 SE Pleasant Home Road, Gresham, Oregon

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 7310 SE Pleasant Home Road, Gresham, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.

5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Wildwood Golf Course
21881 NW St. Helens Road
Portland, OR 97231

Subject: Liquor License Applicant
Limited On-Premises Sales

Owner:	William O'Meara	Kay O'Meara
	09/06/60	07/26/61
	21881 NW St Helens Rd	21881 NW St Helens Rd
	Portland, OR 97231	Portland, OR 97231

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 21881 NW St Helens Road is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Staton".

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: LIMITED ON-PREMISES SALES	District: 1	License: 116278	Premises: 20457	Code: 226
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WILDWOOD GOLF COURSE INC
21881 NW ST HELENS RD
PORTLAND, OR 97231

Licensee(s) **WILDWOOD GOLF COURSE INC**

Server Education Designee(s)
VAN DOMELEN, PAUL 08/02/2014

Tradename **WILD WOOD GOLF COURSE**
21881 NW ST HELENS RD
PORTLAND OR 97231

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee by 12/11/2009 to avoid late fees.

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

Operational Questions:	Responses:																				
(1) Is there a change in your Server Education Designee? If yes, please list their name and date of birth.	Name _____ DOB _____																				
(2) Please list a daytime phone number.	Phone Number: <u>503-621-3890</u>																				
(3) Please list all arrests or convictions for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th>Name</th> <th>Offense</th> <th>Date</th> <th>City/State</th> <th>Result</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name	Offense	Date	City/State	Result															
Name	Offense	Date	City/State	Result																	
(4) Under ORS 471.295 (2), you are required to maintain a Liquor Liability policy of NO LESS THAN \$300,000 . Please list Insurance/Bonding Company, Policy/ID # and Insurance agent's phone number.	Insurance/Bonding Company <u>Liberty NW/Clackamas Ins</u> Policy # <u>C04 15-32-19</u> Insurance Agent's Phone # <u>655-6344</u>																				
(5) Will anyone share in the profits that is not a licensee of this business? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				
(6) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				
(7) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES & EXPLAIN:																				



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$202.60
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$252.60
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$282.60

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature – Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
Kay O'meara	542-76-5554	7-26-61	F	10-07-09	Kay O'meara	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Bul O'meara	542-84-1135	9-6-60	M	10/7/09	Bul O'meara	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
Raul VanDomelen	543-58-5084	7-2-59	M	10-7-09	Raul Van	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: C-17
Est. Start Time: 9:00 AM
Date Submitted: 12/02/09

Agenda Title: Limited On-Premises Sales Liquor License Renewal for Wildwood Golf Course, 21881 NW St. Helens Rd., Portland, Oregon

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	December 10, 2009	Time Requested:	N/A
Department:	Sheriff's Office	Division:	Enforcement
Contact(s):	Kimberly Walker-Norton		
Phone:	(503) 251-2520	Ext.	I/O Address: 313/122
Presenter(s):	Consent Calendar		

General Information

1. What action are you requesting from the Board?

Board approval of liquor license application

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address of 21881 NW St. Helens Road, Portland, Oregon, is in compliance with the Assessment and Taxation Office. The Land Use Planning Division reported that they have no objection to renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

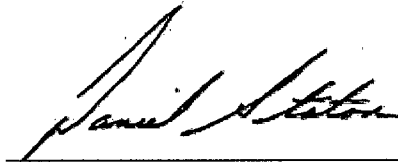
With the investigation completed the Multnomah County Sheriff's Office forwards a **FAVORABLE RECOMMENDATION** for the Liquor License Renewal.

3. Explain the fiscal impact (current year and ongoing).

4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signature

**Department/
Agency Director:**



Date: 12/10/2009



Multnomah County Sheriff's Office

12240 NE Glisan St., • Portland, OR 97230

Exemplary service for a safe, livable community

DANIEL STATON
SHERIFF

503 255-3600 PHONE
503 251-2484 TTY
www.mcso.us

December 10, 2009

Board of County Commissioners
501 SE Hawthorne Boulevard, Suite 600
Portland, OR 97214-3587

Oregon Liquor Control Commission
9079 SE McLoughlin Boulevard
Portland, OR 97222-7355

Regarding: Weece's Market
7310 SE Pleasant Home Road
Gresham, OR 97080

Subject: Liquor License Applicant
Off Premises Sales

Owner: Ran Kim Young
07/29/68
6816 SE Equestrian Way
Portland, OR 97080

The Multnomah County Sheriff's Office has completed its investigation for the above liquor license renewal. Assessment and Taxation reported that the address listed 7310 SE Pleasant Home Road is in compliance with the Assessment and Taxation Office. The Land Use Planning Division has reported that they have no objection to the renewal of the liquor license. Nothing in the background check of owner/s raised any questions or concerns.

With the investigation completed, the Multnomah County Sheriff's Office forwards a FAVORABLE RECOMMENDATION for the Liquor License Renewal.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Staton", written in a cursive style.

Sheriff

Oregon Liquor Control Commission
PO Box 22297, Milwaukie, OR 97269 1-800-452-6522
License Renewal Application

YOUR DUE DATE FOR RENEWAL IS December 11, 2009.

License Type: OFF-PREMISES SALES	District: 1	License: 115950	Premises: 277	Code: 227
---	--------------------	------------------------	----------------------	------------------

KIM, YOUNG R
7310 SE PLEASANT HOME RD
GRESHAM, OR 97080

Licensee(s)

KIM, YOUNG R

Tradename

WEECE'S MARKET
7310 SE PLEASANT HOME RD
GRESHAM OR 97080

Instructions:

1. Answer all questions completely on the renewal application.
2. Each licensee listed above must sign the renewal application. If any licensee is a legal entity (Corporation, LLC, etc.) an authorized person must sign for the entity.
3. Submit annual processing fee to your local governing body.
4. Return completed renewal application along with the appropriate license fee **by December 11, 2009 to avoid late fees.**

IMPORTANT: Failure to fully disclose any information requested, or providing false or misleading information on this form is grounds to refuse to renew the license. **YOUR LICENSE EXPIRES ON 12/31/2009.** If you do not renew before this date, you must stop selling or serving alcohol immediately. **NO EXCEPTIONS!** Selling or serving alcohol with an expired license is a crime.

<u>Operational Questions:</u>	<u>Responses:</u>										
(1) Please list a daytime phone number.	Phone Number:										
(2) Please list all <u>arrests or convictions</u> for any crime, violation, or infraction of any law during the last 18 months even if they are <u>not liquor related</u> for anyone who holds a financial interest in the licensed business. Attach additional sheet of paper to back of form if needed.	<table border="1"> <thead> <tr> <th><u>Name</u></th> <th><u>Offense</u></th> <th><u>Date</u></th> <th><u>City/State</u></th> <th><u>Result</u></th> </tr> </thead> <tbody> <tr> <td align="center" colspan="5">N/A</td> </tr> </tbody> </table>	<u>Name</u>	<u>Offense</u>	<u>Date</u>	<u>City/State</u>	<u>Result</u>	N/A				
<u>Name</u>	<u>Offense</u>	<u>Date</u>	<u>City/State</u>	<u>Result</u>							
N/A											
(3) Will anyone share in the profits that is not a licensee <u>of this business</u> ? If yes, please give name(s) and explain.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(4) Were there any changes of ownership (i.e.: add/drop partners, change to corporations, etc.) not reported to the OLCC in the last year?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(5) Did you make any significant changes in operation during the past year that you have not reported to the OLCC, such as changes in menu, hours of operation, or remodeling?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> EXPLAIN:										
(6) Will you be holding beer or wine tastings at your location, other than those conducted by a manufacture? Note: You may not conduct tastings if your establishment sells gasoline or other fuel products.	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES										



Please proceed to back side.

License Fees - Please make check or money order to OLCC. Do not mail cash. Send payment to OLCC.	Dollar Amount (\$)
If completed renewal application is postmarked by 12/11/2009 please pay this amount.	\$100.00
If completed renewal application is postmarked after 12/11/2009 but on or before 12/31/2009 please pay this amount.	\$125.00
If completed renewal application is postmarked after 12/31/2009 please pay this amount.	\$140.00

Local Government- Send Payment to local government listed below.	
Local government Multnomah County located at 12240 NE Glisan ; Portland, OR 97230 requires a \$35.00 processing fee. Have you paid this processing fee? We will not process your application until this has been paid.	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES

MANDATORY DISCLOSURE OF YOUR SOCIAL SECURITY NUMBER

Federal and State laws require you to provide your Social Security Number to the Oregon Liquor Control Commission (OLCC) on the license renewal application. The OLCC will refuse a renewal if an applicant signing the renewal fails to provide his/her Social Security Number. The Social Security Number will be used only for Child Support Enforcement purposes, unless you authorize the use of your Social Security Number for the additional administrative purposes listed below (42 USC § 666(a)(13) & ORS 25.785).

The OLCC also asks for your authorization to use your Social Security Number(s) for additional administrative purposes, to make our application process more efficient and accurate. We use your Social Security Number to:

1. Help us keep accurate records about your identity because applicants often have the same last name and birth date.
2. Ensure your identity when we run a criminal background check through law enforcement agencies.
3. Match your license application to your Alcohol Server Education class and test score (applies only to applicants who are required by law to take and pass an alcohol server education program.)

Our authority to request this use is ORS 471.311 and OAR 845-005-0312(6). Please check the box next to your signature to authorize our use of your Social Security Number for the additional administrative purposes listed above.

You will not be denied a right, benefit or privilege if you do not authorize the OLCC to use your Social Security Number for these additional administrative purposes (5 US § C 552(a)).

Signature - Please have <u>each</u> licensee sign below. An authorized officer with a corporation, a member of an LLC, or a partner of a limited partnership must sign for a legal entity.						
Print Name	Social Security Number	Date of Birth	Sex M/F	Today's Date	Signature	SSN Authorization
Young Ran Kim	540 19-6309	07-29-1968	F	10/10/09	<i>[Signature]</i>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES
						<input type="checkbox"/> NO <input type="checkbox"/> YES



4 5 2 0 0 1 A 2



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST (revised 09/22/08)

Board Clerk Use Only

Meeting Date: 12/10/09
Agenda Item #: _____
Est. Start Time: _____
Date Submitted: 11/25/09

Agenda Title: RESOLUTION Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4.

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: December 10, 2009 Amount of Time Needed: 1 hour
Department: Department of Community Services Division: Land Use Planning
Contact(s): Chuck Beasley
Phone: 503-988-3042 Ext. 22610 I/O Address: 455/116
Presenter(s): Jeff Cogen and Chuck Beasley

General Information

1. What action are you requesting from the Board?

Hear public testimony and adopt a Resolution authorizing Commissioner Jeff Cogen and staff to forward recommendations for urban and rural reserve designations in Multnomah County to Core 4. These recommendations will be used in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro, to complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Recommendations for reserves designations and general rationale for those designations for each subarea within Multnomah County, together with maps showing the location and extent of these areas are included here as Attachment A. Additional information about the reserves process, suitability of the areas for urban or rural reserve and factors analysis considered by the Board at their September 10, 2009 public hearing is included in Attachment B.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

The Board adopted Resolution No. 09-112 at their September 10, 2009 public hearing, forwarding to Core 4 and the Reserves Steering Committee, urban and rural reserves suitability recommendations developed by the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) and by staff. The Board took the approach of focusing on suitability of areas for reserves rather than on designations of urban and rural reserves pending information about how much growth can occur within the existing UGB and how much new land will be sufficient to accommodate long term growth needs.

The September 15, 2009, Metro Chief Operating Officer's Report "Making the Greatest Place" contains recommendations for Urban and Rural Reserves that include population and employment forecasts for the years 2050 and 2060 that begin to answer the long term growth question. The report finds that a range of between 15,700 and 29,100 acres of urban reserves will be needed for both population and employment growth over the next 40 – 50 years. The counties individually provided initial recommendations totaling approximately 49,000 acres of land suitable for urban reserves. Of that amount, Core 4 had identified nearly 22,000 acres of proposed preliminary agreement for Steering Committee consideration at the final committee meeting on October 14, 2009. Core 4 has continued to work on refining these areas, and the latest available information on Core 4 deliberations will be provided at the December 10th hearing.

In addition to the CAC suitability assessments and recommendations, and the Metro COO report, the recommendations for reserve designations included here have been developed considering information from a number of additional sources with a regional and local perspective. These include Regional Steering Committee stakeholder comment, discussion with Multnomah County cities, and information and perspectives shared in Core 4 meetings. It is important to note that while perspectives gained through the Core 4 process were considered in forming these recommendations, the map does not represent a consensus agreement by Core 4 on Multnomah County reserves at this time. Core 4 will continue refinement of the regional reserves map up until agreements are approved in February 2010.

The CAC and staff recommendations that the Board considered in their September 10 hearing are included here as Attachment B as noted above. This information draws from the detailed factors analysis document, which includes the suitability rankings and rationale for each factor, area maps, and selected maps used for analysis of the nine study areas within Multnomah County. The detailed factors analysis, Attachment C, is considered part of the record of this proceeding and is available on the web pages at:

<http://www2.co.multnomah.or.us/reserves>

The Urban and Rural Reserves process entails a new regional approach to managing the Metro region urban form. The expected outcome of the Reserves work will be a decision that identifies reserve areas in Multnomah County as part of a process that includes collaboration with Washington and Clackamas Counties, Metro, cities, and others. The Reserves process provides greater flexibility to decide what areas around the Portland Metro region are best suited for future urbanization, and the 40 to 50 year time horizon will result in greater predictability for where growth is and is not expected to occur. Land outside of the UGB has been studied to inform decisions about how to balance land needed to create great urban communities, to protect lands important to the viability of the agricultural and forest economies of the region, and protection of natural features that define the region.

Urban and rural reserves will be decided upon through intergovernmental agreements (IGAs) between each of the counties and Metro. A Regional Reserves Steering Committee, that included

representatives of cities in the region, state agencies, business groups, agricultural interests, land use advocates, natural resources organizations, and social/economic equity groups, has made their recommendations on reserves in the region to Core 4. The Core 4 (one elected official from each of the counties and Metro) oversees the study and designation process and will make a recommendation to the counties and Metro. The Core 4 includes Multnomah County Commissioner Jeff Cogen, Washington County Commission Chair Tom Brian, Metro Councilor Kathryn Harrington, and Clackamas County Commissioner Charlotte Lehan.

Future steps in the process timeline include:

- Core 4 approval in December 2009 of region wide urban and rural reserves for public outreach events planned for January, 2010.
- Approval by the Board of urban and rural reserve Intergovernmental Agreements – February 2010.
- Adoption of urban and rural reserves maps by counties and Metro – Spring 2010.

3. Explain the fiscal impact (current year and ongoing).

Staff resources and project support is accommodated within existing and proposed budgets.

4. Explain any legal and/or policy issues involved.

Key effects of reserve designations on property.

Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.

The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of reserve designation.

Assumptions or underlying considerations that influence how these designations are arrived at include:

An evaluation of the reserves work should occur mid-way between now and the end of the 40 – 50 year planning horizon. While areas that are designated as rural reserve will remain in that designation for the entire 40 – 50 years, areas that have no reserve designation could be considered again for either urban or rural reserve during this “check-in” period.

The extent of rural reserves should be limited to landscape-scale areas where protection from urbanization is both necessary and desirable to meet the objectives of the rule. This means that for most areas of Multnomah County, with the notable exception of Sauvie Island, rural reserve recommendations are limited to areas mapped as foundation or important agricultural land within 3 miles of the UGB. These areas also contain high value landscape features. The result is that not all areas that have important resources are designated as rural reserve. It does however, result in protection of these areas from urbanization and for important sense of place value.

5. Explain any citizen and/or other government participation that has or will take place.

Coordination with Multnomah County Cities

Understanding the land needs and service potential of cities is of critical importance because the County would look to a city to provide urban services should areas designated urban reserve come into the UGB in the future. Input from cities with an interest in reserves within Multnomah County during CAC development of the suitability assessments and these recommendations for reserve designations is briefly summarized below. Coordination efforts are expected to continue throughout the process.

- Beaverton – The City has indicated that it may be able to provide urban governance for areas on the west edge of the county, however timing for resolution of all outstanding issues that would set the stage for extending Beaverton governance to this area is uncertain at this time.
- Gresham – The City indicated in their 2/25/09 letter that areas east of the city should continue to be studied for urban reserve, recognizing that the recommendation is made without a complete picture of urban land needs. There should be some rural reserve east of the city, the region should minimize UGB expansions, and the City wants to focus on areas within the current UGB. The City provided a follow up letter dated 10/24/09 requesting urban reserve between SE 302nd and the Gresham UGB. That area is shown as urban reserve on the recommended map.
- Portland – City staff level coordination efforts have occurred regarding urban candidate areas, particularly along the west edge of Multnomah County. Focus has been on the efficiency of providing urban services to this area, and how governance services could be provided by the city. The City has indicated an interest in focusing resources on limited resources on existing centers, and corridors and employment areas rather than along the west edge of the county. Therefore the East Laidlaw - Area 93 “bridge” area is not recommended for urban reserve.
- Troutdale – Troutdale requested approximately 775 acres of land for expansion, including the area north of Division and east out to 302nd. The proposed 187 acre urban reserve seeks to balance limitations to future urban use of the area with desire of the City for additional housing in this area.

Public outreach to date has included two region wide open house events and on-line surveys. The first was conducted in July of 2008 to gather input on the Reserves Study Area Map. The second occurred in April of 2009, for public input on Urban and Rural Reserve Candidate Areas - lands that will continue to be studied for urban and rural reserves. A third regional outreach effort to gather input on the regional reserves map prior to refinement of the final map for Intergovernmental Agreements is planned to occur in January of 2010.

The Multnomah County Board of Commissioners conducted a public hearing on September 10, 2009 for the purpose of forwarding suitability recommendations for reserves to Core 4 and the Regional Steering Committee.

The Multnomah County Reserves Citizen Advisory Committee developed their suitability assessments and recommendations in 16 public meetings that began in May of 2008 and ended July 30, 2009. Staff provided newspaper notice of these meetings and distributed meeting information to citizens by email and through a web site that is linked to our partner sites.

Staff has also presented information at rural neighborhood association meetings and has provided briefings to the Planning Commission. The Planning Commission conducted a hearing on Aug 10 with over 100 attendees and 36 people providing testimony. All except one Planning Commissioner expressed support for the CAC reserves recommendations. One Commissioner does not agree with the rural reserve designation for the area that the City of Troutdale is interested in for expansion.

Commissioner's raised the following topics:

- Support A93 corridor to connect area to the City of Portland.
- Noted agreement with testimony indicating significant capacity within the

existing UGB.

- Recommendations for only a very limited amount of urban reserve are not a surprise and reflect limited potential for urbanization in most areas of the county.
- It would be helpful if there were a way to allow urban designation in small areas that do not make sense for rural reserve.
- Avoid undesignated land, especially near the UGB.

In addition to working with our reserves partner counties and Metro, staff is coordinating with affected cities and other units of local government as needed.

Public testimony has been an important element in the process and has been submitted to Multnomah County in several ways including open house events that took place in July of 2008 and April of 2009, testimony provided at CAC meetings over the past year, testimony to the Planning Commission for the August 10 hearing. This testimony, along with additional testimony received after the September 10, 2009 Board hearing, has been compiled and made available on the Board hearing web page:

<http://www2.co.multnomah.or.us/reserves>

Additional opportunities for public input into final reserves designations are:

Public outreach events in the Reserves map in January of 2010.

Opportunity for public testimony prior to approval by Multnomah County of the IGA map.

Opportunity for public testimony in legislative hearings to consider comprehensive plan and zoning ordinance amendments needed to formally adopt the Reserves map.

Required Signature

Elected Official or
Department/
Agency Director:

 Date:

11/23/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserve Designations in Multnomah County to Core 4.

The Multnomah County Board of Commissioners Finds:

a. Multnomah County (County) has agreed to work together with Clackamas and Washington Counties and Metro in a process for designating Urban and Rural Reserves (Reserves). This represents a new approach to growth management in the Portland Metro region by identifying urban reserves where urban growth will be directed over the next 40 to 50 years, as well as rural reserves that will be off limits to growth in the same period. This long-term approach requires coordination among Metro and the counties, and coordinated public involvement to reach the consensus provided for in ORS 195.137 through 195.145 and in Oregon Administrative Rule OAR 660-027-0005 through -0080.

b. Planning for urban and rural land uses over the long-term is in the interest of Multnomah County (the County) because this work has the potential to provide a balance that best provides for livable communities, viability and vitality of the farm and forest industries, and protection of landscape features that define the region for its residents.

c. The Multnomah County Board of Commissioners (Board) considered recommendations for urban and rural suitability from the Citizens Advisory Committee for Urban and Rural Reserves (CAC), recommendations from staff, advice from the Planning Commission, and testimony from the public and cities within the County in adopting Resolution No. 09-112 at a public hearing on September 10, 2009. The suitability recommendations for reserves approved in that resolution have formed the basis of County guidance to the Regional Steering Committee and Core 4 to date.

d. Additional analysis of urban growth management approaches for the region has been provided in the Metro Chief Operating Officer's (COO) report, "Making the Greatest Place," dated September 15, 2009. Section 3E of this report, Urban and Rural Reserves, includes an estimate of the amount of urban reserve land sufficient to accommodate the range of population and employment for the next 40 – 50 years. The report also contains the COO's recommendations providing the Metro perspective about urban and rural reserve areas in the region. This information has informed the recommendations for reserves in Multnomah County.

e. The Board recognizes the importance of protecting rural farm and forest land for the many benefits those areas provide, including economic benefits, locally grown food,

and wildlife habitat. Areas of the county that help define our sense of place are also important to protect for the benefit of current and future residents.

f. The Board endorses the goals/principles/outcomes embodied in the Region 2040 Plan, including the goal of achieving a compact urban form, highly livable walkable communities, and reduction in use of fossil fuel.

g. Coordination with potentially affected cities, special districts, and school districts that might be expected to provide urban services, and with state agencies in the evaluation and designation of urban or rural reserves, will continue as needed.

The Multnomah County Board of Commissioners Resolves:

1. The recommendations for reserve designations best reflect the current view of the Board and its understanding that additional refinement of the proposed reserves may occur prior to adoption of Intergovernmental Agreements that precede formal adoption of comprehensive plan and code changes to implement reserves by the County.

2. Multnomah County Commissioner, Jeff Cogen, should advance the reserve designations, their rationale and the supporting analysis, set out in Attachments A, B, and C, into the regional process as the County's position to date.

ADOPTED this ____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra Duffy

SUBMITTED BY:

Jeff Cogen, Multnomah County Commissioner

Recommendations and Rationale for Reserve Designations

The Multnomah County Board of Commissioners recommends these general rationales and attached maps for reserves designations in the County to Core 4 for use in conjunction with reserves recommendations from Clackamas and Washington Counties, and Metro. The recommendations of the four governments will complete the regional reserves map for public comment prior to finalizing Intergovernmental Agreements between the parties.

Government Islands - Map Area 1: No reserve designation.

The islands are ranked as low suitability for urbanization and for farm/forest resources. Landscape features are adequately protected by long term lease between Oregon Parks and Recreation District and by the designated Jewett Lake mitigation site.

East of Sandy River and Sandy River Canyon – Map Areas 2 and 3: Designate the Sandy River Canyon within 3 miles of the UGB rural reserve.

The Sandy River canyon is a high value landscape feature and is made up of either foundation or important agricultural land. The canyon has low suitability for urbanization, and forms a landscape scale edge between urban areas on the west and rural land to the east. The East of Sandy River area is ranked low for urbanization potential due to the difficulty of extending urban services across the canyon, difficult accessibility, and urban form considerations such as development capacity and walkability.

West of Sandy River North of Lusted Rd. – Map Area 4a: Designate approximately 210 acres adjacent to the City of Troutdale as urban reserve. Designate the remaining areas within 3 miles of the UGB rural reserve.

The area north of Lusted Road is foundation agricultural land and contains landscape features along stream tributaries of the Sandy River. It ranked low on key urban suitability factors including the edge effects of Beaver Creek canyon that limit good integration with existing urban areas adjacent to Troutdale, the lack of nearby employment areas, and walkable community/range of housing types. Troutdale has indicated their ability and desire to serve additional land in this area. A narrowly defined urban reserve improves integration, including transportation suitability, with the existing urban area.

West of Sandy River South of Lusted Rd. – Map Area 4b: Designate approximately 900 acres west of SE 302nd between Lusted Rd. and Johnson Creek area as urban reserve. Designate a corridor along Johnson Creek rural reserve.

The area south of Lusted Road is foundation agricultural land and contains landscape features along streams including Johnson Creek and tributaries of the Sandy River. The area is suitable for urbanization with areas adjacent to Springwater employment land and planned transportation improvements in that area. Gresham has indicated their ability and desire to serve this area primarily for employment.

Johnson Creek, together with an adjacent hillside that extends south into Clackamas County, form a localized edge/buffer to proposed rural reserve areas to the south.

NW Hills – Map Area 5: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

All of the NW Hills area is foundation land – primarily in forest use. The southern portion contains landscape features in all areas. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

The rural reserve area between the Portland Metro UGB and 3 mile line in area 5 (and into area 6) protects the landscape scale “edge” and visual backdrop that contributes to the sense of place this area provides the region. It also protects the high priority wildlife connection between Forest Park and the Tualatin Mountains and Coast Range.

West Hills South – Map Areas 6a and 6b: Designate this area as rural reserve.

The area north of Skyline (6a) is important agricultural (forest) land, continues the landscape feature/wildlife corridor from area 5 into Forest Park, and ranks high on the sense of place factor. The area from Skyline Blvd. south to Germantown Rd., is also important agricultural land, and includes landscape features that form urban – rural edges along the south, east, and northwest borders of this area. These are the Abbey Creek drainage, the Powerlines right-of-way, and the Rock Creek drainage. While this area contains approximately 800 acres of land with moderately low suitability for urban use, the area also qualifies for rural reserve designation as important agricultural land within 3 miles of the UGB. The urban deficiencies in this area are important – lack of governance, transportation system costs, etc. indicating that rural reserve is the better designation.

Powerline/Germantown Rd. – South – Map Areas 7a and 7b: No reserve designation.

The area is conflicted agricultural land and not in a priority area for long-term commercial forestry, leaving landscape features as the key resource. Much of the area ranks low for urban reserve due to significant limitations of an efficient transportation system, and uncertainty about when a city might be able to provide services to this area. A concept that would leverage revenue from more intensive development east of N. Bethany to support lower density development in targeted areas to the east and acquire other land for public ownership has been proposed for this area. This approach could both protect landscape features by sensitive use of development and open space together with public ownership, while contributing to urban capacity. Not designating this area allows further consideration of the viability of this unique development concept and time for potential governance of this area to become clearer.

There is also a small area at the south end of Skyline surrounded by the City of Portland that has not been included in the concept above. This area contains larger parcels, some of which are in public ownership, is within a priority Metro Acquisition area, and is primarily zoned as large lot forest land. The low urban suitability of the area, together with existing resource protections and adjacency to the City of Portland supports a no designation decision at this time.

Sauvie Island – Map Area 8: Designate rural reserve.

The island is foundation agricultural land and is a key landscape feature in the region, ranking high for sense of place, wildlife habitat, and recreation access. The island defines the northern extent of the Portland-Metro region at a broad landscape scale. These characteristics support a rural reserves designation for the all of the island within the study area even though urban potential is low.

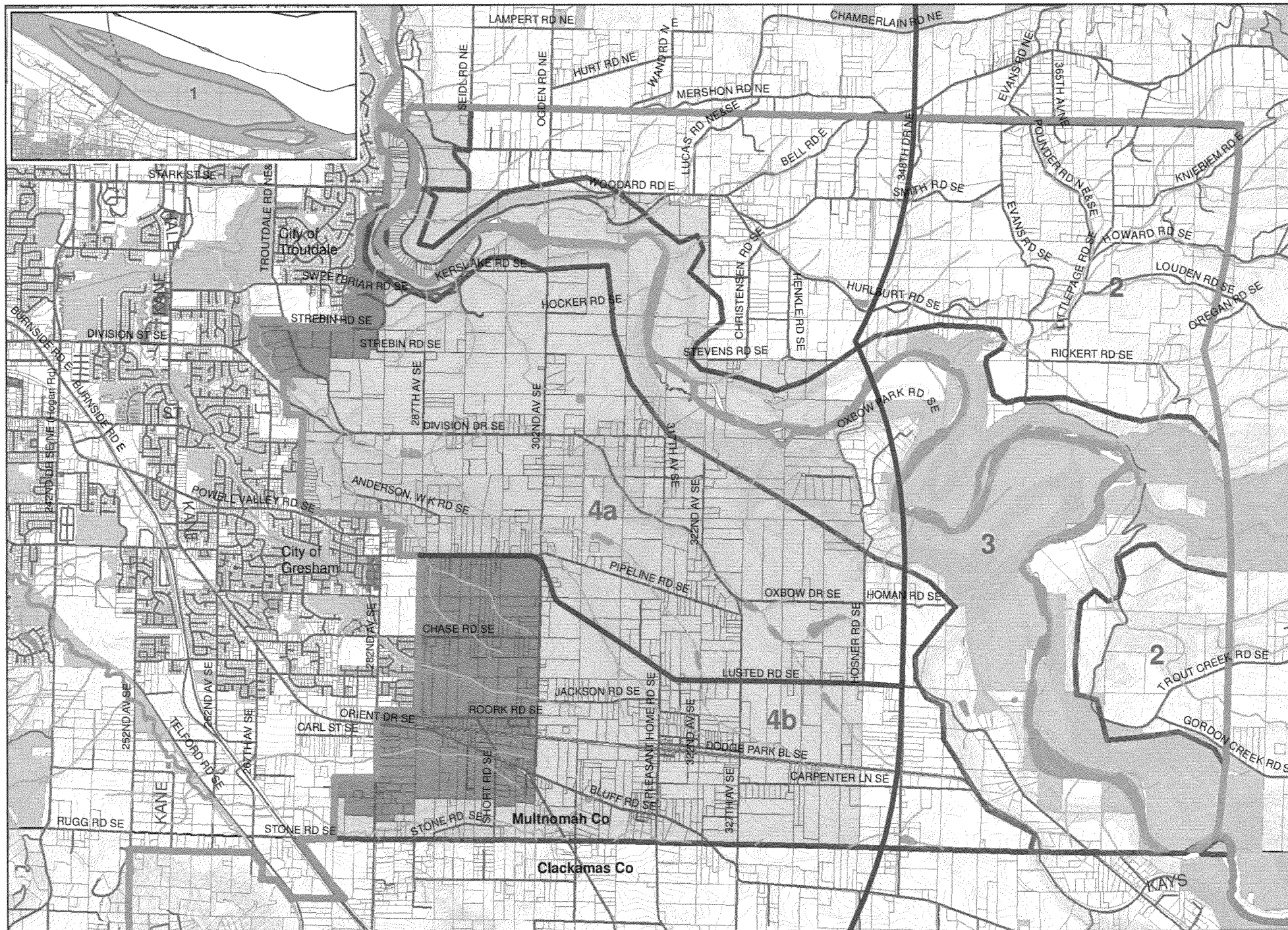
Multnomah Channel – Map Area 9: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

The channel strip is mapped as foundation land and as important landscape features. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

At the south end of the channel adjacent to Portland, while urban suitability is low, US Highway 30 indicates similar potential for urbanization as at the north end. Continuing the 3 mile rural reserve area in Area 5 to include the adjacent Multnomah Channel area addresses this concern.

Acreage of Multnomah County Reserve Recommendations

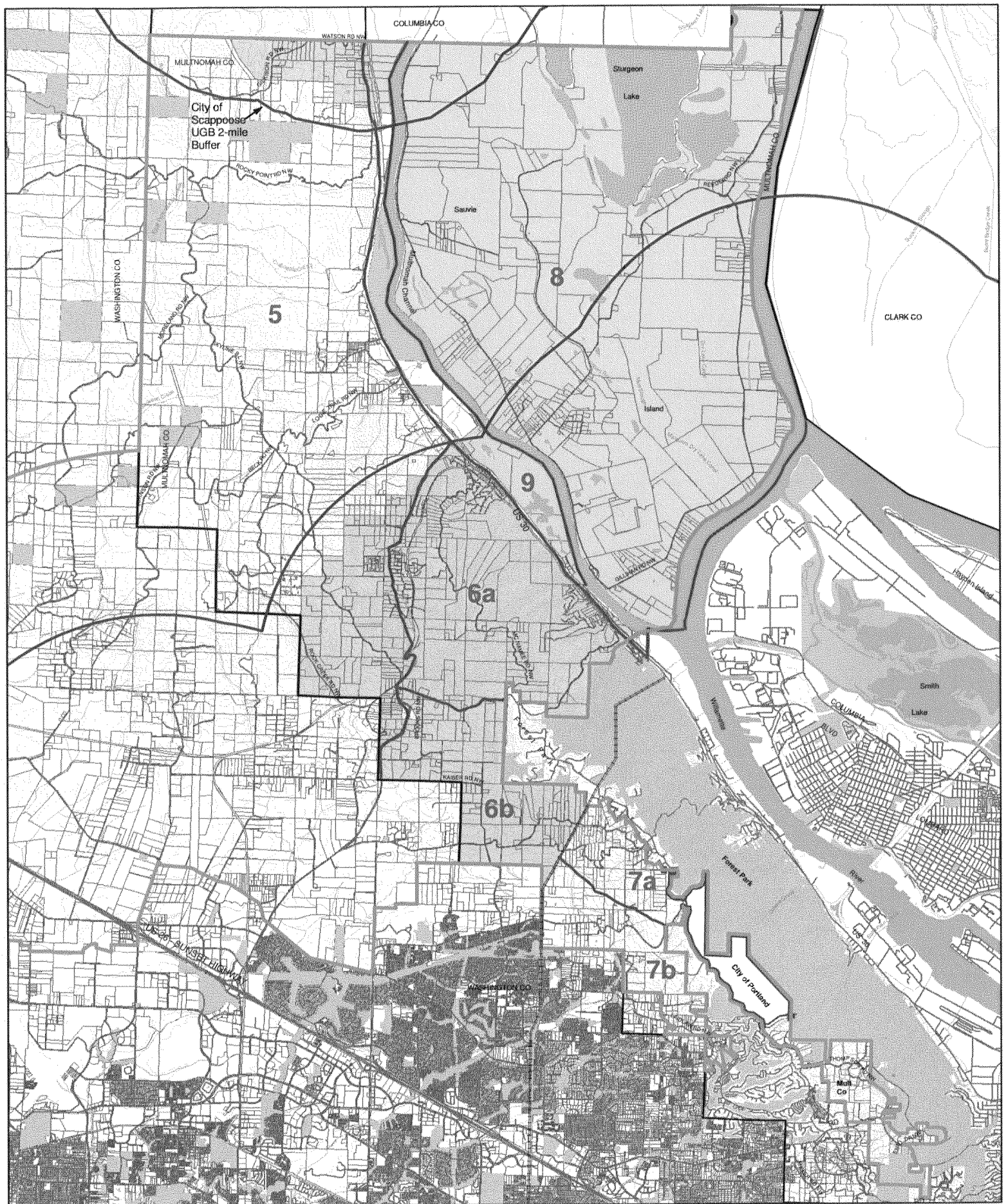
Area	Rural Reserve Acres	Urban Reserve Acres	No Designation Acres
1 Government Islands	0	0	2,238
2 East of Sandy River	290	0	4,128
3 Sandy River Canyon	1,328	0	2,970
4a West of Sandy River (north of Lusted Rd)	3,223	181	201
4b West of Sandy River (south of Lusted Rd)	1,606	830	441
5 NW Hills North	2,155	0	11,448
6a/6b NW Hills South	5,350	0	0
7a/7b Powerline/Germantown Rd South	0	0	2,548
8 Sauvie Island	17,018	0	0
9 Multnomah Channel	734	0	748
Total:	31,704	1,011	24,722



Multnomah County Reserves Recommendations:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 11/18/09

Rural Reserve Study Area Boundary Public Lands
 Urban Reserve UGB 3-mi Buffer 30 ft Contours





Multnomah County Reserves Recommendations:
 Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South,
 Powerline/Germantown, Sauvie Island, Multnomah Channel
 11/18/09

Rural Reserve
 UGB 3-mi Buffer
 Study Area Boundary
 Public Lands

50 ft Contours





Urban and Rural Reserves in Multnomah County

Recommendations from the Citizens Advisory Committee and County Staff

EXECUTIVE SUMMARY

**Board of County Commissioners Hearings
September 10, 2009 &
December 10, 2009**

Staff report date August 26, 2009

Prepared by: Multnomah County Land Use and Transportation Planning

Chuck Beasley, Senior Planner

Ken Born, Transportation Planner

JLA Public Involvement, CAC facilitation

Executive Summary

Urban and Rural Reserves in Multnomah County

Recommendations of the Multnomah County Citizens Advisory Committee and Planning Staff for Urban and Rural Reserves.

The Urban and Rural Reserves process entails a new approach to planning for growth in the Portland-Metro region by identifying land needed for urban and rural uses over a 40 to 50 year planning horizon. The intent is to identify the locations of future Urban Growth Boundary expansions to facilitate long term planning for urbanization, and to provide greater certainty to the agricultural and forest industries, landowners and service providers. Desired outcomes include:

- Long term protection of farm and forest industries;
- Protection of landscape features that help define the region;
- Better urban location choices; and
- Improved planning for transitions from rural to urban land.

This approach is authorized by SB 1011 (2007), and is being implemented in accordance with Oregon Administrative Rules (OAR) 660-027 (2008). The rules contain procedures and factors which must be considered when evaluating land for urban/rural reserves.

This executive summary includes the recommendations of the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) as well as staff evaluation and recommendations. The recommendations consist of an assessment of suitability for urban and rural reserve, and recommendations for reserve designations. The suitability assessment is based on analysis of the nine subareas of the county and ranks the extent to which each area has the attributes indicated in the factors. The attached table, Overview of Recommendations, is followed by maps depicting suitability and recommendations for designations, and a summary of the results of factors analysis of the rural and urban factors. Detailed analysis of how each area ranks according to the factors in OAR 660-027-0050 (urban) and -0060 (rural) along with area maps is included in the body of the report.

These recommendations identifying areas suitable for reserves follow two earlier decisions endorsed by Multnomah County and our partner governments, Clackamas and Washington Counties, and Metro. Those decisions defined the land area to be studied for reserves, and selected "candidate" urban and rural reserve areas for further study. These recommendations mark the completion of the CAC's work, and after Board of Commissioners approval, begin the comparison of the regional recommendations of the partner governments to determine what areas will become reserves.

The objective that must be met for the reserves decision is “a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important landscape features that define the region for its residents.” (OAR 660-027-0080(4)(b)) Meeting this objective requires joint consideration of the recommendations of all three counties by the four governments, consideration of estimates for the expected 40 – 50 year population and employment growth, and assessment of how much rural land will be needed to accommodate that growth. This question will be informed by the yet to be determined amount of growth that can be accommodated within the existing UGB. The growth estimates and assessment will be determined through ongoing regional involvement, reinforcing the interim nature of the recommendations at this stage of the process. The reserves decision will be implemented in two stages, beginning with an IGA at the end of this year, followed by legislative adoption of urban and rural reserves maps in mid 2010.

The reserves OAR contain a number of provisions decision makers should be aware of when considering recommendations for reserves. Key provisions are listed below:

- Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.
- The urban and rural factors are not a list of criteria that must be met. The county is required to “consider” them when identifying and selecting land for reserves.
- Urban reserve may not be designated in a county unless rural reserve is also designated in that county. A county may designate rural reserve even if no urban reserve is designated.
- Land mapped by Oregon Department of Agriculture as either Foundation or Important agricultural land can be designated as rural reserve by the county without providing additional legal justification or factors consideration – the “safe harbor” provision.
- The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of designation.

The CAC recommendations are the result of work by the 15 committee members in sixteen meetings that began in May of 2008 and ended July 30, 2009. While the recommendations include both suitability of areas for urban and rural reserve and designations, the focus here remains on suitability pending more information on the extent of urban reserve needed to meet population and employment estimates for the planning period. The table below contains area calculations for urban and rural suitability in keeping with this approach.

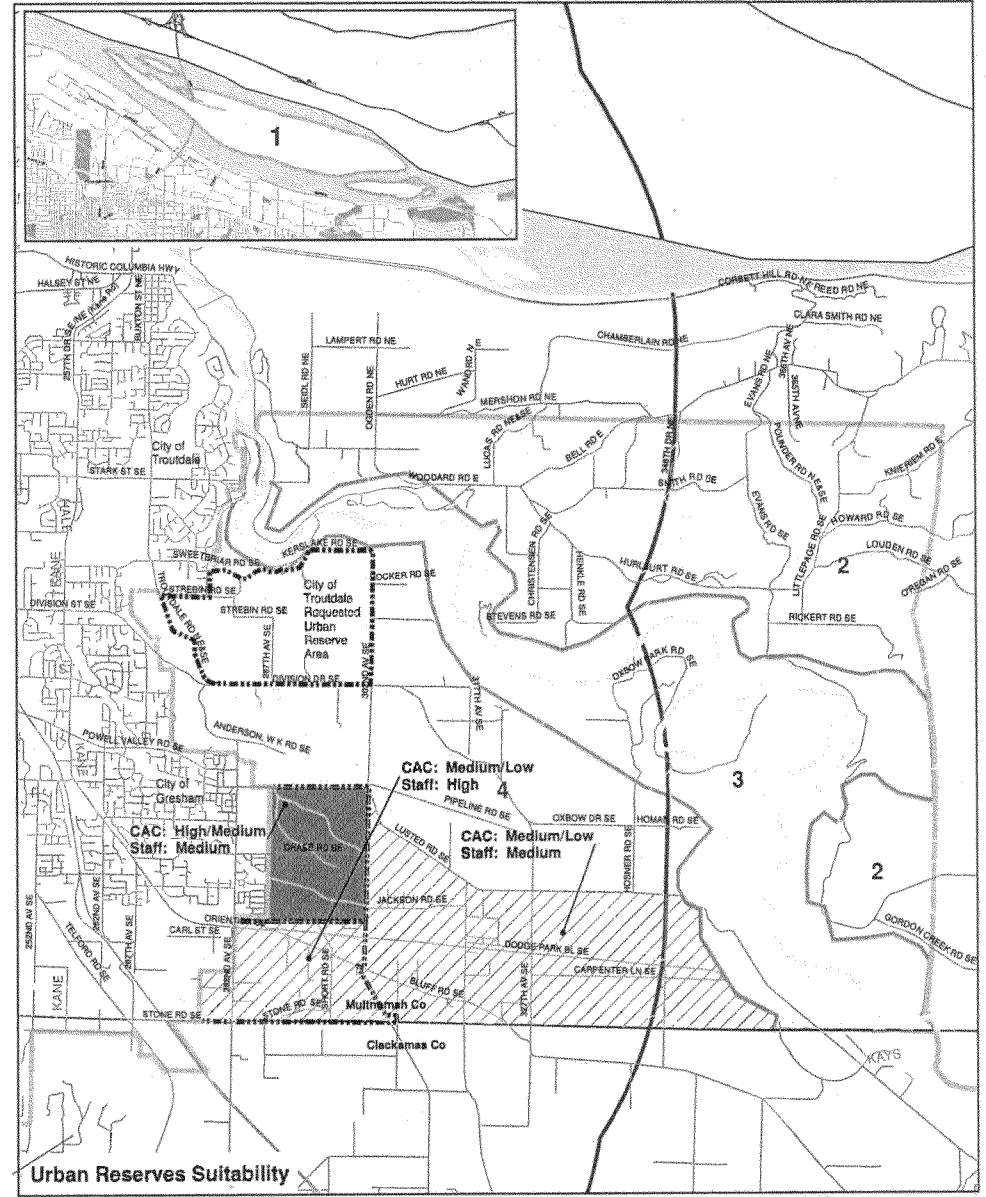
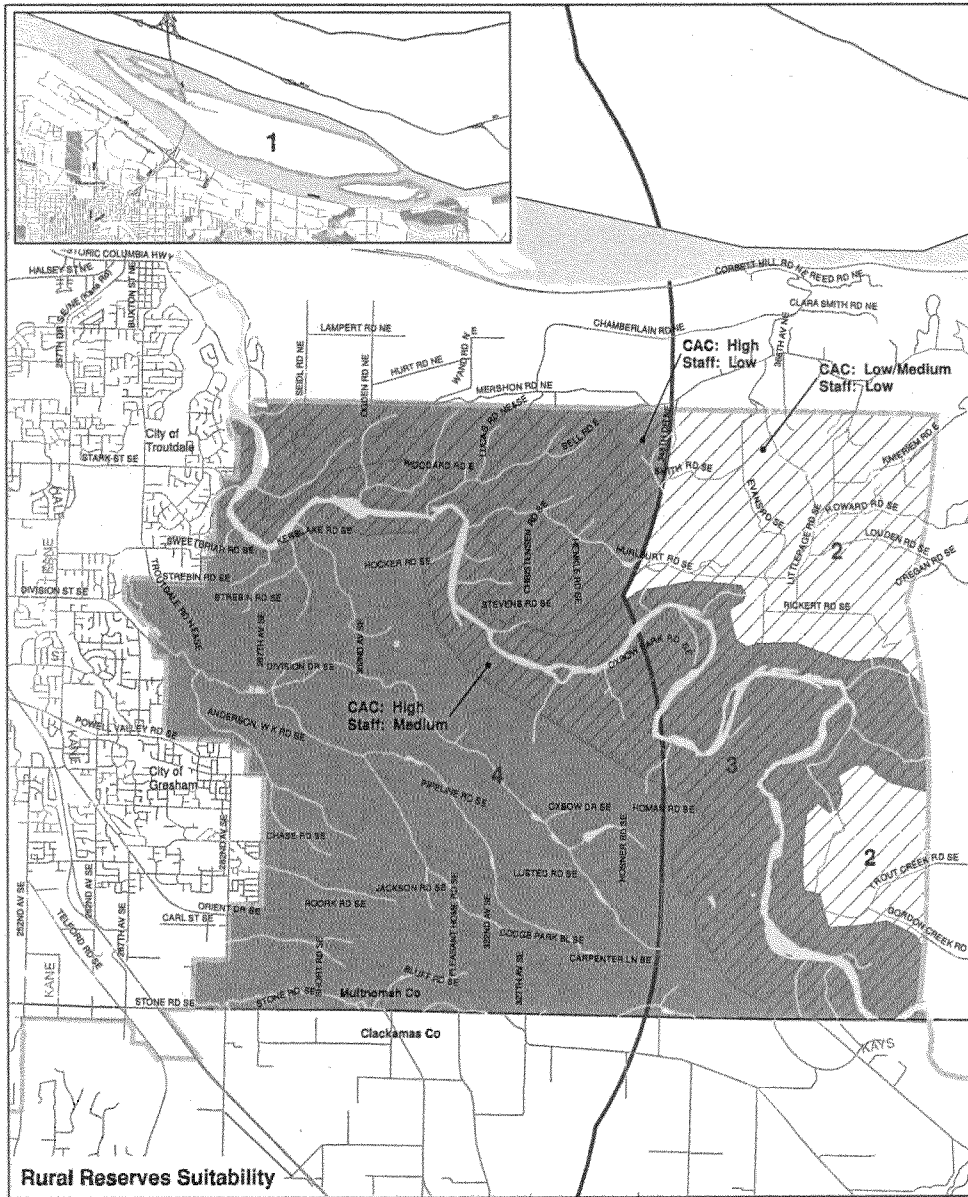
	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Divided between no reserve designation and rural reserve to protect landscape features.</i> Staff: No reserves designation
Area 2 East of Sandy River	<i>CAC: High suitability west of 3-mile UGB line; Medium/low suitability east of 3-mile UGB line</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate the area west of 3-mile UGB line as rural reserve for farm and forest protection.</i> Staff: No reserves designation
Area 3 Sandy River Canyon	<i>CAC: High suitability</i> Staff: Low suitability to protect forest, medium suitability for landscape features.	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect landscape features</i> Staff: Designate rural reserve to protect landscape features
Area 4 West of Sandy River	<i>CAC: High suitability</i> Staff: High suitability to protect farmland, medium for Beaver Cr. to protect landscape features.	Area 4a: North of Lusted Rd <i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Designate rural reserve to protect farmland and landscape features. If County must designate urban reserves, the area south of Lusted Rd/north of the Orient Rural Center/west of 302nd is most suitable.</i> Staff: Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve should include the Orient Rural Community and areas southwest of Orient Drive.
		Area 4b: South of Lusted Rd <i>CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302nd</i> Staff: Medium suitability; higher suitability near UGB and US-26	
Area 5 NW Hills North	<i>CAC: High suitability to protect farm and forest, and for landscape features.</i> Staff: High for farm/forest, medium for landscape	<i>CAC: Not a candidate for urban reserve</i> Staff: Low Suitability	<i>CAC: Designate rural reserve to protect forest resources.</i> Staff: Designate the area within the 3 mile line southwest of Skyline Blvd. as

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p><i>CAC:</i> High suitability West of McNamee; Low suitability east of McNamee</p> <p>Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area 6a) High suitability in area South of Skyline Blvd to protect farm/forest and landscape features. (corresponds to area 6b):</p>	<p>Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: <i>CAC:</i> Not a candidate for urban reserve</p> <p>Staff: Low suitability</p>	<p><i>CAC:</i> Designate rural reserve to protect farm and forest resources and landscape features.</p> <p>Staff: Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.</p>
		<p>Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: <i>CAC:</i> Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.</p> <p>Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.</p>	
Area 7 Powerline/ Germantown Rd. - South	<p><i>CAC:</i> Split between medium and high suitability.</p> <p>Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.</p>	<p>Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: <i>CAC:</i> Not a candidate for urban reserve</p> <p>Staff: Low Suitability</p>	<p><i>CAC:</i> Designate rural reserve to protect landscape features. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.</p> <p>Staff: Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd area. Designate all other areas rural reserve to protect landscape features.</p>
		<p>Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: <i>CAC:</i> Low suitability</p> <p>Staff: Low suitability</p> <p>Subarea East Laidlaw: <i>CAC:</i> split between low and medium suitability</p>	

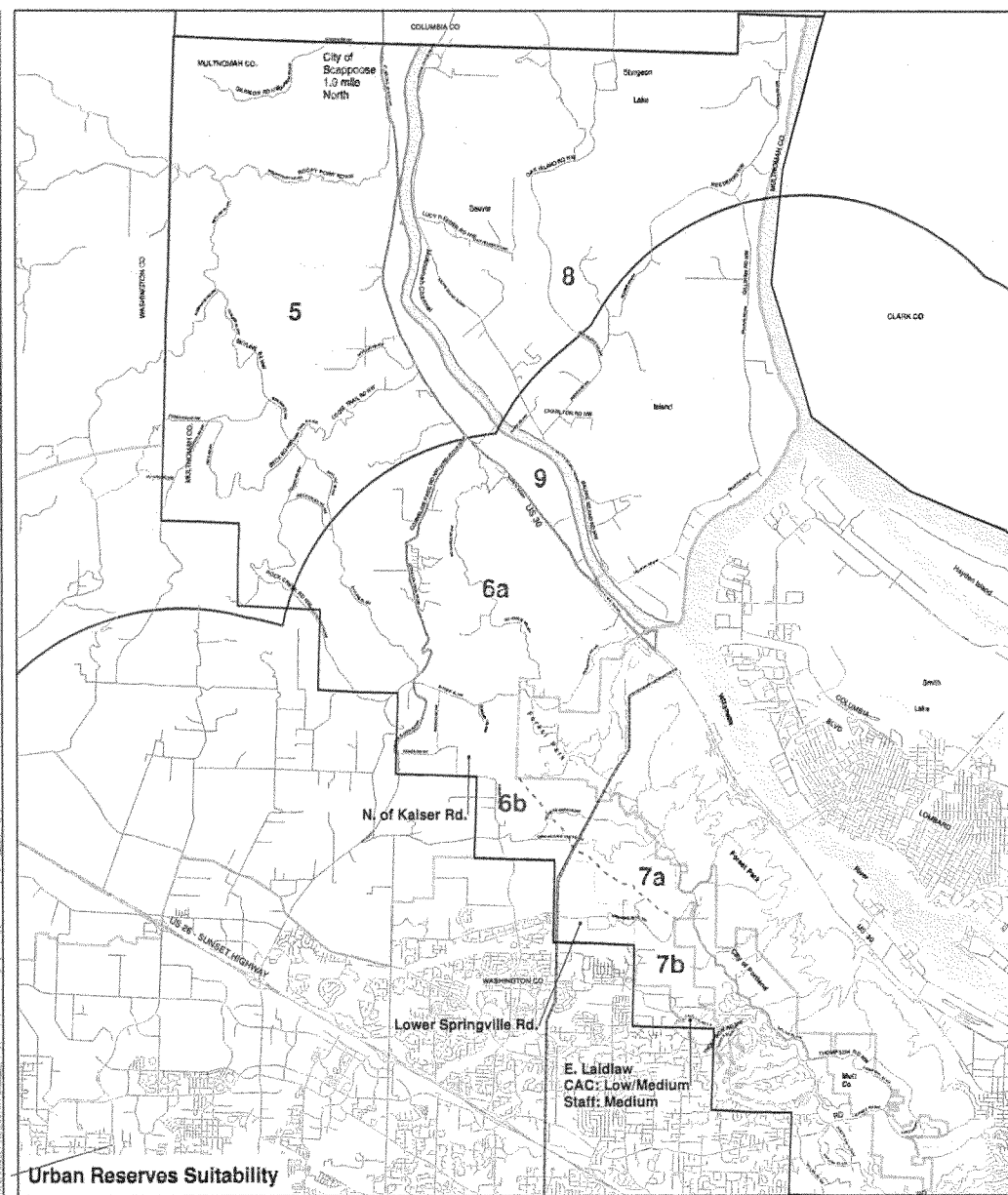
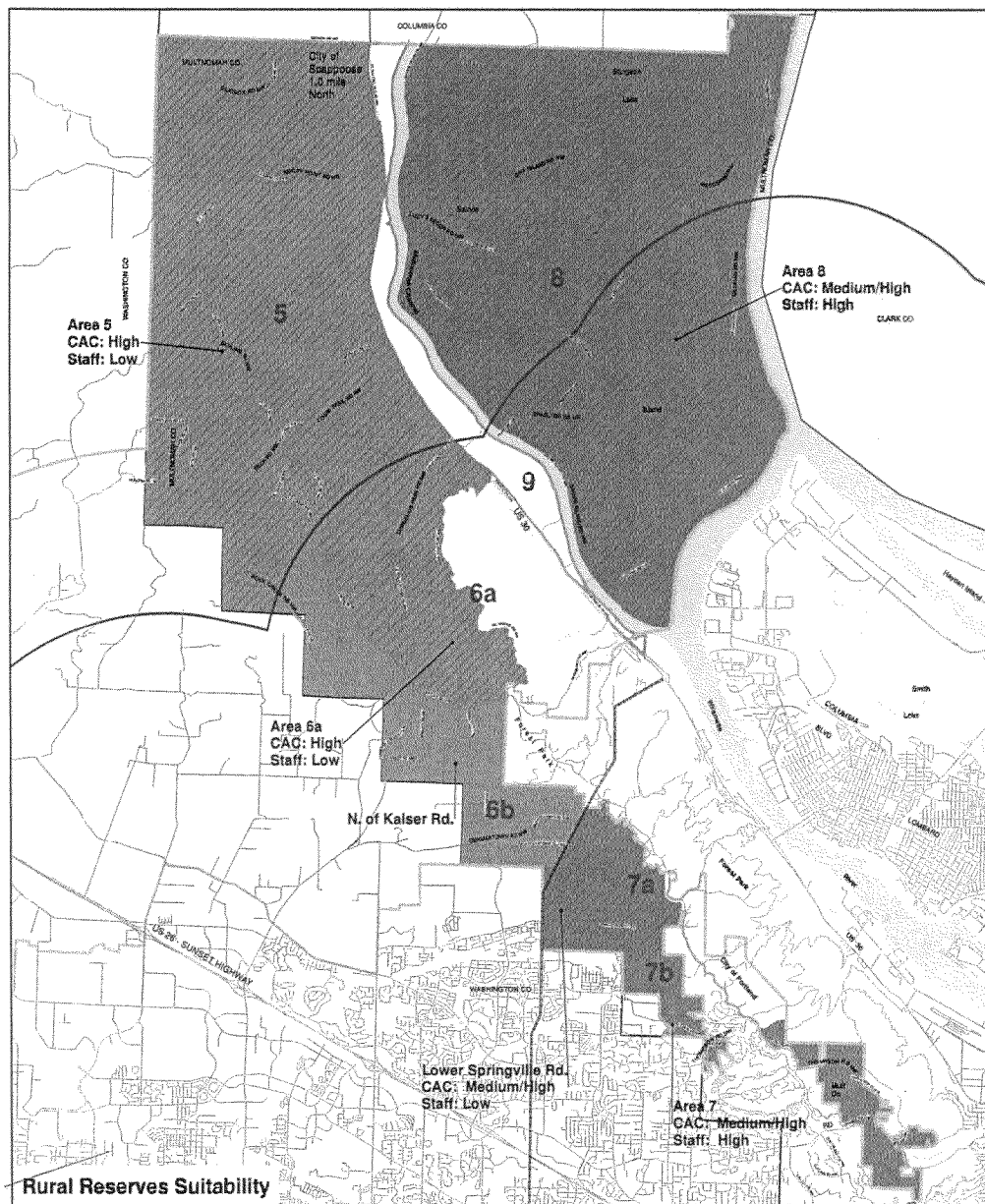
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
		<p>Staff: Medium suitability</p> <p>Subarea at lower Springville Rd. area: <i>CAC: split between low and medium suitability</i></p> <p>Staff: Low/Medium suitability</p>	
Area 8 Sauvie Island	<p><i>CAC: High/Medium</i></p> <p>Staff: High suitability to protect farm and landscape features.</p>	<p><i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: Designate rural reserve to protect farmland and landscape features.</i></p> <p>Staff: Designate rural reserve to protect foundation farmland and landscape features.</p>
Area 9 Multnomah Channel	<p><i>CAC: Low suitability</i></p> <p>Staff: Low Suitability</p>	<p><i>CAC: Low suitability</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: No reserves designation</i></p> <p>Staff: No reserves designation</p>



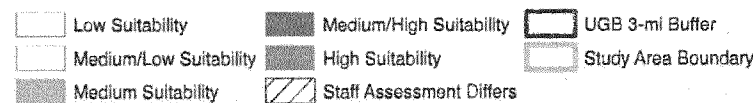
East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09

- | | | |
|------------------------|--------------------------|---------------------|
| Low Suitability | Medium/High Suitability | UGB 3-mi Buffer |
| Medium/Low Suitability | High Suitability | Study Area Boundary |
| Medium Suitability | Staff Assessment Differs | |





West Multnomah County Reserves Suitability Assessments:
Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South, Powerline/Germantown, Sauvie Island, Multnomah Channel
Draft - 09/26/09

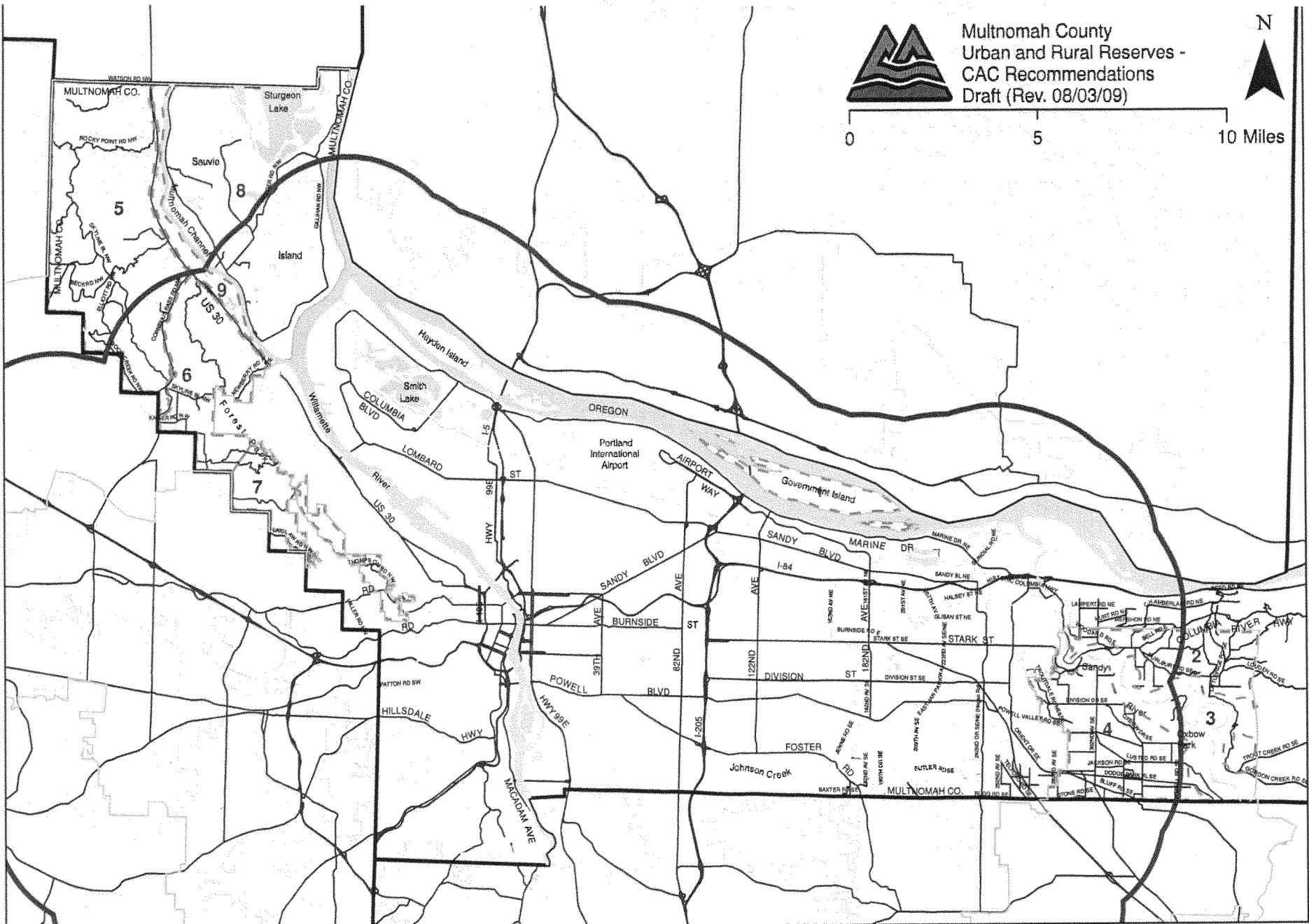




Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)

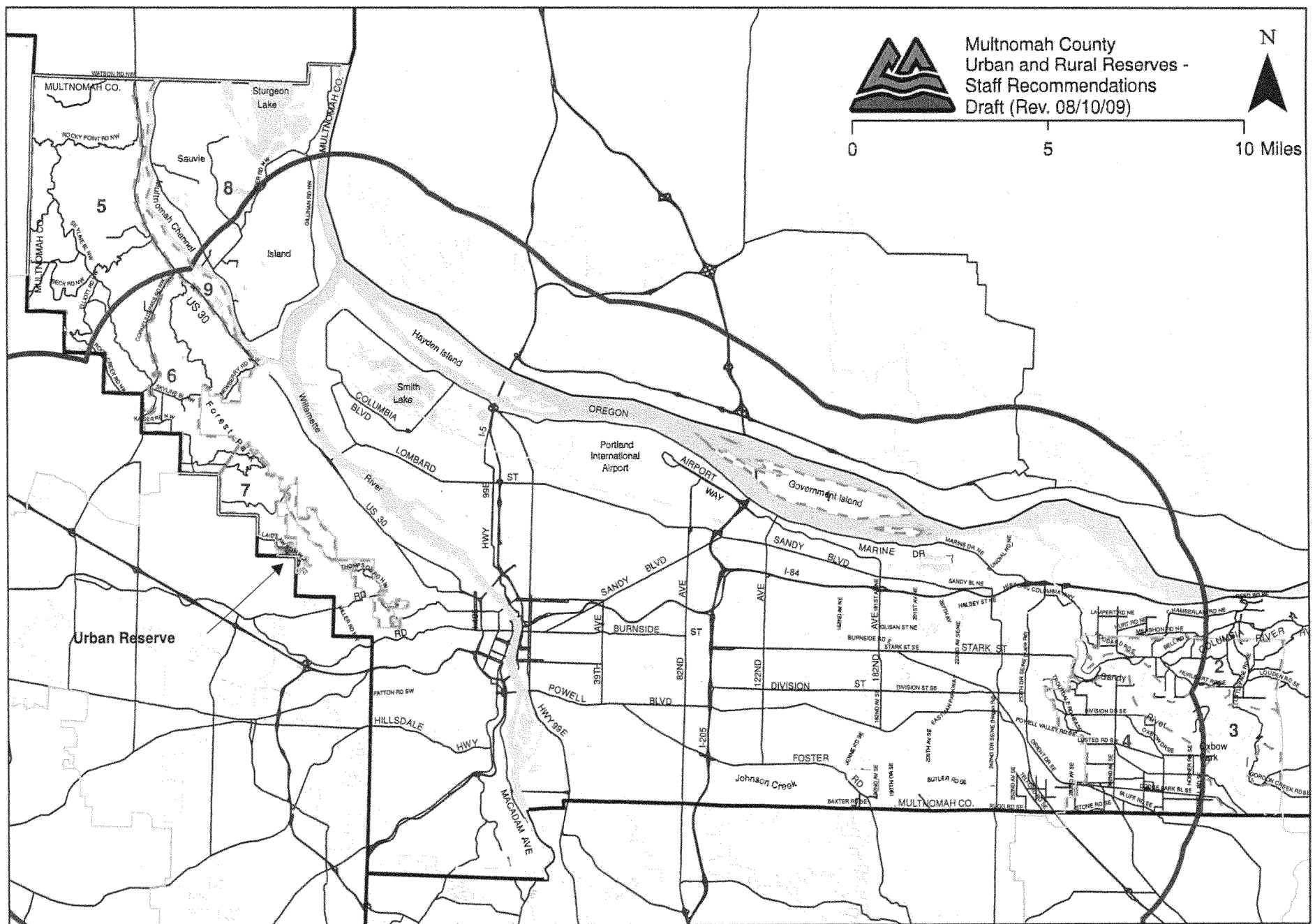


0 5 10 Miles



- Area 1: Government Islands
Area 2: East of Sandy River
Area 3: Sandy River Canyon
Area 4: West of Sandy River
Area 5: NW Hills North
Area 6: NW Hills South
Area 7: Powerline/Germantown Rd South
Area 8: Sauvie Island
Area 9: Multnomah Channel

- UGB 3-mi Buffer
Study Area Boundary
County Line
Rural Reserve
No Designation



Urban and Rural Suitability Assessments and Recommendations

Area 1: Government Islands

- **Overall CAC Recommendation:** CAC divided between designating the area rural reserve or remaining undesignated. Regardless of whether the area is or is not designated rural reserve, area needs special protection due to its high value natural features and sense of place.
- **Overall Staff Recommendation:** No reserve designation

Rural Reserves Suitability

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserves

Area Key Factors and Evaluation:

- Area rates low on most factors for forestry.
- Islands rate low for potential urbanization and as features that shape urban form.
- Long-term OPRD lease (until 2098) and Jewett lake mitigation site are adequate for protection of landscape features. .

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 2: East of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserve the area west of the 3 mile UGB line due to a higher threat of urbanization coming from the adjacent Troutdale area. Remaining area and the Trout Creek Road area should remain undesignated.
- **Overall Staff Recommendation:** No reserves designation.

Rural Reserves Suitability

CAC Assessment: High suitability west of the 3-mile UGB line. Low/medium suitability east of the 3-mile UGB line. Area is rated as important agricultural land and is included in the natural features inventory.

Staff Assessment: Low suitability.

Area Key Factors and Evaluation:

- Area rates moderately high on capability and high on suitability factors for both farm and forest protection.
- Somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization.
- Ranks low on sense of place, urban-rural separation, and recreation.

CAC and Staff Key Differences:

- CAC and Staff differ on ranking of potential for urbanization. CAC rated the area closest to the UGB high for this factor, and noted that roughly one third is within three miles of the Troutdale UGB. View of staff is that, although the area is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 3: Sandy River Canyon

- **Overall CAC Recommendation:** Designate rural reserve. Area contains important landscape features and is important for water protection. It also creates a good edge between urban and rural areas.
- **Overall Staff Recommendation:** Designate the canyon as rural reserve to protect landscape features.

Rural Reserves Suitability:

CAC Assessment: *High suitability for rural reserve due to high value natural landscape features. The Sandy River Gorge also provides a natural limit to urban development.*

Staff Assessment: Low suitability for rural reserve to protect forest resources, medium suitability to protect landscape features. Areas within 3 miles of UGB can be designated rural reserve under "safe harbor" to protect important and foundation land.

Area Key Factors and Evaluation:

- Area lends itself primarily to forestry due to topography.
- Scenic and habitat objectives for this area are likely to continue long-term., indicating low suitability for forest management.
- High Suitability for factors related to environmental values.
- Canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east.
- Has important scenic, habitat, and recreation values
- Area has existing protections through zoning and public ownership, and urbanization potential is remote.

CAC and Staff Key Differences:

- CAC ranks the area high on protection of water quality in the Sandy River. The Sandy River is a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations. The Gorge holds regionally important ecological and recreational resources, and could not be adequately protected if the area was urbanized.
- Staff ranks the area low on the protection of water quality factor because the canyon is not likely to be included within urban expansion and not in need of protection.

Urban Reserves Suitability:

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 4: West of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserves. However, if the County must designate urban reserves, the area south of Lusted Rd, north of the Orient Rural Center and west of 302nd is most suitable. Further south, the land slopes into the Johnson Creek area, which is not suitable for urban reserves.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve is the Orient Rural Community and areas southwest of Orient Drive.

Rural Reserves Suitability

CAC Assessment: High suitability for rural reserves. The West of Sandy Area has the highest quality soil within the entire region, characterized by Foundation land.

Staff Assessment: High suitability for rural reserves to protect farmland, medium suitability of Beaver Creek canyon for landscape features protection.

Area Key Factors and Evaluation:

- Foundation agricultural land. Areas within 3 miles of UGB can be designated rural reserve under "safe harbor."
- Area is a highly productive farming area located on the east edge of the Portland metro region. Nursery stock is currently the major crop, the area currently produces and has a history of producing food crops including berries and fresh vegetables.
- Medium rankings on some factors are related to effects of parcelization which is highest in the southwest part of the area. Farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization.
- The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources, but is not high on the key sense-of-place factor.
- Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition.

CAC and Staff Key Differences:

- CAC ranked area high for water protection to protect Sandy River.
- Staff ranked area medium for Beaver Creek, low for the balance of the area. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future.

Urban Reserves Suitability

CAC Assessment: Low suitability for North of Lusted Rd Area; medium/low suitability for the South of Lusted Rd area, except medium/high for the area North of Orient Rural Center/West of 302nd. North of Orient Rural Center/West of 302nd area has some urban potential as it is closer to the UGB. If urbanized, the Sandy River should not act as the only buffer; some buffers could be found within Area 4 to break up urban and rural areas, especially at the east-west separation.

Staff Assessment: Low suitability for Area 4a (North of Lusted Rd); Medium suitability for most of Area 4b (South of Lusted Rd), with higher suitability for area near UGB and US-26. These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

Area Key Factors and Evaluation:

- Area 4a (North of Lusted Rd):
 - Beaver Creek and Sandy River are features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale.
 - Has few internal roads, and an elongated shape.
 - Major employment areas are not nearby.
 - Area is rated high for sewer and medium for water.
 - Difficulty in creating buffers or using other means to minimize adverse effects on farm, forest and landscape features.
- Area 4b (South of Lusted Rd):
 - Land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses.
 - West areas are near existing and planned employment centers along US 26, although close in areas are parcelized.

CAC and Staff Key Differences for Area 4b:

- Staff perceives adequate area to buffer urban impacts to natural resources and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides; however impacts to added urban traffic could be difficult to manage.
- CAC does not necessarily see adequate land area to sufficiently buffer urban impacts on agriculture. Use of 302nd as an urban edge should help keep urban traffic off rural roads to the east.
- CAC rates area medium for transportation efficiency. Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th
- Staff rates area high for transportation efficiency. Area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26.

Area 5: NW Hills North

- **Overall CAC Recommendation:** Designate rural reserve. Part of the area is within the 3-mile UGB line. The Holbrook area has Foundation agricultural land which should be protected, as should the headwaters of Rock Creek.
- **Overall Staff Recommendation:** Designate the area within the 3 mile line southwest of Skyline Blvd. as rural reserve to protect farm/forest and landscape features.

Rural Reserves Suitability

CAC Assessment: *High suitability to protect farm and forest, and for landscape features.*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Area Key Factors and Evaluation:

- Majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason.
- Mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas.
- The area in the vicinity of Plainview is in an area with potential for urbanization (suitable for key urban services of sewer and water).
- Areas within 3 miles of UGB can be designated under "safe harbor" provision.
- Area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation.
- Includes significant extent of landslide hazard and steep hills suggesting it is less desirable for urban uses – not unexpected given terrain.
- Area holds regionally important ecological (wildlife habitat and headwater streams) resources.

CAC and Staff Key Differences:

- Staff assessment: All except the Plainview area is not potentially subject to urbanization due to proximity to a UGB.
- CAC: Major roads such as OR-30 and Cornelius Pass and the existence of nearby major employers also put the area at further risk of urbanization. There is also potential for southward expansion from Scappoose whose urban boundary is a mile north of the Multnomah County line. The West Hills clearly fit the purpose for Rural Reserves for natural landscape features, providing a natural limit to urban development and helping define an appropriate natural boundary of urbanization coming from Washington and Columbia Counties.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 6: West Hills South

- **Overall CAC Recommendation:** Designate rural reserve. The area includes Important agricultural land, significant elk populations, wildlife habitat and wildlife corridor. It is not adjacent to other urban areas that would make it a good candidate for urban reserves, and is not as suitable for urban development as other land in Area 7
- **Overall Staff Recommendation:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.

Rural Reserves Suitability

CAC Assessment: High suitability west of McNamee; Low suitability east of McNamee due to difficulty in providing urban services

- West of McNamee is situated in an area that is subject to urbanization and proximate to the UGB. A portion of this area also remains under consideration for urban reserve

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features

Area Key Factors and Evaluation:

- Area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations.
- The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd.
- The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services.
- Areas within 3 miles of UGB can be designated under “safe harbor” to protect foundation land.
- Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region.
- This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.
- Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. It would be difficult to protect these headwater streams if the area was urbanized.
- Upland habitat areas exist; however there are patches in the landscape features mapping indicating lesser regional value.

- All areas south of Skyline Blvd. continue to be studied for urbanization.
- On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.
- The area between McNamee and Cornelius Pass Rd. retains urban potential, high forestry and high sense of place, habitat, and recreation values.
- There is a county scenic view overlay on the northeast side of the hills.

Urban Reserve Suitability (Area 6a – North of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserve Suitability (Area 6b – South of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek; Medium/Low suitability for subarea west of Abbey Creek.

Area Key Factors and Evaluation:

- Area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer, employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.
- Area west of the Abbey Creek drainage system in the N. Kaiser Rd. area contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections.
- Higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd.
- Other key systems of water and sewer rank easy for this area, land suitable for housing exists.
- Careful consideration to visual impacts from development on upper slopes should occur for this area.

CAC and Staff Key Differences:

- CAC gave the area lower rating for potential to develop at efficient urban densities and transportation. The area has lower transportation potential than Area 4, with only small developable pockets. The area was not even rated for transportation by the transportation study. CAC sees difficulty in designing area to be walkable with a well-connected transit system.
- Staff concluded that impacts to ecological systems and nearby farm/forest practices are manageable. CAC differs, noting that development would be difficult without impacting ecological systems; there may not be enough land to protect small streams. Expansion would likely block the critical wildlife corridor between Forest Park and the Coast Range.

Area 7: Powerline/Germantown Rd. – South

- **Overall CAC Recommendation:** Designate as rural reserve. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.

The area has mixed or contested agricultural value, but is undoubtedly high value for natural features and wildlife habitat protection. The Lower Springville Rd area, while containing regionally significant wildlife and a regionally significant stream, is also the most suitable for urban development on the west side. Title 11 and 13 overlays should be used to protect wildlife in the case that the area becomes urbanized.

- **Overall Staff Recommendation:** Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd. area. Designate all other areas rural reserve to protect landscape features.

Rural Reserves Suitability

CAC Assessment: CAC was split between a medium or high suitability for rural reserve.

Staff Assessment: High suitability for rural reserve to protect landscape features except the patch at the east edge of N. Bethany planning area

Area Key Factors and Evaluation:

- Area ranks well for farmed and forested areas pursuant to the key capability factors of soils and water.
- Area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.
- Area is adjacent to and nearly surrounded by UGB; potential exists for urban development at higher cost or a lower urban density than areas that are more efficient.
- Similar areas nearby have urbanized in recent past.
- Studied during past UGB expansion cycles, including Area 93, Area 94 and North Bethany.
- This area ranks high for the key landscape features factors of sense of place that define natural boundaries to urbanization and help define the region for its residents.
- The area ranks well for other important factors including protection of stream resources and wildlife habitat. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area.
- Agriculture land was rated conflicted due to adjacent urban development and cut-through traffic

CAC and Staff Key Differences:

- CAC ranked area high for subject to urbanization factor because the area is within one mile of the UGB, is continually studied when Metro considers UGB expansion,

and is under pressure from developers. Staff ranked area low except high for areas west of the City of Portland and mid-slope line that crosses Germantown Rd. the powerline, and Springville Rd.

- CAC rated area as medium for capability of sustaining long-term agriculture. Two farmers provided testimony of successful farming in the area. Staff gave the area a low rating consistent with the "conflicted" farmland designation and testimony as to poor farming in the area.
- CAC has concerns over stream protection; currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.

Urban Reserves Suitability (Area 7a- Above mid-slope)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability

Area Key Factors and Evaluation:

- Area ranks low in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserves Suitability (Area 7b – Below mid-slope)

CAC Assessment: *CAC split on their suitability assessment:*

- *Split between low and medium suitability for the pocket along lower Springville Road*
- *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland*
- *Low suitability for remaining area*

Staff Assessment:

- Low/Medium suitability for the area along lower Springville Road.
- Medium suitability for area between Bonny Slope West (Area 93) and City of Portland.
- Low suitability for remaining area.

Area Key Factors and Evaluation and Staff and CAC Key Differences:

- Lower Springville Road
 - Contains topography predominately in the 10% range
 - The area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mountains.
 - Rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable.
 - Transportation/circulation, especially to the east is difficult and not clearly resolvable

- Staff concluded that the area's adjacency to North Bethany planning area and would benefit from and contribute to services. CAC members were not all in agreement.
- Area between Bonny Slope West (Area 93) and City of Portland (including the Thompson/Laidlaw Rd. area).
 - Staff concluded that this area fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West.
 - CAC concluded that this area could not be developed to a sufficient urban density. Distance from 2040 centers, retail centers, and high capacity transit, combined with lack of a full transportation grid would make it difficult to provide transit service and to build a walkable community.
 - Staff ranked area medium for the potential to develop in a way that would adequately protect landscape features from urbanization. CAC gave this factor a low ranking.
- Remaining areas
 - Rank low on all factors due primarily to steep topography generally and environmental resources in many areas.

Area 8: Sauvie Island

- **Overall CAC Recommendation:** Designate as rural reserve. The entire Sauvie Island area contains high value Foundation agriculture land and has important landscape features. It is also valuable for providing a sense of place.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation farmland and landscape features.

Rural Reserves Suitability

CAC Assessment: *High or medium suitability for rural reserves.*

- *All factors received a high or medium ranking for Area 8 save factor 2a/3a.*
- *However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve.*

Staff Assessment: High suitability for rural reserve

Area Key Factors and Evaluation:

- As Foundation land, areas within 3 miles of UGB could be designated rural reserve under safe harbor provision.
- The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access.
- Area is not positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist.
- The island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale.
- The high sense of place, habitat, and recreation values are support for reserves to protect landscape features even though urban potential is low.

CAC and Staff Key Differences:

- CAC was split on their ranking on the subject to urbanization factor. Regardless, the area is close enough in proximity to be concerned about.
- Staff concluded that potential for urbanization is doubtful given the notoriety of the area, it's location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure.

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 9: Multnomah Channel

- **Overall CAC Recommendation:** No designation for urban or rural reserve. The candidate area contains only 7 acres of usable land, as the remaining is either in a flood plain area or in the right of way. Because of these limitations in place, the area should be undesignedated.
- **Overall Staff Recommendation:** No designation for urban or rural reserve.

Rural Reserves Suitability

CAC Assessment: Low suitability for rural reserve.

Staff Assessment: Low suitability for rural reserve. Area could potentially be suitable for rural reserves based on "safe harbor".

Area Key Factors and Evaluation:

- This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.
- Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection.
- Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn't recognized as a place-defining area in the region.
- Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process.
- The area is included within areas mapped as foundation land; therefore an alternative recommendation of "safe harbor" reserve designation could be explored further.

Urban Reserves Suitability

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way.
- Extensive public ownership indicates value of the area is not primarily associated with development opportunity.
- Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Attachment C - BOCC Reserves Hearing 12/10/09



Urban and Rural Reserves in Multnomah County

Recommendations from the Citizens Advisory Committee and County Staff

**Board of County Commissioners Hearing
September 10, 2009**

Staff report date August 26, 2009

Prepared by: Multnomah County Land Use and Transportation Planning

Chuck Beasley, Senior Planner

Ken Born, Transportation Planner

JLA Public Involvement, CAC facilitation

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Executive Summary

Urban and Rural Reserves in Multnomah County

Recommendations of the Multnomah County Citizens Advisory Committee and Planning Staff for Urban and Rural Reserves

The Urban and Rural Reserves process entails a new approach to planning for growth in the Portland-Metro region by identifying land needed for urban and rural uses over a 40 to 50 year planning horizon. The intent is to identify the locations of future Urban Growth Boundary expansions to facilitate long term planning for urbanization, and to provide greater certainty to the agricultural and forest industries, landowners and service providers. Desired outcomes include:

- Long term protection of farm and forest industries;
- Protection of landscape features that help define the region;
- Better urban location choices; and
- Improved planning for transitions from rural to urban land.

This approach is authorized by SB 1011 (2007), and is being implemented in accordance with Oregon Administrative Rules (OAR) 660-027 (2008). The rules contain procedures and factors which must be considered when evaluating land for urban/rural reserves.

This executive summary includes the recommendations of the Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) as well as staff evaluation and recommendations. The recommendations consist of an assessment of suitability for urban and rural reserve, and recommendations for reserve designations. The suitability assessment is based on analysis of the nine subareas of the county and ranks the extent to which each area has the attributes indicated in the factors. The attached table, Overview of Recommendations, is followed by maps depicting suitability and recommendations for designations, and a summary of the results of factors analysis of the rural and urban factors. Detailed analysis of how each area ranks according to the factors in OAR 660-027-0050 (urban) and -0060 (rural) along with area maps is included in the body of the report.

These recommendations identifying areas suitable for reserves follow two earlier decisions endorsed by Multnomah County and our partner governments, Clackamas and Washington Counties, and Metro. Those decisions defined the land area to be studied for reserves, and selected "candidate" urban and rural reserve areas for further study. These recommendations mark the completion of the CAC's work, and after Board of Commissioners approval, begin the comparison of the regional recommendations of the partner governments to determine what areas will become reserves.

The objective that must be met for the reserves decision is "a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important landscape features that

define the region for its residents.” (OAR 660-027-0080(4)(b)) Meeting this objective requires joint consideration of the recommendations of all three counties by the four governments, consideration of estimates for the expected 40 – 50 year population and employment growth, and assessment of how much rural land will be needed to accommodate that growth. This question will be informed by the yet to be determined amount of growth that can be accommodated within the existing UGB. The growth estimates and assessment will be determined through ongoing regional involvement, reinforcing the interim nature of the recommendations at this stage of the process. The reserves decision will be implemented in two stages, beginning with an IGA at the end of this year, followed by legislative adoption of urban and rural reserves maps in mid 2010.

The reserves OAR contain a number of provisions decision makers should be aware of when considering recommendations for reserves. Key provisions are listed below:

- Land designated as urban reserve will be the highest priority for meeting new urban land needs over the 40 -50 year planning horizon. Rural reserves cannot be changed to urban within the same timeframe.
- The urban and rural factors are not a list of criteria that must be met. The county is required to “consider” them when identifying and selecting land for reserves.
- Urban reserve may not be designated in a county unless rural reserve is also designated in that county. A county may designate rural reserve even if no urban reserve is designated.
- Land mapped by Oregon Department of Agriculture as either Foundation or Important agricultural land can be designated as rural reserve by the county without providing additional legal justification or factors consideration – the “safe harbor” provision.
- The county cannot change the zoning code to allow more intensive uses or smaller parcel sizes in urban or rural reserve areas than were allowed at the time of designation.

The CAC recommendations are the result of work by the 15 committee members in sixteen meetings that began in May of 2008 and ended July 30, 2009. While the recommendations include both suitability of areas for urban and rural reserve and designations, the focus here remains on suitability pending more information on the extent of urban reserve needed to meet population and employment estimates for the planning period. The table below contains area calculations for urban and rural suitability in keeping with this approach.

	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

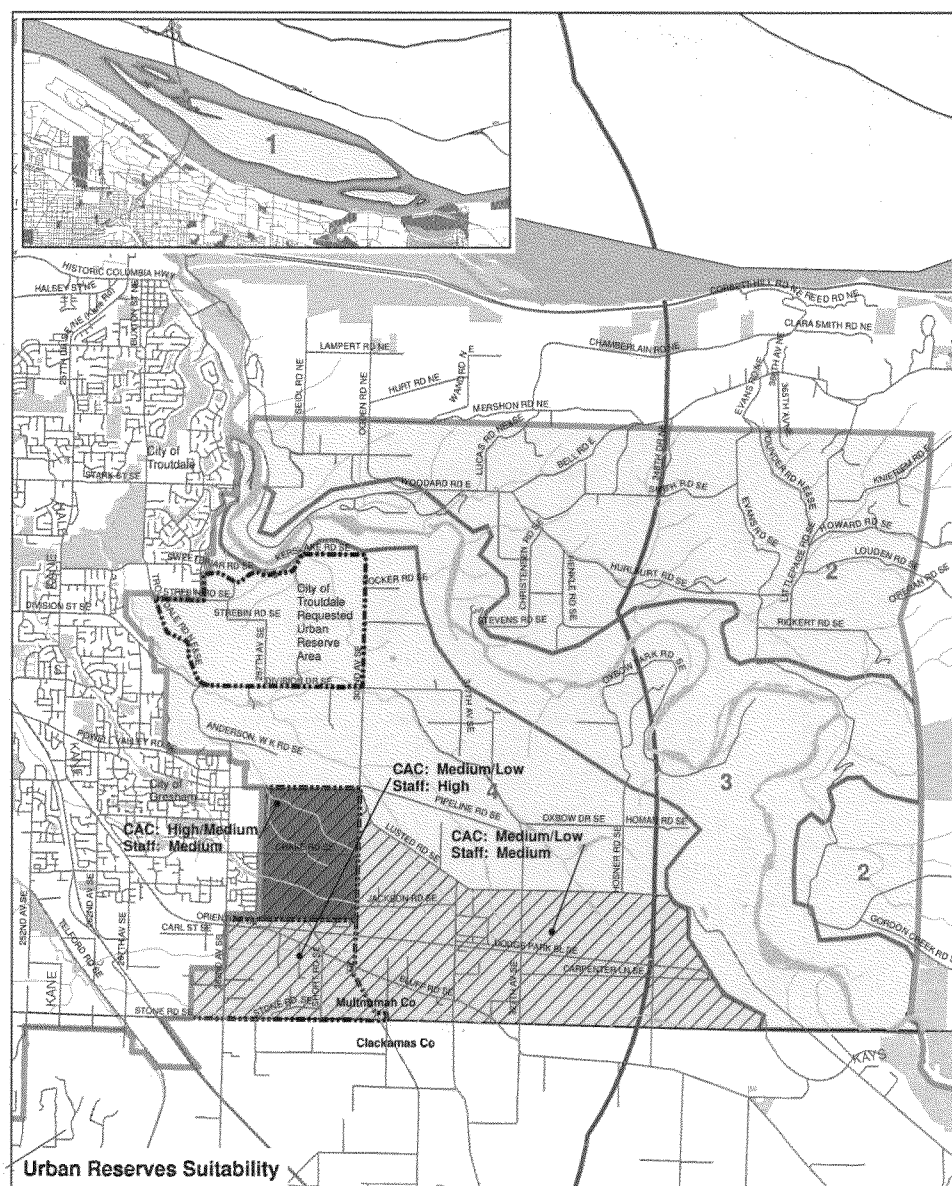
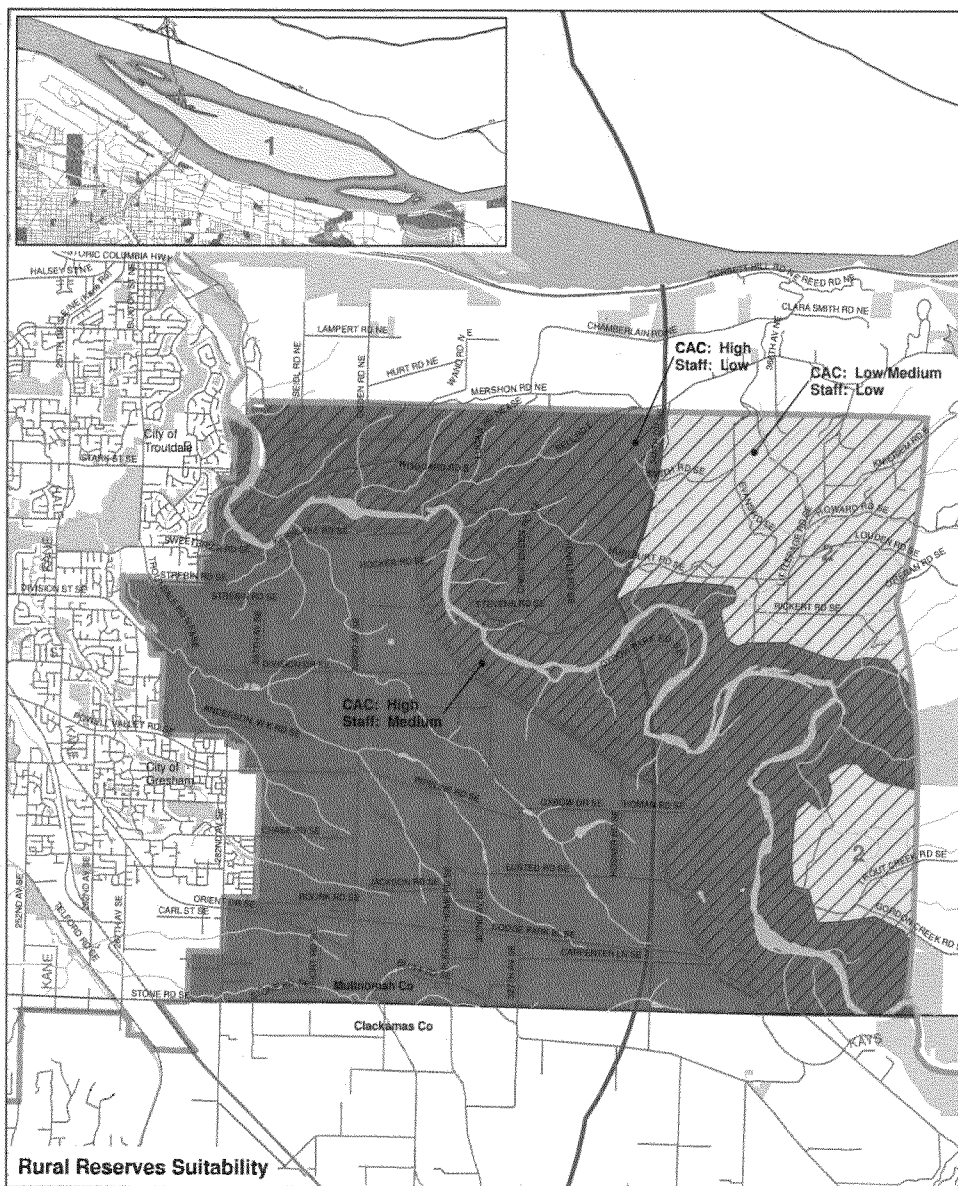
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	CAC: Low suitability Staff: Low suitability	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Divided between no reserve designation and rural reserve to protect landscape features. Staff: No reserves designation
Area 2 East of Sandy River	CAC: High suitability west of 3-mile UGB line; Medium/low suitability east of 3-mile UGB line Staff: Low suitability	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Designate the area west of 3-mile UGB line as rural reserve for farm and forest protection. Staff: No reserves designation
Area 3 Sandy River Canyon	CAC: High suitability Staff: Low suitability to protect forest, medium suitability for landscape features.	CAC: Not a candidate for urban reserve Staff: Low suitability	CAC: Designate rural reserve to protect landscape features Staff: Designate rural reserve to protect landscape features
Area 4 West of Sandy River	CAC: High suitability Staff: High suitability to protect farmland, medium for Beaver Cr. to protect landscape features.	Area 4a: North of Lusted Rd CAC: Low suitability Staff: Low suitability	CAC: Designate rural reserve to protect farmland and landscape features. If County must designate urban reserves, the area south of Lusted Rd/north of the Orient Rural Center/west of 302 nd is most suitable. Staff: Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve should include the Orient Rural Community and areas southwest of Orient Drive.
		Area 4b: South of Lusted Rd CAC: medium/low, except medium/high for the area north of Orient Rural Center/west of 302 nd Staff: Medium suitability; higher suitability near UGB and US-26	
Area 5 NW Hills North	CAC: High suitability to protect farm and forest, and for landscape features. Staff: High for farm/forest, medium for landscape	CAC: Not a candidate for urban reserve Staff: Low Suitability	CAC: Designate rural reserve to protect forest resources. Staff: Designate the area within the 3 mile line southwest of Skyline Blvd. as

19B Overview of Recommendations

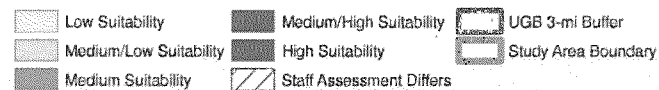
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p><i>CAC: High suitability West of McNamee; Low suitability east of McNamee</i></p> <p>Staff: Low suitability in Area north of Skyline Blvd (corresponds to urban area 6a) High suitability in area South of Skyline Blvd to protect farm/forest and landscape features. (corresponds to area 6b):</p>	<p>Area 6a: North of Cornelius Pass Rd./ Skyline Blvd.: <i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: Designate rural reserve to protect farm and forest resources and landscape features.</i></p> <p>Staff: Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.</p>
		<p>Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: <i>CAC: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.</i></p> <p>Staff: Low suitability for subarea east of the north fork of Abbey Creek. Medium/Low suitability for subarea west of Abbey Creek.</p>	
Area 7 Powerline/ Germantown Rd. - South	<p><i>CAC: Split between medium and high suitability.</i></p> <p>Staff: High suitability for landscape features except area adjacent to N. Bethany which is low.</p>	<p>Area 7a: Area above the mid-slope line between the county line and Skyline Blvd.: <i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low Suitability</p>	<p><i>CAC: Designate rural reserve to protect landscape features. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.</i></p> <p>Staff: Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd area. Designate all other areas rural reserve to protect landscape features.</p>
		<p>Area 7b: Below the mid-slope line between the County line and Skyline Blvd.: <i>CAC: Low suitability</i></p> <p>Staff: Low suitability</p> <p>Subarea East Laidlaw: <i>CAC: split between low and medium suitability</i></p>	

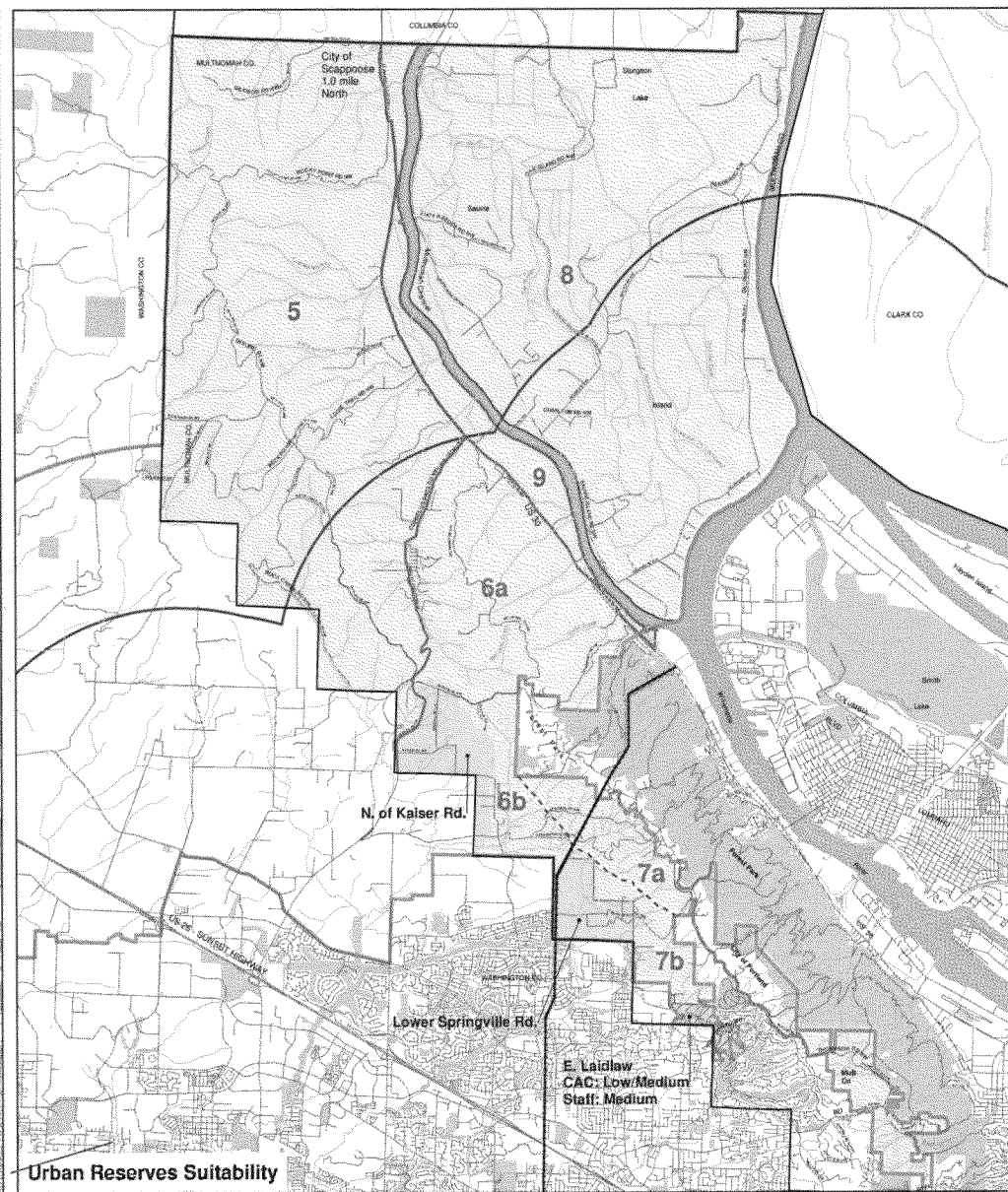
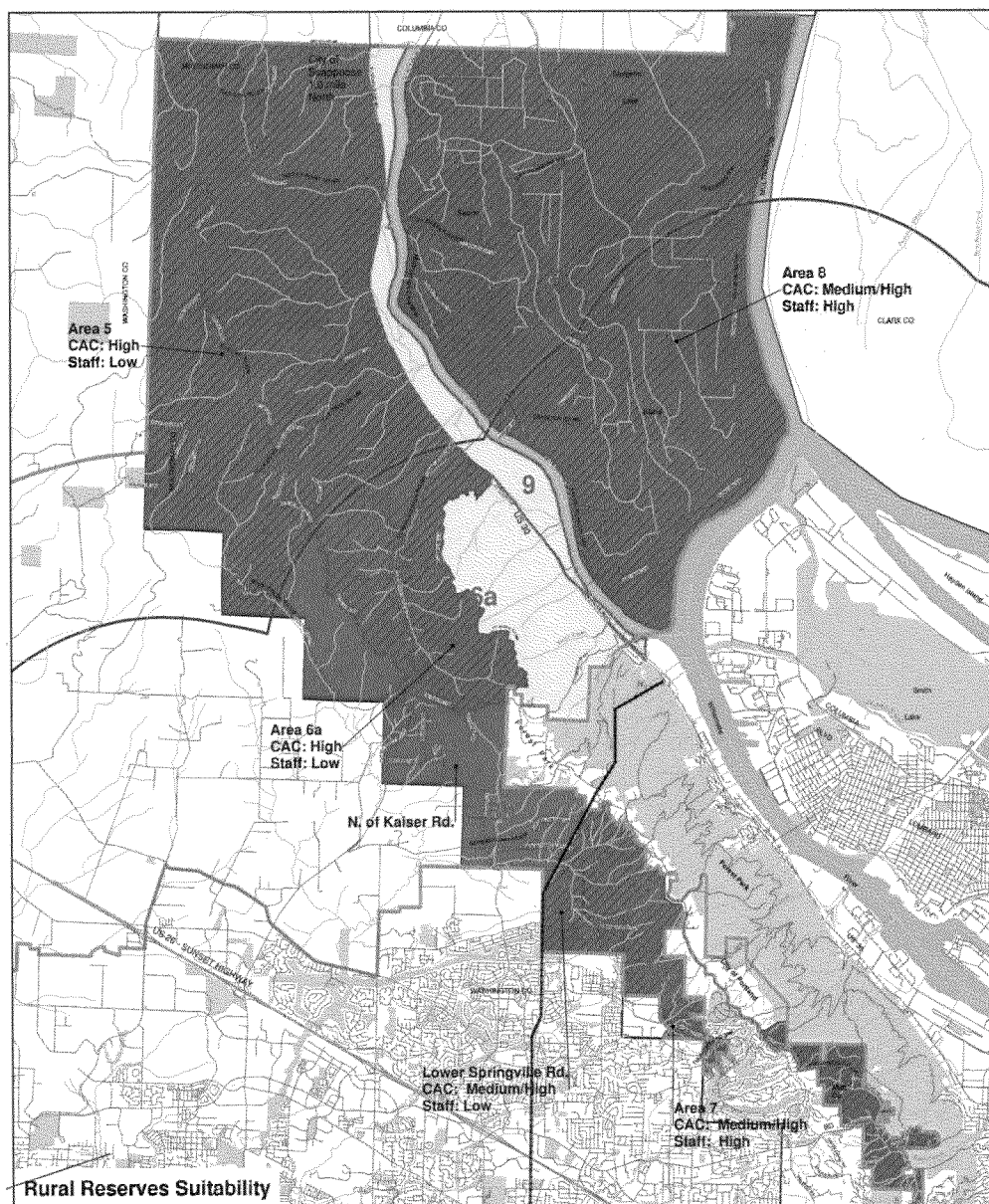
19B Overview of Recommendations

	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
		<p>Staff: Medium suitability</p> <p>Subarea at lower Springville Rd. area.: <i>CAC: split between low and medium suitability</i></p> <p>Staff: Low/Medium suitability</p>	
Area 8 Sauvie Island	<p><i>CAC: High/Medium</i></p> <p>Staff: High suitability to protect farm and landscape features.</p>	<p><i>CAC: Not a candidate for urban reserve</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: Designate rural reserve to protect farmland and landscape features.</i></p> <p>Staff: Designate rural reserve to protect foundation farmland and landscape features.</p>
Area 9 Multnomah Channel	<p><i>CAC: Low suitability</i></p> <p>Staff: Low Suitability</p>	<p><i>CAC: Low suitability</i></p> <p>Staff: Low suitability</p>	<p><i>CAC: No reserves designation</i></p> <p>Staff: No reserves designation</p>



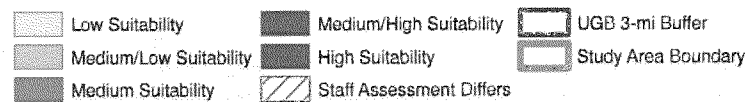
East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09





West Multnomah County Reserves Suitability Assessments:

West Multnomah County Reserves Sustainability Assessment.
Areas 5, 6, 7, 8 & 9 - NW Hills North, NW Hills South, Powerline/Germantown, Sauvie Island, Multnomah Channel
Draft - 09/26/09





Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)

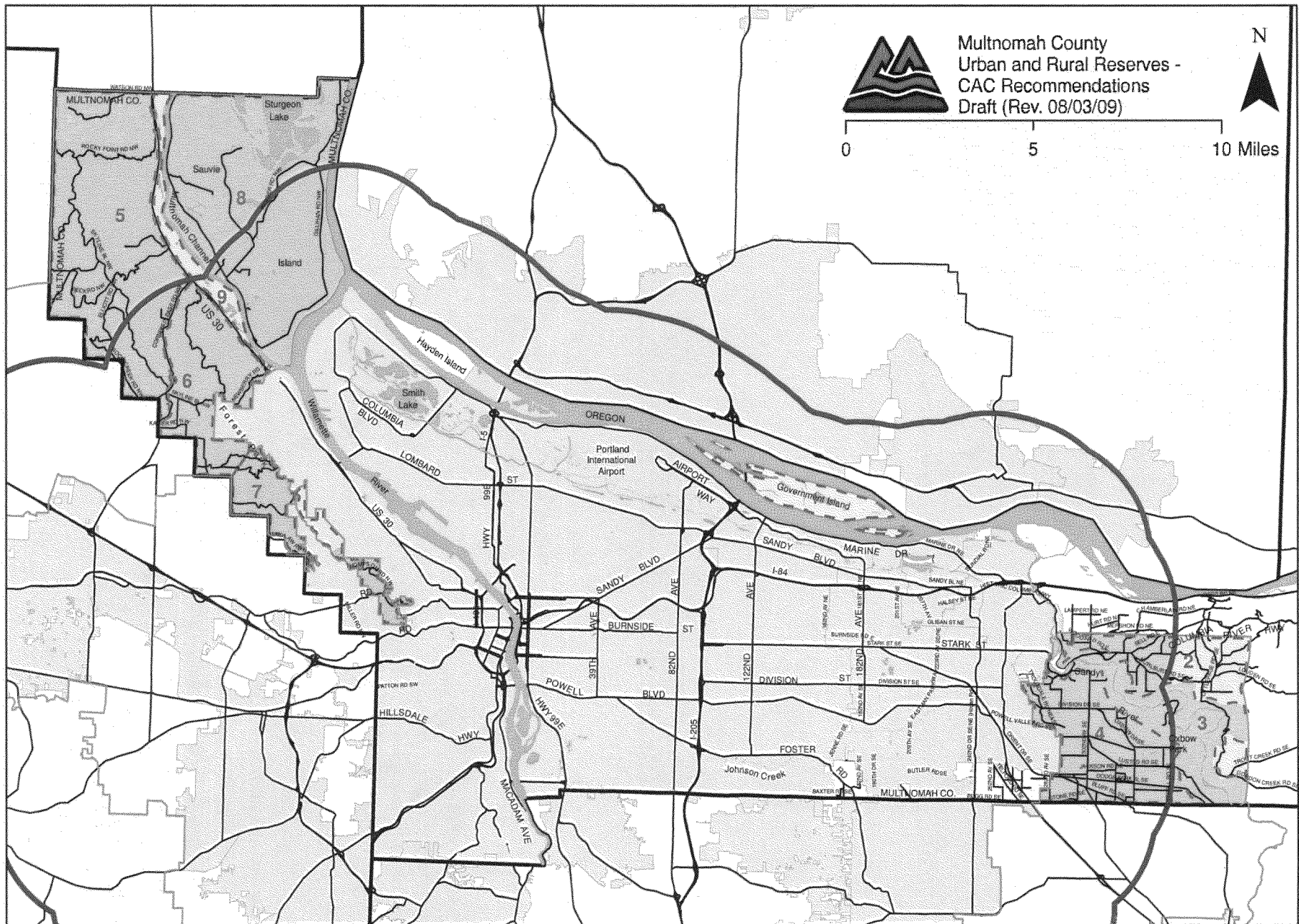
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5

10 Miles



- Area 1: Government Islands
- Area 2: East of Sandy River
- Area 3: Sandy River Canyon
- Area 4: West of Sandy River
- Area 5: NW Hills North
- Area 6: NW Hills South
- Area 7: Powerline/Germantown Rd South
- Area 8: Sauvie Island
- Area 9: Multnomah Channel



UGB 3-mi Buffer



Study Area Boundary



County Line

Rural Reserve

No Designation



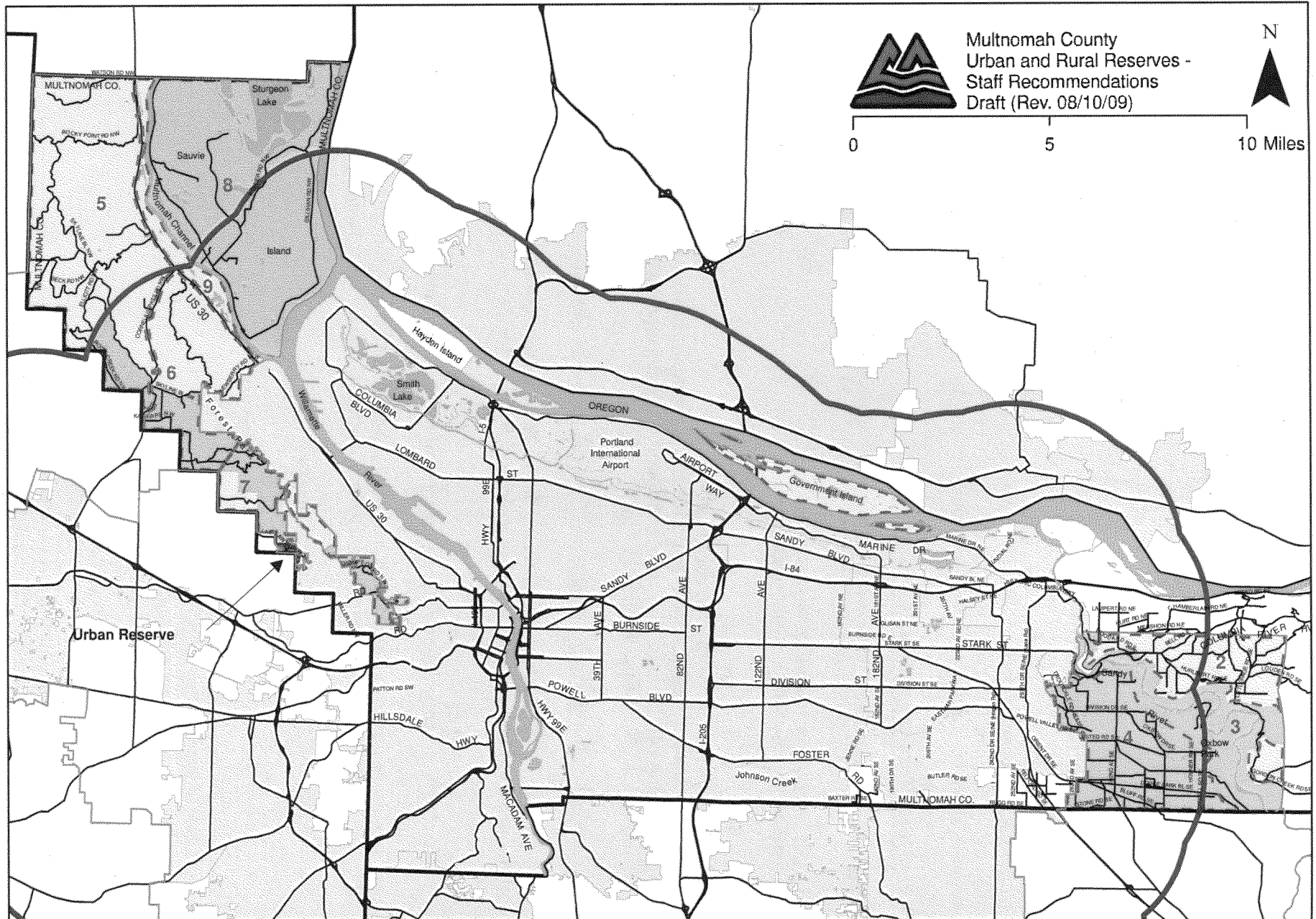
Multnomah County
Urban and Rural Reserves -
Staff Recommendations
Draft (Rev. 08/10/09)

N

0

5

10 Miles



- Area 1: Government Islands
Area 2: East of Sandy River
Area 3: Sandy River Canyon
Area 4: West of Sandy River
Area 5: NW Hills North
Area 6: NW Hills South
Area 7: Powerline/Germantown Rd South
Area 8: Sauvie Island
Area 9: Multnomah Channel

- UGB 3-mi Buffer
Study Area Boundary
County Line
Rural Reserve
No Designation
Urban Reserve

Urban and Rural Suitability Assessments and Recommendations

Area 1: Government Islands

- **Overall CAC Recommendation:** CAC divided between designating the area rural reserve or remaining undesignated. Regardless of whether the area is or is not designated rural reserve, area needs special protection due to its high value natural features and sense of place.
- **Overall Staff Recommendation:** No reserve designation

Rural Reserves Suitability

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserves

Area Key Factors and Evaluation:

- Area rates low on most factors for forestry.
- Islands rate low for potential urbanization and as features that shape urban form.
- Long-term OPRD lease (until 2098) and Jewett lake mitigation site are adequate for protection of landscape features. .

Urban Reserves Suitability

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 2: East of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserve the area west of the 3 mile UGB line due to a higher threat of urbanization coming from the adjacent Troutdale area. Remaining area and the Trout Creek Road area should remain undesignated.
- **Overall Staff Recommendation:** No reserves designation.

Rural Reserves Suitability

CAC Assessment: High suitability west of the 3-mile UGB line. Low/medium suitability east of the 3-mile UGB line. Area is rated as important agricultural land and is included in the natural features inventory.

Staff Assessment: Low suitability.

Area Key Factors and Evaluation:

- Area rates moderately high on capability and high on suitability factors for both farm and forest protection.
- Somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization.
- Ranks low on sense of place, urban-rural separation, and recreation.

CAC and Staff Key Differences:

- CAC and Staff differ on ranking of potential for urbanization. CAC rated the area closest to the UGB high for this factor, and noted that roughly one third is within three miles of the Troutdale UGB. View of staff is that, although the area is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 3: Sandy River Canyon

- **Overall CAC Recommendation:** Designate rural reserve. Area contains important landscape features and is important for water protection. It also creates a good edge between urban and rural areas.
- **Overall Staff Recommendation:** Designate the canyon as rural reserve to protect landscape features.

Rural Reserves Suitability:

CAC Assessment: High suitability for rural reserve due to high value natural landscape features. The Sandy River Gorge also provides a natural limit to urban development.

Staff Assessment: Low suitability for rural reserve to protect forest resources, medium suitability to protect landscape features. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor” to protect important and foundation land.

Area Key Factors and Evaluation:

- Area lends itself primarily to forestry due to topography.
- Scenic and habitat objectives for this area are likely to continue long-term, indicating low suitability for forest management.
- High Suitability for factors related to environmental values.
- Canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east.
- Has important scenic, habitat, and recreation values
- Area has existing protections through zoning and public ownership, and urbanization potential is remote.

CAC and Staff Key Differences:

- CAC ranks the area high on protection of water quality in the Sandy River. The Sandy River is a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations. The Gorge holds regionally important ecological and recreational resources, and could not be adequately protected if the area was urbanized.
- Staff ranks the area low on the protection of water quality factor because the canyon is not likely to be included within urban expansion and not in need of protection.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further as a candidate for urban reserve.

Staff Assessment: Low suitability for urban reserves

20B Urban and Rural Suitability Assessments and Recommendations

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 4: West of Sandy River

- **Overall CAC Recommendation:** Designate as rural reserves. However, if the County must designate urban reserves, the area south of Lusted Rd, north of the Orient Rural Center and west of 302nd is most suitable. Further south, the land slopes into the Johnson Creek area, which is not suitable for urban reserves.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation agricultural land. Area most suitable for any needed urban reserve is the Orient Rural Community and areas southwest of Orient Drive.

Rural Reserves Suitability

CAC Assessment: High suitability for rural reserves. The West of Sandy Area has the highest quality soil within the entire region, characterized by Foundation land.

Staff Assessment: High suitability for rural reserves to protect farmland, medium suitability of Beaver Creek canyon for landscape features protection.

Area Key Factors and Evaluation:

- Foundation agricultural land. Areas within 3 miles of UGB can be designated rural reserve under “safe harbor.”
- Area is a highly productive farming area located on the east edge of the Portland metro region. Nursery stock is currently the major crop, the area currently produces and has a history of producing food crops including berries and fresh vegetables.
- Medium rankings on some factors are related to effects of parcelization which is highest in the southwest part of the area. Farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization.
- The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources, but is not high on the key sense-of-place factor.
- Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition.

CAC and Staff Key Differences:

- CAC ranked area high for water protection to protect Sandy River.
- Staff ranked area medium for Beaver Creek, low for the balance of the area. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future.

Urban Reserves Suitability

CAC Assessment: Low suitability for North of Lusted Rd Area; medium/low suitability for the South of Lusted Rd area, except medium/high for the area North of Orient Rural Center/West of 302nd. North of Orient Rural Center/West of 302nd area has some urban potential as it is closer to the UGB. If urbanized, the Sandy River should not act as the only buffer; some buffers could be found within Area 4 to break up urban and rural areas, especially at the east-west separation.

Staff Assessment: Low suitability for Area 4a (North of Lusted Rd); Medium suitability for most of Area 4b (South of Lusted Rd), with higher suitability for area near UGB and US-26. These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

Area Key Factors and Evaluation:

- Area 4a (North of Lusted Rd):
 - Beaver Creek and Sandy River are features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale.
 - Has few internal roads, and an elongated shape.
 - Major employment areas are not nearby.
 - Area is rated high for sewer and medium for water.
 - Difficulty in creating buffers or using other means to minimize adverse effects on farm, forest and landscape features.
- Area 4b (South of Lusted Rd):
 - Land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses.
 - West areas are near existing and planned employment centers along US 26, although close in areas are parcelized.

CAC and Staff Key Differences for Area 4b:

- Staff perceives adequate area to buffer urban impacts to natural resources and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides; however impacts to added urban traffic could be difficult to manage.
- CAC does not necessarily see adequate land area to sufficiently buffer urban impacts on agriculture. Use of 302nd as an urban edge should help keep urban traffic off rural roads to the east.
- CAC rates area medium for transportation efficiency. Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th
- Staff rates area high for transportation efficiency. Area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26.

Area 5: NW Hills North

- **Overall CAC Recommendation:** Designate rural reserve. Part of the area is within the 3-mile UGB line. The Holbrook area has Foundation agricultural land which should be protected, as should the headwaters of Rock Creek.
- **Overall Staff Recommendation:** Designate the area within the 3 mile line southwest of Skyline Blvd. as rural reserve to protect farm/forest and landscape features.

Rural Reserves Suitability

CAC Assessment: *High suitability to protect farm and forest, and for landscape features..*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Area Key Factors and Evaluation:

- Majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason.
- Mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas.
- The area in the vicinity of Plainview is in an area with potential for urbanization (suitable for key urban services of sewer and water).
- Areas within 3 miles of UGB can be designated under “safe harbor” provision.
- Area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation.
- Includes significant extent of landslide hazard and steep hills suggesting it is less desirable for urban uses – not unexpected given terrain.
- Area holds regionally important ecological (wildlife habitat and headwater streams) resources.

CAC and Staff Key Differences:

- Staff assessment: All except the Plainview area is not potentially subject to urbanization due to proximity to a UGB.
- CAC: Major roads such as OR-30 and Cornelius Pass and the existence of nearby major employers also put the area at further risk of urbanization. There is also potential for southward expansion from Scappoose whose urban boundary is a mile north of the Multnomah County line. The West Hills clearly fit the purpose for Rural Reserves for natural landscape features, providing a natural limit to urban development and helping define an appropriate natural boundary of urbanization coming from Washington and Columbia Counties.

Urban Reserves Suitability

20B Urban and Rural Suitability Assessments and Recommendations

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 6: West Hills South

- **Overall CAC Recommendation:** Designate rural reserve. The area includes important agricultural land, significant elk populations, wildlife habitat and wildlife corridor. It is not adjacent to other urban areas that would make it a good candidate for urban reserves, and is not as suitable for urban development as other land in Area 7.
- **Overall Staff Recommendation:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm and forest resources and protect landscape features.

Rural Reserves Suitability

CAC Assessment: High suitability west of McNamee; Low suitability east of McNamee due to difficulty in providing urban services

- *West of McNamee is situated in an area that is subject to urbanization and proximate to the UGB. A portion of this area also remains under consideration for urban reserve.*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

Area Key Factors and Evaluation:

- Area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations.
- The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd.
- The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services.
- Areas within 3 miles of UGB can be designated under “safe harbor” to protect foundation land.
- Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region.
- This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.
- Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. It would be difficult to protect these headwater streams if the area was urbanized.
- Upland habitat areas exist; however there are patches in the landscape features mapping indicating lesser regional value.

20B Urban and Rural Suitability Assessments and Recommendations

- All areas south of Skyline Blvd. continue to be studied for urbanization.
- On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.
- The area between McNamee and Cornelius Pass Rd. retains urban potential, high forestry and high sense of place, habitat, and recreation values.
- There is a county scenic view overlay on the northeast side of the hills.

Urban Reserve Suitability (Area 6a – North of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability for urban reserves.

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserve Suitability (Area 6b – South of Cornelius Pass/Skyline Blvd)

CAC Assessment: *Area 6b: South of Cornelius Pass Rd./Skyline Blvd.: Low suitability for subarea east of the north fork of Abbey Cr., split between medium and low west of Abbey Cr.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek; Medium/Low suitability for subarea west of Abbey Creek.

Area Key Factors and Evaluation:

- Area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer, employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.
- Area west of the Abbey Creek drainage system in the N. Kaiser Rd. area contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections.
- Higher costs to develop transportation system connectivity that is less than the ideal “grid” system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd.
- Other key systems of water and sewer rank easy for this area, land suitable for housing exists.
- Careful consideration to visual impacts from development on upper slopes should occur for this area.

20B Urban and Rural Suitability Assessments and Recommendations

CAC and Staff Key Differences:

- CAC gave the area lower rating for potential to develop at efficient urban densities and transportation. The area has lower transportation potential than Area 4, with only small developable pockets. The area was not even rated for transportation by the transportation study. CAC sees difficulty in designing area to be walkable with a well-connected transit system.
- Staff concluded that impacts to ecological systems and nearby farm/forest practices are manageable. CAC differs, noting that development would be difficult without impacting ecological systems; there may not be enough land to protect small streams. Expansion would likely block the critical wildlife corridor between Forest Park and the Coast Range.

Area 7: Powerline/Germantown Rd. – South

- **Overall CAC Recommendation:** Designate as rural reserve. If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability.

The area has mixed or contested agricultural value, but is undoubtedly high value for natural features and wildlife habitat protection. The Lower Springville Rd area, while containing regionally significant wildlife and a regionally significant stream, is also the most suitable for urban development on the west side. Title 11 and 13 overlays should be used to protect wildlife in the case that the area becomes urbanized.

- **Overall Staff Recommendation:** Designate East Laidlaw Rd. area urban reserve. No designation in the Lower Springville Rd. area. Designate all other areas rural reserve to protect landscape features.

Rural Reserves Suitability

CAC Assessment: CAC was split between a medium or high suitability for rural reserve.

Staff Assessment: High suitability for rural reserve to protect landscape features except the patch at the east edge of N. Bethany planning area.

Area Key Factors and Evaluation:

- Area ranks well for farmed and forested areas pursuant to the key capability factors of soils and water.
- Area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.
- Area is adjacent to and nearly surrounded by UGB; potential exists for urban development at higher cost or a lower urban density than areas that are more efficient.
- Similar areas nearby have urbanized in recent past.
- Studied during past UGB expansion cycles, including Area 93, Area 94 and North Bethany.
- This area ranks high for the key landscape features factors of sense of place that define natural boundaries to urbanization and help define the region for its residents.
- The area ranks well for other important factors including protection of stream resources and wildlife habitat. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area.
- Agriculture land was rated conflicted due to adjacent urban development and cut-through traffic.

CAC and Staff Key Differences:

- CAC ranked area high for subject to urbanization factor because the area is within one mile of the UGB, is continually studied when Metro considers UGB expansion,

20B Urban and Rural Suitability Assessments and Recommendations

and is under pressure from developers. Staff ranked area low except high for areas west of the City of Portland and mid-slope line that crosses Germantown Rd. the Powerline, and Springville Rd.

- CAC rated area as medium for capability of sustaining long-term agriculture. Two farmers provided testimony of successful farming in the area. Staff gave the area a low rating consistent with the “conflicted” farmland designation and testimony as to poor farming in the area.
- CAC has concerns over stream protection; currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.

Urban Reserves Suitability (Area 7a- Above mid-slope)

CAC Assessment: *Low suitability, do not study further as a candidate for urban reserve.*

Staff Assessment: Low suitability

Area Key Factors and Evaluation:

- Area ranks low in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Urban Reserves Suitability (Area 7b – Below mid-slope)

CAC Assessment: *CAC split on their suitability assessment:*

- *Split between low and medium suitability for the pocket along lower Springville Road*
- *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland*
- *Low suitability for remaining area*

Staff Assessment:

- Low/Medium suitability for the area along lower Springville Road.
- Medium suitability for area between Bonny Slope West (Area 93) and City of Portland.
- Low suitability for remaining area.

Area Key Factors and Evaluation and Staff and CAC Key Differences:

- Lower Springville Road
 - Contains topography predominately in the 10% range.
 - The area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mountains.
 - Rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable.
 - Transportation/circulation, especially to the east is difficult and not clearly resolvable.

20B Urban and Rural Suitability Assessments and Recommendations

- Staff concluded that the area's adjacency to North Bethany planning area would benefit from and contribute to services. CAC members were not all in agreement.
- o Area between Bonny Slope West (Area 93) and City of Portland (including the Thompson/Laidlaw Rd. area).
 - Staff concluded that this area fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West.
 - CAC concluded that this area could not be developed to a sufficient urban density. Distance from 2040 centers, retail centers, and high capacity transit, combined with lack of a full transportation grid would make it difficult to provide transit service and to build a walkable community.
 - Staff ranked area medium for the potential to develop in a way that would adequately protect landscape features from urbanization. CAC gave this factor a low ranking.
- o Remaining areas
 - Rank low on all factors due primarily to steep topography generally and environmental resources in many areas.

Area 8: Sauvie Island

- **Overall CAC Recommendation:** Designate as rural reserve. The entire Sauvie Island area contains high value Foundation agriculture land and has important landscape features. It is also valuable for providing a sense of place.
- **Overall Staff Recommendation:** Designate rural reserve to protect foundation farmland and landscape features.

Rural Reserves Suitability

CAC Assessment: High or medium suitability for rural reserves.

- All factors received a high or medium ranking for Area 8 save factor 2a/3a.
- However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve.

Staff Assessment: High suitability for rural reserve

Area Key Factors and Evaluation:

- As Foundation land, areas within 3 miles of UGB could be designated rural reserve under safe harbor provision.
- The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access.
- Area is not positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist.
- The island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale.
- The high sense of place, habitat, and recreation values are support for reserves to protect landscape features even though urban potential is low.

CAC and Staff Key Differences:

- CAC was split on their ranking on the subject to urbanization factor. Regardless, the area is close enough in proximity to be concerned about.
- Staff concluded that potential for urbanization is doubtful given the notoriety of the area, its location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure.

Urban Reserves Suitability

CAC Assessment: Low suitability, do not study further for urban reserve.

Staff Assessment: Low suitability for urban reserves

20B Urban and Rural Suitability Assessments and Recommendations

Area Key Factors and Evaluation:

- Ranks low for urban reserve due to a number of factors, driven in large part by topography.
- Ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density.
- Is relatively isolated from existing urban areas.

Area 9: Multnomah Channel

- **Overall CAC Recommendation:** No designation for urban or rural reserve. The candidate area contains only 7 acres of usable land, as the remaining is either in a flood plain area or in the right of way. Because of these limitations in place, the area should be undesignated.
- **Overall Staff Recommendation:** No designation for urban or rural reserve.

Rural Reserves Suitability

CAC Assessment: Low suitability for rural reserve.

Staff Assessment: Low suitability for rural reserve. Area could potentially be suitable for rural reserves based on “safe harbor”.

Area Key Factors and Evaluation:

- This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.
- Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection.
- Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn’t recognized as a place-defining area in the region.
- Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process.
- The area is included within areas mapped as foundation land; therefore an alternative recommendation of “safe harbor” reserve designation could be explored further.

Urban Reserves Suitability

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserves

Area Key Factors and Evaluation:

- Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way.
- Extensive public ownership indicates value of the area is not primarily associated with development opportunity.
- Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Urban and Rural Reserves Factors Analysis and Area Maps

** Text italicized and in blue indicates CAC commentary*

Area 1: Government, McGuire, Lemon Islands

Rural Recommendations

- **CAC:** Divided between rural designation or non-designation
- **Staff:** Low suitability for rural reserve to protect forest resources; Low suitability for landscape features reserve.

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve by CAC
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

The Government, McGuire, Lemon Islands (Government Islands) group lies within the Columbia River is owned by two entities. Approximately 2,200 acres is owned by the Port of Portland, and 224 acres is owned by Metro. I-205 crosses the island in a narrow corridor that is within the UGB and City of Portland, and provides limited access.

The island is not designated in the ODA study, although there is a seasonal grazing use present. It is mapped in the ODF study as mixed forest. The islands are designated as Landscape Feature #28 on the updated inventory maps.

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserve

Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	While the islands are adjacent to the Portland Metro UGB at the I-205 crossing, and a short distance to north Portland, potential for urbanization is low due to lease of the island until 2098 to OPRD, to Port management plan objectives for natural resource and recreation uses, the Jewett Lake mitigation site, unprotected floodplain.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Little evidence of forest management notwithstanding wildland forest designation.
2c.	Has suitable soils and water	Low – for soils High – for	Soils – predominately SCS 15 and 44, both VIw, not rated for forestry. Water – abundant.

21B Area 1: Government, McGuire, Lemon Islands

		water	
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Low	No apparent blocks of forest land.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	High	The non-resource use present is recreation/boating that occurs around the island edge in designated areas. Interior areas supporting grazing appear well buffered from recreation areas by trees.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Low	Parcel sizes are large and there are two owners, however the owners are public entities with management objectives other than forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	Unknown	Grazed areas are fenced.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

	Foundation	No	
	Important	No	
	Within 3 miles of a UGB	Yes	

Staff Summary and Conclusion – Suitability for rural reserve to protect forest resources:

The area rates low on most factors for forestry notwithstanding the “wildland” ODF designation. Overall suitability is low for forest.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	While the islands are adjacent to the Portland Metro UGB at the I-205 crossing, and a short distance to north Portland, potential for urbanization is low due to lease of the island until 2098 to OPRD, to Port management plan objectives for natural resource and recreation uses, the Jewett Lake mitigation site, unprotected floodplain.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	The islands are unprotected floodplain, therefore subject to flooding.
3c.	Has important fish, plant or wildlife habitat	High	Indicators of habitat value are extensive wetlands, TNC Portfolio, Conservation/restoration opportunity area.
3d.	Is necessary to protect	Low	Area is not proposed for future urban

21B Area 1: Government, McGuire, Lemon Islands

	water quality such as streams, wetlands and riparian areas		development, not a drinking water source.
3e.	Provides a sense of place to the region	High	Mapped as number 18 on the Landscape Features Map (2007), and described as number 23 in the Landscape Features Inventory (2008).
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses.	Low	The islands are isolated and don't act to separate urban and natural resource uses.
3g.	Provides separation between cities	Low	Separation between Portland and Camas is provided by the Columbia River.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails.	Low	Access for recreation is only by boat.

Staff Summary and Conclusion – Suitability for rural reserve to protect landscape features:

Due to the significant exposure to the public due to I-205 crossings, habitat and mitigation opportunities, and recreational use, the islands are a feature worth preserving for the region. However, they rate low for potential urbanization and as features that shape urban form. There is also long-term protection of landscape features values already in place in the form of the OPRD lease and Jewett lake mitigation site.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 1 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services. The I-205 bridge crosses the island but does not provide access. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve because substantial/difficult improvements including trunk lines and river crossing would be required. Area is</p>

21B Area 1: Government, McGuire, Lemon Islands

			<p>unprotected floodplain. Sewer ranking is Low.</p> <p>Water - rated low due to need to expand system across river, floodplain.</p> <p>Long-term lease to Oregon Parks and Recreation for purposes other than urban development is a limitation to urban development.</p>
2.	Includes sufficient development capacity to support a healthy economy.	LOW	<ul style="list-style-type: none"> • Very little suitable employment land or opportunities for same in area. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers.	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Service provider would most likely be Portland.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers.	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to large majority of island in floodplain. • Difficult to integrate into existing urban area due to river crossing required.
5.	Can be designed to preserve and enhance natural ecological systems.	MEDIUM	Interior areas of the island are large enough to avoid wetlands that are present.
6.	Includes sufficient land suitable for a range of needed housing types.	LOW	Unprotected floodplain not suitable for urban housing density.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;.	LOW	Island feature would be significantly altered by urban development.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land, including land designated as rural reserves.	LOW	<ul style="list-style-type: none"> • Farm/forest practices are not significant on the islands. • Extent of land needed for urban development to help offset urban infrastructure costs suggests significant reduction of habitat acreage would occur.

21B Area 1: Government, McGuire, Lemon Islands

Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to constraints of the islands being in unprotected floodplain and low accessibility.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 1- Government Islands

0 0.5 1 Miles

- | | | | |
|--|----------------------|--|---------------------|
| | Streams/Water Bodies | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Rural Candidate Area | | 30 ft Contours |
| | | | Public Lands |

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Area 2: East of Sandy River

Rural Recommendations

- **CAC:** Designate rural reserve the area west of 3-mile UGB line to protect Important farmland and farm/forest resources
- **Staff:** No reserves designation.

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve by CAC
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

This is a triangular shaped area bounded by the Columbia River Gorge National Scenic Area on the north, the Sandy River Canyon on the southwest, and the study area boundary on the east. The northwest point of the triangle abuts an area that is both within the Columbia River Gorge National Scenic Area and in the City of Troutdale. The rural unincorporated community of Springdale is located approximately 2 miles east of the Troutdale UGB.

This area contains the north part of the East of Sandy River ODA study area, and is designated as Important Farmland. It contains both Wildland and Mixed forest areas described in the ODF study. Western portions of the area are part of Landscape Features unit #1, Sandy River.

CAC Assessment: *High suitability west of 3-mile UGB line; Low/medium suitability east of 3-mile UGB line.*

Staff Assessment: Low suitability for rural reserve. Should the urban suitability ranking for this area change, suitability of the area for rural reserve protection for farm/forest should be re-examined.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB/CRGNSA. Extension of urban water, sewer services, and urban transportation system would not be efficient due to need to extend services across the canyon.
2b.	Is capable of sustaining long-term agriculture or forestry	High	Area supports diversified farm crops including vegetables, berries, hay, orchards, etc. Important farm land has few limitations to long-term production of

Area 2: East of Sandy River

			climate appropriate crops. This area contains forest resources, especially in the southeast portion. No limitations to long-term forest management have been identified.
2c.	Has suitable soils and water	High – for soil Medium – for water	Farmed areas include a mix of Class II and III soils, including areas of prime farmland. All forest soils are highly productive. Conservation of agricultural groundwater resources is encouraged. Water is not understood as a limitation to forestry.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	High	With the exception of the unincorporated community of Springdale, the north part of this area consists of farm blocks with occasional small forest tracts. The southeast half of the area contains mixed and wildland forest that blocks up to exclusive forest areas adjoining Mt. Hood National Forest further east.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	High	The area is buffered from urban areas to the west by the Sandy canyon. Few documented local conflicts.
2d. (C)	The land use pattern including parcelization, tenure and ownership	High	Parcelization not seen as a factor – tract and field size appropriate to character of agriculture in area.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	High	Infrastructure is adequate to support existing ag/forest management.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	No	
	Important	Yes	
	Within 3 miles of a UGB	Yes	3 mile line is between Springdale and Corbett

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

The area rates moderately high on capability and high on suitability factors for both farm and forest protection. Although it is adjacent to the UGB in one area, potential for urbanization is low due to inefficient extension of key services across the Sandy River canyon. Low suitability for reserve designation for farm/forest.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low <i>CAC: High for area within 1 or 2 miles of UGB, low for remaining area</i>	A small part of the area is adjacent to the UGB, and roughly one third is within three miles of the Troutdale UGB. Extension of key urban services across the canyon would not be efficient.
3b.	Subject to natural disasters		Few areas are mapped as slope hazard on county map.

Area 2: East of Sandy River

	or hazards such as flood, steep slopes, landslide	Low	No mapped floodplain.
3c.	Has important fish, plant or wildlife habitat	High	Several important streams drain to the Sandy, areas connecting to the Sandy canyon are recognized on Willamette synthesis map, ODFW Conservation areas, and TNC portfolio.
3d.	Is necessary to protect water quality or quantity such as streams, wetlands and riparian areas	Low	Streams, wetlands, riparian areas, water sources not in areas likely to need protection from urban expansion.
3e.	Provides a sense of place to the region	Low	Not widely recognized.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	Low	Area does not serve as a buffer between urban and rural.
3g.	Provides separation between cities	Low	There are no cities between the Metro UGB and the study area boundary that forms the east edge of this area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	Low	Few public parks and trails exist within this area.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Overall suitability is low, in large part due to somewhat isolated location separated by the significant landscape feature of the Sandy canyon. This isolation results in good habitat areas and good protection of those areas from urbanization. It also ranks low on sense of place, urban-rural separation, and recreation.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 2 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: *Do not study further for urban reserve*

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:		
1. Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure	LOW	Transportation – this area was unranked for suitability for providing transportation services due areas with slopes > 25%, difficult connections to existing urban area. Also noted is low suitability for an RTP level connectivity system.

Area 2: East of Sandy River

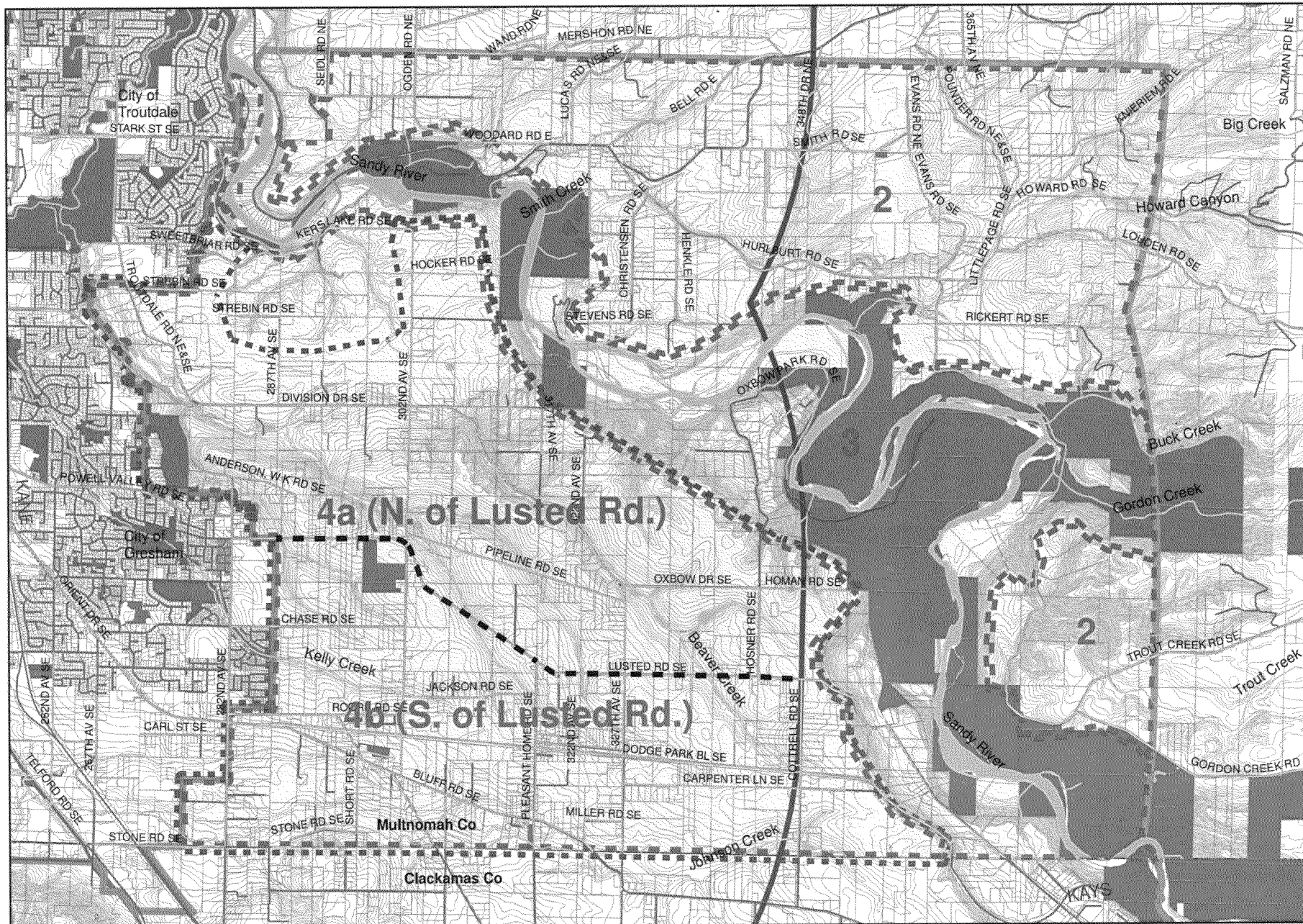
	investments		<p>Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Difficult to access this area – canyon crossing required. • Poor job access to and from area. • Low potential to establish transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for small area at the north end is Troutdale since it is adjacent.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to canyon crossing and steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	MEDIUM	Several streams cross the area, and there is enough space with areas of buildable land to preserve those systems.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	<ul style="list-style-type: none"> • Limited and constrained land overall for accommodating a variety of housing, including creek systems with steeper slopes. • Limited area for well-connected transp. system to serve variety of housing.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	MEDIUM	Landscape mapping for this area includes streams, and there are disbursed areas in between that could be developed while avoiding them.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape	MEDIUM	Area contains stream features and associated topography that could form local edges/buffers.

Area 2: East of Sandy River

	features, on nearby land including land designated as rural reserves.		
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Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to the need to extend key urban services across the Sandy River Canyon, and for low accessibility.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Areas 2, 3 & 4 - East of Sandy River,
Sandy River Canyon & West of Sandy River

0 0.5 1 Miles

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- | | | | |
|--|----------------------|--|---------------------|
| | Streams | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Urban Candidate Area | | 30 ft Contours |
| | Rural Candidate Area | | Public Lands |



Area 3: Sandy River Canyon

Rural Recommendations

- CAC: Designate rural reserve
- Staff: Designate rural reserve

Urban Recommendations

- CAC: Not evaluated as candidate urban reserve by CAC
- Staff: Low suitability for urban reserve

Rural Reserves Analysis

The portion of the canyon within the Study Area runs north-south beginning a short distance north of the Stark Street Bridge near Troutdale to the Multnomah/Clackamas County line. The subarea is further defined on its east and west sides by the approximate edge of the canyon, which varies in width from. This landscape feature separates the gentle slopes west of the river from the start of the Cascade Range foothills on the east side.

This area contains Important land associated with the East of Sandy ODA map area, and Foundation land of the Clackanomah unit. This area is evaluated as forest land because it contains both mixed and wildland forest of the ODF study map, and is primarily a forest resource area due to topography and soils. It is also within Landscape Feature Area #1. The Sandy River Canyon is also a National Scenic Waterway, State Scenic Waterway, and has Federal Wild and Scenic River designations.

CAC Assessment: *High suitability for rural reserves*

Staff Assessment: Low suitability to protect forest resources; medium suitability to protect landscape features.

* see map in Area 2 section

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. The area has a low efficiency for providing water and sewer services, and for urban transportation system, due to service extension into the canyon and across the river.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Extent of public ownership together with scenic protections indicates impacted forest area.

23B Area 3: Sandy River Canyon

2c.	Has suitable soils and water	High	Soils are recognized as good for forest. Water is not limiting for forest management.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Medium	Contains small blocks of forest land not in public ownership in the central and southeast areas.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	Medium	Impact to forest management from non farm/forest uses is limited by public ownership extent, farm and forest land zoning, topography. Extent of edges with public ownerships increases potential limitations to forest mgmt.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Medium	Extensive public ownership, especially along river and associated uplands. There is a narrow bench at the south end with small farms and RR; most other areas are private in forest use. Parcel sizes are large however public entities management objectives are more likely park or open space versus forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	High	Infrastructure is adequate to support existing limited management.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	Yes	
	Within 3 miles of a UGB	Partial	Approx. the west half w/in 3 miles

Staff Summary and Conclusion – Suitability for rural reserve to protect forest resources:

This area lends itself primarily to forestry due to topography. Scenic and habitat objectives for this area are likely to continue long-term, indicating low suitability for forest management.

Landscape Features Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low	The northernmost point of the canyon is adjacent to the Troutdale UGB, and roughly one half is within three miles. Urban service extension into/through the canyon would be difficult.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	Areas adjacent to the river are within floodplain, significant areas of the canyon sides are mapped county hazard areas, and a number of landslides recorded along roads.
3c.	Has important fish, plant or wildlife habitat	High	Landscape Features text description indicates big game corridor connectivity, and critical habitat for

23B Area 3: Sandy River Canyon

			steelhead, salmon and trout.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	Low <i>CAC: High</i>	Streams, wetlands, riparian areas, water sources not in areas likely to be included within urban expansion and not in need of protection. <i>CAC: However, the Sandy River is one of the cleanest rivers in the region and should receive special protection.</i>
3e.	Provides a sense of place to the region	High	State Scenic Waterway, Federal Wild and Scenic River designations, and extensive recreation uses are evidence of sense of place values.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	High	Significant buffer should urban areas extend eastward from the Gresham/Troutdale UGB.
3g.	Provides separation between cities	Low	There are no cities between the Metro UGB and the study area boundary in Multnomah County.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	High	Contains road access to Oxbow Regional Park, and other accessible recreation opportunities.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Suitability for factors related to environmental values are high, whereas factors intended to protect natural features from urban development are low. However, the canyon is adjacent to areas on the west that could become urban reserve. It forms a landscape scale edge between the Portland Metro area to the west, and the Cascades foothills on the east. It also has important scenic, habitat, and recreation values. This area as a whole is considered low suitability for efficient provision of urban services. This area has existing protections through zoning and public ownership, and urbanization potential is remote, suggesting a medium rank for rural reserve to protect landscape features.

CAC Comments: The Sandy River is an important waterway which should receive special protection.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 3 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves,		

23B Area 3: Sandy River Canyon

alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low.</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Difficult to access this area – steep topography. • Poor job access to and from area. • Low potential to establish transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under #1 above. • No assessments for schools, stormwater, parks, etc. • Most likely service provider for small area at the north end is Troutdale, since it is adjacent.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • Not conducive to good transit service-topography.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little usable buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	Includes sufficient land suitable for a range of needed housing types;	LOW	Little buildable land within the canyon.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	LOW	Urban development would require significant alteration of the landscape in this area because of steep terrain.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important	LOW	Both habitat and visual impacts to this feature would be significant and difficult to avoid/minimize.

23B Area 3: Sandy River Canyon

	natural landscape features, on nearby land including land designated as rural reserves.		
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Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to topographic constraints associated with extending urban services into the canyon.

Area 4: West of Sandy River

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate rural reserve

Urban Recommendations

- **CAC:** If County must designate urban reserves, the area north of the Orient Rural Center/west of 302nd is most suitable.
- **Staff:** Most suitable area for urban reserve is the Orient rural community and areas west of Orient Drive.

Rural Reserves Analysis

This area is defined by the Troutdale/Gresham UGB on the west, the Multnomah/Clackamas County line on the south, and the edge of the Sandy River Canyon on the east and north. The area is divided into roughly north and south halves due to the canyon of the Beaver Creek mainstream that extends south from the Gresham - Troutdale UGB along the east edge of the Gresham UGB. Associated tributaries continue this separation southeasterly to beyond the Lusted Rd./ 302nd intersection and Barlow HS.

This area is designated in the ODA study as “foundation” agricultural land and as within the “Clackanomah” area that extends into Clackamas County. The area doesn’t contain a forestry designation.

The Landscape Features in this area are part of the much larger Sandy River feature #1, that extends from east of the Sandy River, to the Gresham Troutdale UGB, and from the NSA boundary on the north to Bluff Road on the south. An additional overlay consists of a narrow strip that follows the Multnomah/Clackamas County line over Johnson Creek.

Adjacency to Troutdale is over flat ground, and primary municipal services are lower in elevation to the north. The area north of Troutdale Road is made up of slightly sloping farmland that rises toward the east that has no obvious limits to urbanization.

CAC Assessment: *High suitability for rural reserve*

Staff Assessment: High suitability for rural reserve to protect farm resources, medium suitability for rural reserve to protect landscape features for the Beaver Creek area.

* see map in Area 2 section

Farm Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.		

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2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	This area is potentially subject to urbanization because it was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	The ODA study designates this as foundation agricultural land that produces high-value products, is well suited to agriculture with excellent soils and adequate water.
2c.	Has suitable soils and water	HIGH/HIGH	All areas not stream associated topography are classified as prime agricultural soils and/or Class II and III. Irrigation from groundwater sources is used extensively, including overhead and drip systems. Although areas along the south edge are adjacent to areas within Clackamas County that are mapped as groundwater limited, this area is not thought of as water limited at this time.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>The area north of the Beaver Creek drainage contains a large block of farmland, and there are other large blocks in the east and central portions of the area.</p> <p>The southwest part of the area contains a scattering of groups of small parcels. Parcels within the MUA-20 zoned areas are primarily in agricultural use.</p> <p>The area between Gresham and SE 327th contains smaller farm parcel sizes along with scattered pockets of nonfarm uses/parcels, especially in the vicinity of Orient and Pleasant Home along Dodge Park Blvd. The ag study recognizes this but indicates that nonfarm uses are "not widespread."</p>
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH – north and east MEDIUM -other areas.	<p>The part of this area that is adjacent to Troutdale and north of the Lusted Rd. area has relatively larger parcel sizes, minimal nonfarm uses, and good buffering from the urban area by the Beaver Creek canyon.</p> <p>Areas east of Gresham extending from Lusted Rd. south to the county line contain patches of small lots and nonfarm uses, especially in the Orient, Pleasant Home area. The mix of parcel sizes becomes larger moving eastward. The area is not buffered by topographic features from the adjacent urban area, however a Multnomah County/City of Gresham agreement seeks to maintain the existing UGB edge.</p>

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			EFU and MUA20 zoning dominates the area and limits new dwellings and nonfarm uses. Land divisions are infrequent indicating a stable land use pattern.
2d. (C)	The land use pattern including parcelization, tenure and ownership	MEDIUM/HIGH	<p>This area includes parcels suitable for both small and large scale farm management and rent/lease of parcels not contiguous to the primary farm site is common. Area farmers have indicated that parcels as small as one acre are valuable for nursery stock production when they are adjacent to other managed land. Parcels down to four or five acres are managed as stand alone parcels.</p> <p>Farming is widespread on exception lands zoned MUA-20 that also contain nonfarm dwellings, indicating a degree of coexistence between farm and nonfarm uses in this area.</p>
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM	<p>Key infrastructure in this area includes drip irrigation, trucking services, food crop processing, and the area road network. Also, proximity to the urban area supports access to suppliers and labor.</p> <p>The ODA study notes that limitations on trucking routes, in particular between this area and I-84, could become an issue that impacts out of area shipping.</p> <p>Use of non-contiguous parcels results in frequent use of area roads in farm management. This indicates a need for turn outs or other approaches to reduce conflicts between farm and auto traffic on area roads long term.</p>

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	all except southeast edge is within 3 miles of Gresham

Staff Summary and Conclusion – Suitability for rural reserve to protect farm resources:

This area is a highly productive farming area located on the east edge of the Portland metro region. While the majority of crop areas are now nursery stock, the area has in the past, and currently does, produce food crops, including berries and fresh vegetables. Medium rankings on some factors are related to effects of parcelization, which is most pronounced in the southwest part of the area. However, farm protection measures, strategies to reduce farm/auto conflicts on area roads, and maintaining adequate agricultural infrastructure can offset parcelization. High suitability for rural reserve to protect farm resources.

Landscape Features Evaluation

24B Area 4: West of Sandy River

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	HIGH	Candidate urban reserve area. This area was rated as having either medium or high suitability for the key urban services of water, sewer and transportation.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW	Limited areas associated with Beaver Creek are indicated on the county slope hazard map and Metro landslide hazard maps.
3c.	Has important fish, plant or wildlife habitat	HIGH	Beaver Creek mainstream and tributaries/ headwaters areas and Johnson Creek headwaters are within this area.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	MEDIUM for Beaver Cr. canyon – LOW for Johnson Cr.	Both Beaver and Johnson Creeks contain important streams and riparian areas that would need protection from urbanization. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. The size of Beaver Creek canyon suggests difficulty protecting riparian areas were development to occur there.
3e.	Provides a sense of place to the region	LOW	The primary drainages located in this area, Johnson and Beaver creeks, are not landforms that provide sense of place context to the region.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	HIGH for Beaver Cr. – LOW other areas.	Beaver Creek system, in particular the canyon adjacent to the Troutdale/Gresham UGB out to SE 302 nd forms an urban/rural edge. Other areas do not create buffers.
3g.	Provides separation between cities	LOW	Features in this area do not separate the Portland metro area from the nearby City of Sandy.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails.	HIGH	Visitors to Oxbow Park within the Sandy River Canyon drive through this area to get to the park.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

The Beaver Creek canyon extending along the edge of the UGB out to the general area of SE 302nd ranks high for habitat, water quality, and acting as a buffer or edge between urban and rural resources. The area isn't high on the key sense-of-place factor, however. Other mapped landscape feature areas lack the UGB defining edge value as well as not having high sense of place recognition. While habitat values are high for stream and water quality, these values can be protected under urban rules that would apply should these areas urbanize in the future. On balance, the Beaver Creek Canyon out to approximately the SE 302nd Ave area should rank medium for rural reserve to protect landscape features.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 4 as moderately to highly efficient. The CAC found that this area should continue to be studied for urban reserve as a result.

CAC Assessment: Low suitability for urban reserve

- *Area 4a (North of Lusted Rd): Low suitability*
- *Area 4b (South of Lusted Rd): Medium/low suitability, except medium/high suitability for the area north of Orient Rural Center/west of 302nd*

Staff Assessment:

- Area 4a (North of Lusted Rd): Low suitability
- Area 4b (South of Lusted Rd): Medium/high suitability, especially SE area near Hwy 26

Urban Reserve Factors -0050 (1) - (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	Area 4a N. of Lusted Rd. MEDIUM/LOW	<p>Transportation – Area has limited existing road system, constrained connections to Troutdale in the northwest corner of the area, and to areas west and south due to topography range >25% associated with Beaver Cr. – rates moderately low.</p> <p>Sewer – Major system expansion would be needed and treatment capacity is available – rates high.</p> <p>Water – medium</p>
		Area 4b S. of Lusted Rd. MEDIUM/HIGH <i>CAC: MEDIUM</i>	<p>Transportation – This area has an existing “grid” system of rights-of-way that connects west to Gresham and south into Clackamas County, contributing to moderate connectivity and lower costs to add/upgrade roads – rates moderately high.</p> <p>Slopes in this area are low, predominately 0-10%.</p> <p><i>CAC: Adjacent areas do not have transportation or infrastructure in place for a grid system, especially east of 327th</i></p> <p>Sewer – Major system expansion would be needed and treatment capacity is available –</p>

24B Area 4: West of Sandy River

			rates high.
			Water – medium
2.	Includes sufficient development capacity to support a healthy economy	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> • Little employment land or opportunities for same in area, not near existing employment areas. • Constrained opportunity for establishing transp. system to support employment uses. • Relatively large overall area approx. 3,600 gross acres/2,070 buildable acres.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> • Some employment land opportunities, given suitable topography and relatively good access to Hwy 26 corridor. • Adjacent to Springwater employment area. • A limitation to employment land is small parcel sizes (less than 5 acres), particularly in the Orient area. • Relatively large overall area approx. 2,880 gross/1,940 buildable acres.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	Area 4a N. of Lusted Rd. MEDIUM/LOW	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Service provider for this area would most likely be Troutdale.
		Area 4b S. of Lusted Rd. MEDIUM/HIGH	<p>See key services efficiency information under 1. above</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Service provider for this area would most likely be Gresham.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> • Limited area, mostly north of Beaver Creek & south of Sandy River area, to form walkable neighborhoods. Slopes are in the 0 – 10% range for areas not associated with streams. • Constrained land for developing a connected transp. system due to poor connections to Troutdale and surrounding areas, esp. south. • Lower potential density, diversity of uses, connectivity to support efficient for transit.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> • Several areas between streams could form walkable neighborhoods. • Relatively flat slopes of 0 – 10% with some stream crossings fairly suitable for development of a connected transp. system. • Good existing rural road network in place as basis for urban network. • Potential density, diversity of uses, connectivity efficient for transit.

24B Area 4: West of Sandy River

5.	Can be designed to preserve and enhance natural ecological systems	Area 4a N. of Lusted Rd. YES - LOW to MEDIUM	<ul style="list-style-type: none"> In most portions of area, there are limited buildable areas due to Beaver Creek and steeper topography, making it more difficult to avoid/enhance ecological systems. The area north of Beaver Creek and south of the Sandy River feature is more capable of urbanizing and enhancing the ecological systems.
		Area 4b S. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> There are two main creeks that cross through this area, Kelly and Johnson, as well as upper tributaries of Beaver Creek spaced out through the area. Sufficient buildable land outside sensitive ecological areas allows for opportunities to avoid/enhance the creek areas.
6.	Includes sufficient land suitable for a range of needed housing types	Area 4a N. of Lusted Rd. LOW	<ul style="list-style-type: none"> Limited and constrained land overall for accommodating a variety of housing, including creek system with steeper slopes. Limited area for well-connected transp. system to serve variety of housing.
		Area 4b S. of Lusted Rd. MEDIUM	<ul style="list-style-type: none"> Enough suitable land to accommodate a variety of housing types, supported by connected transp. system.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	Area 4a N. of Lusted Rd. YES - MEDIUM	<ul style="list-style-type: none"> Primary natural landscape feature not directly involved, as this sub-area excludes the Sandy River canyon feature. Urban regulatory framework would provide adequate stream protection.
		Area 4b S. of Lusted Rd. YES - HIGH	Same as 4a.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	Area 4a N. of Lusted Rd. <ul style="list-style-type: none"> YES - HIGH CAC: MEDIUM	<ul style="list-style-type: none"> There are existing larger creek canyons such as Beaver Creek, and there is adequate land in this subarea to dedicate land set-asides to create buffers from adjacent farmland. Impacts to farming from area traffic are a concern. Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the canyon rim which is the edge of the Sandy canyon feature. CAC <ul style="list-style-type: none"> Buffers may not be designed to sufficiently minimize adverse effects on agriculture Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302nd-327th vicinity, more rural to the east).

24B Area 4: West of Sandy River

		<p>Area 4b S. of Lusted Rd. YES – MEDIUM</p> <p><i>CAC: MEDIUM</i></p>	<ul style="list-style-type: none"> • Adequate land to create set-aside buffers, stream headwaters areas provide less topography for buffering. • Impacts to farming from area traffic are a concern. • Avoidance of urban impact to Sandy River canyon landscape feature can be accomplished by keeping urban development back from the canyon rim which is the edge of the Sandy canyon feature. <p><i>CAC: Appropriate buffers should be found to split east and west urban and rural areas (more urban west of the 302nd-327th vicinity, more rural to the east).</i></p>
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Staff Summary and Conclusion:

These two areas vary for urban reserve suitability for the most part based on topography, transportation connectivity, and relationship to employment land.

The area north of Lusted Road is contained by the Beaver Creek and Sandy River, topographic features that limit the area to good integration with existing urban areas to a short edge adjacent to Troutdale. It has few internal roads, and a relatively small, elongated shape. Major employment areas are not near by. This area should therefore not be a high priority urban reserve.

South of Lusted Road, the land contains fewer constraints from stream associated topography and has slopes suitable to all urban uses. The area has a road grid that integrates with Gresham to the west and provides more limited connections south toward US 26. The west areas are near existing and planned employment centers along US 26, although close in areas are parcelized. There is adequate area to buffer urban impacts to natural resources, and there are no edge defining landscape features in the area. Mitigating impacts to adjacent farming should be possible with adequate land set asides, however impacts to added urban traffic could be difficult to manage. This subarea appears to be moderately good for urban reserve on the whole. Areas in the southwest part near the existing UGB and close to US 26 should be a higher priority for urban reserve than areas further north and east.

Area 5: NW Hills North

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate area within the 3 mile line and southwest of Skyline Blvd. rural reserve

Urban Recommendations

- **CAC:** Not evaluated as candidate urban reserve
- **Staff:** Low suitability for urban reserve

Rural Reserves Analysis

This part of the study area lies north of Cornelius Pass Road, west of Highway 30, and extends to the Washington/Multnomah county line on the west, and the Columbia County line on the north. It forms a significant part of the southeast extent of the Tualatin Mountains, the balance of which continues south, connecting this area to the City of Portland and Forest Park. The distance to the edge of this area from the Portland Metro UGB varies from approximately one mile at the south end, to 3 miles at the Cornelius Pass Road/Hwy 30 intersection. The north extent of the area ends at the Study Area Boundary and county line, about one mile south of the City of Scappoose.

Rural resource land mapping for this area includes “foundation” land as part of the Dairy/McKay Creeks sub-region in the ODA study. The ODF map designation is primarily “wildland” forest, with a small area of mixed forest between Skyline Blvd and Rock Creek canyon in the southwest corner. This southwest corner area is connected to a larger mixed farm/forest area in Washington County and is within 3 miles of the UGB. The Landscape Features units include #21 Forest Park Connections, and part of #20 Rock Creek Headwaters. This area is evaluated primarily as forest land, and includes farm evaluation for the mixed farm/forest area and for Landscape Features.

CAC Assessment: *High suitability to protect farm and forest, and for landscape features.*

Staff Assessment: High suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd to protect farm/forest; medium in the same area to protect landscape features.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW – with one exception	Most of this area ranked low for key urban services of water, sewer, and transportation due to topography. The exception is the area in the vicinity of Plainview at the intersection of Cornelius Pass/Skyline Blvd. This area continues to be considered for urban reserve.

25B Area 5: NW Hills North

			<p>At the north extent of Area 5 along the county line, potential for urbanization due to proximity to Scappoose is low due to topography at the county line. City staff indicate south extension of the city is not the most efficient approach to expansion, if needed.</p> <p><i>CAC: Risk of urbanization from nearby Highway 30, railroad lines, Cornelius Pass Rd., major employers such as Nike and Intel, and the Scappoose area.</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	<p>This area contains primarily forest resources. Predominate wildland forest and foundation mapping indicates no critical limitations to long-term forest management have been identified. Farming in the mixed area at the southeast corner includes Christmas trees and other crops suitable for this "higher terrace area" as indicated in the ODA study. As foundation land, the area has few limitations to long-term production of appropriate crops.</p>
2c.	Has suitable soils and water	HIGH/MEDIUM	<p>Soils in Multnomah County are all productive for forestry, and water is not a management issue for timber production in this area. Soils in farmed areas are Class III and IV, and water is assumed to be somewhat limited, supporting a medium ranking for farming.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>This area forms a large block of managed forest land that includes scattered pockets of rural residential land uses. There are a small number of hilltop farms that form a block along Skyline Blvd. west of Cornelius Pass Rd.</p>
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH	<p>The extent of rural residential and non-farm/forest use is small for this area overall. Zoning limits new dwellings to a greater extent than state laws allow. The hilly topography results in localized situations where there is no buffering between older existing dwellings and forest land in some areas.</p>
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	<p>Parcels tend to be larger in size, and zoning that limits new land division, together with a low number of land divisions over the past decade, indicate a stable parcelization pattern for all areas.</p>
2d. (D)	Sufficiency of agricultural or forestry infrastructure	HIGH	<p>No infrastructure limitations have been noted for this area.</p>

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	3 mile line crosses the south end of this area

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

This majority of this area continues to function as an industrial forest and is suitable for rural reserve for that reason. The mixed farm/forest area between Skyline Blvd. and Rock Creek is well buffered from nonfarm uses and has adequate resources to continue current farming practices, although soils and water limit farming to a greater extent than lower elevation areas. Overall suitability for farm and forest reserve is high. The area in the vicinity of Plainview and further northwest is in an area with potential for urbanization (suitable for key urban services, potential urban reserve area) and is over two miles from the UGB. Consider high suitability of the area within 3 miles of the UGB and southwest of Skyline Blvd for rural reserve to protect farm/forest resources, the remainder of the area has low suitability for reserve due to low potential for urbanization.

An alternative for this area is designation of areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW – with one exception.	See rationale for this factor under the farm/forest ranking.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	HIGH	The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages throughout the area. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH	Contains headwaters streams associated with both Willamette and Tualatin River watersheds, forest wildlife habitat and corridor between the coast range and Forest Park.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW <i>CAC: Split between Low, Medium and High</i>	The ridge contains valuable headwaters areas for streams that flow east to Multnomah Channel and west to the Tualatin River. Most of the area however is not in need of protection from urban development due to low efficiency/cost to provide

		Low – 6 Med – 2 High – 2	key urban services. The Plainview area contains a small drainage basin associated with Rock Creek. Stream protection rules that would apply should the area become urban should be adequate to maintain water quality. <i>CAC: Headwater streams could not be adequately protected if the area were urbanized.</i>
3e.	Provides a sense of place to the region	HIGH	The east side of the Tualatin Mountains is protected for scenic values under County zoning (SEC-v). The west side of the ridge is also scenic from various areas further west. Areas visible on the west side of the ridge Areas north and west of Forest Park are recognized as key wildlife habitat corridors/connections to the park.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	MEDIUM	Most of this area is remote from urban influence, however, areas at the south extent could contribute to an urban/rural edge. Topography at the north end could form an edge adjacent to Scappoose, although potential for urban expansion south into Multnomah County is low.
3g.	Provides separation between cities	LOW	At roughly 8 miles apart, Portland and Scappoose are separated by distance rather than by this area.
3h.	Provides easy access to recreational opportunities in rural areas, such as parks and trails	Unknown	Extent of recreation resources in this area is not clear.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

This area rates high on the key sense of place factor and habitat factors, supporting rural reserve designation. It also includes significant extent of landslide hazard suggesting it is less desirable for urban uses – not unexpected, given terrain. However, all except the Plainview area are not potentially subject to urbanization due to proximity to a UGB. Recommend medium suitability of the area within 3 miles of the UGB and south of Skyline Blvd for rural reserve to protect Landscape Features, the remainder of the area has low suitability for reserve due to low potential for urbanization.

Urban Reserves Analysis

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all, except the Plainview area in the vicinity of the Cornelius Pass Rd/Skyline Blvd. intersection, as inefficient for those services. The CAC found that all except the Plainview area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1)	Factor	Discussion/Rationale
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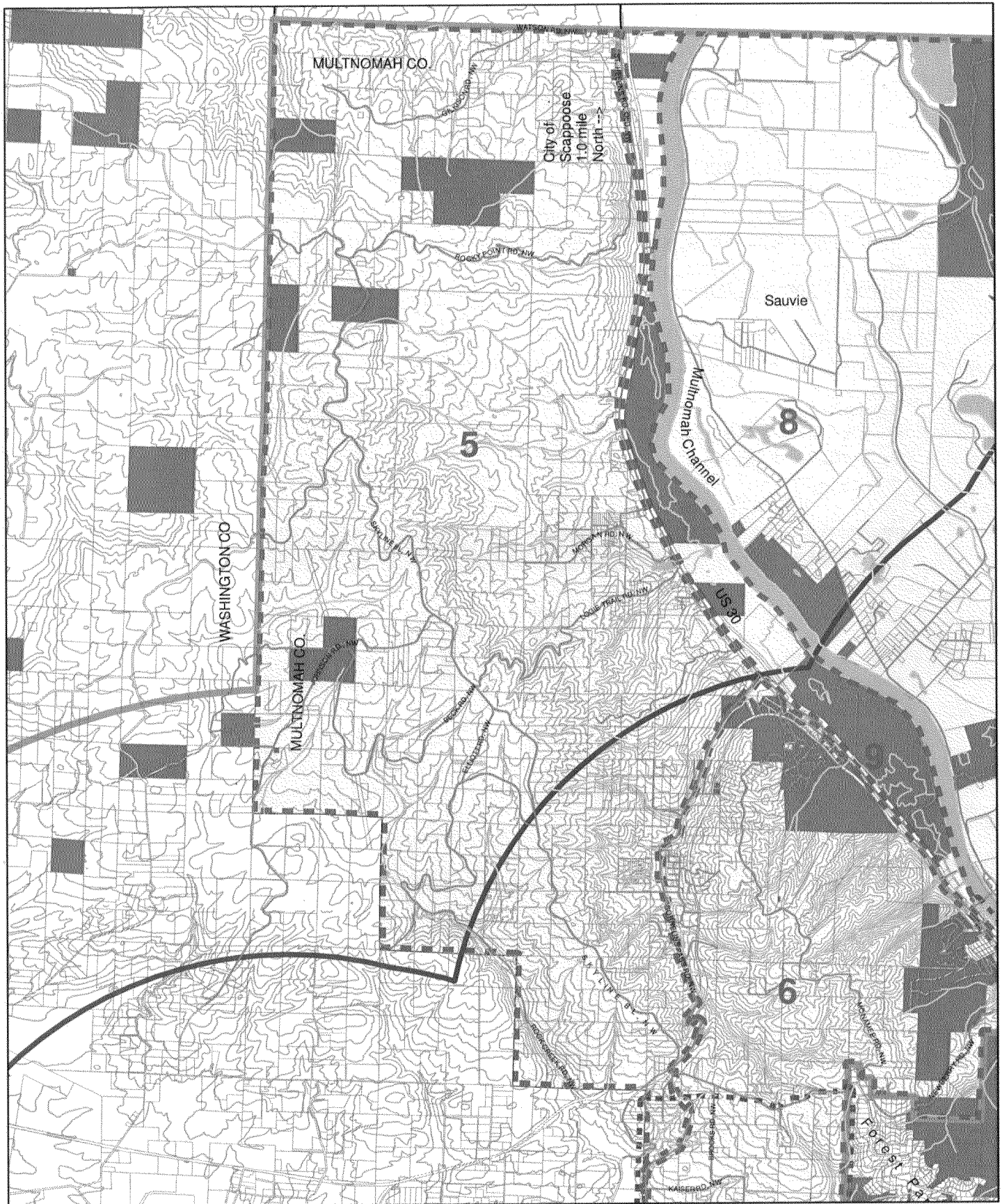
– (8)		Ranking	
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW – exception is Plainview area ranks MEDIUM.	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low except for area in vicinity of Plainview.</p> <p>Water - rated low due to topography, except the Plainview area ranks high.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Very little suitable employment land or opportunities for same in area –steep topo. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Area is not adjacent to a city – unclear what city would be the service provider for this area is Portland since the area is adjacent at it's south edge.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little buildable land makes it difficult to avoid extensive creek headwater and forest canopy systems.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints –slopes >25% - for developing a connected transp. system to serve such uses.
7.	Can be developed in a way	LOW	Urban development would require significant

25B Area 5: NW Hills North

	that preserves important natural landscape features included in urban reserves		alteration of the landscape in this area because of steep terrain.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land, including land designated as rural reserves.	MEDIUM	Stream features and topography could be used as edges, and land set-asides would also be possible. Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.

Staff Summary and Conclusion:

This area ranks low on most urban factors and ranks low for urban reserve suitability due to constraints imposed by topography, most of which is 25% or greater.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 5 - NW Hills North

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Urban Candidate Area | 50 ft Contours |
| Rural Candidate Area | Public Lands |

N



Area 6: West Hills South

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate the area south of Cornelius Pass Rd./Skyline Blvd. intersection rural reserve to protect farm, forest, and landscape features.

Urban Recommendations

Area 6a

- **CAC:** Not a candidate for urban reserve
- **Staff:** No designation

Area 6b

- **CAC:** Do not designate urban reserve
- **Staff:** No designation

Rural Reserve Analysis

This part of the study area lies south of Cornelius Pass Road, west of highway 30 and the City of Portland and Forest Park. It extends to the Washington/Multnomah county line on the west near the Plainview area, and continues south to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a power line corridor. The area abuts the City of Portland for a significant distance along its east edge.

Rural resource land mapping for this area includes “important” farmland in the ODA study Bethany/West Multnomah sub-region, “wildland forest” abutting and north of Forest Park with “mixed forest” south, and parts of Landscape Features units #20 Rock Creek Headwaters and #21 Forest Park Connections.

CAC Assessment: *High suitability West of McNamee; Low suitability east of McNamee*

Staff Assessment: High suitability of the area south of Skyline Blvd. for rural reserve to protect farm and forest resources and to protect landscape features.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW HIGH –for areas south of Skyline <i>CAC: Low – east of</i>	Low for areas north of Skyline where it runs east/west from Cornelius Pass Rd. to the City of Portland. This area is ranked low for key urban services due to topography, and there is a significant block of publicly owned land north of Forest Park.

Area 6: West Hills South

		<i>McNamee</i> <i>High – west of</i> <i>McNamee</i>	<p>Low for areas east of Abbey Creek north fork and upper Germantown Rd. – ranked low for key urban services due to topography.</p> <p>High for areas south of Skyline and west of the City of Portland and mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd. This area remains under consideration for urban reserve.</p> <p><i>CAC: There is urbanization possibility west of McNamee. Part of this area also remains under consideration for urban reserve.</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	<p>Farm/forest resource use of this area generally changes along the east-west segment of Skyline Blvd with primarily forest use north, and farm use with patches of mixed forest use in steeper stream associated topography south.</p> <p>Primary crops grown south of Skyline include hay and pasture, other crops grown include Christmas trees, nursery stock, orchard, berries, wine grapes. Small horse operations are common. This area includes few nonfarm uses, limited urban edges, and adequate “block” size to maintain long-term agriculture.</p> <p>No limitations to long-term forestry have been noted for areas north of Skyline Blvd. Other than a short band of rural residential uses at the north edge of the area along McNamee Rd., areas in private ownership are managed for forest resources or both farm and forest.</p>
2c.	Has suitable soils and water	<p>Soils MEDIUM – farm HIGH – forest</p> <p>Water MEDIUM - farm</p>	<p>Soils in areas south of Skyline are a mix of Class II, III, and IV, suitable for farm use. Soils above Skyline are suited to forestry.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re: the abundance of groundwater to support agriculture, although irrigated farm fields exist in the area.</p> <p>Water is not understood to be a limitation for forestry.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	<p>Lands south of Skyline make up a large block of farmland with scattered small forest pockets along the east edge and UGB. This area has few rural residential clusters.</p>

Area 6: West Hills South

			North of Skyline consists of extensive forest land blocking with rural residential uses scattered along McNamee Rd.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	HIGH	<p>This area contains few non-farm/forest uses adjacent to managed areas. Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>In forested areas north of Skyline Blvd., the hilly topography results in localized situations where there is no buffering between older existing dwellings, and forest land in some areas.</p> <p>South of Skyline, noted buffers or edges include the Powerline area and Abbey Creek headwaters, the east-west lower Abbey Creek drainage, and Rock Creek running north-south immediately west of the county line.</p>
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	This area includes parcels suitable for both small and large scale farm and forest management.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM/HIGH	No limitations to farm or forest infrastructure are noted, except for problems moving farm equipment on rural roads due to traffic, including cut-through urban traffic. The roads are arranged such that Germantown and Cornelius Pass Rd. carry traffic east-west and north-south along the edges of this area.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	No	
	Important	Yes	
	Within 3 miles of a UGB	Yes	All areas are within 3 miles of Portland UGB

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

This area is suitable for both farm and forest reserve, as indicated by the “important” farm land and “wildland” and “mixed” forest designations. The primarily forested area north of Skyline Blvd. consists of a large block of forest land with few non forest uses, mainly associated with McNamee Rd. This area is not however, potentially subject to urbanization based on urban suitability assessments to date. The primarily farm area south of Skyline, while containing soils and topography that present limitations to intensive cultivation and uncertain groundwater resources, maintains good integrity, has compatible edges, and few non-farm uses. This area is within an area potentially subject to urbanization based on analysis of key urban services. The area south of Skyline Blvd./Cornelius Pass Rd. intersection should be considered as highly suitable for rural reserve to protect farm and forest resources.

An alternative for this area is to designate all areas within 3 miles of the UGB as rural reserve under the safe harbor provision.

Area 6: West Hills South

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW/HIGH – for areas south of Skyline	See 2a. above
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	LOW HIGH – for areas north of Skyline.	The significant majority of the area rates “low” for relative hazard on the regional composite hazard map. However, the regional landslide map indicates areas with rapidly moving landslide hazard associated with drainages north of Skyline. In addition, areas north of Skyline/Cornelius Pass Rd intersection and northeast of Skyline Blvd contain extensive areas mapped as slope hazard areas on Multnomah County maps. These elements suggest a ranking of high for landslide hazard relative to other areas in the region.
3c.	Has important fish, plant or wildlife habitat	HIGH MEDIUM for the Kaiser Rd. and east-of- Abbey Creek areas.	<p>Areas north of Skyline are mapped on the ODFW, PNW ERC, and TNC maps. This area contains headwaters streams within the Willamette River watershed, and a wildlife corridor between the coast range and Forest Park.</p> <p>South of Skyline, the Abbey creek mainstem, north fork, and headwaters areas are mapped on PNW ERC, Perennial Stream Buffers maps. Abbey creek is within the Tualatin watershed. These maps do not include a large patch in the Kaiser Rd. area, nor a smaller patch east of Abbey Creek north fork as important regional habitat.</p> <p>Additional information relevant to ranking this factor includes the Metro acquisition target areas as an indicator of habitat value. This area contains an acquisition area encompassing the Abbey Creek watershed. Also, the Multnomah County plan protects the area as wildlife habitat under Goal 5. Together, these designations reflect regional and local assessment that valuable habitat exists in this area.</p>
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW MEDIUM – Abbey Creek headwaters	North of Skyline, this area ranks low because it is not under consideration for urban use. South of Skyline, the area contains all or part of two important Tualatin basin stream systems, Rock and Abbey Creeks. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams

Area 6: West Hills South

			and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.
3e.	Provides a sense of place to the region	HIGH	The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	LOW HIGH for areas south of Skyline	Areas north of Skyline form the south end of an un-interrupted expanse of rural land that connects to the Coast Range – no urban potential for this area is recognized. South of Skyline, Landscape Features mapped areas can separate existing and potential urban areas. The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include: <ul style="list-style-type: none"> • Abbey Creek headwaters, and the east-west lower Abbey Creek drainage • Rock Creek running north-south immediately west of the county line.
3g.	Provides separation between cities	LOW	The south of Skyline separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	This area includes recreational opportunities, adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. The area also contains the Metro “Ancient Forest Preserve.” Within the reserves planning horizon, additional trails proposed for the area are likely to become accessible to the public.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Areas north of Skyline Blvd. rank high for sense of place; they contain high-value habitat, access to recreation, and other values that define the area as a landscape feature important to the region. This area is not however, being studied for urban reserve because it ranks low for efficiency to provide key urban services.

Areas south of Skyline rank high for sense of place; they contain stream features of the Abbey Creek mainstream, north fork, and headwaters areas that are mapped as important regional resources and that separate urban from rural lands. Upland habitat areas also exist, however there are patches in the landscape features mapping indicating lesser regional value. All areas south of Skyline Blvd. continue to be studied for urbanization. On balance, and considering that the broad objective of the Landscape Features factors is to protect areas that define natural boundaries to urbanization and help define the

Area 6: West Hills South

region for its residents, the entire south-of-Skyline area should be considered as highly suitable for rural reserve.

Urban Analysis for Area 6a: North of Cornelius Pass Rd/Skyline Blvd

The CAC indicated that areas north of Skyline/Cornelius Pass Rd, and the portion of this area that is north of the power lines and above the mid-slope line, had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this northern portion of Area 6. Areas to the south – the areas designated for further study as candidate urban reserve – are evaluated as Area 6.b.

CAC Assessment: *Do not study further for urban reserve*

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Numerous small streams also limit efficient connectivity. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated low due to topography.</p>
2.	Includes sufficient development capacity to support a healthy economy;	LOW	<ul style="list-style-type: none"> • Area has no suitable employment land or opportunities for same in area due to steep topography. • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for this area is Portland since the area is adjacent at it's south and east edges.

Area 6: West Hills South

	providers;		
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited potential to form walkable neighborhoods that require higher density and mix of services due to topography. • Very constrained land for developing a connected transp. system due to steep slopes. • The topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and to avoid forest canopy systems that exist throughout the area.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Very little usable buildable land makes it difficult to avoid the landscape features areas of Rock Creek Headwaters and Forest Park Connections which together cover all of this area.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<p>Features that could be used as edges exist, such as Cornelius Pass Rd./McCarthy Creek canyon, and Abbey Cr drainage in the powerlines area.. Buffers from land set-asides would be workable generally.</p> <p>Urban scale development on visible slopes will impact the visual quality of adjacent undeveloped areas and would be difficult to avoid/mitigate.</p>

Staff Summary and Conclusion:

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

Urban Analysis for Area 6b: South of Cornelius Pass Rd/Skyline Blvd

This north edge of this area is defined by Skyline Blvd. where it runs east – west between Cornelius Pass Rd. and the City of Portland. The area extends south between the Multnomah County/Washington County line on the west, and the City of Portland on the east, down to the N. Bethany plan area and Abbey Creek. It is divided from Area 7 to the south by a powerline corridor. The area is ranked in the key urban services assessment as “high” efficiency for water, and includes areas with both high and low efficiency for sewer

Area 6: West Hills South

service. The CAC recommended that this subarea, together with land to the south in area 7.b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas north of Skyline had low suitability for key urban services and should not be studied further for urban reserve. The Area 6a factors evaluation includes this northern area.

CAC Assessment: *Split between medium and low suitability. Most agreed to low suitability for the subarea east of the north fork of Abbey Creek. Members were split between low and medium/low suitability for subarea west of Abbey Creek.*

Staff Assessment: Low suitability for subarea east of the north fork of Abbey Creek;
Medium/Low suitability for subarea west of Abbey Creek

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:		
1.	<p>Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments</p>	<p>LOW/MEDIUM – except LOW along N. fork Abbey Creek and eastward</p> <p><i>CAC: LOW for entire area</i></p> <p>Transportation – this is part of a larger area that was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Steep slopes exist along the east third of this area, moderating to slopes predominately in the 10 – 25% range west to the county line.</p> <p>Further considerations include:</p> <ul style="list-style-type: none"> • Suitability of isolated areas with flatter slopes in west portion dependent on as yet unplanned connectivity system in adjacent areas. • Limited connectivity potential to the east, other areas will have higher costs to connect pockets of development land due to slope and stream crossings. • Relatively limited amount of developable land relative to assumed higher road costs. • High off-site impacts to rural and limited urban roads including Cornelius Pass Rd and Skyline Blvd. <p>Transportation ranking is low/medium for areas west of the N. Abbey Creek drainage, and low to the east.</p> <p>Sewer – rated low suitability to serve east of Abbey Creek N. fork, high suitability to the west.</p> <p>Water - rated high suitability.</p> <p><i>CAC</i> <i>Area has lower transportation potential than Area 4; only small pockets are developable</i></p>
2.	Includes sufficient	<p>LOW</p> <ul style="list-style-type: none"> • Area has very little suitable employment land

Area 6: West Hills South

	development capacity to support a healthy economy		<p>or opportunities for same in area due to slopes predominately greater than 10%.</p> <ul style="list-style-type: none"> • West of Abbey Creek area (high suitability for sewer area) along northern Kaiser Rd contains approximately 800 acres gross area.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	MEDIUM – except LOW along N. fork Abbey Creek and eastward	<p>See key services efficiency information under 1 above.</p> <ul style="list-style-type: none"> • No assessments for schools, stormwater, parks. • Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline. • Beaverton has indicated “aspiration” for urban reserve along the west edge of this area up to Kaiser Rd. may be able to provide services within an undetermined future timeframe.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited areas, mostly in west section, with slopes less than 10% to form walkable neighborhoods that require higher density and mix of services. • For most part, the topography and associated low street connectivity, density, low diversity of uses, is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	HIGH <i>CAC: MEDIUM</i>	<ul style="list-style-type: none"> • Landscape features mapping does not cover the majority of this area, and there is adequate land area to protect the few small streams in the area. • Areas east of Abbey Creek N. fork and along the mainstem could be avoided. <p><i>CAC:</i></p> <ul style="list-style-type: none"> • <i>Development would be difficult without impacting ecological systems; there may not be enough land to protect small streams</i>
6.	Includes sufficient land suitable for a range of needed housing types	LOW-MEDIUM	Limited pockets of unconstrained land for accommodating a variety of housing, found predominately along the west edge of the area, upper Kaiser Rd.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW	Urban development on visible slopes will impact the sense of place quality of the Rock Creek (Tualatin Mtns) landscape feature and would be difficult to mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape	MEDIUM	<ul style="list-style-type: none"> • Farm/forest – yes buffers exist along the east, south, north, and northwest edges, adequate area to use set asides in other areas. • Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of

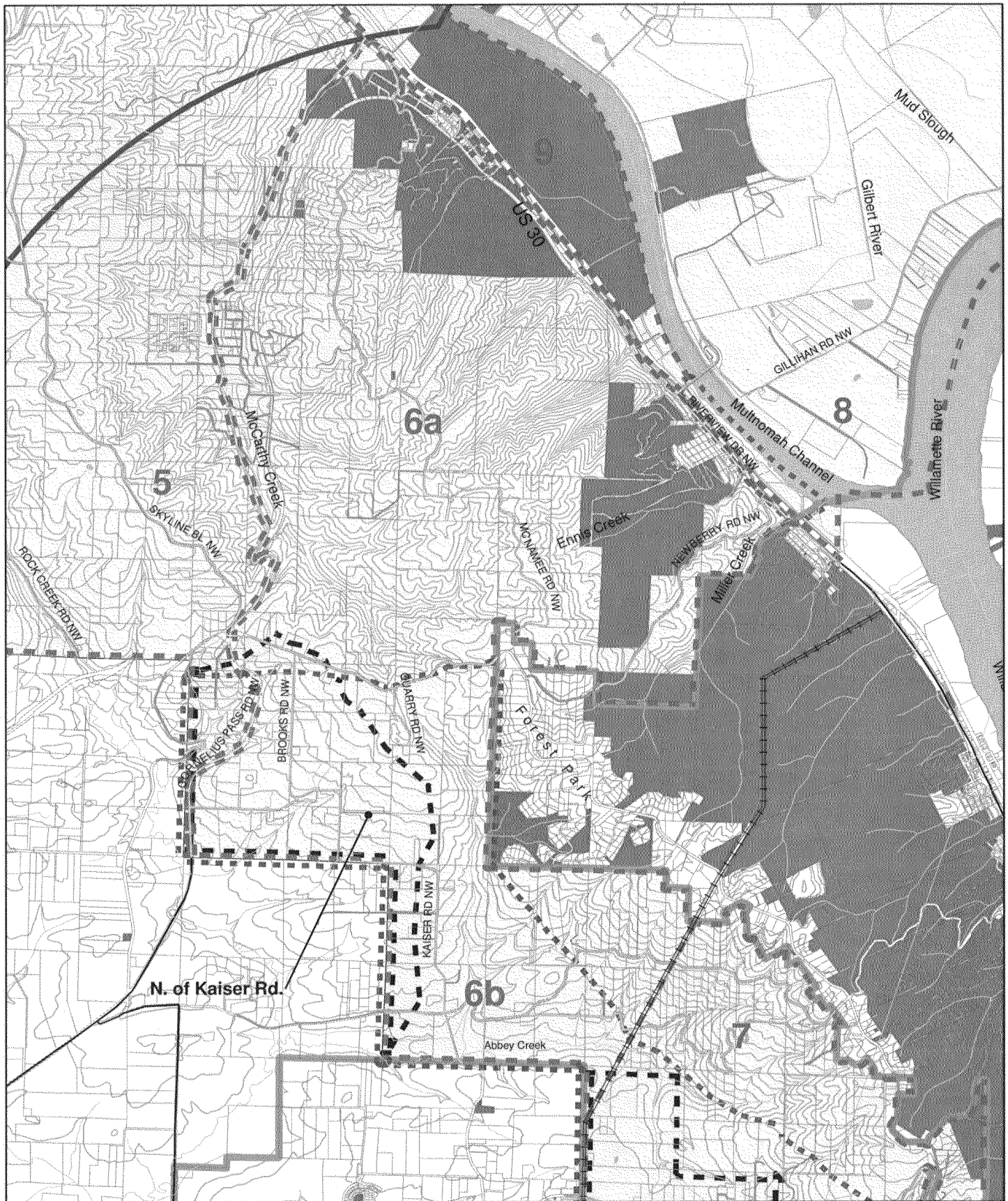
Area 6: West Hills South

	features, on nearby land including land designated as rural reserves.		place values the ridge provides.
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Staff Summary and Conclusion:

This subarea contains two main areas with different results of this factors evaluation. The area along and including the north fork of Abbey Creek east to the City of Portland, rates low for key services of transportation and sewer. It also rates low for other important elements including employment land and the urban form elements in factor 4, and as well as housing and visual impacts from development of the higher sloped areas.

The area west of the Abbey Creek drainage system in the N. Kaiser Rd. area, contains relatively small pockets of developable land constrained by moderately high slopes and drainages in the central and northwest sections. These characteristics would result in higher costs to develop transportation system connectivity that is less than the ideal "grid" system. Added consideration/cost is off-site impacts to existing roads, including Cornelius Pass and Skyline Blvd. Other key systems of water and sewer rank easy for this area, land suitable for housing exists in the area and impacts to ecological systems and nearby farm/forest practices are manageable. Careful consideration to visual impacts from development on upper slopes should occur for this area. Overall, while this area could provide additional urban growth area, limitations suggest it should not be the highest priority.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 6 - NW Hills South

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- Streams/Water Bodies
- Study Area Boundary
- UGB 3-mi Buffer
- Tax Lots
- Urban Candidate Area
- 50 ft Contours
- Rural Candidate Area
- Public Lands



Area 7: Powerline/Germantown Rd. – South

Rural Recommendations

- **CAC:** Designate rural reserve
- **Staff:** Designate rural reserve in areas outside of E. Laidlaw and Lower Springville Rd.

Urban Recommendations

Area 7a

- **CAC:** Not a candidate urban reserve
- **Staff:** No designation

Area 7b

- **CAC:** If the County must designate urban reserve on the west side, the Lower Springville Rd area is the highest suitability
- **Staff:** No designation

Rural Analysis

This area lies south of Germantown Road and the Powerline corridor where it rises from the toe of the west slope of the Tualatin Mtns up to the ridge at Skyline over short, steep rise. This ridge to toe configuration continues south along the Multnomah/Washington County line down to Thompson Rd. and Forest Heights in the City of Portland. Also included in this area is a narrow finger of land along the ridge extending along the Skyline Blvd. from Springville to Cornell Roads, for a distance of approximately 4.5 straight line miles. The north approximately one-half of this area is within the City of Portland, but outside of the UGB.

Rural resource land mapping in this area includes “conflicted” farmland in the ODA study Bethany/West Multnomah sub-region. The Skyline ridge finger is not designated in the ODA study. The ODF study mapping includes patches of wildland forest along Skyline ridge, for the most part abutting Forest Park, and mixed and wildland forest descending down to the west and the county line. This area is within Landscape Features units #20 Rock Creek Headwaters.

CAC Assessment: *Split between medium and high suitability*

Staff Assessment: Low suitability for rural reserve to protect farm and forest resources; high suitability for rural reserve to protect landscape features, except the patch at the east edge of N. Bethany planning area, within the Lower Springville Rd. area, and except Bonny Slope west.

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)	Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.		
Is situated in an area that	LOW/HIGH	Low above the mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd.

27B Area 7: Powerline/Germantown Rd. – South

2a.	is otherwise subject to urbanization due to proximity to a UGB.	<i>CAC: High for all of Area 7</i>	<p>ranked low for key urban services due to topography.</p> <p>Low along the Skyline ridge “finger” area – ranked low for key urban services of sewer and transportation due to topography.</p> <p>High for areas west of the City of Portland and mid-slope line that crosses Germantown Rd., the Powerline, and Springville Rd.</p> <p><i>CAC: The area is within one mile of the UGB, and is continually studied when Metro considers UGB expansion, and is under pressure from developers. The area is difficult to serve with water and sewer, but there have been likewise difficult to serve areas nearby that have become urbanized, thus the threat of urbanization is high. Part of the area is also still under consideration for urban reserve</i></p>
2b.	Is capable of sustaining long-term agriculture or forestry	<p>LOW</p> <p><i>CAC: Medium</i></p>	<p>This area includes a pocket of farmland at the toe of the Tualatin Mtns. adjacent to the County line along Springville Road. Primarily forest areas lie south of the road between the county line and City of Portland. The upper slopes and the Skyline Blvd. ridge contain forested areas for the most part.</p> <p>The farmland pocket west of and below the mid-slope line along Springville Rd. is further separated from farm areas to the north and west by the UGB and the steep Abbey Creek drainage and headwaters area through which the power line corridor extends. Crops grown in this area include nursery stock, fresh vegetables, and Christmas trees.</p> <p>South of the farm pocket extending down to the Forest Heights/Bonny Slope area, topography becomes steeper supporting forest use. The area south of Springville Rd. has areas of “wildland” forest.</p> <p>Limitations to long-term farm management cited in the ODA study include that the area is nearly surrounded by the UGB and rural residential lands. Viability of forestry would be expected to have the same limitations.</p> <p><i>CAC: Farmers, however, have testified to successful agriculture practice in the area.</i></p>
	Has suitable soils and	HIGH/MEDIUM	Soils in the lower farmed area include prime,

27B Area 7: Powerline/Germantown Rd. – South

2c.	water		<p>Class II and III. Forest soils predominate in higher areas and along the ridge.</p> <p>Water is primarily groundwater, and while no specific limitations are noted, the ODA study indicates uncertainty re the abundance of groundwater to support agriculture.</p> <p>Water is not understood to be a limitation for forestry.</p>
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	<p>LOW – farm blocks</p> <p>LOW/MEDIUM - woodlots</p>	<p>There is an “L” shaped block of farmland that extends south to the corner and then east along the UGB and Springville Road. This block is bisected by a cluster of small rural residential parcels. The resulting configuration in this area is two small blocks of farm land.</p> <p>There are three blocks of forest land in the area; north of Springville Rd., south of Bronson Creek into Bonny Slope, and east of Skyline along the ridge abutting Forest Park. The northern most area is designated “mixed” forest on the ODA map, and the other two areas include significant patches of “wildland” forest.</p> <p>A significant amount of the ridge area adjacent to Forest Park is in public ownership, therefore the extent of lands that are managed woodlots is unclear.</p>
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	LOW	<p>The block defined by the county line, the power line corridor, Skyline, and the Portland UGB down to Bonny Slope contains few interior non-farm/forest uses. However, patches of rural residential are located at the north end along the power lines and south end within Bonny Slope. The limitation noted in this area is the adjacent UGB that surrounds it on three sides. Intensive urban development exists along the west and south edges of the area.</p> <p>The east edge of the Skyline finger ridge is Forest Park, and there is a mix of nonfarm uses along the west edge that includes urbanized area, public land, and sparsely developed large lots.</p> <p>Zoning limits new dwellings to a greater extent than state laws allow. Land divisions are infrequent.</p> <p>Perimeter resource lands are primarily un-</p>

27B Area 7: Powerline/Germantown Rd. – South

			buffered from residential uses.
2d. (C)	The land use pattern including parcelization, tenure and ownership	LOW/MEDIUM	This area contains a mix of small and larger parcels, and the effect of this land use pattern in this area is not apparently among the main limiting factors to long-term farm/forest use.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM/HIGH	No limitations are noted for this area, although the same limitations to movement of farm equipment that exist along Germantown Rd. in Area 6 could be inferred for Springville Rd.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.

	Foundation	No	
	Important	No	
	Within 3 miles of a UGB	Yes	All areas are within 3 miles of a UGB

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

Areas below the mid-slope line continue to be studied for urban reserve whereas areas above the line are not. However, the two areas are analyzed together here due to their proximity to one another.

The area ranks well for farm and forested areas pursuant to the key capability factors of soils and water. The area rates slightly better on the suitability factors for forest woodlots than for farming, although all areas are impacted by the relationship of the area to the UGB, and the overall small size and spread out pattern of the area.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW/HIGH	See 2a. above
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	MEDIUM	The regional landslide map shows a number of landslides along Skyline and creek drainages, and rapidly moving landslide hazard associated with drainages. The county slope hazard map shows concentration of hazard areas in the Abbey Creek headwaters area and in other areas scattered throughout.
3c.	Has important fish, plant or wildlife habitat	HIGH	A portion of Abbey Creek is on the perennial stream buffers map, upper slope areas are indicated on both the TNC and Willamette Synthesis maps. There are six areas of varying size that are not mapped as landscape features. Contains headwaters streams within the Tualatin River watershed, and a narrow wildlife corridor along Germantown Rd.

27B Area 7: Powerline/Germantown Rd. – South

			<p>Metro acquisition target areas can be an indicator of habitat value. This area contains acquisition areas north of Forest Park, the Abbey Creek watershed, and the Skyline ridge “finger” area.</p> <p>The Multnomah County plan protects the area as wildlife habitat except for the Bonny Slope subdivision.</p>
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	<p>LOW - except Abbey Cr. headwaters = MEDIUM</p> <p><i>CAC Split:</i> 6 – Low 3 – Med 2 – High No consensus</p>	<p>This area contains part of the Abbey Creek headwaters area. In most areas, stream protection rules applicable to urban development are understood to provide protection to streams and riparian areas. In this area, the concentration of small drainages in the Abbey Creek headwaters area in the vicinity of the Powerline corridor suggests difficulty protecting these values were urban development to occur there.</p> <p><i>CAC: Concern over protection of streams. Currently, 40% of the area is protected by Title 13 overlays, but urbanization could remove these protections.</i></p>
3e.	Provides a sense of place to the region	HIGH	<p>The southwest side of the Tualatin Mtns is a large-scale landscape feature that provides a green connection between Portland and the Coast Range that is visible from large areas of the west side including Hwy 26.</p>
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	HIGH	<p>The southwest slopes form a large-scale buffer between urban areas to the west and Forest Park. Other features within this area that provide buffers between urban and farm/forest/natural resources include:</p> <ul style="list-style-type: none"> • Abbey Creek headwaters, and the east-west lower Abbey Creek drainage • Rock Creek running north-south immediately west of the county line.
3g.	Provides separation between cities	<p>LOW</p> <p><i>CAC Split:</i> 6 – Low 3 – Med 2 – High No consensus</p>	<p>This area separates urban unincorporated areas to the west from the City of Portland. That said, the intent of this factor is to consider separation between Metro UGB cities and cities outside of that area.</p> <p><i>CAC: Some CAC members believe this factor could also apply to separation between cities or urban areas within the UGB</i></p>
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	<p>This area includes recreational opportunities adjacent to the urban area including bicycle routes along Skyline and Germantown Roads. Within the reserves planning horizon, additional trails proposed for the area are likely to become</p>

27B Area 7: Powerline/Germantown Rd. – South

			accessible to the public.
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Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Areas below the mid-slope line continue to be studied for urban reserve whereas areas above the line are not. However, the two areas are analyzed together here due to their proximity to one another, and because both the upper and lower areas together form the west slope of the Tualatin Mtns. landscape feature in this area.

This area ranks high for the key landscape features factors of sense of place, that define natural boundaries to urbanization and help define the region for its residents. The area ranks well for other important factors including wildlife habitat and recreation. The one exception is the unmapped patch along the county line adjacent to the N. Bethany planning area. This small area does not appear to be a good fit with the key landscape features factors and should be ranked low.

Urban Analysis for Area 7a: (Area above the mid-slope line between the county line and Skyline Blvd)

The dividing line separating this area from area 7b below is approximately mid-way between the county line on the west and Skyline Blvd. This represents the location where the efficiency of water service changes from “high” for the lower portion to “medium” Up to the ridge and Skyline. The CAC indicated that areas above this “mid-slope line” had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The factors evaluation below addresses this area. Areas below that line – the areas for further study as candidate urban reserve - are evaluated as Area 7b.

CAC Assessment: Do not study further for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Also noted is low suitability for an RTP level connectivity system. Transportation ranking is Low.</p> <p>Sewer – rated difficult to serve due to topography, and substantial/difficult improvements would be required both inside and outside of the area. Sewer ranking is Low</p> <p>Water - rated medium due to topography.</p>
2.	Includes sufficient development capacity to	LOW	<ul style="list-style-type: none"> Area has very little suitable employment land or opportunities for same in area due to steep

27B Area 7: Powerline/Germantown Rd. – South

	support a healthy economy		<p>topography and small area size.</p> <ul style="list-style-type: none"> • Poor job access to and from area. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<p>See key services efficiency information under 1 above</p> <p>No assessments for schools, stormwater, parks, etc.</p> <p>Most likely service provider for this area is Portland since the area is adjacent.</p>
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	LOW	<ul style="list-style-type: none"> • Limited areas to form walkable neighborhoods that require higher density and mix of services due to steep slopes. • Very constrained land for developing a connected transp. system due to steep slopes. • For most part, the topography and associated low street connectivity, density, and low diversity of uses is not conducive to good transit service.
5.	Can be designed to preserve and enhance natural ecological systems	YES - LOW	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and forest canopy systems in development of urban densities.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	YES - MEDIUM	<ul style="list-style-type: none"> • Very little usable buildable land makes it difficult to avoid headwaters streams in some areas within the Rock Creek Headwater landscape feature. • Includes areas where urban regulatory framework would provide adequate protection to disbursed streams. • Urban development in visible areas would require siting/design measures to mitigate visual impacts.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	YES - MEDIUM	Low density development could allow for buffering from rural reserve.

Staff Summary and Conclusion:

27B Area 7: Powerline/Germantown Rd. – South

This area ranks low for urban reserve due to a number of factors, driven in large part by topography. The area ranks low for key urban elements including sewer service, transportation services, for potential to develop a well connected transportation system, transit, employment land and low potential for urban density. It is relatively isolated from existing urban areas as well. Taken together, these limitations indicate the area is not a good area for urban reserve.

Urban Analysis for Area 7b:

(Area below the mid-slope line between the county line and Skyline Blvd)

This area is defined by a line that is approximately mid-way between the county line on the west and Skyline Blvd. on the east, and areas adjacent to Forest Heights subdivision on the south, and the Powerline right-of-way on the north. This represents the location where the efficiency of water service in the key urban services (water, sewer, transportation) suitability assessment changes from “high” on the lower slopes, to “medium” above. The CAC recommended that this subarea, together with land to the north in Subarea 6b, should continue to be studied as a “candidate” urban reserve area. The CAC indicated that areas above the “mid-slope line” had low overall efficiency for key urban services, and should therefore not continue to be studied for urban reserve. The Area 7a urban factors evaluation includes this upper area.

CAC Assessment: *Split between low and medium suitability for area between Bonny Slope West (Area 93) and City of Portland and pocket along lower Springville Rd adjacent to N. Bethany planning area; low suitability for remaining area*

Staff Assessment: Medium suitability for area between Bonny Slope West (Area 93) and City of Portland that provides a connection to the City; Low/medium suitability for the area along lower Springville Road adjacent to the N. Bethany planning area; Low suitability for remaining area.

Urban Reserve Factors -0050 (1) – (8)	Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:		
1.	<p>Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments</p> <p>LOW – except MEDIUM along Springville Rd adjacent to N. Bethany and Laidlaw east of Area 93</p> <p><i>CAC: LOW – except MEDIUM along Springville Rd</i></p>	<p>Transportation – this area was unranked for suitability for providing transportation services due to topography consisting predominately of slopes greater than 25%. Additional considerations include:</p> <ul style="list-style-type: none"> • Suitability of flatter slopes along Springville Rd. dependent on RTP level connectivity system in adjacent areas and additional connections south. • Road network along Springville can connect to N. Bethany road network. • Limited connectivity potential to the east and north. • High off-site impacts to limited rural and urban roads.

27B Area 7: Powerline/Germantown Rd. – South

		<i>adjacent to N. Bethany</i>	<p>Transportation ranking is low except Springville Rd. area rates medium.</p> <p>Sewer – rated difficult to serve due to topography, and substantial improvements would be required both inside and outside of the area. Unverified public testimony indicates higher suitability for sewer service in flat areas along Springville Rd. Overall sewer ranking is Low</p> <p>Water - rated medium due to topography.</p> <p>Efficiency of providing all services to Area 93 could be improved by including connection through the gap between it and City of Portland to the east along Laidlaw Rd. Making this connection would also require including the approximately 64 acre area that includes the Thompson/Laidlaw Rd intersection.</p> <p><i>CAC: Laidlaw East of Area 93 could not be developed to sufficient urban density</i></p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Area has very little suitable employment land or opportunities for same in area due to steep topography and small area size. • Adjacent N. Bethany plan land use is residential. • Overall poor job access to and from area. • Lower Springville Rd. adjacent to N. Bethany has approximately 480 gross acres. • The area that connects between Bonny Slope West (Area 93) and Portland along the east extension of Laidlaw Rd. contains approximately 80 gross/ 15 buildable acres. Thompson/Laidlaw area contains 64 gross acres. • Constrained area for establishing transp. system to support employment uses.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	<p>LOW for key services – except MEDIUM along Springville Rd adjacent to N. Bethany and in the Laidlaw area.</p> <p><i>CAC: agree with staff ranking</i></p>	<ul style="list-style-type: none"> • See key services information under 1 above. • No assessments for schools, stormwater, parks. • Appropriate service provider is unclear, but most likely would be Portland since the area is adjacent, especially for upper areas along Skyline. Beaverton has been approached by property owners and may be able to provide services within an undetermined future timeframe.
4.	Can be designed to be	LOW - except	<ul style="list-style-type: none"> • Limited areas, mostly in west section along

27B Area 7: Powerline/Germantown Rd. – South

	walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	MEDIUM along Springville Rd adjacent to N. Bethany <i>CAC: agree with staff ranking</i>	Springville Rd, to form walkable neighborhoods that require higher density and mix of services. <ul style="list-style-type: none"> • Very constrained land for developing a connected transp. system due to steep slopes. • For most part, the topography and associated low street connectivity, density, and low diversity of uses is not conducive to efficient transit service.
5.	Can be designed to preserve and enhance natural ecological systems	LOW - except for noted areas = MEDIUM <i>CAC: LOW</i>	Very little usable buildable land makes it difficult to avoid creeks, including headwaters areas, and forest canopy systems in development of urban densities. Exception is the area unmapped for landscape features immediately adjacent to N. Bethany, and along Laidlaw Rd. east of Area 93. <i>CAC: Landscape features would not be adequately protected with urbanization.</i>
6.	Includes sufficient land suitable for a range of needed housing types	LOW - except MEDIUM along Springville Rd adjacent to N. Bethany <i>CAC: Split between low and medium</i>	Very limited and constrained land for accommodating a variety of housing, including topographic constraints for developing a connected transp. system to serve such uses. <ul style="list-style-type: none"> • Springville Rd area is an exception to the topographic constraints and could accommodate single and multifamily housing, and neighborhood center (Great Communities).
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	LOW – except MEDIUM for areas adjacent to N. Bethany and in E. Laidlaw area.	<ul style="list-style-type: none"> • Very little usable buildable land makes it difficult to avoid the Rock Creek Headwater landscape feature, which covers most of this area. • The west edge of the lower Springville Rd. area is outside of this landscape feature, the small stream system could be avoided, and confining development to low areas would avoid visual impacts. • Small stream in E. Laidlaw area can be protected within urban area. • Urban development on visible slopes will impact the visual quality of the feature and would be difficult to avoid/mitigate.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	MEDIUM	<ul style="list-style-type: none"> • Farm/forest – yes buffer exists along power lines, additional buffers would be needed. • Landscape features – visual impacts from development on higher areas would need to be managed to avoid reducing overall sense of place values the ridge provides. • Landscape features – habitats for upland species would be reduced.

27B Area 7: Powerline/Germantown Rd. – South

Staff Summary and Conclusion:

This subarea contains two main areas with different results of this factors evaluation, and a small area that while not rating well on most factors, supports improved urbanization in adjacent areas.

The lower Springville Road adjacent to the N. Bethany planning area contains topography predominately in the 10% or less range, and would benefit from and contribute to services existing in Bethany and planned for N. Bethany. Although the N. Bethany plan is not adopted, we should assume that it will be for purposes of this analysis. Overall, the lower Springville Rd. area is relatively small, and would continue to have constraints related to its position along the base of the Tualatin Mtns.

While the lower Springville Rd. area rates medium on most of the factors based on information so far, rankings on key factors of sewer service efficiency, off-site transportation, and governance remain unclear or do not appear to be resolvable. Governance is unclear given lack of an adjacent city, and position of both Portland and Beaverton relative to the area. Absent clear understanding of what city would provide urban services, this area does not rank well for urban reserve. Too, transportation/circulation, especially to the east is difficult and not clearly resolvable by improvements to those rights-of-way, another circumstance that weighs against urban reserve.

Areas outside of the lower Springville Road area rank low on all factors due primarily to steep topography generally and environmental resources in many areas. These areas are not good candidates for urban reserve.

The third small area within this subarea is between Bonny Slope West (Area 93) and City of Portland, and includes the Thompson/Laidlaw Rd intersection to avoid creating an island within the UGB. While ranking low on factors for development capacity and potential to develop the area into a walkable community, it ranks medium on the key factor related to efficient provision of services and fulfills a purpose of connecting an urban area without governance in a way to make that connection and increase efficiency of service provision to Bonny Slope West. Given the key position of this small area, and the potential improvement to service provision in existing urban areas, this should be considered for urban reserve.



Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserves Areas
Area 7 - Powerline/Germantown Rd., South

0 0.5 1 Miles

Draft (Rev. 09/04/09)

- | | | | |
|--|----------------------|--|---------------------|
| | Streams/Water Bodies | | Study Area Boundary |
| | UGB 3-mi Buffer | | Tax Lots |
| | Urban Candidate Area | | 50 ft Contours |
| | Rural Candidate Area | | Public Lands |



Area 8: Sauvie Island

Rural Recommendations

- CAC: Designate rural reserve
- Staff: Designate rural reserve

Urban Recommendations

- CAC: Not a candidate urban reserve
- Staff: No designation

Rural Analysis

Sauvie Island is a large, low lying agricultural area at the confluence of the Willamette and Columbia Rivers. The interior of the island is protected by a perimeter dike facilitating access to the local agriculture market and recreation opportunities. It is located adjacent to the City of Portland with access via US Highway 30 along a narrow strip of land defined by the toe of the Tualatin Mountains and the Multnomah Channel. The island is designated as Foundation land in the ODA Agricultural Lands study, and as Landscape Feature area #22.

CAC Assessment: Medium/high suitability for rural reserve. All factors received a high or medium ranking for Area 8 save factor 2a/3a. However, Sauvie Island is close enough in proximity to be concerned about, thus Area 8 is worth designating at a higher suitability for rural reserve. Additionally, part of Sauvie Island lies within safe harbor.

Staff Assessment: High suitability for rural reserve.

Farm Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW <i>CAC split on its understanding of and rating for factor 2a</i>	The island is separated from the Portland UGB by the Willamette River and Multnomah Channel, and is therefore adjacent. The south approximately one-half of the island is within 3 miles of the UGB. Urban suitability is low for providing sewer, water, and transportation systems, and for unique infrastructure needed to support urbanization e.g. improved dike, canal and pumping systems.
2b.	Is capable of sustaining long-term agriculture or forestry	HIGH	Foundation agricultural land - crops produced include irrigated row crops, nursery stock, small grains, grass seed, livestock, cane berries, pasture and hay.

2c.	Has suitable soils and water	HIGH	Soils are primarily class 2 and 3, prime when drained. Water is abundant from the Columbia/Willamette River aquifers.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	HIGH	Area is a large block of farmland with few nonfarm uses within it.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses	MEDIUM	The island is predominately in farm use with limited small pockets of non-farm uses. Need for buffers to protect agriculture from nonfarm uses is limited given low extent of nonfarm uses and that the island is separated from urban areas by the Willamette and Columbia Rivers. The "medium" ranking anticipates increase in conflicts from recreation uses over time.
2d. (C)	The land use pattern including parcelization, tenure and ownership	HIGH	Parcels are generally large and appropriate to support agriculture suited to the area.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	MEDIUM	Infrastructure important to island agriculture includes the dike and drainage system, along with access roads. Conflict between agriculture and recreation use, including agriculture related recreation, does occur from time to time due to limited road capacity. The intensity of these conflicts could increase in the 40 -50 year timeframe.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important	No	
	Within 3 miles of a UGB	Yes	3 mile line crosses approx. ½ mile north of Charlton Rd.

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

As Foundation land, the island is suitable for designation as rural reserve. However, potential for urbanization is doubtful given the notoriety of the area, it's location within a dynamic river system, and high costs associated with new bridges, enhanced flood protection structures, and other needed urban infrastructure. Notwithstanding the low suitability ranking, areas within 3 miles of the UGB could be designated rural reserve under the safe harbor provision in -0060(4).

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)	Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:		

3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	LOW <i>CAC split on its understanding of and rating for factor 3a</i>	The island is separated from the Portland UGB by the Willamette River and Multnomah Channel, although the south approximately one-half of the island is within 3 miles of the UGB. Urban suitability is low for providing sewer, water, and transportation systems, and for unique infrastructure needed to support urbanization e.g., improved dike, canal and pumping systems.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	MEDIUM	Majority of the island is protected from flooding by a dike structure and a pumping/drainage system. Extended periods of high water have caused localized “ponding” in the interior and effectiveness of flood protection infrastructure could change over the 40 – 50 year planning time frame.
3c.	Has important fish, plant or wildlife habitat	HIGH	Provides extensive areas of waterfowl and migratory bird habitat.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	LOW	The island contains extensive wetlands and water areas that have high habitat value, and the entire island rim is a riparian edge. However low potential for urbanization results in limited need to protect these resources from urbanization.
3e.	Provides a sense of place to the region	HIGH	The island is well known as a farming and wildlife area in the region.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	LOW	The island doesn’t separate/buffer urban and natural resource uses.
3g.	Provides separation between cities	LOW	Portland and Vancouver are nearby cities, but the island is not in a position to separate the two.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	HIGH	Access to the island is over the Sauvie Island bridge, located less than one mile north of the Portland UGB.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

The island is a key landscape feature in the region, and ranks high for sense of place, wildlife habitat, and recreation access. However, it isn’t positioned such that a rural reserve designation for it would create an edge or buffer to the urban area that does not already exist. That said, the island defines a significant part of the northern extent of the Portland-Metro region at a broad landscape scale. The high sense of place, habitat, and recreation values are support for reserves on the island to protect landscape features even though urban potential is low.

Urban Reserves Analysis

28B Area 8: Sauvie Island

The results of the initial urban suitability assessment for provision of key services water, sewer, and transportation, rated all of area 8 as inefficient for those services. The CAC found that this area should not continue to be studied as a candidate urban reserve area as a result.

CAC Assessment: *Do not study further as a candidate urban reserve*

Staff Assessment: Low suitability for urban reserve.

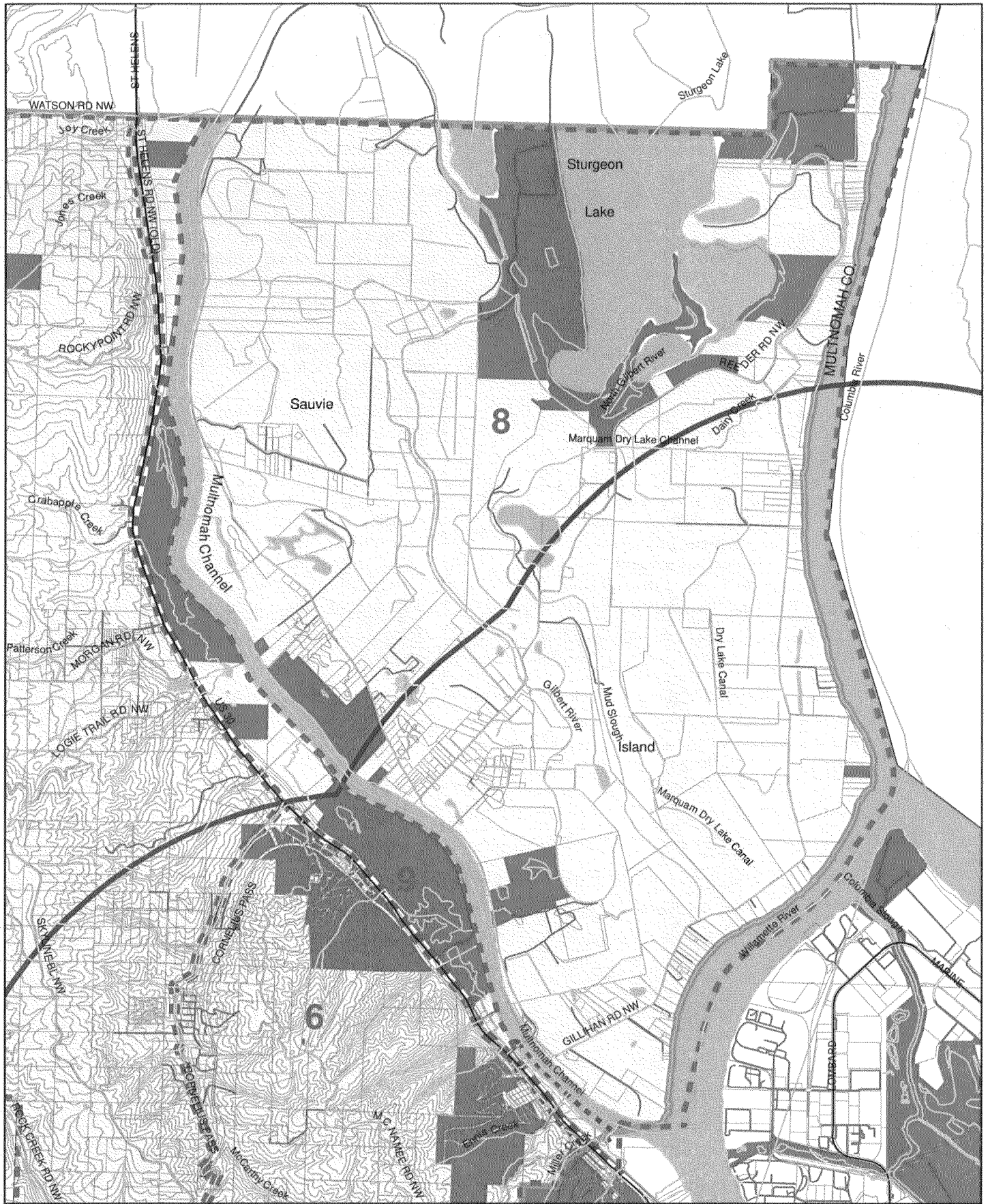
Urban Reserve Factors -0050 (1) – (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	LOW	<p>Transportation – Two new bridges required to handle urban density.</p> <ul style="list-style-type: none"> • Isolated from other town centers, main streets and corridors – questionable public transportation potential. • High water table - potential that roads would need to be elevated to enhance drainage and avoid flooding. <p>Transportation ranking is Low.</p> <p>Sewer – Receiving plant has capacity. Difficulties include second point of access needed, flat terrain likely to require pumping, difficulty of under-grounding pipes at a proper depth given the relatively low water table. Sewer ranking is Low</p> <p>Water – Difficult to serve without a second bridge, loop system would require river crossing, dike crossing and pumping due to the flat topography.</p>
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Difficult to connect to the transportation system – needs river crossings. • Upgrades to dikes and drainage system required. • Large land area across river from existing industrial area.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	<ul style="list-style-type: none"> • See key services efficiency information under 1. above • No assessments for schools, stormwater, parks, etc. • Most likely service provider for this area is Portland since the area is adjacent at it's south edge.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation	LOW	<ul style="list-style-type: none"> • Area has flat topography and large area suitable for walkable neighborhoods that require higher density and mix of services.

28B Area 8: Sauvie Island

	trails and public transit by appropriate service providers		<ul style="list-style-type: none"> • Difficult to integrate into existing urban area – new bridges required. • Very limited existing road network. Constructed new network would need to be built high enough to drain.
5.	Can be designed to preserve and enhance natural ecological systems	LOW	This area would undergo extensive alteration to dry it out to make it suitable for urban development. Extensive wet habitat would likely be altered/lost.
6.	Includes sufficient land suitable for a range of needed housing types	LOW	Large amount of flat land. Adequate flood protection structures, drainage system, and possibly fill would be required to make the land suitable.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves;	LOW	Island feature would be significantly altered by urban development.
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.	LOW	<ul style="list-style-type: none"> • Limited, if any natural edges to use for buffers, land set asides could be used. • Extent of land needed for urban development to help offset urban infrastructure costs suggests significant reduction of farm or habitat acreage would occur.

Staff Summary and Conclusion:

This area ranks low on all of the urban factors and ranks low for urban reserve suitability due to significant infrastructure costs to protect urban development on the island from flooding, and costs to construct key infrastructure, especially transportation. Mitigating the effects of urban development on the island would also be difficult.



**Multnomah County Candidate Area Maps:
Potential Urban and Rural Reserve Areas
Areas 8 & 9 - Sauvie Island, Multnomah Channel**

0 0.5 1 Miles

Draft (Rev. 08/03/09)

- | | |
|----------------------|---------------------|
| Streams/Water Bodies | Study Area Boundary |
| UGB 3-mi Buffer | Tax Lots |
| Urban Candidate Area | 50 ft Contours |
| Rural Candidate Area | Public Lands |

N



Area 9: Multnomah Channel

Rural Recommendations

- **CAC:** No designation
- **Staff:** No designation

Urban Recommendations

- **CAC:** No designation (evaluated for urban reserve south of Sauvie Island bridge; not evaluated north of bridge)
- **Staff:** No designation
-

Rural Analysis

The Multnomah Channel area is a narrow strip of land that runs along the east toe of the Tualatin Mountains. It extends from the Portland metro UGB to the Columbia County line at the north extent of the Study Area, a distance of slightly over 8 road miles. The width of the strip between Highway 30 and the river varies between roughly 100 feet up to 1/3 of a mile at one point. This strip is considered as a separate area because the topography differs from the Tualatin Mtn. hillsides that begin at the west edge of the highway, and it is separated by Multnomah Channel from Sauvie Island on the east.

Rural resource land mapping for this area includes “foundation” land, although the area is not specifically discussed in the ODA study. The area is also mapped as “wildland” forest in the ODF study, and Natural Landscape Features unit #21 Forest Park Connections.

CAC Assessment: *Low suitability for rural reserve*

Staff Assessment: Low suitability for rural reserve

Farm and Forest Factors Evaluation

Rural Reserve Factors - Farm/Forest -0060(2)		Factor Ranking	Discussion/Rationale
2. Land intended to provide long-term protection to the agricultural or forest industry, or both.			
2a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low/High	Low for areas north of the Sauvie Island bridge, and high between the bridge and Portland. Areas rated low contain primarily floodplain, much of which is in public ownership, between Hwy 30 and the channel. The area south of the bridge is under study as a candidate urban reserve.
2b.	Is capable of sustaining long-term agriculture or forestry	Low	Little if any farm or forest management exists in this area.
2c.	Has suitable soils and water	Low	This rates low on these two capability elements because there is no protection from flooding and no drainage system resulting in too much water.

29B Area 9: Multnomah Channel

			The area supports significant wetland soil areas that are poor for agriculture and commercial forest species as a result.
2d.	Is suitable to sustain long-term agricultural or forestry operations, taking into account:		
2d. (A)	Contains a large block of farm or forest land and cluster of farm operations or woodlots	Low	No blocks of farm or forest operations are found in this area.
2d. (B)	The adjacent land use pattern, including non-farm/forest uses and buffers between resource and non-resource uses.	Low	Nonfarm/forest uses predominate along the channel, and the narrow width between channel and road would result in close un-buffered proximity to farm/forest uses if those were present.
2d. (C)	The land use pattern including parcelization, tenure and ownership	Low	While the strip is made up of large parcels, especially in the central section, perhaps $\frac{3}{4}$ of the area is owned by public entities rather than by farm or forest managers.
2d. (D)	Sufficiency of agricultural or forestry infrastructure	Low	The area would need protection from flooding, however cost and inconsistency with assumed management objectives of public owners indicate this infrastructure is not likely to materialize.

Rural Reserves Factor -0060(4) Foundation or Important agricultural land within 3 miles of a UGB qualifies for designation as rural reserve.			
	Foundation	Yes	
	Important		
	Within 3 miles of a UGB	Portions	3 mile line crosses Hwy 30 north of Cornelius Pass Rd.

Staff Summary and Conclusion – Suitability for rural reserve to protect farm and forest resources:

This area is not farmed or in forest management, soil and water conditions are low without substantial infrastructure, and major ownership is assumed to have other management objectives.

Landscape Features Factors Evaluation

Rural Reserve Factors - Landscape Features -0060(3)		Factor Ranking	Discussion/Rationale
3. For land intended to protect important natural landscape features, consider areas on the Landscape Features Inventory and other pertinent information and consider whether the land:			
3a.	Is situated in an area that is otherwise subject to urbanization due to proximity to a UGB.	Low/High	Low for areas north of the Sauvie Island bridge, and high between the bridge and Portland. Areas rated low contain primarily floodplain, much of which is in public ownership, between Hwy 30 and the channel. The area south of the bridge is under study as a candidate urban reserve and therefore ranks high.
3b.	Subject to natural disasters or hazards such as flood, steep slopes, landslide	High	The strip consists of unprotected floodplain.

29B Area 9: Multnomah Channel

3c.	Has important fish, plant or wildlife habitat	Medium	Areas north of Sauvie Island bridge appear to have high habitat values. However riparian areas south of the bridge have been impacted by moorage facilities, and there are limited wetland areas.
3d.	Is necessary to protect water quality such as streams, wetlands and riparian areas	Low/Medium	North of the bridge is low - significant wetland/riparian areas exist north of the bridge, however the area is not suitable for urban reserve. South of the bridge is medium - few wetland areas are mapped south of the bridge, and remaining riparian areas would receive additional protection should the area be urbanized.
3e.	Provides a sense of place to the region	Medium-Low	North of the bridge - extensive wetland areas are in public ownership and may be recognized in their own right, or as associated with the channel. South of the bridge - area does not have sense of place recognition.
3f.	Can serve as a boundary or buffer to reduce conflicts between urban and rural uses or between urban and natural resource uses	Low	The strip does not form an edge between urban areas and rural resources.
3g.	Provides separation between cities	Low	At roughly 8 miles apart, Portland and Scappoose are separated by distance rather than by this area.
3h.	Provides easy access to recreational opportunities in rural areas such as parks and trails	Low	Recreational opportunities in this area of the region are primarily located on Sauvie Island or in the Tualatin Mtns above and to the west.

Staff Summary and Conclusion - Suitability for rural reserve to protect landscape features:

Except for the area south of the Sauvie Island Bridge, the length of this strip of land is not considered potentially suitable for urban use and therefore is not in need of protection. Primarily habitat values are high north of Sauvie Island Bridge; however extensive wetlands, limited land area, lack of protection from flooding, and large areas in public ownership protect the area from urbanization. Habitat is impacted south of the bridge, and that area isn't recognized as a place-defining area in the region. Should the area be included within urban reserve, riparian habitat values are likely to be improved through the development process. The area is included within areas mapped as foundation land; therefore an alternative recommendation of "safe harbor" reserve designation could be explored further.

Urban Analysis

The Multnomah Channel area is a narrow strip of land that runs along the east toe of the Tualatin Mountains. It extends from the Portland metro UGB to the Columbia County line at the north extent of the Study Area, a distance of slightly over 8 road miles. The width of the strip between Highway 30 and the river varies between roughly 100 feet up to 1/3 of a mile wide at one point. The strip is considered as

29B Area 9: Multnomah Channel

a separate area for urban and rural reserve because the topography differs from the Tualatin Mtn. hillsides that begin at the west edge of the highway, and it is separated by Multnomah Channel from Sauvie Island on the east.

The area was further divided by the CAC at the Sauvie Island bridge into the north portion that was not studied for urban reserve, and the area between the bridge and the City of Portland that was. The CAC found that the results of the initial urban suitability assessment for key services water, sewer that indicated low suitability for these services warranted no further study of the north area. The area south of the bridge was retained for further analysis due in part to lack of consensus by the CAC on service potential.

CAC Assessment: Low suitability for urban reserve

Staff Assessment: Low suitability for urban reserve

Urban Reserve Factors -0050 (1) - (8)		Factor Ranking	Discussion/Rationale
When identifying and selecting land for designation as urban reserves under this division, Metro shall base its decision on consideration of whether land proposed for designation as urban reserves, alone or in conjunction with land inside the UGB:			
1.	Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments	N. of Sauvie Island Bridge LOW	Transportation – Unranked. Sewer – ranked along with part of NW Hills as difficult. Most similar to Sauvie Island – moderately efficient with capacity at Columbia Blvd. waste water plant. Water – ranked along with NW Hills as low suitability. Efficiency appears low due to limited land supply – extensive areas of public ownership.
		S. of Sauvie Island Bridge LOW	Transportation – difficult to provide access to Hwy 30 due to rail crossings and expressway designation. Sewer – ranked along with part of NW Hills as difficult. Assume most similar to Sauvie Island – moderately efficient with capacity at Columbia Blvd. waste water plant. Water - ranked along with NW Hills as low suitability. Efficiency appears low due to limited land supply outside of floodplain and access difficulties.
2.	Includes sufficient development capacity to support a healthy economy	LOW	<ul style="list-style-type: none"> • Position lends itself to industrial use due to it being bracketed by rail and river, however there is only a small land area outside of flood/right of way = approx. 7 acres. • Shape is a narrow strip along the river, with floating homes established along the entire frontage. • Transportation constraint re rail crossing/hwy

29B Area 9: Multnomah Channel

			30 access.
3.	Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers	LOW	See key services efficiency information under 1. above No assessments for schools, stormwater, parks. Service provider for this area assumed to be Portland.
4.	Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers	N. of Sauvie Island Bridge LOW	<ul style="list-style-type: none"> • Small size and linear shape of this area does not lend itself to mixed uses and walkable, community. • Location and extent of public ownership divides the entire approximately 7 miles of the north strip into isolated small, linear pockets of land.
		S. of Sauvie Island Bridge LOW	Small size (7 acres) and linear shape of this area does not lend itself to mixed uses and walkable, community.
5.	Can be designed to preserve and enhance natural ecological systems;	LOW	The north part of this area has high ecological values associated with wetness, a condition that would need to be corrected to provide opportunities for urban development.
		MEDIUM	Mult. Channel riparian area is impacted at this time and could be restored through urban development permit requirements - some impacts would be expected at river access area(s).
6.	Includes sufficient land suitable for a range of needed housing types	LOW	<ul style="list-style-type: none"> • Most all of the north 7 miles is in unprotected floodplain. • Very limited amount of buildable land - approximately 7 acres south of the bridge. • Suitability for housing is a question due to relationship to rail lines.
7.	Can be developed in a way that preserves important natural landscape features included in urban reserves	N. of Sauvie Island Bridge LOW	To the extent this area has landscape features recognition, urban development would apparently have unavoidable impacts from new structures.
		S. of Sauvie Island Bridge YES - MEDIUM	<ul style="list-style-type: none"> • Area not an important natural landscape feature- no sense of place recognition. • Mult. Channel riparian area is impacted at this time and could be restored through development permit requirements - some impacts would be expected at river access area(s).
8.	Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated	YES, MEDIUM	Strategies to minimize adverse effects on adjacent resource uses appear limited, and the same for both north and south areas, e.g. avoidance of floodplain/riparian area would mitigate development impacts.

29B Area 9: Multnomah Channel

	as rural reserves.		
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Staff Summary and Conclusion:

Both the north and south portions of this area rank low for urban reserve due to the limited land area and physical constraints of floodplain and heavy rail right-of-way. Extensive public ownership indicates value of the area is not primarily associated with development opportunity. Even if sewer and water services were efficient, these other limitations indicate low value and priority for urban reserve.

Appendix

Reference Maps

See Planning Commission notification Web Page:

<http://www2.co.multnomah.or.us/Public/EntryPoint?ch=d06f18cff67c2210VgnVCM1000003bc614acRCRD>

Definitions

660-027-0010

Definitions

The definitions contained in ORS chapters 195 and 197 and the Statewide Planning Goals (OAR chapter 660, division 15) apply to this division, unless the context requires otherwise. In addition, the following definitions apply:

- (1) "Foundation Agricultural Lands" means those lands mapped as Foundation Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands."
- (2) "Important Agricultural Lands" means those lands mapped as Important Agricultural Lands in the January 2007 Oregon Department of Agriculture report to Metro entitled "Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands."
- (3) "Intergovernmental agreement" means an agreement between Metro and a county pursuant to applicable requirements for such agreements in ORS 190.003 to 190.130, 195.025 or 197.652 to 197.658, and in accordance with the requirements in this division regarding the designation of urban and rural reserves and the performance of related land use planning and other activities pursuant to such designation.
- (4) "Livable communities" means communities with development patterns, public services and infrastructure that make them safe, healthy, affordable, sustainable and attractive places to live and work.
- (5) "Metro" means a metropolitan service district organized under ORS chapter 268.
- (6) "Important natural landscape features" means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.
- (7) "Public facilities and services" means sanitary sewer, water, transportation, storm water management facilities and public parks.
- (8) "Regional framework plan" means the plan adopted by Metro pursuant to ORS 197.015(17).

(9) "Rural reserve" means lands outside the Metro UGB, and outside any other UGB in a county with which Metro has an agreement pursuant to this division, reserved to provide long-term protection for agriculture, forestry or important natural landscape features.

(10) "UGB" means an acknowledged urban growth boundary established under Goal 14 and as defined in ORS 195.060(2).

(11) "Urban reserve" means lands outside an urban growth boundary designated to provide for future expansion of the UGB over a long-term period and to facilitate planning for the cost-effective provision of public facilities and services when the lands are included within the urban growth boundary.

(12) "Walkable" describes a community in which land uses are mixed, built compactly, and designed to provide residents, employees and others safe and convenient pedestrian access to schools, offices, businesses, parks and recreation facilities, libraries and other places that provide goods and services used on a regular basis.

Stat. Auth.: ORS 195.141, 197.040

Stats. Implemented: ORS 195.137 - 195.145

Hist.: LCDD 1-2008, f. & cert. ef. 2-13-08

TESTIMONY

12-10-09 R-5 Testimony Regarding Urban and Rural Reserve Designations

Submitted beforehand:

Barnes, Pen
Goldfield, Susan
McGinnis, Jeanne
Hildula, Leslie – written beforehand, then oral @ mtg.
Miller, Steve
Rochlin, Arnold
Stock, Claire
Lazar, Burt
Luscombe, Wayne
Allen, Jennifer
VanDerWerf, Robert
Grossnickle, Jerry – written & also attended/oral
Wakefield, Bruce
Emerson, Jim – written & also attended/oral
Andrews, Kirk & Susan – written & oral
Malinowski, Greg – written & oral
Malinowski Farm/Richard Malinowski – written & oral
Sauvageau, Paula
Nelson, Mollie & Ted

Attended/submitted on 12-10 at hearing

Knight, Jim – Mayor/Troutdale - oral
Fritz, Amanda – Portland Commissioner – oral & written
Clay, Bob – City of Portland
Adams, Sam – Mayor, City of Portland - written
Papsdorf, Ron – City of Gresham - oral
Hustecka, Carl – Metro - oral
Strader, Desiri – Commissioner – Washington County - oral
Liberty, Robert – Metro Councilor – oral & written
Park, Rod – Metro Councilor – oral & written
Rosenlund, Scott - oral
VanderZanden, Thomas – oral & written
Klock, Beverly – oral
Blumenkron, Katherine - oral
30 home owners from Greater Bethany supporting urban reserves – written & oral
Amabisca, Cherry & Helvetia, Save – oral & written
Burger, Dale – oral & written
Rayhawk, Joe – oral & written
Wellner, Matt – oral
Baker, Sandy & Walker, Frank – oral

DEB:

165PP PACKET

SCANNED, KNITTED

≠ IS NOW ONE!

CHUCK BEASELY

OR STUART FARMER ✓

SENT ON THEIR CD

DEC 23, 2009

Clemens, Mark - oral
Andrews, Susan - oral (husband testified separately)
Anderson, Patricia - oral - claims she submitted written, but we didn't get
Nelson, Mollie & Ted - oral & written
Telford, Mary & John - oral & written
Burnham, John - oral
Orfanakis, Dolores, M.D. & Deumling, Katherine - oral & written
Chesarek, Carol - oral & submitted in writing beforehand - 2 letters, maps
Driscoll, John - oral
Shorr, David - oral
Dickerson, Bryan - oral
Foster, Chris - oral
Mattox, Tom - oral
Henkhaus, Ralph - oral & written
Irvin, Andre - oral
Lorenzen, Shelley - oral
Masterson, Laura - oral
O'Donnell, Kevin
Ritchey, Bill - oral
Sirkin, Shari - oral
Irvine, Jim - oral & written

12-10-09 R-5 TESTIMONY RE: URBAN & RURAL RESERVE DESIGNATIONS

RECEIVED: DEC. 8, 2009

From: Pen Barnes at: barnesp@ohsu.edu

Sent: Wednesday, November 25, 2009 8:02 AM

To: 'clehan@co.clackamas.or.us'; 'district2@co.multnomah.or.us'; 'district1@co.multnomah.or.us';
'district3@co.multnomah.or.us'; 'district4@co.multnomah.or.us'

Cc: 'jeff.cogen@co.multnomah.or.us'; 'kathryn.harrington@oregonmetro.gov';
'Tom_Brian@co.washington.or.us'; 'metro council@oregonmetro.gov'; 'metro council@oregonmetro.gov';
'mult.chair@co.multnomah.or.us'

Subject: Reserves: You have ignored the recommendations

Dear Sir, Madam,

I read with disbelief your total disregard for recommendations from multiple advisory groups for the allocation of rural reserves in the west Hills, particularly area 7

The citizen advisory committee
Planning commission recommendations
4 neighborhood groups.
Many of the affected residents

All these groups support area 7 to be a rural reserve

Moreover 3 years ago in a poll in area 7a, 80% of people did not want urban growth boundary expansion, despite the fact an urban growth boundary expansion would make their land much more valuable.

Failing to put area 7 into a rural reserve will allow UGB creep and the outcome is tantamount to condemning the area to an urban reserve. It suggests you hold no value on what makes Portland unique, and instead support urban sprawl.

The Forrest park area provides recreation to the people of Greater Portland and defines much of the city's ethos, as a wonderful place to live. Zone 7 provides a buffer zone for the flora and fauna for forest park, and yes, people LIVE in zone 7 for a reason and cherish the environment.

ACT ON THE RECOMMENDATIONS OF THE ADVISORY GROUPS THAT HAVE BEEN APPOINTED. LET DEMOCRACY WORK

THE RECOMMENDATIONS ARE THAT ALL OF AREA 7 IS PLACED IN A RURAL RESERVE

Thank you

Pen Barnes
13626 NW Old Germantown Rd
Portland OR 97231

RECEIVED: DEC. 8, 2009

Please include as part of the public records submissions.

Dear Commissioners:

I am writing to you about the Multnomah County Commissioners proposal for rural and urban reserves, specifically for the West Hills. I am absolutely furious about the current status of the recommendations and here's why. The public process up to this point has, at each step of the decision, recommended that all areas considered in the West Hills be designated for rural reserves, yet the latest proposal from the Commissioners leaves large areas of the West Hills undesignated, including Area 7 an area of particular concern to me.

I have been directly involved in this process for the last 8 months, attending open houses, submitting input on multiple online surveys, observing, delivering information, and providing testimony at multiple Community Advisory Committee hearings, and testifying at both the Planning Commission and Board of Commissioners hearings on this topic. Up until now I believed that this was a transparent, well organized, fair and unbiased, analytical, and thorough process for reviewing the factors and making the best decisions for the future of our region. Careful consideration at each step of the process brought many different issues to the table, weighed the short and long term consequences, and arrived at what appeared to be solid recommendations well supported by data from county agencies, the Great Community criteria, neighbor associations, environmental and farm land reports and public input. The CAC submitted their report, the Planning Commission endorsed their recommendations and went a step further, specifically stating that areas should not be left undesignated.

What happened to all that work? What happened behind closed doors over the last month that led to a reversal of these recommendations in areas 5 and 7? When did the County Commissioners get information that was more significant than the vast amount of data, the many hours of review and analysis performed by the committee the county CHARTERED to determine the best direction? I heard Katherine Harrington recently share the guiding principles from Metro for the reserves process, which stressed utilizing our current urban areas more effectively and prioritized the factor of sustainability. This certainly supports rural reserves recommendations for the West Hills and indicates the CAC and Planning Commission were on the right track. I cannot help but conclude that some private interests have intervened in the last month and circumvented all the work that has gone on before this point. And that makes me terribly angry and mistrustful of our supposedly open and transparent public process for the reserves.

Reference is made to a development proposal for "West Forest Park" in Area 7. Are these developers once again trying to convince people that they can protect our precious wildlife and streams in the middle of a 15 house per acre subdivision? I live in the "prime" area they've been proposing for their development. In the last month we have had the herd of elk feed and bed down for several nights, seen a pair of bobcats walk down our driveway, seen Pileated and four other kinds of woodpeckers, and heard the great horned owls call nightly from the fir trees where they raised two broods of

owlets this summer. Our neighbors two doors down have a porcupine visit regularly! Our neighbors just up the hill have sighted several rare songbirds at their feeders. There is no way that urbanizing Area 7 will still allow for these wild animals to feed, migrate and breed here the way they do now, utilizing the open farm lands, ponds and streams, and tracks of trees and undeveloped land, and this was also the conclusion of the CAC. We have one of those Arbor Developments just on the other side of the Washington County line and there are no porcupines, bobcats, elk or nesting Pileated woodpeckers in that subdivision.

I invite you personally to visit us in Area 7, along Springville Road, then drive the mile west to see what development would do to the landscape here. Drive our narrow two-lane roads back into Portland during the morning commute, via Skyline and Cornell Roads, and tell us you think they can handle more commuter traffic safely and efficiently. Determine where the money will come from for the infrastructure to build the roads, services, and schools needed to support these subdivisions. If North Bethany is any example, it won't be from the developers. They can't afford the full cost, and are asking Washington County to pick up the tab. Read that development proposal more carefully, poke into the details, and you'll quickly see it is full of holes and based on assumptions which are false or not corroborated by anyone other than the paid consultants they got to write reports for them. This is the conclusion both the CAC and the neighborhood association arrived at when they looked closely at the proposal.

There are four neighborhood associations representing hundreds of residents, who have weighed in favoring the recommendations from the CAC and Planning Commission. The CAC and Planning Commission made data-based recommendations, for a rural reserves designation for the entire West Hills. Please restore my faith in our elected officials and public process and take those recommendations to Metro and the Core 4. Leaving areas undesignated, especially close the UGB, goes directly against the whole goal of the reserves process. My neighbors here in Area 7 have been fighting the UGB battle for years, in fact some for over 30 years, and we are dead tired of the same factors coming up for review every time, while the uncertainty puts our area through turmoil and adversely affects our land values. Each time, when the factors are examined carefully, the County remembers that there are significant environmental features worth protecting, while the advantages of a development far removed from Portland city limits and without good transportation access just aren't worth the loss of habitat and sense of place. From your own website, the purpose of the reserves process is: "Urban and rural reserves will provide greater predictability for landowners, farmers and communities about where the urban growth boundary may expand over the next 40 to 50 years, while protecting important farmland and natural areas from urbanization for that same period of time."

Let's not waste more time and resources to repeat this same process again and again. Rural reserves is the right answer for the West Hills, now and to preserve and protect our future.

Susan Goldfield
13410 NW Springville Rd.
Portland, OR 97229
SGOLDFIELD@AOL.COM

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Jeanne McGinnis at: jeannemcg@comcast.net
To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district4@co.multnomah.or.us ; district2@co.multnomah.or.us ;
district3@co.multnomah.or.us
Sent: Monday, December 07, 2009 12:42 PM
Subject: Undesignated West Hills

To the Multnomah County Board of Commissioners:

Please see the attached letter opposing the portion of the Cogen resolution recommending "no reserve designation" for Area 7. Please accept this as my testimony as I will not be able to attend the hearing on December 10.

Thank you,
Jeanne McGinnis
503-701-1616

Jeanne M. McGinnis
13118 NW Old Germantown Road
Portland, Oregon 97231
503-701-1616

December 7, 2009

To the Board of Multnomah County Commissioners:
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

As a long time resident of Old Germantown Road, I am writing to express my disappointment regarding Commissioner Cogen's recommendation that "no reserve designation" be applied to Areas 7a and 7b. I have followed the planning process and I agree with the recommendations made by the Planning Commission, Forest Park Conservancy, Citizens Advisory Committee and four neighborhood associations that these areas must be designated rural reserves.

Leaving these areas "undesignated" allows developers to continually argue for the expansion of the Urban Growth Boundary. This neighborhood has objected to such an expansion for many years. The nature of our neighborhood is rural – we are adjacent to acres of undeveloped land in Forest Park, numerous streams cross our properties and wildlife abounds.

Areas 7a and 7b are not suitable for urban development. Traffic is already clogged on Germantown Road during rush hour – adding additional traffic to this thoroughfare

would be dangerous. High density development means costly additional infrastructure. Where will drinking water come from? Who will pay to build and maintain new schools?

Area 7 must be designated a rural reserve.

I am not able to be present for the hearing on December 10 so please take this letter as my testimony.

Thank you,

Jeanne McGinnis
JeanneMcG@comcast.net

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Leslie Hildula at: hildulal@gmail.com

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
rochlin2@comcast.net ; LBlaise@msn.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net ; claireleonore@gmail.com ;
kimberly@laness.us ; markjill@hevanet.com ; mwjaqua1@hotmail.com ;
mike@mmcarch.com ; a.chenoweth@comcast.net ; jeannemcg@comcast.net ;
bobvdw@teleport.com ; marylourdesyoung@comcast.net ; therandolphs@yahoo.com ;
jclemes@comcast.net ; barnesp@ohsu.edu ; horwedel.sinansky@comcast.net ;
trlqueen@aol.com ; Steve ; DebbieBrockwayBauer ; Wolfmccormick

Sent: Tuesday, December 01, 2009 10:09 AM

Subject: Please Support our Rural Area

Chair Wheeler and the County Board of Commissioners:

Please accept the letter below in opposition to the resolution recommending "no reserve designation" for Area 7. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

And, Mr. Wheeler, we wish you a smooth recovery. You're doing great work on our behalf and we look forward to seeing you up and about soon.

---Steve Miller & Leslie Hildula

December 1, 2009

To the Board of Multnomah County Commissioners

Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

Please reject the proposal in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

Please endorse the **recommendations of the Planning Commission and the CAC** in designating this area **rural reserve**. Much good work was done by these two groups, please do not disregard it. This area is a **community asset** and it calls upon us to be good stewards of it for future generations. It's part of what makes the Portland area unique and wonderful.

We have had a great deal of development in the West Hills and the pressure to develop it all will not go away. But just as we have decided to preserve Forest Park, let us continue to preserve the rural lands around it that still exist. Much has already been lost. Please maintain what is left for the health of the ecosystem and the benefit of our community. This rural area is a recreational destination for the entire city. Whether exploring pumpkin patches, hunting for Christmas trees, biking the hills, visiting a CSA

farm or just enjoying the view, the citizens of Multnomah county and the wildlife mutually benefit from this remaining bit of forest and field.

Please reject the VanderZanden Plan. It was also presented to our neighborhood association. After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable, harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Please designate Area 7 as a rural reserve.

Best Regards,
Steve Miller & Leslie Hildula
7915 NW Skyline Blvd
Portland, OR 97229

RECEIVED DEC. 8, 2009

----- Original Message -----

From: Arnold Rochlin at: rochlin2@comcast.net

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ;
district2@co.multnomah.or.us ; district3@co.multnomah.or.us ;
district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
LBlaise@msn.com ; hildulal@gmail.com ; wluscombe@aol.com ;
paulasauvageu@yahoo.com ; karen9248@comcast.net

Sent: Friday, December 04, 2009 9:45 AM

Subject: Re: Reserves the Dec. 10th Resolution Hearing

Arnold Rochlin
9715 NW Newton Rd.
PO Box 83645
Portland, OR 97283

To the Board of County Commissioners

Chair Ted Wheeler

Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack and Diane McKeel

Re: Item R-6 of the 12/10/09 Agenda, Recommendation on Urban and Rural Reserves

I urge you to adopt the Planning Commission and Citizens Advisory Committee recommendation to designate areas 7a and 7b as **rural reserves**, and to reject the late advocacy of Commissioner Cogen to designate this rural area as an urban reserve.

My understanding is that Commissioner Cogen has been persuaded that the "VanderZanden plan, a fantasy of preserving the rural area by committing most of it to development, is realistic. I was at the Forest Park Neighborhood Association when the "plan" was presented. It was a transparent attempt to persuade us that system development charges for parks could be used to buy most of the land in the area for addition to Forest Park. Even if the property prices went down further, and if all the relevant property owners were fools, and if the system development charges were doubled, it would still be implausible that there would be enough to induce all, or nearly all of those property owners to be willing sellers at the prices that could be offered from the proceeds of the SDC's.

Others have submitted much more comprehensive discussions of this issue, and in lieu of repetition, I call the discussion and analysis of Jerry Grossnickle to your attention.

Development, good or bad, is virtually forever, while rural lands can be made available for development if necessary (even a rural reserve designation isn't written in stone). If you have any reasonable doubt, a rural reserve designation is the only prudent choice.

Yours,
Arnold Rochlin

RECEIVED DEC. 8, 2009

----- Original Message -----

From: "Claire Stock" <claireleonore@gmail.com>

To: <mult.chair@co.multnomah.or.us>; <district1@co.multnomah.or.us>;
<district2@co.multnomah.or.us>; <district3@co.multnomah.or.us>;
<district4@co.multnomah.or.us>

Cc: <jerrygbw@aol.com>; <opecheelake@hotmail.com>;
<chesarek4nature@earthlink.net>; <rochlin2@comcast.net>; <LBlaise@msn.com>;
<hildulal@gmail.com>; <wluscombe@aol.com>; <paulasauvageu@yahoo.com>;
<karen9248@comcast.net>; <claireleonore@gmail.com>; <kimberly@laness.us>;
<markjill@hevanet.com>; <mwjaqua1@hotmail.com>; <mike@mmcarch.com>;
<a.chenoweth@comcast.net>; <jeannemcg@comcast.net>; <bobvdw@teleport.com>;
<marylourdesyoung@comcast.net>; <therandolphs@yahoo.com>;
<jclemes@comcast.net>; <barnesp@ohsu.edu>; <horwedel.sinansky@comcast.net>;
<trlqueen@aol.com>

Sent: Tuesday, December 01, 2009 1:45 PM

Subject: Reserves the Dec. 10th Resolution Hearing

December 1, 2009

To the Board of Multnomah County Commissioners Chair Ted Wheeler, Deborah
Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Re: Reserves the Dec. 10th Resolution Hearing

Dear Commissioners:

We are asking you to reject the proposal by Jeff Cogen that "no reserve designation" be applied to Areas 7a and 7b. This is the rural land that surrounds Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line. The resolution is to be discussed at the December 10 hearing, currently scheduled at 10:30 AM.

We were surprised and deeply disappointed to hear that the CAC's recommendations were being set aside and the VanderZanden Plan was being considered. There has been much energy and thought that went into the CAC's process. Our area is a rich asset for wildlife, natural resources, and the fruits of what a rural area can offer. Too much of Multnomah County has been lost to development. In this day and age of greenhouse gasses, loss of wildlife habitat and farmland, it is hard to understand why we might be on the brink of losing more of this precious commodity. It seems as if our rural lands are being pushed out further and further with little room to breath on either side.

I'd suggest keeping a vision that thinks in small circles; that holds the rural qualities of our lands and the resources that they provide close to our own homes. Small circles and close-in countryside allows for less driving and smaller economies. Small farms and vineyards, "pumpkin patches" plus short trips to an integrated wildlife area can be a rich

resource that ties in with the current shifts we are seeing on this planet around a world that no longer can maintain it's current level of consumption and the largeness of our distribution process.

Please designate Area 7 as a rural reserve.

Sincerely,
Claire Stock and Burt Lazar
14025 NW Germantown Road
Portland, OR 97231

RECEIVED DEC. 8, 2009

Original Message -----

From: wluscombe@aol.com

To: mult.chair@co.multnomah.or.us ; district1@co.multnomah.or.us ; district2@co.multnomah.or.us ;
district3@co.multnomah.or.us ; district4@co.multnomah.or.us

Cc: jerrygbw@aol.com ; opecheelake@hotmail.com ; chesarek4nature@earthlink.net ;
LBlaise@msn.com ; hildulal@gmail.com ; wluscombe@aol.com ; paulasauvageu@yahoo.com ;
karen9248@comcast.net ; claireleonore@gmail.com ; mark@nwnw.org ; rochlin2@comcast.net

Sent: Friday, December 04, 2009 10:39 AM

Subject: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Multnomah County Board of Commissioners

Chair Ted Wheeler, Commissioners Deborah Kafoury, Jeff Cogen, Judy Shiprack,
Diane McKeel

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

Re: Board Meeting to Discuss Reserves Resolution --December 10, 2009

Commissioners:

The Board of Commissioners will deliberate and vote on Urban/Rural Reserve Designations for Multnomah County on December 10. We, and many of our neighbors in the Forest Park Neighborhood, are very disappointed to learn that the resolution for the Board's consideration proposes to ignore the recommendations of the Citizens Advisory Committee (CAC) and the Planning Commission, which have proposed that areas 7(a) and 7(b) be designated Rural Reserves and instead the resolution proposes a "no reserve designation" for that area. (Area 7 is located west of Forest Park roughly defined by the Germantown, Old Germantown, Springville Roads area between Forest Park and the Washington County line). The CAC worked extremely hard and diligently in coming up with its recommendations; it collected massive amounts of data, considered hours of public testimony, and deliberated thoughtfully and earnestly for many months. It is inexplicable how this process can now be ignored

The proposal to define Area 7 as "Undesignated" seems to be based on the "unique development opportunity" promoted by Mr. Tom VanderZanden and Mr. Jim Irvine. The promoters of this "unique development opportunity" presented the concept to an open meeting of the Forest Park Neighborhood Association earlier this year. The meeting was broadly attended by members of the neighborhood who spanned the spectrum of the development question, from those favoring unfettered development to those advocating preservation of existing natural resources and ecosystems. They listened to the presentation, debated its merits, and concluded (one of the few times that people on both sides of the development debate might agree on an issue) that the development proposal was unworkable and inappropriate for that area. The VanderZanden "unique development opportunity" has been vetted by the CAC, the Planning Commission, and the neighborhood and has been rejected.

Therefore, we request that Board of Commissioners accept the recommendations of the CAC and the Planning Commission and amend the resolution to designate Area 7 as a Rural Reserve.

Thank you,

B. Wayne Luscombe and Jennifer H. Allen
(Residents of Forest Park Neighborhood, Multnomah County)
464 NW Skyline Crest Road
Portland, Oregon 97229

Tues. Dec. 8, 2009

Hi Lynda

I understand we need to send you copies of testimony we have sent to the Commissioners in order to get them in the hearings packet for the Reserves Hearing to be held on December 10. Accordingly, I have attached two files for inclusion (both have been sent to the Commissioners). These are from

1) Jerry Grossnickle and Bruce Wakefield
13510 NW Old Germantown Rd.
Portland, OR 97231

2) Robert VanDerWerf
13248 NW Old Germantown Rd.
Portland, OR 97231

Please give me a call if you need additional information. Thanks.

Jerry Grossnickle
503-289-3046

Multnomah County Board of Commissioners
501 SE Hawthorn Blvd. Suite 600
Portland OR 97214
Via email: Re: Rural Reserve Designation for Study Areas 7a & 7b.

Dear Commissioners:

I was shocked to see the .No reservation designation. recommendation for Areas 7a and 7b in Attachment .A. of the December 10, 2009 Hearing Materials. This conclusion completely disregards the extensive work of the Citizens Advisory Committee and Planning Commission who both recommended .Rural Reserve. designation for Area 7. It is also inconsistent with the Core 4 Technical Team findings which ranked the area .difficult. and having .low suitability. for urban infrastructure such as sewer serviceability, transportation connectivity, etc. The recommendation also ignores many years of previous policies including Multnomah County West Hills Rural Area Plan, Metro.s Natural Landscape Features Inventory, Metro.s Natural Areas Bond Measure and Clean Water Services Map of Healthy Streams, as well as recommendations from The Forest Park Neighborhood Association, Forest Park Conservancy and a large majority of the landowners in Area 7.

The conclusion appears to have been influenced solely by lobbying efforts of two developer/consultants (Tom Vander Zanden and Jim Irvine) working on behalf of a small number of landowners who do not appreciate how important this close-in rural area is in contributing to the livability of the entire Portland Metro Region and providing a sense of place. Their only motivation is simply the assumption that their property values may increase if development becomes viable.

Attachment .A. cites a .unique development concept. proposed by the developer/consultants to .leverage revenue. from more intensive development to .protect landscape features. by acquiring land for public ownership. This concept fallaciously imagines that revenue from the Parks System Development Charges from

subdivisions in the North Bethany area will somehow be sufficient to purchase large tracts of land higher up on the hill. In reality, Parks SDCs are hardly adequate to develop small pocket parks within new residential developments; it is unimaginable that Parks would have excess funds with which to purchase any additional property. The suggestion that this area should remain un-designated so that their unique development concept could be pursued is not credible.

The relentlessness of these pro-development individuals is indisputable proof that Area 7 is under intense urbanization pressure. Being subject to urbanization is one of the primary factors for Rural Reserve designation according to OARS 600-027-0060(2)(a).

Another key factor for Rural Reserve designation according to OARS 600-027-0060(3) is being identified in Metro's Natural Landscape Features Inventory. Study Area 7 actually includes two such identified landscape features; they both apply to the entirety of Area 7 and are described (in part) as follows:

22 Rock Creek Headwaters Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

23 Forest Park Connections The Forest Park connection area provides protection to key watersheds and secures the integrity of the big game corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.

Area 7 is precisely the type of rural area envisioned by OAR 660, Division 27 for long term protection. Area 7 contains important landscape features and is subject to constant urbanization pressure. I own land and have been a resident of Study Area 7 for over 30 years, and I encourage the Board to support the recommendation of the CAC to designate Study Area 7 as a Rural Reserve and reject efforts by pro-development individuals to keep this area from being protected.

Sincerely,
Robert VanDerWerf
13248 NW Old Germantown Road
Portland Oregon 97231

REC. DEC. 8, 2009

13510 NW Old Germantown Rd.
Portland, OR 97231
November 29, 2009

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

The resolution proposed by Commissioner Cogen recommends in Attachment A that "no reserve designation" be applied to Areas 7a and 7b. Loosely described, these are the rural lands that surround Germantown, Old Germantown and Springville roads from Forest Park or Skyline Blvd. down the slopes of the Tualatin Mountains to the Washington County line.

We urge the Commissioners to reject this proposal and endorse the recommendations of the Planning Commission and the CAC in designating this area rural reserve.

West Hills Rural Area Plan Discarded?

It is remarkable to us that the Board would consider a reversal of its longtime support of rural values in this area without significant public process. The land is entirely within the Multnomah County's West Hills Rural Area Plan, which specifically sets forth as policy that no expansion of the UGB will be allowed within its boundaries. It is also remarkable that the Board would fail to acknowledge the Planning Commission's endorsement of the CAC recommendation.

Citizens Advisory Committee Ignored

Considering the abundant public testimony taken by the CAC and its comprehensive discussion and analysis of the reserve factors as applied to the land, it is astonishing that the Board would reverse the Committee's recommendations, particularly based on the weak reasons provided in Attachment A. It is suggested there that the Board should avoid a reserve designation to give time for consideration of a novel development concept for the west hills.

A Novel Development Concept

The idea is that intensive development on some relatively flat farmland, together with lower density development on the ridge tops would provide adequate funds to purchase and protect some important resource lands. The plan requires taking park SDCs meant for local parks in the densely developed new community planned for the farmlands and using them instead to purchase land around the new executive homes on the ridge tops.

FPNA Rejects the Concept as Unworkable

This is what we in the neighborhood have referred to as the VanderZanden Plan. It was presented to the Board of the Forest Park Neighborhood Association (FPNA). After a lengthy discussion the FPNA Board unanimously rejected the proposal as unworkable. The Board found it to be harmful to the neighborhood and clearly inappropriate for the rural lands of the west hills.

Rural Development?

Our own reading of the plan is that, stripped of its accompanying adjectives ("unique, creative, out-of-the-box", etc.), it basically proposes urban development on lands that should not be developed at all. It attempts to make urbanization palatable by suggesting more intensive development on the least environmentally sensitive lands, less on the more sensitive, and not at all on the most sensitive. The plan thus suggests that it is indeed possible to develop the west hills without destroying the landscape qualities that are so important to the region, and it even purports to benefit Forest Park by adding public lands. This premise is not credible. An honest evaluation of the Urban Reserves factors shows that none of this area is suitable for sustainable urban development. Both the CAC and county staff rated almost all of Area 7 "low suitability" for Urban Reserves; only a small portion was rated "low-medium suitability."

Reality Bites Developer's Scenario

Adding insult to injury, the plan actually claims to provide better protection for wildlife, streams and forest lands by developing the land containing those resources. Reality is far removed from the developer's scenario. Urban development on these lands will inevitably destroy the rural qualities the plan claims to protect. Building hundreds of new houses in the hills, with all the roads and infrastructure needed to support the development, will inevitably degrade the streams, destroy wildlife habitat, drive off the elk, and sever important wildlife connections that Forest Park now has with the Tualatin Basin and the Coast Range. Additional development will disrupt the natural systems that now maintain a healthy ecosystem that still hosts elk, cougar, black bear, and many other sensitive species.

As for providing better protection for wildlife, streams and forest lands, we are at a loss to describe the brazen effrontery of this assertion.

Logging. Plan proponents explain that currently logging is allowed, but through public purchase of land, logging would be prohibited. But the plan can't guarantee that any trees would be left standing in the area they propose to protect when funds are finally available to purchase land. Mere designation of the land as an Urban Reserve will provide an incentive for property owners to clear-cut land to minimize habitat protections and maximize development potential, as has been happening in North Bethany. Yes, logging is currently allowed. Most of the land is forest land, and many of the residents care for their woodlots expecting to both harvest and replant in a responsible manner, continuing a tradition of stewardship that ensures healthy forests for the future. Cuts are generally small, since the forest lands interconnect across many property lines, and the temporary loss of mature trees does little damage to the

ecosystem, and even rejuvenates many species, both plant and animal. Forests that are cut and replanted are certainly better wildlife habitat than forests that are cut and replaced with urban development.

Elk. Plan proponents also point out that once the land is urbanized, game animals will be safer, because hunting will no longer be allowed. Why not tell the truth: there will be no elk to hunt. The plan proposes intensive development on farm fields that are important elk habitat. Elk need a mix of forest cover and open fields for food. Developing the farm fields as proposed by the plan would eliminate an important food source and greatly reduce the Area 7 habitat value for elk. Elk don't like houses, roads, cars - or humans, for that matter. Limiting their habitat to stream corridors and forested slopes, surrounded by urban development, will force them out of the area.

Streams. As for stream protection, the plan proposes to provide undisturbed corridors of sufficient width to protect water quality as well as the movement of wildlife. The missing critical element here is that the drainage (the streams, their tributaries and headwaters) occupies nearly the entirety of the rural landscape, for this is where much of the Rock Creek drainage originates. Any new road will require stream crossings that will damage the watershed, and any amount of development, including all impervious surfaces, tends to degrade stream quality, increase run-off and contribute to downstream flooding.

Stream Corridors. To assume that these stream corridors will adequately protect wildlife fails to consider that many species will not thrive within the confines of a stream corridor. Many need space to live, breed, find food and shelter and will not live where we tell them to on a map. Mink, porcupine, Northern Flying Squirrels, Red-legged Frogs, Pileated Woodpeckers and Black-headed Grosbeaks all make their homes here, in addition to big game like elk, cougar and black bear. Many species are sensitive to urban development, and new urban areas in the hills will fragment habitat and block wildlife corridors, degrading the habitat value of remaining undisturbed lands.

Ersatz Ecosystem

Why would we want to replace our functioning natural west hills ecosystem with an inferior ersatz copy, urban development dressed up to resemble a functioning natural ecosystem, but an ecologically sterile place where remnants of the forests remain as islands to remind us of our loss?

Disappointing Process

Commissioner Cogen had the opportunity to attend any or all of the CAC meetings where this concept was discussed, but chose not to. Now he is persuaded to reject the CAC's rural reserve recommendation because of private conversations with developers? It would be remarkable indeed if the Board agreed to the proposed Resolution without thorough inquiry into this matter. We are disappointed that the Resolution ignores the recommendations of the CAC, Planning Commission, four neighborhood associations, and Forest Park Conservancy that Area 7 be designated a

rural reserve. Multnomah County has the responsibility to designate rural reserves that reflect our county's values, and it should not abdicate its responsibility by recommending "undesigned."

SB 1011

SB 1011 has given us a golden opportunity to protect the western slopes of the Tualatin Mountains as an important regional landscape feature that can be enjoyed for many years into the future, a place where wildlife thrives, where forests are productive, where farms and their CSA's provide locally-grown produce, where hikers and cyclists enjoy rural country roads, where streams run free of pollutants, a place of beauty and calm rising above the hubbub of urban life, seen as a green and verdant hillside from miles around, a natural entry to and buffer for Forest Park. The biggest threat to this area isn't logging or elk hunting. It is habitat loss and fragmentation due to urban development. Let's not lose this valuable regional resource to urban development that can and should be located in more suitable places.

The purposes of SB 1011 (including long-term certainty of land use) would be subverted by adoption of the proposed Resolution, a cruel hoax for the many supporters of SB 1011 in our neighborhood who saw in this legislation a way to finally end the long cycle of fighting UGB expansions every five years, and who believed that the rural reserve language about protecting important natural landscape features was particularly applicable to this area.

A Duty of Stewardship

As property owners in Area 7 we would stand to gain financially if urban development were to occur here as proposed by the VanderZanden plan. If we thought there was a possibility that the plan could actually preserve the rural qualities and wildlife habitat that make this neighborhood the iconic regional resource that it is, we would be tempted to side with the developers. But for all the reasons stated above, we know that the VanderZanden proposal does not offer real protection. We understand that our duty as stewards of the land is to oppose the inevitable degradation that urbanization would bring.

Please designate Area 7 as a rural reserve. Thank you.

Jerry Grossnickle and Bruce Wakefield

13900 NW Old Germantown Road
Portland, Oregon 97231
November 29, 2009

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

RE: Urban and Rural Reserves Resolution for December 10, 2009

Dear Chair Wheeler, Commissioner Kafoury, Commissioner Cogen, Commissioner Shiprack,
and Commissioner McKeel,

After reviewing the "Recommendations and Rationale for Reserve Designation," Attachment A to the prospective Resolution you will be considering on December 10, and its accompanying map for west Multnomah County, I am profoundly disappointed that the strong recommendations of the Multnomah County Reserves Citizens Advisory Committee and the Multnomah County Planning Commission have been dismissed for that portion of the West Hills most under development pressure: Area 7. While the recommendation to designate most of Area 6, and all of Sauvie Island, as Rural Reserves is very welcome, the notion that Area 7 would remain Undesignated is baffling. Area 7 should be designated a Rural Reserve along with Area 6.

The extensive data-gathering, testimony, and discussion of the Citizens Advisory Committee and Planning Commission led to recommendations for Rural Reserve in Area 7. Further, this conclusion aligns with the existing Multnomah County West Hills Rural Area Plan, which itself was adopted after extensive study and public input, and is supported by numerous regional studies including Metro's Natural Areas maps (most of Area 7 is a Target Area for the Natural Areas Bond Measure) and Clean Water Services' maps of healthy streams. Area 7 as currently zoned, and as currently inhabited by both human and animal populations, provides a landscape-scale rural area, close to cities, with far greater habitat and resource values than scattered patches of preserved land can ever hope to approach.

That the numerous streams, steep valleys, and winding little roads also preclude any eventual development of the kinds of affordable, accessible, low-carbon, multi-modal communities required in our common future should also be obvious. Yet an "Undesignated" classification leaves the future of Area 7 up in the air and subject to disinvestment and speculation -- the exact opposite of the goal of the Reserves process. If this area is left "Undesignated," that small but vocal minority of property owners who desire to profit from rural-to-urban conversion will continue to lobby for inclusion in the UGB as an "exception" at each Periodic Review, and especially at the prospective 20-year "check-in." Twenty years may sound like a lot, but it's not much to a forester, or a farmer amortizing greenhouses and drainage systems, or especially to wildlife populations who rely on large habitat sectors.

The outcome for Area 7 proposed in the Resolution is so contrary to the last two years of information and testimony that I have to presume that the "Undesignated" proposal is triggered solely by the so-called "development opportunity" presented by Mr. Tom VanderZanden and Mr. Jim Irvine. This same proposal was presented by them to the Forest Park Neighborhood

Association Board. We concluded unanimously that the proposal is unworkable and inappropriate for this area.

We understand that Commissioner Cogen required the Reserves CAC to also hear this development proposal, and the CAC decided to follow the available technical information and apply the Factors in the Administrative Rules evenly across the County, leading to their Rural Reserve designation for Area 7. Please do the same.

I believe that these gentlemen are sincere in their advocacy, but they are not residents of this area, nor even this county. Whatever else they may have accomplished for the community, which I respect, one is a property developer and the other the CEO of a residential construction company. There is an obvious financial self-interest which accompanies their advocacy. I believe their proposal tries to keep their scenario alive by interjecting uncertainty into a Reserves process which until recently was headed towards Rural Reserve designation for Area 7. But nothing is more uncertain than that this "development opportunity" could ever be brought to fruition.

- Land acquisition from willing sellers in anything other than a thin patchwork is highly improbable
- SDC money won't be available to purchase land until it is in the UGB and much more expensive
- The amount of prospective moneys to be raised are wholly inadequate to the stated goal
- The dense community at lower Springville will need the parks SDC for their own urban parks
- Park maintenance budgets are inadequate for a new park at their proposed scale; Forest Park can barely be maintained today despite volunteers, and SDC's can't help
- The land is better-protected, in one large block, *at no public expense*, today - and would be more so as a Rural Reserve
- There is no mechanism to ensure that the proposed development limits and parkland would in fact be even attempted by developers and agencies in the future

The Forest Park Neighborhood Association has extensive experience dealing with development proposals from the scale of Forest Heights to those of a few houses. We understand the harm to the landscape that development brings, and also the difficulty in recognizing and enforcing agreements after a few years as players change. This "development opportunity" is the most uncertain we've seen.

The window of opportunity for creating Reserves is about to close. To leave land along the existing UGB, which qualifies so clearly as Rural Reserve, in "Undesignated" status in order to examine an unworkable proposal at some vague later time, is to abrogate the intent of the Reserves process. Please reconsider the proposed Resolution. Thank you.

Jim Emerson , 25-year resident in Area 7
Forest Park Neighborhood Association President

cc: FPNA Board, Metro Councilor Rex Burkholder

Received Dec. 8. 2009

Lynda:

Please include this letter into the packet for the county commissioners for the upcoming Thursday meeting. I'll be in the audience to represent it during public meeting time.

Regards,

Kirk Andrews @ kirk_meister@yahoo.com

To: Core 4
Metro Council
Multnomah County Board of Commissioners

From: Kirk Andrews
13410 NW Springville Road
Portland, Oregon 97229

Re: Rural/Urban Reserve Designation for Area 7 in Multnomah County

Date: 05-Dec-2009

Public Officials:

I am writing to express my deep dismay upon reading that the Multnomah County Board of Commissioners have proposed to leave Area 7 in Multnomah County as "undesignated" in the current effort to identify urban and rural reserves for future land use planning decisions.

Throughout the year, I attended many meetings of the Multnomah County urban/rural reserve Citizen Advisory Committee (CAC), and watched them debate the issues in a thoughtful and methodical manner. They too had the option of leaving areas undesignated, but came to the conclusion that leaving this area next to the UGB in that status was not an appropriate action. Undesignated status next to the UGB is bad. It leaves the residents of that area in limbo. Landowners don't know if they can safely make the necessary capital improvements to their land that they want to make (e.g., install irrigation for their farming efforts) and others to continue to make no improvements to their land in hopes that it will be purchased for sub-developments. As a member of the community, I signed a petition with 31 additional landowners along Springville Road which stated we wished the area to be designated rural reserve. I was pleased and relieved when the county's CAC recommended that the area be set aside as rural reserve.

The text of the Multnomah County Board of Commissioners proposal to leave area 7 undesignated alludes to a concept that a land developer was touting throughout the meetings that would use system development charges from a highly urbanized area to purchase land to expand Forest Park. The County Board of Commissioners only needs to look at the planned North Bethany expansion to see that current system development charges are not adequate to pay for basic infrastructure (therefore that expansion area languishes), let alone raise funds to purchase some additional amount of land elsewhere for a park. This developers' plan is clearly a red herring, meant only "green wash" his development efforts and take the focus off the harm this development would do to rural farms and fragile natural resources in the area. Low density ridge-top executive homes along Skyline Blvd are not a sustainable form of development – while highly profitable for developers, they would fragment already limited wildlife corridors across Skyline Blvd, harm headwater areas, and put more cars on our roads.

City of Portland does not want think the area is a good candidate for urbanization – they understand the limited road network and difficulty providing good transit to the area, so they wisely prefer to invest in improving communities inside their city today. I don't understand why the County Board of Commissioners would discount City of Portland statements that they have enough developable capacity within the existing urban growth boundary to fulfill its expansion needs for the next 20 years.

The text of the proposal to leave the area undesignated mentions that area 7 is conflicted farmland and it is not suitable for long-term commercial forestry. Yet, this area supports numerous tree farms, organic farms, and CSA gardens on land where owners put forth the necessary effort to make it profitable. These farms along the UGB help buffer the more sensitive wildlife habitats and streams from urban Bethany.

If area 7 is left undesignated, it will be the focus of the land developer lobby year-after-year. They will spend countless hours of public meetings and thousands of dollars of taxpayer money working to get a "UGB exception" that could bring undesignated rural lands into the UGB. This area has absorbed enough urban development over the last 20 years -- it is time to focus on maintaining the valuable farmland and natural resources that remain. These resources are important in their own right, but they are especially valuable because they effectively expand the habitat available for wildlife in Forest Park, more than doubling the park's effective habitat area.

I ask that the Multnomah County Board of Commissioners reconsider their proposal and instead support the CAC recommendation for making Area 7 a rural reserve.

Sincerely,

Kirk Andrews

*** this ends the Letters that were submitted as Testimony on Dec. 8, 2009 ***

Received 12/10

Commissioner Kafoury

Although the area around Springville and Germantown area in Multnomah County is noted as conflicted, that has nothing to do with the ability of the land itself to support small U-picks, CSAs, pocket vineyards, and market gardens to supply Farmers markets in Portland. This area not only protects natural features, and protects wildlife, It helps provide close in sustainability potential. and adds to the distinction of the Portland Community. I have attached a file showing the Prime farm land in the area. As you can see there is nothing wrong with the land in the area. As mentioned in Testimony, the Malinowski's and Beovich's Farms are actively seeking to improve our farms to support the community we live in. We rent space to market gardeners, and have a permit for water rights. Beovichs are planting potatoes and looking into Greenhouses. We retail our Ground Beef for \$4.75 per lb cut and wrapped, the folks who just want to sell to developers say they only get \$.50 live wt for their Meat. We do value added to get our price. As for water rights, you have to file a permit and pay a fee like building a barn. There are currently no shortages of water rights for Ground water in our area, as long as you do not pull from streams, steal from your neighbors wells. We need the Rural reserve designation to bring the potential of this area to bloom.

If we are not designated Rural Reserves our ability to invest in long term improvements, is diminished, for example we are preparing to plant 3400+ native wildlife friendly plants this Feb, Thousands of dollars and hundreds of man hours will be spent, is that a good investment on land that may be bulldozed in 10 years? Is adding underground irrigation pipe to feed 1000 families in the Portland area? or should we do like a few of our neighbors did and pull down our barns, tear down our water systems, log off our trees, and hire a consultant who charges up to \$100,000. per acre to make sure farm and forest land get added to the UGB, and just wait..... That's why undesignated won't work for us. Because as the Department of Ag pointed out, what makes us conflicted is that the current owners of the land in area 7, don't want it farmed they want it sold for development. Remember Metro Land Group bought over 40 acres of land zoned EFU, and hired the above consultant to get in made Urban, and If area 7 and other lands close to the UGB are marked undesignated.... why wouldn't that keep right on happening?

I have included a file of our farm's soil capabilities as well. As you can see now that we have a permit for water, the state and Feds say some of our class 3 soils have moved up to class 2. The non-prime white lands on our Farm are actually wetlands, which while not considered prime, provide vital area for ducks and other wildlife. and protect headwater streams. All things to protect. Thank you for your time.

Greg Malinowski Malinowski Farm.

To the Board of Multnomah County Commissioners
Chair Ted Wheeler, Deborah Kafoury, Jeff Cogen, Judy Shiprack, Diane McKeel
Cc: Metro Council

Re: Reserves Resolution Hearing Dec. 10, 2009

Dear Commissioners:

I have been privileged to live on the edge of Balch Canyon for nearly 20 years. I have enjoyed this benefit because I have lived in a county where government clearly valued its natural resources and worked to protect what is left of them for the future.

Imagine my shock to learn that you don't value Balch Canyon enough to put it into a rural reserve.

Now maybe I am a little confused. In reading the resolution it seems that you don't think this area is threatened, even though it is almost surrounded by the UGB. I am left to puzzle over your vision for this jewel of the county might be.

Have for forgotten that in 2002 Metro added other unsuitable land to the UGB in Areas 93 and 94? Portland calculated that Area 94's 600 acres could only support 60 to 70 homes, but still it was added to the UGB (fortunately Friends of Forest Park got that overturned). Developers drool at the thought of building expensive high-end homes in this canyon. But you don't value this area enough to protect it from development. What does that say about our county's values?

Why are you ignoring your CAC and county Planning Commission? They wanted to protect this area. Area 7 should be a rural reserve.

Don't speculate with a treasure that county government and individual land owners have protected for many years, up until now. Key words: UNTIL NOW! Are you really sure you're doing the right thing or is this just one more secret back room deal? Only developers can profit from leaving this area undesignated.

Please think hard about this. Thinking people, public and private, have been caring for this land for over a century. It would take only a year or two to destroy the whole place. Look around.

Thank you.

Paula Sauvageau
3355 NW Forest Ln.
Portland, Oregon 97229

Received Dec. 10, 2009

Dear Commissioners:

We are writing today with a sense of exasperation in reaction to your recently published recommendations and rationale for the reserve designations, specifically in Areas 5 and 7. We understand and appreciate the rural designation recommended for Area 6 (which geographically sits between Areas 5 and 7) but would like to see **ALL of Area 5 and 7 receive rural reserve designation** and feel confident that much of the same rationale used to designate all of Area 6 as rural reserve is suitable for the Areas 5 and 7 in the West Hills of Portland.

The exasperation comes from the fact that Area 7 is being left as undesignated and much of Area 5 as well. This process was designed to keep this very thing from happening. It was designed TO PROTECT foundation farm/forest land, natural features, wildlife habitat, headwater streams, recreational value, and sense of place — which describe the very nature of the landscape and make-up of Area 7. We have lived on a 5-acre parcel in Area 7 for 13 years and drive to town on the rural roads which are more suitable to bicycles than cars and our property has often been referred to as the “wildlife sanctuary” since we are ‘home’ to deer, owls, bobcats, and the migrating elk herds that pass through year after year. This, indeed, is a very special sense of place that can be shared by many people so close to major metropolitan Portland. Small farms growing produce, crops, nursery stock and the like are visited regularly by the city-dwellers who appreciate what our “West Hills” and “rural” Portland offers them. And recreation opportunities, as well, abound in this area. When looking specifically at Area 7 from the lower Springville area to the boundary of Forest Park, in addition to its natural features, it provides the perfect buffer between urbanization (currently existing right up to the county line in Washington County) and the beautiful natural resource we all treasure in Forest Park. This is the exact reason a RURAL RESERVE DESIGNATION is important – it protects these resources for current tax payers and residents, but more importantly for future generations to enjoy what we have come to appreciate about our area’s livability.

In addition, we have been writing letters, meeting with neighbors, following much of the work that has gone into the ‘reserves’ process, as well as providing personal testimony at countless meetings of the Citizen Advisory Committee, the counties, and Metro and cannot understand why the Board of Commissioners has disregarded the recommendations from the CAC and the planning commission to designate Area 7 as Rural Reserve.

Please honor the process and the well-researched recommendations of those who have been studying this issue. We urge you to PROTECT all of Area 7 and Area 5 with a Rural Reserve designation along with your current recommendation of RR for Area 6. We thank you and so do our children’s children.

Mollie and Ted Nelson
13512 NW Springville Lane
Portland, OR 97229

End of Testimonial Letters

#1

9:07a
(2)**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP****Please complete this form and return to the Board Clerk*******This form is a public record*****MEETING DATE: 12/10/09SUBJECT: Urban & Rural Reserves - East Co.AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Jim Kight, MayorADDRESS: 104 SE KiblingCITY/STATE/ZIP: Troutdale OR 97060PHONE: DAYS: 503-665-5175 EVES: 503-880-5760EMAIL: jkight@ci.troutdale.or.us

FAX: _____

SPECIFIC ISSUE: The inclusion of land adjacent to
Troutdale to the Urban Reserve.WRITTEN TESTIMONY: _____

_____✓
Scanned**IF YOU WISH TO ADDRESS THE BOARD:**

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Comm.
Fritz
will be H&B
#2
Callan

10:07a

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 12/10/09

SUBJECT: R-5 Reserves

AGENDA NUMBER OR TOPIC: R-5 Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM ^{Recommended} Changes.
NAME: ~~Portland~~ Commissioner Amanda Fritz
and Bob Clay, City of Portland
ADDRESS: City of Portland
CITY/STATE/ZIP: Oregon 97201

PHONE: _____ DAYS: 503.823.7713 EVES: 503.317.9382

EMAIL: bclay@cityofportland.or.us FAX: _____

SPECIFIC ISSUE: Reserves in NW Hills

WRITTEN TESTIMONY: Yes.

IF YOU WISH TO ADDRESS THE BOARD:

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December 10, 2009

Multnomah County Board of Commissioners
501 SW Hawthorne Blvd. Suite 600
Portland, Oregon 97214-3587

Dear Chair Wheeler and Commission Members,

RE: City of Portland Position: Reserve Designations for NW Hills – Multnomah County
Powerline/Germantown Rd. – South – Map Areas 7a and 7b
East Bethany and Bonny Slope East

On behalf of the Portland City Council, my fellow MPAC colleague, Commissioner Amanda Fritz and I want to commend your Board, your planning staff and the county reserves Citizens Advisory Committee. This is ground-breaking work that will serve the region for decades to come. In particular we want to also commend Commissioner Jeff Cogen for his dedicated work as the county's representative to the region's CORE-4.

Thank you again for allowing us the opportunity to share the City of Portland's position and recommendation on urban and rural reserve designations in the unincorporated NW Hills.

The City of Portland staff in the Bureau of Planning and Sustainability (BPS) has participated in the Urban and Rural Reserves process since the legislation passed in 2007. Portland also served on the regional Reserves Steering Committee. As Mayor, I designated BPS Director Susan Anderson and Supervising Planner Bob Clay to represent Portland. My planning staff worked closely with your planning staff and your reserves Citizens Advisory Committee (CAC) to provide information on land use, transportation, and urban service suitability. At my direction and with the help of the City's Planning and Development Directors Team, city planning staff also convened the city's urban service provider bureaus to analyze the feasibility, costs, and benefits of providing urban services to several locations in the NW Hills—and to weigh these against the city's many priorities.

In part, because of this internal and external collaboration and outreach, the City of Portland is largely in agreement with the recommendations before you. There is only one area where we differ from the county staff recommendation—Map 7a and 7b. Let me highlight those reasons for you below.

The areas in question are in Suitability Area 7b, and also contain areas known as East Bethany and Bonny Slope East/East Laidlaw Road.

1. Multnomah County NW Hills, including Lower Springville Rd/East Bethany – Map 7a and 7b

At this time and based on city staff evaluation of the reserves suitability criteria we recommend this area be designated "rural." We conclude that the suitability criteria support a rural designation over "urban," and a "no designation" is too uncertain and too ambiguous. Further, it may not meet the statutory purpose statement envisioned on SB 1011 and contained in OAR 660-027-0005 of either protecting lands—for their farm, forest, natural systems or natural landscape features value—or

designating them to meet future urban land needs. We believe this means that where lands meet the rural reserve criteria, and that these outweigh the urban criteria, then there is an affirmative obligation to designate those lands as rural. Urban and rural designations were meant to work together to help ensure livable communities, including the protection of the natural landscape features that define the region for its residents. A "no designation" does not work to achieve this end. Relevant language in the purpose statement states in part,

"...Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural or forest land and for natural landscape features that limit urban development or define natural boundaries of urbanization." (Emphasis added)

The natural landscape features that extend westward from Forest Park include riparian streams, wildlife habitat, and corridors for ecological and scenic connectivity. These are significant features in themselves. When taken together with the County line, which is the same as a large power line easement, it divides the North Bethany concept plan area and Lower Springville Road/East Bethany properties area in ways that both "limit urban development" and "define natural boundaries of urbanization."

During the course of the reserves process, city staff in our urban services bureaus met to evaluate the NW Hills area. The group concluded that there were insufficient reasons to designate the area "urban." Let me summarize seven of those concerns:

a. Governance: Any further urbanization in the NW Hills faces a very difficult and long-standing challenge of governance - which remains unresolved. Multnomah County has not provided or coordinated urban services for development for more than 25 years, and no municipal government has made an affirmative commitment. The governance problems are all the same issues as have been found extremely difficult in Bonny Slope West (Area 93).

b. Suitability: Setting aside governance, and even if Portland or other provider(s) could serve the area cost-effectively, there is a question as to whether this is a priority location to meet long-term future housing and community development needs given the area's natural landscape features. We think given this location's context with Forest Park and its important natural landscape features, a "rural" designation is warranted. We think that when combined with the city and region's many other priorities, that on balance, it is not the right location at this time. We think the county line together with the power line easement location makes development west-to-east into Multnomah County impractical, and the potential development impacts to adjoining natural features of Forest Park significant. Portland is committed to build upon the natural landscape beauty and legacy of Forest Park. Over time, the city can acquire key parcels working with the Metro Greenspaces program and other resources. The city has not seen convincing evidence that residential development of the type contemplated will generate enough revenue to contribute to additional land purchases for open space adjacent to Forest Park.

c. Unknown urban service liability and maintenance obligations: The city is also concerned about the viability of development in this location, particularly off-site transportation costs and impacts through portals into Portland. Our Portland Bureau of Transportation staff (PBOT) has expressed major reservations about future service liability costs for maintenance. City transportation staff is likewise concerned about off-site SDC contributions required for additional Washington County north-south collectors such as the extension of NW Saltzman Road. Portland has a growing backlog of infrastructure and maintenance needs—and an obligation to residents in existing centers, corridors and employment areas. Residential development that straddles Lower

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December 10, 2009

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Portland, Oregon 97214-3587

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Springville Road would almost certainly require major off-site road improvements. Development in this area will likely contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that would adequately handle additional volumes of urban commute traffic.

d. Impacts from traffic and development on Forest Park: Portland Parks and Recreation staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features. The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park, while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

e. Meeting Regional Housing Needs: Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including providing housing for some of the region's most cost-burdened households. Portland is an unfinished city. Through infill and re-development Portland has accommodated 36% of all housing starts in the region over the past 15 years. Portland expects to continue to accommodate a large share of the region's growth in existing centers and corridors, in a sustainable development pattern, largely served by transit and more neighborhood amenities.

Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate growth that is accompanied by a focused investment strategy. The Portland Plan, the city's Comprehensive Plan update, will test and further refine the city's overall growth aspirations. The Portland Plan update has not focused on the having to meet the regions, or its own, urban land needs in any unincorporated areas of the NW Hills. Portland's compact form, transit investments, and extensive redevelopment over the past 30 years give it an advantage over other cities across the globe. These advantages will help us meet the city-county adopted Climate Action Plan goals to reduce green house gas emissions and vehicle miles traveled. The enormous existing capacity for additional infill and re-development in the county's largest city also means the county is doing more than its part to meet regional growth obligations over the 40-50 year planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors – and compared to urban designations proposed in locations adjoining North Bethany to the west.

f. Food Security: While East Bethany does not contain foundation agricultural land, urbanization could adversely affect farm operations on surrounding important and conflicted agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security.

g. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive growth aspirations and infrastructure investment needs in its centers, corridors and

employment areas—where it will accommodate a large number of households and jobs, and produce more benefits to more people in the future.

Should any properties east of North Bethany area become either “urban” or undesignated, we urge you to recommend that Metro mediate a resolution to governance, preferably between cities. Such an agreement would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance # 96-665C adopted March 6, 1997.

2. Bonny Slope East/East Laidlaw Road

Multnomah County retained Portland and several subcontractor consultants to prepare a Concept Plan for Bonny Slope West to fulfill a UGB expansion decision made by Metro in 2002. After a very collaborative process with your staff, Portland has concluded it is not cost-effective for the city to provide or coordinate urban services to this location, and accordingly recommends “Bonny Slope East” also known as East Laidlaw Road area be designated as “rural.”

Again, on behalf of the Portland City Council, we want to thank you for the opportunity to comment.

Best regards,



Mayor Sam Adams



Commissioner Amanda Fritz
City of Portland

Cc Susan Anderson, BPS, City of Portland
Joe Zehnder, Chief Planner, City of Portland
Portland Planning and Development Directors
Chuck Beasley, Multnomah County Senior Planner

employment areas—where it will accommodate a large number of households and jobs, and produce more benefits to more people in the future.

Should any properties east of North Bethany area become either “urban” or undesignated, we urge you to recommend that Metro mediate a resolution to governance, preferably between cities. Such an agreement would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance # 96-665C adopted March 6, 1997.

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Springville Road would almost certainly require major off-site road improvements. Development in this area will likely contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that would adequately handle additional volumes of urban commute traffic.

d. Impacts from traffic and development on Forest Park: Portland Parks and Recreation staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features. The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park, while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

e. Meeting Regional Housing Needs: Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including providing housing for some of the region's most cost-burdened households. Portland is an unfinished city. Through infill and re-development Portland has accommodated 36% of all housing starts in the region over the past 15 years. Portland expects to continue to accommodate a large share of the region's growth in existing centers and corridors, in a sustainable development pattern, largely served by transit and more neighborhood amenities.

Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate growth that is accompanied by a focused investment strategy. The Portland Plan, the city's Comprehensive Plan update, will test and further refine the city's overall growth aspirations. The Portland Plan update has not focused on the having to meet the regions, or its own, urban land needs in any unincorporated areas of the NW Hills. Portland's compact form, transit investments, and extensive redevelopment over the past 30 years give it an advantage over other cities across the globe. These advantages will help us meet the city-county adopted Climate Action Plan goals to reduce green house gas emissions and vehicle miles traveled. The enormous existing capacity for additional infill and re-development in the county's largest city also means the county is doing more than its part to meet regional growth obligations over the 40-50 year planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors – and compared to urban designations proposed in locations adjoining North Bethany to the west.

f. Food Security: While East Bethany does not contain foundation agricultural land, urbanization could adversely affect farm operations on surrounding important and conflicted agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security.

g. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive growth aspirations and infrastructure investment needs in its centers, corridors and



OFFICE OF MAYOR SAM ADAMS
CITY OF PORTLAND

Oct. 16, 2009

CORE – 4 Members
Attention: John Williams, Metro Staff
METRO
Planning and Development
600 NE Grand Avenue
Portland, OR 97232

RE: Urban and Rural Reserves Comments

Dear CORE – 4 Members:
Kathryn Harrington, Metro Councilor
Jeff Cogen, Multnomah County Commissioner
Tom Brian, Chair, Washington County Commission
Charlotte Lehan, Clackamas County Commissioner

Thank you for your leadership and public service to the Reserves Steering Committee over the past year. I have been impressed by your hard work and commitment to lead an unprecedented process to guide the region's future over the next 40-50 years. I have been equally impressed by your willingness to listen and respect diverse opinions as you deliberate.

Portland is poised to be the center of America's sustainable economy in the twenty-first century. The City's future leadership is built on a long tradition of excellence in planning and a heritage of conservation and stewardship of our natural environment. The bold decisions made decades ago – to create an urban growth boundary, to invest in light rail rather than additional highways, to acquire our green spaces as a region rather than piecemeal – have given this region a head start over other cities and regions across the country. It is in this context, looking to the next century, that we must approach the designation, location and size of urban and rural reserves. In so doing we must also take into account the importance of the urban growth boundary, the regional transportation plan, and the upcoming work on new ideas for a regional investment strategy.

The decisions we make in the coming months will, in very real ways, shape the community we all share for generations to come. The future of Portland's economy, environment and community all depend upon and leverage our authentic and unique sense of place.

I respect the wisdom and foresight of this process. Even the fact that we are having these long-term planning discussions now puts us in the forefront of American land-use and community planning. It is with this respect for the process that I advocate my city's position on reserves, built on the Metro Chief Operating Officer's three pillars:

1. MAKE THE MOST OF WHAT WE HAVE – We must first invest to maintain and improve our existing communities. This means adopting an integrated regional investment strategy focused on centers, corridors and employment areas. It also means getting the most out of the transportation system we already have by repairing and maintaining our existing systems, employing market incentives and pricing strategies, and investing in smart technology solutions.

We have not found a way to effectively fund infrastructure on new land as we struggle with widening gaps inside the existing Urban Growth Boundary. Portland has embraced the Region 2040 Plan and we work hard to direct our scarce infrastructure funds to our centers and corridors that are part of the 2040 Plan.

- Portland will need to invest \$136 million per year over the next 10 years to keep its infrastructure in good repair (that's 25 to 40% more than is currently spent)
- If current rates of investment continue, the City will likely invest another \$17 billion on infrastructure between 2010 and 2030, only slightly less than the current value of our entire infrastructure system (\$22 billion).

2. PROTECT OUR URBAN GROWTH BOUNDARY – To the *maximum extent possible*, ensure that growth is accommodated within the existing boundary. As The COO aptly points out, the region has only used 5 percent of the 28,000 acres added to the UGB in the past decade or more. And experience has shown us that, once land has been designated as “urban,” it is highly unlikely that designation will be undone.

Portland's recently adopted Five-Year Economic Development Strategy sets a new direction with initiatives relevant to the issue of land-use planning. Those initiatives include protecting Regionally Significant Industrial (RSIA) land, assembling large employment sites, and redeveloping brownfield sites. All these initiatives contribute to containing growth within the existing boundary while creating a healthy economic environment.

Though Portland is the largest city in the state, Portlanders have a deep appreciation not only for the city they live in but also for surrounding forest and farm land that encircle the region. Designating future urban reserves forty to fifty years in advance carries risks to these precious resources and to the city's redevelopment efforts.

3. WALK OUR TALK – Be accountable for our actions and responsible with the public's money. We must ensure that public investments are consistent with the public's values and priorities. And, to hold ourselves accountable to the public on those investments, we must develop and adopt performance targets based on the region's six desired outcomes.

As Portland and Multnomah County move forward with our ambitious but essential Climate Action Plan, we will be asking residents in our communities to take even greater steps to reduce their emissions and live a more sustainable lifestyle. As we ask our citizens to take personal responsibility for their footprints, we as regional leaders must make sure our policies align accordingly.

We share the values and objectives embodied in the COO's three pillars, and with these in mind, I ask the members of the CORE 4 to accept Portland's recommendations to the Reserves Steering Committee.

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OFFICE OF MAYOR SAM ADAMS
CITY OF PORTLAND

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First, as we move forward to finalize our work, we should not lose sight that the region's investment strategy will have a huge effect on both the Reserves decision and the decision on the Urban Growth Boundary. We haven't factored in new investments and changes to financing mechanisms, such as additional Urban Renewal Areas along High Capacity Transit corridors or future streetcar alignments – and the impact that can have on leveraging additional public and private investment that create vibrant and sustainable neighborhoods and business districts. Future public and private investments in freight movement and access to industrial areas will also need to be considered. Portland welcomes the opportunity in the coming months to explore new ideas for infrastructure funding.

Second, in terms of “urban” reserves, we should stay on the conservative side of the 40-50 year planning horizon. This means:

1. We should focus on 40 years;
2. We should focus on the bottom of the middle one-third of the forecast, and,
3. We should commit to revisit the urban and rural reserves every 20 years to recalibrate.

The city has participated in the Multnomah County Reserves process throughout. My staff in the planning, development and service bureaus has studied carefully the county and COO recommendations for the unincorporated areas of Multnomah County in the Northwest Hills near Forest Park. As I have outlined, the city has many other priorities to plan and invest in our existing centers, corridors and employment areas. Making public investments in these existing areas will be far more cost-effective than trying to pay for services and govern relatively small residential enclaves in a difficult geography amid other resource values and natural features. Portland can deliver far more benefit for its citizens and the region if we focus on producing more housing and employment opportunities that create sustainable neighborhoods and business districts within our borders.

Our region is, for all intents and purposes, a living experiment in smart land-use planning. Following a very cautious approach is what any smart business would do in the face of so many uncertainties. Being cautious will minimize risks to our agricultural industry, our downtown cores, and our neighborhood communities. Being cautious will also avoid diluting Portland's redevelopment efforts and those of our neighboring cities.

Sometimes it is hard to imagine that the lifestyle of future generations will undoubtedly be very different from the lives we lead today, but how we plan today for tomorrow's long term future has consequences. Over the next 20 to 40 years, the following trends are likely:

- Higher energy costs
- Carbon taxes or cap and trade regulations
- Only 20% to 25% of households will have 2 parents and kids at home
- An aging population
 - with advanced health care extending life expectancies to beyond 90 or 100.
 - with demands for services that are easily accessible by public transit, or within walking distance.

Portland is well-positioned to meet the demands that the future is sure to bring. Recent statistics show us that we have proven a strong track record of responding well to the marketplace and its demands over the past several years.

Last year, about 50 percent of all housing starts were in the City of Portland. This is a much higher trend than expected and a trend that goes back 15 years. Trends have changed since the 1970's, 80's and 90's, a period that saw huge growth in Washington and Clackamas counties. Since the mid-1990's, Portland has

captured more than 35 percent of all regional housing starts. About two-thirds of this housing is built in the city's designated centers, mainstreets, light rail station communities and corridors. In the past 20 years we have grown by almost 50 percent from about 400,000 to nearly 600,000. Our investments in centers, mainstreets and station communities have paid off. And we have significant additional capacity, able to accommodate 140,000 households without up-zoning a single parcel.

The city and the region's corridors as designated on the 2040 Growth Concept map hold great potential for redevelopment as investments in transit, bike, trails, sidewalks and pedestrian access improvements are made over time. Portland has over 50 miles of mainstreets and over 75 miles of corridors.

The region has selected two new priorities for future HCT extensions along the Powell Corridor and the Barbur/99W Corridor. Both of these present significant redevelopment potential by supporting the market to redevelop key opportunity sites to transit and pedestrian-friendly uses.

The Portland Streetcar Framework has identified over 70 miles or near term and potential future streetcar corridors. The city's track record of strategic transportation investments and incentives has the potential to leverage public and private redevelopment along these corridors. Our nation's leaders have taken notice and shown a willingness to have Portland continue to serve as a national model by making a commitment to significant funding contributions. When coupled with local and regional investments, the corridors are likely to contribute significantly to the vitality of neighborhoods, business districts, and sustainable communities that Portlanders desire.

Finally, it is essential to the health of the region and Portland's industries and industrial sites to maintain and grow a healthy working harbor. We are committed to cleaning up, over time, our brownfield sites – and consolidating and assembling adjoining parcels to provide larger sites. Opening up huge tracts of otherwise excellent agricultural land for industry, when we have land with services already in the UGB – doesn't make sense from a regional investment point of view. The vast majority of our jobs are created through the growth of small businesses. We need to nurture and retain those companies while attracting others.

I appreciate the opportunity for public comment and applaud your leadership and the wisdom and foresight of this process. The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Sincerely,



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Mayor, City of Portland

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DEB
ASKED IF
HE COULD
GO EARLY - HERE
TO REP CITY OF
GRESHAM #3

9:56a

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

NEEDS TO
LEAVE @ 11a
#

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban / Rural Reserves recommendation

AGENDA NUMBER OR TOPIC: R-5

FOR: ☒ AGAINST: ☐ THE ABOVE AGENDA ITEM

→ NAME: Ron Papsdorf, City of Gresham

ADDRESS: 1333 NW Eastman Pkwy

CITY/STATE/ZIP: Gresham, OR 97030

PHONE: DAYS: 503-618-2806

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

4

10:32a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: URBAN Rural Resumes

AGENDA NUMBER OR TOPIC: _____

FOR: x AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carl Hostetker

ADDRESS: Hetro - #600 NE Grand

CITY/STATE/ZIP: Portland OR 97212

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: Maps

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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#5

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban and Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Desari Strader, Washington County Board of Commissioners

ADDRESS: One Main Street

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: Straderd@gmail.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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#6 è #7

9:22a
3

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban, Rural Reserves

AGENDA NUMBER OR TOPIC: R-5 Urban Reserves

☒ For FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Robert Liberty & Rod Park

ADDRESS: 600 NE Grand Ave Metro Councilors

CITY/STATE/ZIP: Portland OR 97232

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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#8

9:29am

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-10-09

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: P5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Scott Rosenlund

ADDRESS: 5900 NW Cornell Rd

CITY/STATE/ZIP: Portland Or 97210

PHONE: _____ DAYS: _____ EVES: 503-292-2022

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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#9

9:33am

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

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This form is a public record

MEETING DATE: 12-10-09

SUBJECT: Urban / Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Thomas J. VanderZanden

ADDRESS: 15903 N.W. Hogue Trail

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: DAYS: 971-212-3162 EVES: _____

EMAIL: tvz@conitergroup.com FAX: _____

SPECIFIC ISSUE: UR-1

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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**BEFORE THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
DECEMBER 10, 2009 URBAN AND RURAL RESERVES**

My name is Thomas J. VanderZanden residing at 15903 NW Logie trail, Hillsboro, Oregon, 97124. I represent the East Bethany Property Owners Collaborative comprising seven owners and about 400 acres of property just east of the current UGB and contiguous to current residential development in Washington County. I have 40 years of experience in government and land-use planning and my family operates large farming enterprises in Washington and Multnomah Counties.

Let me start my testimony by being very clear...I am dumfounded. This process has been going on for nearly two years and it was legislated to be a novel effort to meet our long term (40 to 50 years) urban land needs in a more comprehensive way than allowed under the older more stifling UGB process. In meeting the objectives of SB 1011 we were going to protect important habitats and "foundation" agricultural land, and create "great urban communities". On the west edge of Multnomah County the balancing of these objectives have simply not yet been achieved. Very little consideration has been given to protecting the hillside area with anything other than leaving it all the way it is. Creative public/private partnerships were never given fair an open consideration in your process to this point. Even the Metro COO Report opens the door for a new approach to such areas yet your process closed out novel ideas and "on the books" approaches aimed at protecting the hillsides.

But, more egregious is the notion the UR-1 may not be designated urban reserve. This relatively small piece of land has been deemed suitable for urban reserve designation by your advisory committees. It has been identified as "conflicted" by the Oregon Department of Agriculture, it is laced with exception land, it is not steep hillside property, nor does it contain high value habitats. It is easy to serve with urban infrastructure and is within walking distance to the Bethany Town Center and the Portland Community College Rock Creek Campus. If this property is omitted from urban reserve consideration then it will be evident that the standards applied in Multnomah County were dramatically variant with those applied in Washington County. SB 1011 establishes a consistent standard for all to apply. In short, a legal remedy will become necessary to correct the obvious imbalance should UR-1 not be given an urban designation.

To have no urban reserve designation on the western edge of Multnomah County is unsustainable. This area provides unequalled opportunity to create a "great community"...one that is easy to serve with infrastructure and is close to existing and new jobs. Should Multnomah County simply designate no urban reserves on its western edge you will have ignored SB 1011 and invited a legal challenge.

In summation I strongly urge you to become more regional in your approach and designate UR-1 as urban reserve and provide for open consideration of a different approach to the hillside areas.

Respectfully, Thomas J. VanderZanden

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-10-09

SUBJECT: Urban/Rural Reserve Designations

AGENDA NUMBER OR TOPIC: R-5

FOR: ☒ AGAINST: ☐ THE ABOVE AGENDA ITEM

NAME: Beverly Klock, Klock Farm

ADDRESS: 931 NE. Salzman Rd.

CITY/STATE/ZIP: Corbett, Or. 97019

PHONE: DAYS 503-695-5882 EVES: (same)

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: Protection of Agricultural / Sm. Farms Land.

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#11

9:52a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-10-03

SUBJECT: R5

AGENDA NUMBER OR TOPIC: _____

FOR: R5 AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Katherine M BlumenKron

ADDRESS: 14421 NW Springville Rd

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 503 646-6054 EVES: 503 297-1424

EMAIL: Kblumenkron@hotmail.com FAX: 503 646-6052

SPECIFIC ISSUE: Urban reserve

WRITTEN TESTIMONY: letter & map & signatures

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

December 7, 2009

Multnomah County Board of Commissioners
c/o Chair Wheeler
501 SE Hawthorne Blvd., Suite 600
Portland, OR 97214

Re: Urban Reserves and Greater Bethany

Commissioner Wheeler and Members of the Board,

The attached map identifies owner support for Urban Reserves in Greater Bethany, for lands found within both Multnomah County and Washington County. Individual parcels have been identified where property owners have shown their support verbally or in writing, for an Urban Reserve designation on their specific parcel. Owners of property shown in light and dark orange adamantly support a significant Urban Reserve area within Greater Bethany. Discussion and agreement areas UR-1 and UR-B have been outlined consistent with current Core 4 mapping as provided by Metro.

We, the property owners in support of an Urban Reserve designation, understand that Urban Growth Boundary expansion into these areas will require future annexation into a city. Furthermore, it is understood that an Urban Reserve designation does not signify that inclusion into the Urban Growth Boundary is imminent. As significant investments in Greater Bethany are on the horizon, we think that it would be poor planning to not recommend this area for an Urban Reserve.

Some specifics regarding the attached map:

- Property owners representing 262 acres within the 464 acre UR-1 hereby request an Urban Reserve designation. An additional 88 acres found within UR-1 are identified as exception lands, which are lands first targeted in a typical UGB expansion.
- Property owners representing 317 acres within the 417 acre UR-B hereby request an Urban Reserve designation.
- Property owners representing 756 acres within Greater Bethany outside of areas UR-1 and UR-B hereby request an Urban Reserve designation.

In total, more than 30 property owners representing in excess of 1,300 acres are hereby requesting that the Multnomah County Board of Commissioners recommend a large Urban Reserve in Greater Bethany. As you can see, we represent a substantial ownership block within Greater Bethany, a large piece of which is in Multnomah County.

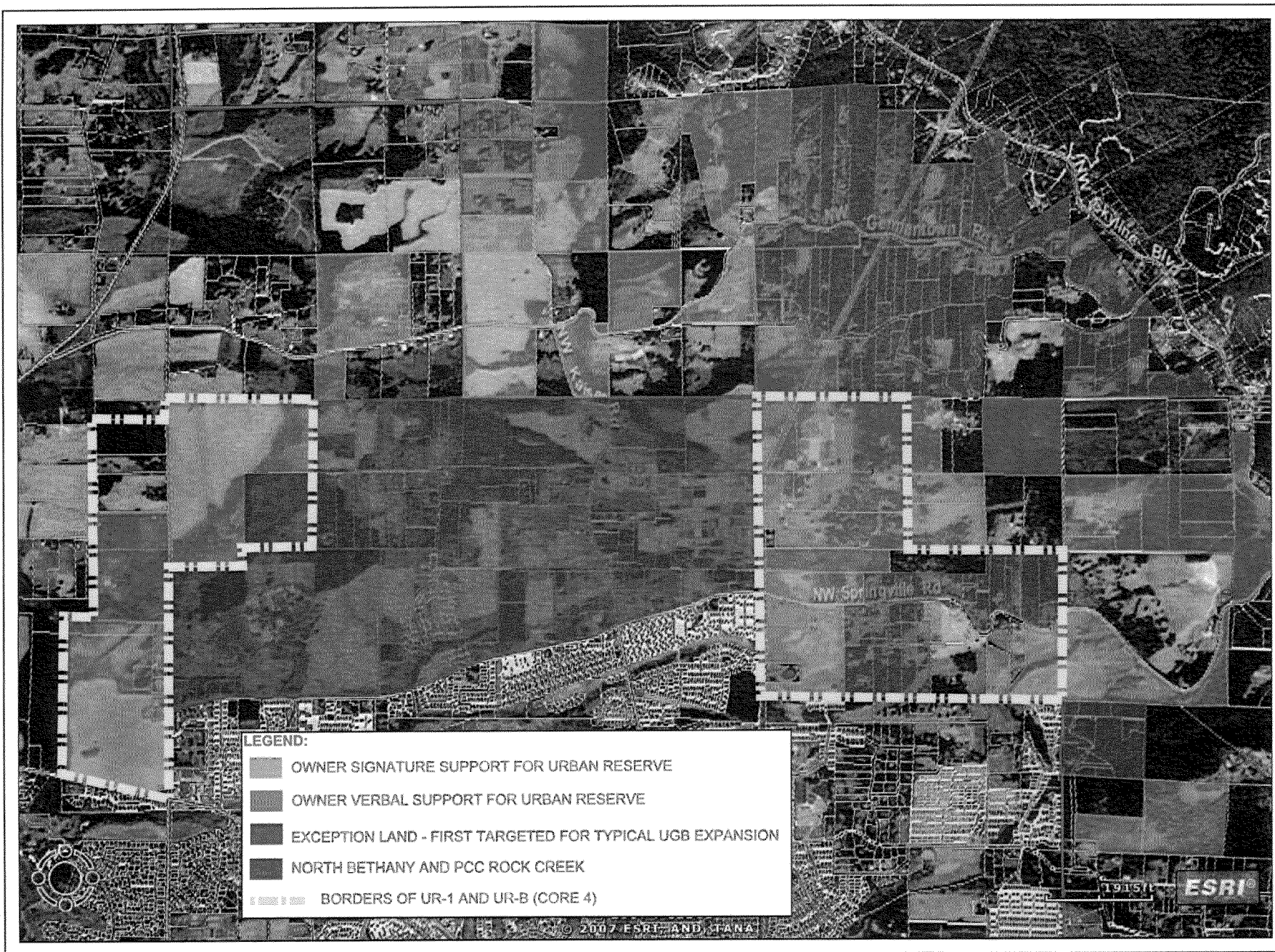
Sincerely,

SEE ATTACHED SIGNATURE LIST

ATTACHMENTS:

1. *Visual demonstration (map) of where ownerships are located*
2. *Signature list of Greater Bethany owners in support of an Urban Reserve designation*

Support for Greater Bethany Urban Reserves – 12/7/09

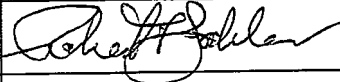
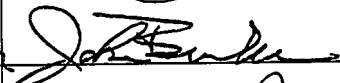
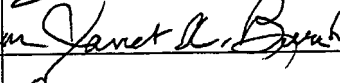

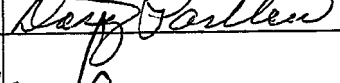

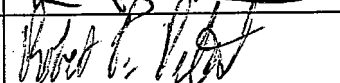
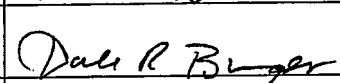

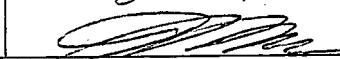
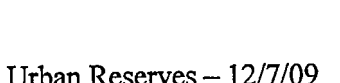


LEGEND:

- OWNER SIGNATURE SUPPORT FOR URBAN RESERVE
- OWNER VERBAL SUPPORT FOR URBAN RESERVE
- EXCEPTION LAND - FIRST TARGETED FOR TYPICAL UGB EXPANSION
- NORTH BETHANY AND PCC ROCK CREEK
- BORDERS OF UR-1 AND UR-B (CORE 4)

Owner Support for Urban Reserves in Greater Bethany

Summary	Signatures found herein are provided as an attachment to the December 7, 2009 letter pertaining to support for Urban Reserves in Greater Bethany
Action petitioned for	We, the undersigned, are the owners of land within Greater Bethany that support an Urban Reserve designation

Printed Name	Signature	Address	Acreage	Date
Robert Zahler		13937 N.W. Springville Rd Portland, OR 97229	36 A	12-4-09
JOHN Burnham		14419 N.W. Springville Rd, Portland, OR	115 A	12-6-09
Janet A. Burnham		14419 N.W. Springville Rd, Portland, OR	115 A	6 Dec 09
Loren Burnham		14417 NW Springville Rd, Portland, OR	115 Acres	6 Dec. 09
DOROTHY PATLOW		14425 NW Springville Rd, Portland, OR 97229	37.6	12-6-09
DAVE Blumenkron		14421 NW Springville Rd, Portland, OR 97222	39.5	12/6/09
Kathy Blumenkron		14421 NW Springville Rd PDX, OR 97229	39.5	12/6/09
Robert F. Petersen		850 SE Park Corvallis, OR 97333	130 Ac	12/8/09
Dale Burges		7548 N. Chautauque Blvd Pdx OR 97217	84 Ac	12/8/09
Eugene O. Zumbing		16875 NW Greenwood Rd. Astoria 97103	65 Ac	12/9/09
JIN PARK		13555 NW Laidlaw Rd. PDX OR 97229	130 Ac	12/9/09

Support for Greater Bethany Urban Reserves – 12/7/09

Owner Support for Urban Reserves in Greater Bethany

Summary	Signatures found herein are provided as an attachment to the December 7, 2009 letter pertaining to support for Urban Reserves in Greater Bethany
Action petitioned for	We, the undersigned, are the owners of land within Greater Bethany that support an Urban Reserve designation

Printed Name	Signature	Address	Acreage	Date
VERN DYSLE	<i>Vern Dysle</i>	6015 N.W. 185 th PO. OR. ⁹⁷²²⁹	86	12/4/09
MYRNA DYSLE	<i>Myrna Dysle</i>	6015 N.W. 185 th Portland OR. ⁹⁷²²⁹	86	12-4-09
ANDY HUSERLK	<i>Andy Huserlk</i>	14715 N.W. OLD GERMANTOWN RD	22.5	12-4-09
FLOREEN HAMMACK	<i>Floreen Hammack</i>	14345 N.W. GERMANTOWN RD	26	12-4-09
Robert Simmons	<i>Robert Simmons</i>	14575 N.W. GERMANTOWN Rd	50	12/7/09
A.K. Arenz	<i>A.K. Arenz</i>	8707 NW Kaiser Rd 97231	19.8	12/7/09
Jimmy Monroe	<i>Jimmy Monroe</i>	8708 N.W. KAISER Rd 97231	37.79	12-7-09
VIRGINIA E. RYSTADT	<i>Virginia E. Rystadt</i>	12449 NW SPRINGULL RD ⁹⁷²²⁹	40	12-8-09
Sandra J Baker	<i>Sandra J Baker</i>	^{Barker property/mult} 13493 NW Countryview 97229	62	12-9-09
JOSEPH KASDEBO	<i>Joseph Kasdebo</i>	725 S.W. VIEWMONT DR 97225	55	12-10-09
Tri-County Investments	<i>Tri-County Investments</i>	17933 NW Evergreen Parkway Beaverton, OR 97006	38	12-9-09

Support for Greater Bethany Urban Reserves - 12/7/09

DEC 09 2009

Owner Support for Urban Reserves in Greater Bethany

Summary	Signatures found herein are provided as an attachment to the December 7, 2009 letter pertaining to support for Urban Reserves in Greater Bethany
Action petitioned for	We, the undersigned, are the owners of land within Greater Bethany that support an Urban Reserve designation

Printed Name	Signature	Address	Acreage	Date
HANK SKADE	<i>Hank Skade</i>	14425 N.W. SPRINGVILLE ROAD PORTLAND, OR. 97229	38	12/4/09

Support for Greater Bethany Urban Reserves -- 12/7/09

#12

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MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Rural Reserves

AGENDA NUMBER OR TOPIC: R 5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Cherry Amabisca Cherry Amabisca

ADDRESS: 13200 NW Bishop Rd

CITY/STATE/ZIP: Hillsboro OR 97124

PHONE: DAYS: 503 647-5334 EVES: _____

EMAIL: amabisca@helvetia-us FAX: _____

SPECIFIC ISSUE: Areas 5, 6, 7

WRITTEN TESTIMONY: see attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

FROM: Cherry Amabisca
Save Helvetia

DATE: December 10, 2009

TO: Chair Wheeler and Multnomah County Commissioners

RE: Rural Reserves for Areas 5,6,7

My name is Cherry Amabisca. I live at 13260 NW Bishop Road, Hillsboro, OR 97124. Today I am representing Save Helvetia, a citizens' group whose goal is to protect all land north of Highway 26 as RURAL RESERVES. This land spans both Multnomah AND Washington Counties. As part of our outreach efforts, you have received 427 letters from people eloquently requesting rural reserves for the area north of Highway 26. We have also forwarded 1,028 petitions to Metro signed by citizens who endorse rural reserves for north of Highway 26. *Over half of all letters and signed petitions are from Multnomah County residents.* We believe that this response from Multnomah County residents makes a strong statement about protecting Foundation farmland and forest lands in the West Hills, Forest Park and the greater Helvetia area.

One reason many of us are advocating for Rural Reserves for these areas is because the Undesignated category does not provide the certainty to protect these natural resources. In Helvetia, we have had to fight a number of battles against projects that would destroy the natural resources found north of Highway 26: In the 80's we fought against a men's prison and four landfills. In the 90's we fought against a women's prison and a "lamb fill" (the plan was to ship dead sheep carcasses from New Zealand and bury them in Helvetia).

In light of the widespread support for Rural Reserves north of Highway 26, we encourage you to designate Areas 5, 6 and 7 as Rural Reserves as recommended by the CAC and as endorsed by the Planning Commission. Since Sauvie Island is recommended as Rural Reserves, it certainly follows that the West Hills have the equivalent value to the thousands of people who enjoy them on a daily basis as they view them from Highway 26 and drive through them on Highway 30. As Representative Mitch Greenlick writes in his letter of November 16, 2009, endorsing Rural Reserves for the area north of Highway 26, "The Tualatin Mountains are part of the region's identity, a landmark visible for miles and from many directions...The West Hills are not suited for urban development." To best protect the interconnected wildlife corridor that spans Multnomah and Washington counties, please designate Areas 5, 6 and 7 as Rural Reserves.



#13

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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12.10.09

SUBJECT: Urban -- Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: Dale Burger

ADDRESS: 7548 N. Chauncey Blvd Portland OR 97217

CITY/STATE/ZIP: Portland OR 97217

PHONE: DAYS: 503 978 0103 EVES: _____

EMAIL: burger_dr@msn.com FAX: _____

SPECIFIC ISSUE: Designation of Map 7a-7b as undesignated

WRITTEN TESTIMONY: Attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

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2. Written testimony will be entered into the official record.

December 10,2009C
7548 N Chautauqua Blvd.
Portland, Or 97217
Dale Burger

Multnomah County Commissioners
Commissioner Cogan

Re: Recommendation to designate the west hills area between Skyline Blvd. on the East and the Washington Co. line on the west and Cornelius Pass road on the North and the east-west Washington Co. line forming a southern boundary as Urban Reserve. This includes map 7a and 7b or UR-1 on new Washington Co. reserve maps.

I represent Burger Farms LLC. We have 84 acres bordering the Urban boundary of Washington Co. A housing development has homes constructed within a few feet of our fence line and CWS has a sewer line that terminates at that same fence at about the 650 foot elevation. I was a member of the CAC for Multnomah County. I disagreed with the recommendations of the committee with regards to the area West of Skyline Blvd and East of the Washington County now designated as UR-1. I feel that it should have been designated as urban reserve. The designation of undesignated is the worst possible outcome for all concerned. This will devalue the land due to the uncertainty of eventual usage. It will be even more difficult to get funding for farming or to sell the land at a reasonable price. I would encourage you to change the classification to urban reserve for the following reasons.

Development of communities in this area will free up prime farm land in Washington Co. Since Washington Co. has reconsidered the urban designation of much of the land north of highway 26 there will be an increased interest in the above mentioned land for urbanization. Development of communities in this area will help support the investment Washington Co. will make in developing the transportation grid and infrastructure planned for the North Bethany project.

A designation of urban reserve would encourage Metro to plan improved transportation corridors through this area to accommodate the projected growth of Washington Co in the next 50 years. The roads are presently inadequate for the amount of traffic to Rock Creek PCC and the employment opportunities in the Hillsboro and Beaverton areas. Without improvements in transportation, I believe that many from the present city of Portland will want to relocate in Washington Co to take advantage of the projected higher salaries and more numerous job opportunities.

Most of the land under consideration has been classified as conflicted land by the Oregon Farm Bureau, and the Oregon Department of Agriculture.¹ It is rated as such due to a number of factors. It is surrounded by housing developments newly built, and in different stages of planning. It is conflicted due to the erosion of the farming infrastructure. The feed mills are gone, along with the stock yards. The dairy herds are all gone; they supplied most of the feeder stock for the beef industry. Many of the small farms that had shared equipment and labor have been subdivided into small acreages, and are no longer in operation. Small tractors and horse drawn equipment have been replaced with large expensive equipment that can only operate efficiently on larger parcels of land. Grass is the major crop. You use grass for pasture or hay. Producing hay does not pay for the cost of harvesting. Raising beef is not profitable at this time, and may cause liability risks due to the close proximity of homes. The timber lands are compromised by Metro's title 13 restrictions which forbids the cutting of timber within 300 feet on either side of creek beds and by parceling of larger tracks into small 2 to 10 acre tracks. This area has demonstrated a high degree of desirability for family homes. Each time the urban boundary has moved west in this area people have quickly built predominately upscale homes.

¹ Metro, "The Shape of the Region-Supporting Agriculture Protection, Natural Areas, Creating Great Communities", map and comments, Oregon Agriculture Department of Agriculture, p-16

#14

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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/2009

SUBJECT: RESERVES

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JOE RAYHAWK

ADDRESS: 15248 NW GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND OR 97231

PHONE: DAYS: 503 289 0744

EVE: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: SUPPORT RURAL RESERVES DESIGNATION
FOR AREAS 5, 6 & 7

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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Title: Testimony for Multnomah County December 10, 2009
Author: Joe Rayhawk file: ...\\MC_20091210_JoeRayhawk.rtf

My name is Joe Rayhawk. My wife and I operate a horse stable on 30 acres at 15248 NW Germantown Road in Area 6.

I am here to support the recommendations that Area 6 be Rural Reserves and strongly oppose leaving Area 7 as undesignated. I also recommend that all of Area 5 be designated as Rural Reserves.

All of these are part of a wildlife and stream system that provide important benefits to the community as a whole. These benefits are very important, but I expect other folks to be emphasizing those aspects.

I will focus on issues as to why leaving Area 7 undesignated is a bad idea.

My wife and I are concerned about the Abbey Creek habitat and watershed. Those concerns led to me getting involved in crafting the new Goal 5 rules you are expected to approve next week. Significant parts of those rules were written based on my input to the planners and to the Planning Commission. Since the rules are being enacted in order to come into compliance with Metro, they cannot easily be changed.

Under those rules, Area 7 is going to have more protection as SEC-Stream and SEC-Habitat as long as it remains unincorporated than it would under the most optimistic projection of the West Forest Park Concept Plan.

That plan is dependent on there being willing sellers in upper Area 7 and because of the SEC rules, on the area being annexed by a city.

The concept is presented as being a way to protect Area 7.

I and many others do not think it would do so.

But, the first step would be reduce the protection because it will require incorporation.

Not a single landowner in upper area 7 has given testimony that they think the concept is a good idea or that they would be willing sellers.

Many have expressed in other forums that they are not interested in being annexed.

The West Forest Park Concept Plan is a bad idea and is a non-starter.

Although Areas 6 and 7 include Tier 1 acquisition areas for the Natural Areas program, there were no acquisitions until September when it became clear that Area 6 would be Rural Reserves.

Natural Areas can only pay for the land as though it is in Rural Reserves.

Owners of land in our area up until recently have had to assume

they might get the kind of Big Bucks that the folks in North Bethany may get or the implied

Big Bucks for transferring development rights to East Bethany.

Leaving Area 7 as undesignated will reduce if not eliminate acquisitions.

On a related note, large parcels in Areas 6 and 7 do not normally change hands except for death or foreclosure. Old farmers who want to retire cannot sell their land at the actual going rate without risking missing out on the Big Bucks. Most buyers cannot buy at anywhere near the UGB-land prices because banks will not provide mortgages. The current prices are huge increases over the prices at which the farmers' ancestors acquired the property and would provide a very comfortable retirement. In many cases, the old farmers are no longer actually farming.

There are bad aspects to that for the neighbors and for the community.

Leaving the area undesignated leaves the farmers in this bad state and will lead to the land being wasted.

My written testimony includes discussion of why actually urbanizing Area 7 is a bad idea.

Leaving the area undesignated increases the odds that this bad idea will come to pass.

Finally, as a citizen who has participated honestly and ethically in the public processes, **I am horrified that the proposed recommendations include leaving Area 7 undesignated.**

This is contrary to recommendations of all formal citizen groups and the majority of direct testimony of citizens of the area. The only public advocates for this stand to make a lot of money.

I believe that the advocates have not acted honorably in the process.

The recommendation of leaving Area 7 undesignated does not appear to meet the standard of

government by the people or for the people.

Many people believe in these phrases from Mr Lincoln.

They are in fact not part of law, but of something larger and more important.

I believe that recommending Area 7 as undesignated is not good governance and will discourage citizen participation.

Please do what the factors and the majority of citizens suggest.

Recommend Areas 5, 6 and 7 as Rural Reserves.

Additional Input

I attended the last 10 or so CAC meetings and am familiar with the factors.

All of Area 5 and 6 and upper Area 7 meet the factors to be designated as Rural Reserves.

Lower Area 7, while not a slam dunk, actually does as well.

Clearly, it does not meet the factors needed for Urban Reserve.

And, I am convinced it never will.

And, because the factors embody considerable wisdom that it should never be bought into the UGB

I originally got involved in public processes when I determined that bringing my property and my area into the UGB was detrimental to the community. At the time I believed I was going to forego a possible \$10,000,000 gain if my land was bought at \$500,000 or more per acre seen in North Bethany.

I believed that development this far from where the jobs are with the inadequate funding of roads and schools would lead to many bad effects among which are unnecessary deaths and maimings from accidents and schools being overcrowded leading to children be damaged for their lifetime.

Let me focus on the road issues with respect to Area 7.

- 1) North Bethany will add 5000 homes. This will lead to 5000 more cars on the crowded roads between North Bethany and where the jobs are during rush hour. 5000 cars will take up 20 miles of road when they are stuck in traffic which they will be on the over-capacity roads. There literally is not enough room for them. Washington County does not have enough money now or in the foreseeable future to fix this issue. Indeed, they are \$200 Million short of funding the \$289 Million needed just to fix the roads immediately around North Bethany.
- 2) Area 7 if developed would add about 2000 homes. This computes out to 8 miles more cars. These would have to drive on many of the same overcrowded roads as the North Bethany folks.
- 3) Developing North Bethany is going to negatively impact the 15000 families that live south of North Bethany. Developing Area 7 would further negatively impact those families plus the 5000 of North Bethany plus more in the Cedar Mill area.

There has been input from developers about partial widening of some of these roads.

The actual plans fall far short of what is needed. The roads are bad now.

The net result of all planned fixes and the 5000 homes of North Bethany will be much worse conditions. At least 5 roads need to be widened to 5 lanes from the freeway to Springville Road. None are currently planned to be. Some of them should have been widened from the freeway to West Union/Thompson in 2000 when Bethany was developed.

We are still waiting (sometimes in traffic lines that take up back up the entire distance.

BTW: Clearly, Multnomah County has no ways (nor means) of contributing to the improvement of roads in Washington County.

Washington County on Tuesday reduced their recommendations for Urban Reserves down to 13000 acres. Area 7 if developed would be the equivalent of 500 acres. The Washington County set includes more than 10,000 acres that are closer to jobs, will impact far less of the wildlife and streams and indeed farms and forestry than Area 7.

Detail: I am one of the newest owners of a large parcel in this area. We lucked into the property when it went on sale out of foreclosure just before Christmas. We got our offer in the day after Christmas. The speculators were snoozing.

As far as I know only one parcel over 20 acres in our immediate area has changed hands in the last 10 years other than through inheritance or foreclosure. The people who want to sell have been holding on hoping for the Big Bucks. I have spoken to 3 of the other 4 folks who acquired large parcels in my area. All of us want Rural Reserves. The fifth is a little unfriendly, but, since they spend way too much time on summer weekends practicing with their firearms, I am pretty sure they are not interested in annexed into a city.

Schools: North Bethany is adding 2 elementary schools and eventually a middle school. Currently, the children from the first 800 homes are attending overcrowded middle and high schools. Eventually, the 5000 homes will be sending kids to severely overcrowded high schools.

There are numerous reasons why leaving Area 7 undesignated is undesirable. Some are so obvious that it was a no-brainer for the Planning Commission to make the unqualified recommendation that no land near the UGB be left undesignated.

First, and less important, I have been participating in the process of creating the new Goal 5 rules that you are expected to approve next week. Some of the language in those rules is a direct result of my input to the planners and the planning commission.

=====

1) Natural Areas - Tier 1. First Acquisition in Area 6 and 7 in September AFTER Area 6 recommended for RR.
Acquisition under Natural Areas program is the only way to protect areas fully.

2) Goal 5 SEC-S/SEC-H
- Results of rules to be passed next week are that there are few if any development rights for any part of Area 7 as long as it is part of unincorporated Multnomah County.
- Annexation into Portland or Beaverton is extremely unlikely.
- New rules are being done to conform to Metro regulations.
They cannot be changed only by county action.

3) Roads
Wa County 2020 Capacity Map -
- Roads grossly overcrowded
- Wa county MSTIP projects of partial widenings are bandaids that 'fail' to fix problem that 90% of traffic is 'through' and effectively makes widening useless or function as congested feeders into the single lanes that actually go through.
NB: 5000 --> 20 miles of cars
As first 800 homes have come on-line, all of the roads between NB and jobs have experienced grid-lock at rush hour with backups from Thompson/West Union to the freeway. And not all 800 homes are occupied yet.
EB: 2000 - 8 Miles of Cars

4) Process
- All Citizens organizations have recommended Area 7 for RR
- All Citizen Organizations
- Advocates of UR are few and far between and appear to stand to make a lot of money.
- Upper area 7 clearly meets all the requirements to be designated as RR
- Lower
- The recommendation of Undesignated for Area 7 would not appear to be government by the people or for the people.

Despite our area and Area 7.1 being Tier I acquisition areas, the Natural Areas people have only now acquired their first parcel (on Kaiser North of Germantown)

Flag lot at: 10440 NW 160th.
The purchase was at done at \$11,000 per acre.

Very few parcels up here (Area 6 and Area 7) have changed hands since 2000 expect for deaths and foreclosures (including ours). We know of only one large parcel that may have changed hands voluntarily before the single Natural Areas acquisition. Even that may have been a case of an old farmer who just wanted to retire and could not wait any longer for Area 6 to be bought into the UGB.

In essence, the banks will only finance to the \$10,000/acre number, but the landowners have dreams of \$500,000.

Many of the large landowners in Area 6 and 7 that have advocated against RR inherited their property from actual farmers. Perhaps they are wiser than those of us who have used our own money to buy farms and to invest in keeping them as productive agriculture entities. I would classify those folks as speculators, especially the ones who are letting their facilities run down and who no longer act as a good stewards of the land. In our case, we committed all of our retirement funds and equity from 24 years of home ownership to acquire our farm. We have spent more than \$100,000 in equipment and improvements to our property although some of that was profit from operations.

In case you feel sorry for long-term landowners:

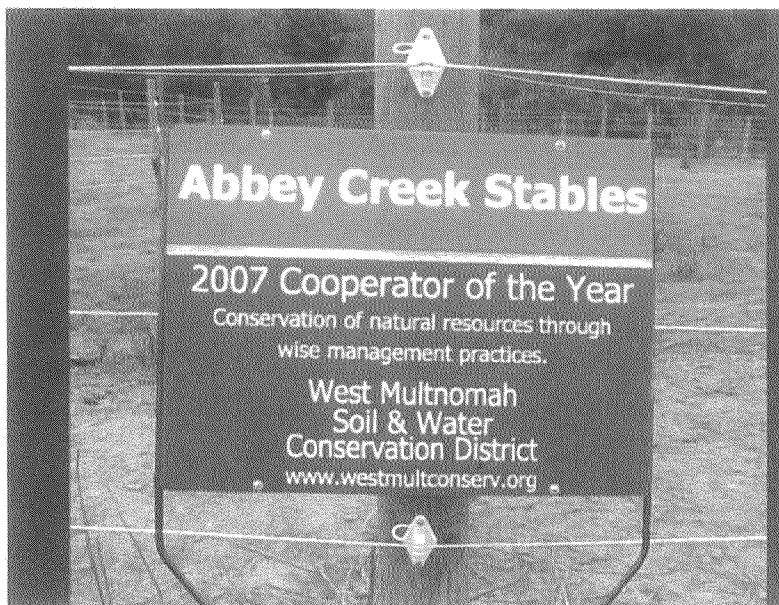
Land in our area was priced at \$150/acre in the mid-1920s. Outside of the UGB, it is worth between \$10,000 and \$20,000 an acre as farmland. Going from \$150 in 1924 to \$10,000 in 2009 represents a compound growth rate over 5%. Not bad in an of itself. But up until recently, certainly for most farms into the 1980s and for those who actually farm or forest, owners were able to derive income as well. This makes land-ownership in Area 6 and 7 up until now a better deal than stocks or most other forms of investment. BTW: It is a near universal truth that ownership of productive land is almost always the best investment.

OTOH, land inside the UGB has recently gone at \$500,000 / acre. Indeed a portion of North Bethany was optioned at \$600,000/acre. \$500,000 after 24% taxes would be \$380,000. Invested at 5% in 'safe', this would yield \$19,000 a year in income. I know of no crop, legal or otherwise, that is guaranteed to produce \$19,000 per year of profit. Especially with no risk and with no work. So, it is understandable why large landowners, especially older ones who

If left undesignated, the status will remain quo and many of the folks who inherited large farms will just end up hanging on to them essentially as speculators.



RAYHAWK FARM DECEMBER 2008



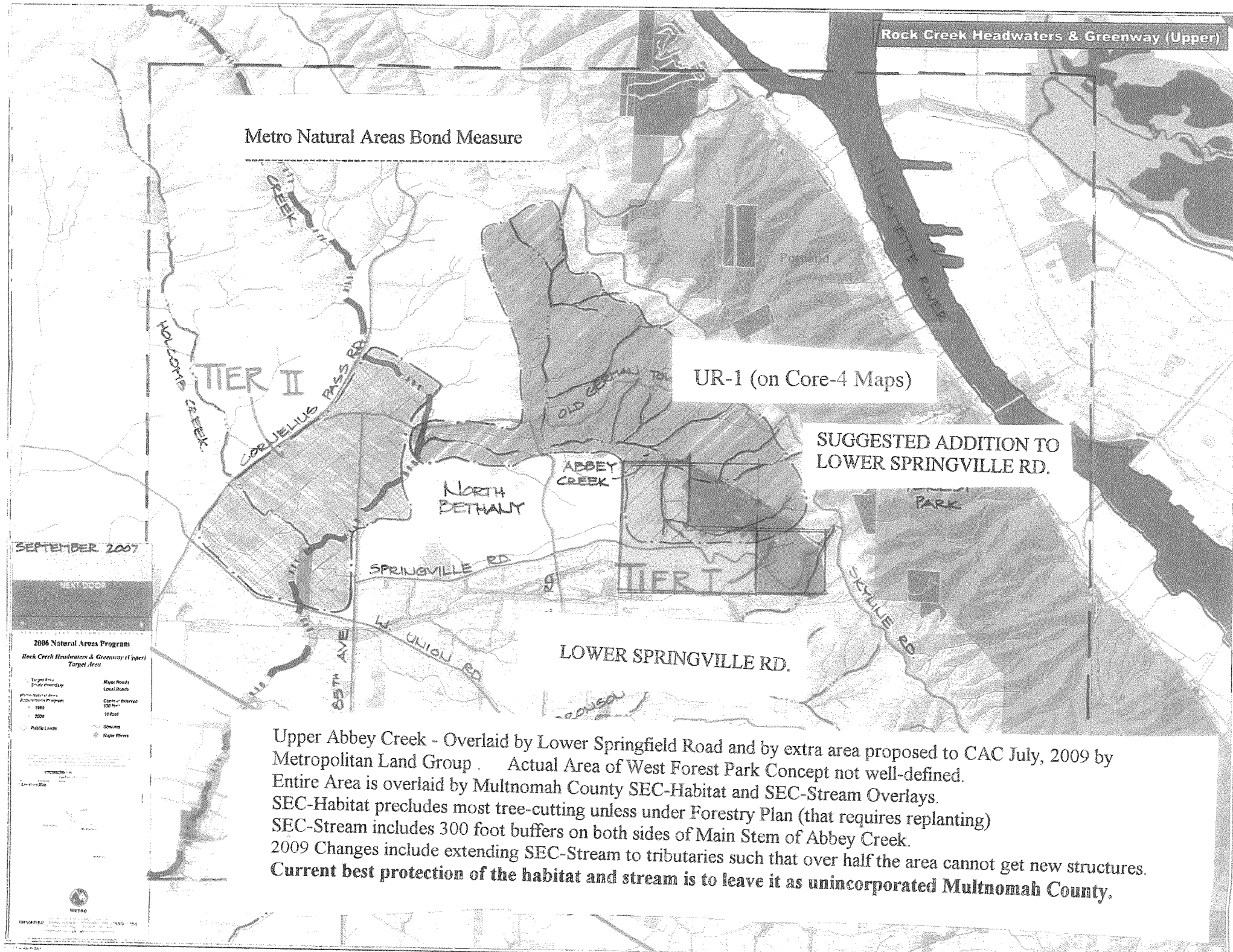
Abbey Creek runs into Rock Creek which runs into Tualatin River.

The whole system is ecologically challenged due to irrational exuberance of development in Washington County.

Yes, the phrase is meant to invoke a visceral response about the oncoming disaster of that effectively unregulated development.

West Multnomah Soil and Water District the 2007 Cooperator of the Year is for federally and state funded ECREP project which required fencing off 50 feet on both sides of the creek, clearing invasive species and planting 7000 native plants.

My wife and I felt that sacrifice of the use of the land was morally necessary as responsible stewards



AREA 6
\$11 000 / ACRE

SEARCH THE SITE

brennan-hunter

advanced search

HOME

CALENDAR

PLACES AND ACTIVITIES

WASTE AND RECYCLING

SUSTAINABLE LIVING

PLANNING AND CONSERVATION

PLANNING AND POLICY NEWS

MAKING THE GREATEST PLACE

LAND AND DEVELOPMENT

TRANSPORTATION

NATURAL AREAS, PARKS AND TRAILS

MANAGING GARBAGE AND RECYCLING

PLAN LIBRARY

APPS AND DATA

RANTS

JOBS AT METRO

VOLUNTEER

GOING BUSINESS

NEWS

ABOUT METRO

Print-friendly version

Send feedback to Metro

Metro

503-797-1700

503-797-1804 TDD

503-797-1797 fax

Natural area acquisition updates

PLANNING AND CONSERVATION > NATURAL AREAS, PARKS AND TRAILS > ACQUIRING NATURAL AREAS > ACQUISITION UPDATES

Find out about new lands protected with funds from the voter-approved 2006 natural areas bond measure.

Upper Rock Creek tributaries protected including habitat along Abbey Creek

Metro secured its first acquisition in the Rock Creek Watershed and Greenway target area in September 2009 with the purchase of 20 acres on the edge of Portland. The land acquisition supports program goals by safeguarding water quality in the Rock Creek watershed and protecting upland wildlife habitat in the headwaters of Abbey Creek.

Located north of Germantown and Kaiser roads along the western flank of Forest Park, the new acquisition also protects a portion of the wildlife corridor connecting Rock Creek to the region's largest protected nature park. There is abundant evidence of elk on the property and in the nearby area.

Originally zoned as land for commercial forestry, the site was logged in 1995 and replanted with Douglas fir. Today the fir, combined with Western red cedar, big leaf maple and cottonwood, provide an intact forest canopy. Two small, year-round creeks collect water from larger, mostly undeveloped properties on the western slopes of the Tualatin Mountains and northern edge of Forest Park. Protection of the forest, creeks and riparian corridors on the property will help maintain water quality and wildlife habitat connectivity.

Metro, Portland and North Clackamas Parks and Recreation District team up to protect 10 acres of park land and improve water quality in Johnson Creek

Three local agencies, watershed advocates and area residents are celebrating the acquisition of 10 acres of park land along Johnson Creek in the Southgate neighborhood, one of the most park-deficient areas in the North Clackamas Parks and Recreation District. The property, purchased in August 2009 by Metro in partnership with the City of Portland and the park district, is located at Southeast 76th Drive, just outside of Portland's city limits in unincorporated Clackamas County and adjacent to the multi-use Springwater Corridor.

The property is degraded but still home to a few native plants including Western red cedar, black cottonwood and Oregon ash and provides some songbird and wildlife habitat. The City of Portland's Bureau of Environmental Services will carry out a significant habitat restoration project along the creek in 2010 as part of a sewer repair project. Restoration will include replanting the creek banks with trees and shrubs to improve water quality and provide habitat for wildlife including some of the native fish still found in Johnson Creek.

The North Clackamas Parks and Recreation District has been working for more than a decade to acquire additional park land in the Southgate neighborhood and plans to develop the site as funding allows. Funding for the acquisition was divided evenly among the three agencies. Metro's portion of funding comes from the voter-approved 2006 natural areas bond measure. North Clackamas Parks and Recreation District system development charges were used to fund the district's portion of the purchase.

Two new acquisitions push the current land acquisition program over the 1,000 acre mark

Two acquisitions in June 2009 – 63 acres in the Stafford Basin on Wilson Creek and 28 acres on Baker Creek – bring the total number of acres protected by Metro to more than 1,000 acres and include more than nine miles of stream and creek frontage. This adds to the 8,200 acres of natural areas protected with Metro's first voter-approved measure. In some places, Metro has added land adjacent to properties protected previously. In other places, like the Stafford Basin, Metro is working in new "target areas" to protect habitat that has previously had no public protection.

One-of-a-kind fen protected near West Linn

Metro secured the remainder of a rare fen located in the Willamette Narrows area near West Linn in 2009. Providing habitat to uncommon, varied and high-quality plant communities, the fen is a unique type of wetland that includes a shallow lake with a floating peat mat. According to the Oregon Natural Heritage Program, it is the only remaining fen of its kind in the Willamette Valley.

Along with the striking fen, the Metro acquisition includes large boulders and rocky piles overgrown with

ACQUIRING NATURAL AREAS

SELL OR DONATE YOUR LAND

ACQUISITION UPDATES

2006 BOND MEASURE

1995 BOND MEASURE

STORIES OF THE LAND

RESTORATION

PROTECTING HABITAT AND WATER

PROJECTS IN YOUR COMMUNITY

PLANNING FUTURE PARKS

REGIONAL TRAILS AND GREENWAYS

CONNECTING GREEN

RESTORATION



Video: Restoration in action at Graham Oaks

What does it take to recreate rare habitat on a large scale? Watch a 2-minute video about Metro's effort to restore oak woodland habitat at the Graham Oaks natural area near Wilsonville...to the tune of more than 150,000 native trees and shrubs have been planted. Go



See Expanded View on Next Page

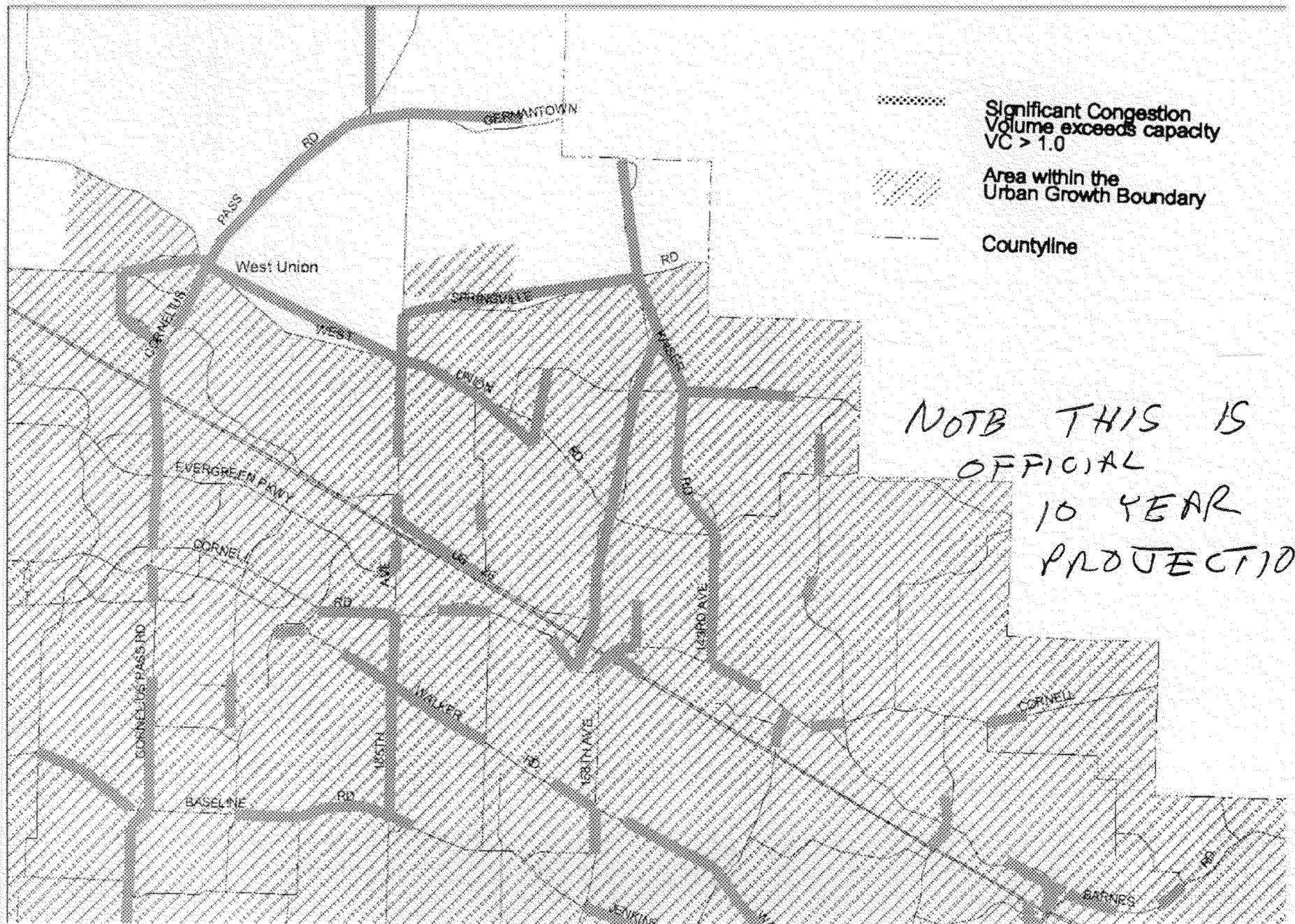
Technical Appendix B-1

Washington County 2020 Committed System Motor Vehicle Performance Deficiencies



Significant Congestion
Volume exceeds capacity
 $VC > 1.0$
Area within the
Urban Growth Boundary
Countyline





Technical Appendix B-1
Washington County 2020 Transportation Plan
Page 5 of 10

The major intersections and interchanges were reviewed based on forecasted volumes to identify locations that are expected to exceed planned capacity.

Forecasted (2020) PM Peak Hour Intersection Performance (Urban Area)

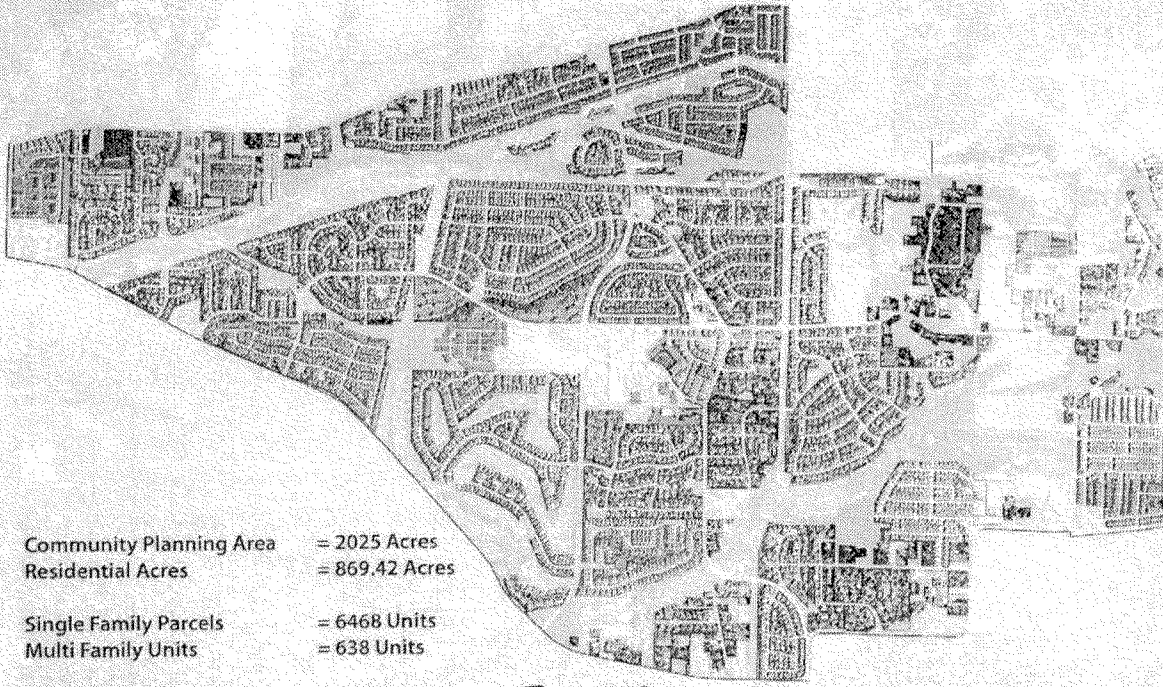
<i>Intersection</i>	<i>No Build 2020</i>		<i>No Build 2020 w/ Intersection Improvements</i>	
	<i>Level of Service</i>	<i>Demand/ Capacity</i>	<i>Level of Service</i>	<i>Demand/ Capacity</i>
Quince/Hwy 47/TV Hwy	F	1.30	E	1.40
10 th /Baseline	E	0.99	C	0.67
Cornelius Pass/Baseline	F	1.26	D	0.91
Cornelius Pass/West Union	F	1.19	D	0.98
185 th /TV Highway	F	1.31	N/A	N/A
158 th /Walker	F	1.30	D	0.96
Murray/TV Highway	F	1.20	N/A	N/A
Murray/Cornell	F	1.26	D	0.83
Scholls Ferry/Hall	F	1.18	D	0.76
Scholls Ferry/Murray	F	1.58	D	0.81
Hall/ORE 99W	F	1.34	F	1.20
ORE 99W/McDonald/Gaarde	F	1.20	E	1.01
72 nd /Carman	E	1.04	F	1.17
Boones Ferry/Tualatin-Sherwood	F	1.14	F	1.24
ORE 99W/Tualatin-Sherwood	E	1.07	E	0.99
185 th /West Union	F	1.35	F	1.47
185 th /Springville	F	3.20	C	0.98
Kaiser/Bethany	F	2.39	F	1.43
Bethany/Laidlaw	F	2.28	E	0.97
209 th /Kinnaman	F	N/A	B	0.89
198 th (South)/Kinnaman	D	N/A	A	0.65
198 th (North)/Kinnaman	F	N/A	C	0.81

Note: The 2020 Priority Scenario assumes an interchange at Murray/TV Highway and TV Highway/185th

Visualizing Density

Bethany Community Planning Area
Averaged Residential Density 8.2 units per acre

Areas Between North Bethany and Where the Jobs Are
15,000 Housing Units



Community Planning Area = 2025 Acres
Residential Acres = 869.42 Acres

Single Family Parcels = 6468 Units
Multi Family Units = 638 Units

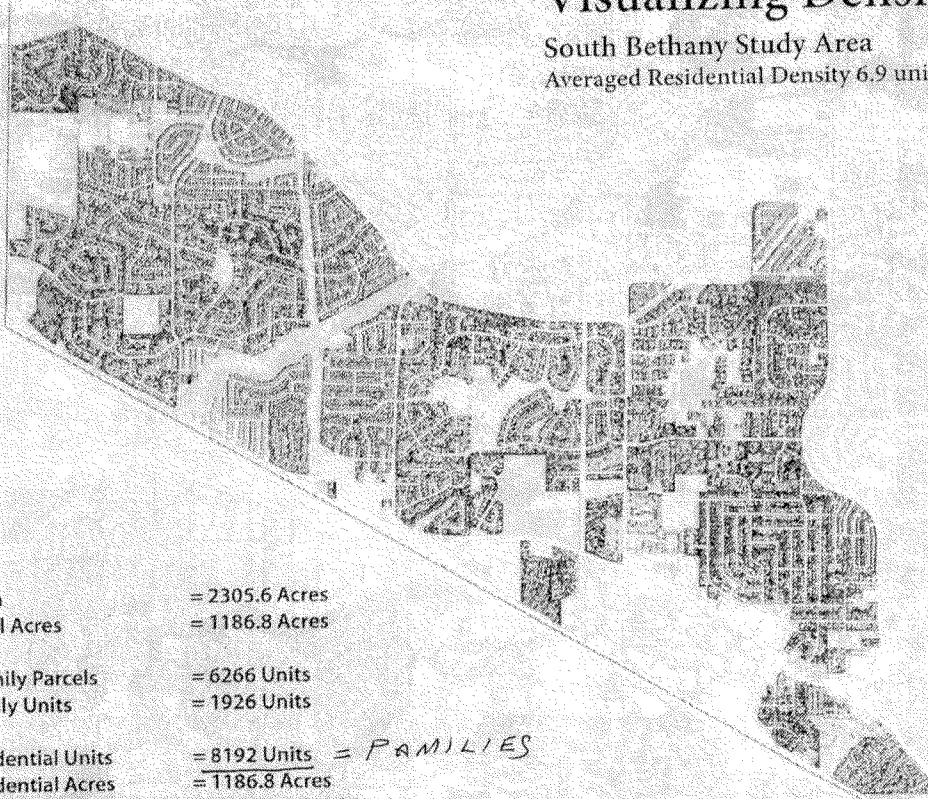
Total Residential Units = 7106 Units = FAMILIES
Total Residential Acres = 869.42 Acres
Residential Units Per Acre = 8.2 Units Per Acre

0 0.25 0.5 1 Miles

TOTAL 15000 FAMILIES BETWEEN
NORTH BETHANY & WHERE
THE JOBS ARE

Visualizing Density

South Bethany Study Area
Averaged Residential Density 6.9 units per acre



Study Area = 2305.6 Acres
Residential Acres = 1186.8 Acres

Single Family Parcels = 6266 Units
Multi Family Units = 1926 Units

Total Residential Units = 8192 Units = FAMILIES
Total Residential Acres = 1186.8 Acres
Residential Units Per Acre = 6.9 Units Per Acre

0 0.5 1 Miles



**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12.10.09

SUBJECT: Urban and Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Matt Wellner

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: R-5

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#16

10:11

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Barker property

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Sandy Baker / Frank Walker

ADDRESS: 13493 NW Countryview way

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: DEC 10, 2009

SUBJECT: Urban/Rural Revenue Proposal

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: YORK Andrew

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: - SENT IN VIA E-mail

ON Tuesday DEC 8th

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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#18

8:55a ①

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-10-09

SUBJECT: Urban / Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mark Clemons

ADDRESS: 1515 SE Water Ave

CITY/STATE/ZIP: Portland, OR 97214

PHONE: DAYS: 503-224-9560

EVES: 503-244-0837

EMAIL: MClemons@gpmack.com

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-11-09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Susan Andrews

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 5032926034 EVES: 5033307463

EMAIL: sgoldfield@aol.com FAX: _____

SPECIFIC ISSUE: Rural Reserves for the entire
West Hills Areas 5, 6 + 7

WRITTEN TESTIMONY: Submitted by email

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/04

SUBJECT: Urban Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Patricia Anderson

ADDRESS: 23208 NE Sandy Blvd

CITY/STATE/ZIP: Wood Village 97060

PHONE: _____ DAYS: 503 491-4784 EVES: _____

EMAIL: hideaway43@verizon.net FAX: _____

SPECIFIC ISSUE: CAC Recommendations

WRITTEN TESTIMONY: _____

Previously submitted

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#21

1015a
①

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Recommendations on rural/urban reserves

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: ✓ THE ABOVE AGENDA ITEM

NAME: Jerry Grossnickle

ADDRESS: 13510 NW Old Germantown Rd

CITY/STATE/ZIP: Portland OR 97231

PHONE: DAYS: 503-289-3046

EVES: 503-289-3046

EMAIL: jerrygbw@aol.com

FAX: 503-283-1479

SPECIFIC ISSUE: Against proposed Resolution

WRITTEN TESTIMONY:

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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2. Written testimony will be entered into the official record.

Jerry Grossnickle
13510 NW Old Germantown Rd
Portland, OR 97231
Phone 503-289-3046
E-mail jerrygbw@aol.com

December 10, 2009

Multnomah County Board of Commissioners
Ted Wheeler, Chair
Deborah Kafoury
Jeff Cogen
Judy Shiprack
Diane McKeel

I would like to make a public process point concerning the proposed "undesigned" status for Area 7.

Metro's Old Process Flawed

SB 1011 was drafted partly out of frustration with the way UGB decisions were being made. The power to decide where urban expansion would occur was vested in Metro Council. With little or no formal role in the process, there was much grumbling by the counties, cities and neighborhoods affected by the decisions, which sometimes appeared arbitrary. As much as Metro tried to make the process seem transparent, with accessible staff analysis and public outreach, still the public perception was that the actual decisions were made by a handful of Metro Councilors behind closed doors, often at the last minute. The results were thus often surprising and sometimes inexplicably bad. It was easy to suspect that behind-the-scenes lobbying and deal-making had carried the day.

SB 1011 Process

So SB 1011 provided an alternative approach, where counties, at least, had a formal role in the process. They could select rural reserves and recommend urban reserves. To further protect against arbitrary decisions, a multi-tiered system was invented, with Citizen Advisory Committees at the base, providing in-depth analysis of the suitability of land to be designated either rural or urban.

Before the Board today is a proposal that is completely at odds with the suitability recommendations of the county's CAC. Why?

Rural Reserve Fits Area 7

It seems to me that the SB 1011 rural reserve language was drafted especially for the western slopes of the Tualatin Mountains, a rural area that still maintains a functioning natural ecosystem, with native elk, bear, cougars and all manner of wildlife. With the headwaters of the Rock Creek drainage, the steep forested slopes that merge into the valuable farmland at the base, this is an iconic landscape that contributes greatly to the sense of place of our region.

Compelling Need for Urban Development?

So again, why not follow the recommendations of the CAC and the Planning Commission? Is there a need for urban development in the County that is so compelling that it must occur even here, where it should not?

Reversal of County Policy Without Process

Or is there something going on behind the scenes, where the real decisions are being made by a handful of people outside the scrutiny of the public process? I urge you not to ratify this proposal, which would be seen not only as an inexplicable rejection of the CAC suitability recommendations, but also as a last-minute reversal of long-standing County policy supporting rural land-use in this part of the West Hills (the West Hills Rural Area Plan).

Abdicating Power

By designating this resource land as "undesigned" you would essentially lose control of what happens next. By refusing to declare a rural reserve, you are saying that the land is not worth saving as rural, and your role is finished. Inevitably the power you have abdicated moves to Metro, where the actual decision to urbanize will eventually be made. Now you have the power. Seize it and do the right thing.

Thank you.

Jerry Grossnickle

22

10/15
③

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10

SUBJECT: Reserves process

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mollie Nelson

ADDRESS: 13512 NW Springville Ln.

CITY/STATE/ZIP: Portland OR 97229

PHONE: _____ DAYS: 503 297-1534 EVES: _____

EMAIL: mollie.m.nelson@comcast.net FAX: _____

SPECIFIC ISSUE: Area 7 being included in RR
Area 5 too

WRITTEN TESTIMONY: Yes - attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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2. Written testimony will be entered into the official record.

12-10-09

TO: Multnomah County Board of Commissioners

FROM: Ted and Mollie Nelson
13512 NW Springville Lane
Portland, OR 97229-1625
(503) 297-1534



SUBJECT: Written statement regarding Rural Reserves Recommendations

We are writing today with a sense of exasperation in reaction to your recently published recommendations and rationale for the reserve designations, specifically in Areas 5 and 7. We understand and appreciate the rural designation recommended for Area 6 (which geographically sits between Areas 5 and 7) but would like to see **ALL of Area 5 and 7 receive rural reserve designation** and feel confident that much of the same rationale used to designate all of Area 6 as rural reserve is suitable for the Areas 5 and 7 in the West Hills of Portland.

The exasperation comes from the fact that Area 7 is being left as undesignated and much of Area 5 as well. This process was designed to keep this very thing from happening. It was designed TO PROTECT foundation farm/forest land, natural features, wildlife habitat, headwater streams, recreational value, and sense of place — which describe the very nature of the landscape and make-up of Area 7. We have lived on a 5-acre parcel in Area 7 for 13 years and drive to town on the rural roads which are more suitable to bicycles than cars and our property has often been referred to as the “wildlife sanctuary” since we are ‘home’ to deer, owls, bobcats, and the migrating elk herds that pass through year after year. This, indeed, is a very special sense of place that can be shared by many people so close to major metropolitan Portland. Small farms growing produce, crops, nursery stock and the like are visited regularly by the city-dwellers who appreciate what our “West Hills” and “rural” Portland offers them. And recreation opportunities, as well, abound in this area. When looking specifically at Area 7 from the lower Springville area to the boundary of Forest Park, in addition to its natural features, it provides the perfect buffer between urbanization (currently existing right up to the county line in Washington County) and the beautiful natural resource we all treasure in Forest Park. This is the exact reason a RURAL RESERVE DESIGNATION is important — it protects these resources for current tax payers and residents, but more importantly for future generations to enjoy what we have come to appreciate about our area’s livability.

In addition, we have been writing letters, meeting with neighbors, following much of the work that has gone into the ‘reserves’ process, as well as providing personal testimony at countless meetings of the Citizen Advisory Committee, the counties, and Metro and cannot understand why the Board of Commissioners has disregarded the recommendations from the CAC and the planning commission to designate Area 7 as Rural Reserve.

Please honor the process and the well-researched recommendations of those who have been studying this issue. We urge you to PROTECT all of Area 7 and Area 5 with a Rural Reserve designation along with your current recommendation of RR for Area 6. We thank you and so do our children’s children.

#23

10:15
②

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Reserves Rural/Horton

AGENDA NUMBER OR TOPIC: R5

FOR: ☒ AGAINST: ☐ THE ABOVE AGENDA ITEM

NAME: Mary Telford

ADDRESS: 13508 NW Springville Rd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-432-8151 EVES: Same

EMAIL: mary@marytelford.com FAX:

SPECIFIC ISSUE: Areas 5 & 7

WRITTEN TESTIMONY: Attached

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Dear Board Members:

On reviewing the Board's Reserve recommendations for Areas 5 and 7, we would urge you to reconsider. We are very sad to see that the recommendations ignore those of both the Citizen Advisory Committee and those of the Planning Commission. Also ignored were the input from many residents who live and farm in the affected areas and neighborhoods. Having lived in the area now called Area 7 since 1978 we have lived through countless re-visitations of this issue attending many meetings to make our views known. We are very tired of fighting Urban Growth Boundary expansion into an area which doesn't need or want any more urbanization.

We would like to re-emphasize our thoughts expressed at the October 15 Metro hearing. We feel that creating rural reserves close to the city will preserve vital habitat for the wide variety of animal and plant species already struggling to survive urban expansion as more obstacles are placed in their natural migration pathways. As the National Parks are now considered as America's Best Idea, so will be the Rural Reserves under consideration now. As developers with profit in mind fought nearly every proposed National Park, as acreage was considered, so do they now oppose the designation of rural reserves of the precious few acres of vital habitat remaining close to our cities.

We feel that the farmland now called Area 5 is more valuable to the public as animal habitat and farming and dairy land than as prospective development and sprawl. More and more Oregon citizens want to see where their food comes from and to buy at the source. This area is as important to wildlife migration patterns as is Area 7.

Not only will the reserves protect and nurture the plant and animal species, they will also provide much needed recreational, educational, and agricultural opportunities for our generation and those to come.

Please make the decision to create the Metro area's next "best idea", by designating Areas 7 and 5 as Rural Reserves.

Sincerely,

Mary and John Telford
13508 NW Springville Rd.
Portland, OR 97229

#24

101259

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: Dec 10, 2009

SUBJECT: URBAN OR RURAL LAND STATUS
Northwest Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: John BRANNAN

ADDRESS: 14419 N.W. Springville RD

CITY/STATE/ZIP: Portland, OR 97229

PHONE: DAYS: 503-292-5729 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: For URBAN Reserve STATUS

WRITTEN TESTIMONY: No

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#25

10:17a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: Dec. 10, 2009

SUBJECT: URBAN / RURAL RESERVES RECOMMENDATIONS

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: ☒ THE ABOVE AGENDA ITEM
IN PART

NAME: JIM EMERSON

ADDRESS: 13900 NW OLD GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND OREGON 97231

PHONE: DAYS: 503-283-4096 EVES: SAME

EMAIL: epeschee@hotmial.com FAX: _____

SPECIFIC ISSUE: AREA 7 IN THE WEST HILLS SHOULD
ALSO BE RURAL RESERVE

WRITTEN TESTIMONY: SUBMITTED ELECTRONICALLY LAST WK,
WITH CC. BOARD CLERK.

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#26

10/1/8a

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: _____

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: DOLORES ORFANAKIS

ADDRESS: 18650 SW STAFFORD RD

CITY/STATE/ZIP: WKE OSWEGO, OR.

PHONE: _____ DAYS: 503-638-2889 EVES: _____

EMAIL: deeorfanakis@comcast.net FAX: _____

SPECIFIC ISSUE: Rural Reserve

WRITTEN TESTIMONY: letter

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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Dec. 9th 2009

Multnomah Board of Commissioners
501 SE Hawthorne Boulevard
Portland, OR 97213

Dear Commissioners & Reserve Steering Committee Members:

Slow Food Portland is a non-profit organization with over 500 members in the Portland metro area. Slow Food Portland is part of the global and national Slow Food movement that work toward a food system that is based on the principles of high quality and taste, environmental sustainability, and social justice – in essence, a food system that is good, clean and fair. Such a food system depends first and foremost on the availability of local farmland.

Slow Food Portland was the first chapter of its kind in the United States, founded in 1991 by local small business owners. Slow Food Portland, like its umbrella organization Slow Food USA, is a non-profit educational organization dedicated to supporting and celebrating our regional food traditions through programs and activities dedicated to defending biodiversity and building food communities. From the salmon in our local rivers to the produce at our farmers' markets and restaurants; from animal breeds and heirloom varieties of fruits and vegetables to handcrafted wine and beer, and farmhouse cheeses; these foods are a part of our cultural and geographical identity. They reflect generations of commitment to the land and devotion to the processes that yield the greatest achievements in taste.

These foods, and the communities that produce and depend on them, are constantly at risk from competing interests in and degradation of our farmland. Slow Food Portland therefore advocates for the central role and importance of agriculture in future land use decisions involving urban growth in the metro region. It is for this reason that we have been following the Urban & Rural Reserves Process closely.

Many of our members participated in the Reserves Open Houses and completed the online survey. We were pleased to see that the results of this public outreach broadly supported protecting working farms. With this in mind, we have written several times during the process to encourage the protection of the regions most valuable and threatened farmland with Rural Reserves. As the process draws to a close we are extremely concerned that over 25,000 acres of land – much of it Foundation Farmland – is still being considered for Urban Reserve in the Metro region.

In Multnomah County, the Reserve Citizen Advisory Committee (CAC) recommended Rural Reserve for all of the Foundation Farmland south of Troutdale and urged restraint east of Gresham. We have serious questions about why you have chosen to disregard these recommendations and instead add over 1000 acres of Urban Reserve in that part of the county?

Multnomah County has historically contributed a tremendous amount of prime farmland to development. Compared to other parts of the Metro region, there is just not that much great farmland left on the east side. The world class soils here and plentiful water make this a prime location for growing anything the region might need in the future, including local food for residents on the east side of the county.

Multnomah County has been a leader in the Metro region with their innovative programs to protect food, farms and the environment. The Food Policy Council, the Multnomah Food Initiative, the CROPS farm, your work with local Food Banks, and the list goes on. We know that this Multnomah County Board of Commissioners is committed to making our local food system successful and sustainable. With that in mind, we urge you to restore the Rural Reserves recommended by the CAC in east Multnomah County and to fully engage with your partners in the other counties. The region needs to be more judicious with its use of Urban Reserves. Commissioner Cogen is in the lead on this initiative, but we encourage you all to more actively participate in the process. Without the protections to regional farmland provided by strong Rural Reserves other food and farm initiatives cannot be successful in the long term.

The Urban & Rural Reserves process is our generations chance to leave the kind of legacy for the region that Senate Bill 100 was for the previous generation! We encourage you to support an end product that creates vibrant urban centers and preserves the working farms that we as Oregonians cherish.

Thank you for your consideration.

Sincerely,

Katherine Deumling
Slow Food Regional Governor, Oregon
Slow Food USA, Board of Directors
Katherine@slowfoodportland.com; 503.239.1664

Dolores Orfanakis M.D.
Pediatrician
Slow Food Member

#27

10:24a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12-10-09

SUBJECT: _____

AGENDA NUMBER OR TOPIC: R-5 Urban/Rural Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Carol Chesarek

ADDRESS: 13300 NW Germantown Road

CITY/STATE/ZIP: Portland, OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: yes

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Carol Chesarek
13300 NW Germantown Road
Portland, Oregon 97231

December 10, 2009

Chair Wheeler and Multnomah County Commissioners
501 SE Hawthorne Blvd.
Portland, Oregon 97214

RE: Rural and Urban Reserves

Dear Chair Wheeler and Commissioners,

Thank you for this opportunity to provide comments about Urban and Rural Reserves.

I also want to thank the City of Portland for writing a thoughtful and clear letter about Area 7.

Last year, I was fortunate to be selected to serve on the Multnomah County Reserves Citizen Advisory Committee (CAC). I have also served for the last few years as my neighborhood's "point person" for both Reserves and for North Bethany.

Forest Park Neighborhood is located in the West Hills, wrapping around two sides of Forest Park, and bounded on the south and west by the Washington County line. The neighborhood includes areas inside the UGB and within the city of Portland, as well as large unincorporated rural areas outside the UGB. The neighborhood has active farm and forestry lands, extensive high quality wildlife habitat, and many healthy headwater streams on both sides of the West Hills.

In 2002, two areas of our neighborhood were added to the UGB: Area 93 (Bonny Slope West) and Area 94 along Skyline Blvd. (the decision to add Area 94 to the UGB was overturned on appeal). An additional 800 acres was added in adjacent Washington County to create North Bethany. The neighborhood understands urbanization issues and infrastructure costs.

I started following the "Reserves" process very early, when the idea of Urban and Rural Reserves was being first considered at Metro. I was able to closely follow the development of SB 1011, its passage through the legislature, and development of the administrative rules. The neighborhood is tired of fighting UGB battles and wacky development proposals – we want the certainty of a Rural Reserve for the regionally significant natural features in the West Hills.

The CAC's final Reserves recommendations are based on extensive data and thoughtful deliberations. The committee worked hard to understand the law and administrative rules, and to weigh technical reports, city input, and public comments. I believe these recommendations reflect the county's land use values, as well as the values of the citizens of the county, and I urge you to endorse them (with one small exception for the Laidlaw Road, adjacent to Area 93, where there are considerations outside the scope of the CAC's work).

The main reasons behind the committee recommendations are not hard to understand – City of Portland doesn't want any Urban Reserves. The only good Urban Reserve candidate land in our county is Foundation quality farmland on the east side. The West Hills are so unsuitable for

transportation infrastructure that they were not even "rated" for transportation. And we have outstanding Natural Features that define the region in the Sandy River Gorge, West Hills, and Sauvie Island.

Important natural landscape features for Rural Reserves are defined in OAR 660-027-0010:

(6) "Important natural landscape features" means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place. These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

The CAC recommended that all of Areas 5, 6, and 7 in the West Hills should be Rural Reserves, and County Planning Commission endorsed that recommendation at a well-attended evening hearing. **The Planning Commission also urged you to not to leave areas undesignated.** This is especially important for land near the UGB. Undesignated land along the UGB will allow Metro to create a new Area 93 type UGB expansion without county approval. It would also invite speculation and discourage farm and forestry investment.

Designating Urban and Rural Reserves will change the way that undesignated lands are perceived. They will be seen as less protected and less valued. People get very creative when there are large profits at stake – undesignated areas next to the UGB will inspire ongoing development proposals. Rural Reserves will be a magnet for farm and forestry investments, and habitat acquisition and restoration. Our neighborhood prefers the latter.

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo to Chuck Beasley that concludes that the County and Metro have "**a great deal of discretion**" in interpreting the Rural Reserve designation factors.

Reserves decisions will be a powerful statement about what the county does and does not value. If we don't value these resources enough to protect them, others are unlikely to respect them.

Rural Reserves for regionally significant natural features like Sandy River Gorge, Tualatin Mountains, and Sauvie Island should not stop at an imaginary 3 mile line. These areas are:

- Foundation (Sauvie Island and Tualatin Mountains) or Important (Sandy River Gorge) farm or forestry land,
- Regionally significant natural landscape features
- Landmarks that define the region, key to our sense of place, **and**
- Very poor candidates for urbanization.

Natural Features with these outstanding characteristics should be designated Rural Reserves to the edge of our study area. Washington County's proposed Rural Reserves stretch to the edge of the study area.

Why would we want to preserve the option to urbanize even a portion of these areas in the next 40 years? I can understand leaving some parts of the region undesignated to maintain

transportation infrastructure that they were not even “rated” for transportation. And we have outstanding Natural Features that define the region in the Sandy River Gorge, West Hills, and Sauvie Island.

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- Landmarks that define the region, key to our sense of place, **and**
- Very poor candidates for urbanization.

Natural Features with these outstanding characteristics should be designated Rural Reserves to the edge of our study area. Washington County's proposed Rural Reserves stretch to the edge of the study area.

Why would we want to preserve the option to urbanize even a portion of these areas in the next 40 years? I can understand leaving some parts of the region undesignated to maintain

future development options in areas that are good candidates for future urbanization, but these areas are not suitable.

Organizations and individuals who have submitted letters opposing an Urban Reserve in the West Hills and who have requested that the area be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (includes this area)
CPO-7 (adjacent Washington County)
Hillside (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia

Individuals: State Representative Mitch Greenlick
29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered Area 7. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

Conclusion

Please designate Reserves Study Areas 5, 6, and 7 as Rural Reserves to protect farm and forestry land, and important habitat for native wildlife. Only the small area east of Area 93 should be designated as an Urban Reserve or left undesignated on the west side (see below). I also support the CAC's east county Reserves recommendations, especially for including all of Sandy River Gorge in a Rural Reserve. I would also be happy to see additional Rural Reserves in the Multnomah Channel area, the only area that the CAC had little time to consider.

Rural Reserves don't offer perfect protection for wildlife habitat and riparian corridors, farm and forestry lands, but they will provide these important resources with long-term protection from their biggest threat -- urban development.

Thank you.

Sincerely,

Carol Chesarek

P.S. Please hold your next Reserves hearing in the evening so working people can participate.

Area 93

As an individual (representing only myself), I believe that the area east of Bonny Slope West (Area 93) should be either left undesignated or put into Urban Reserve. We can't take this area back out of the UGB, and it is likely that it will eventually develop. We should think about future residents of this area and what's best for them – limited county road maintenance and sheriff availability are acceptable for rural areas, but folks in urban areas expect urban levels of service.

There are studies showing that home values in urban unincorporated areas don't keep pace with similar areas in cities. Washington County's urban unincorporated areas (adjacent to Area 93) are so large that their residents have things like enhanced sheriff patrol districts that we won't be able to offer. Consider a storm sewer system in unincorporated Multnomah County, managed by Portland, and maintained by Clean Water Services. Who does a homeowner call when the storm drain overflows? Just managing the services contracts will cost the county money we don't have to spare. Portland will be able to provide better services more efficiently than the county can.

While this area scores very poorly for virtually all of the Urban Reserve factors, the value of connecting Area 93 to City of Portland so that Portland can annex the area and provide urban services outweighs the other considerations. But I believe that the area recommended for Urban Reserve should be made as small as possible because there is so little buildable land in this area (see attached maps). Making the urban area larger than necessary won't add enough homes to offset the additional infrastructure costs to serve them, and is likely to harm valuable headwater streams.

Area 93

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Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

December 9, 2009

To: Metro Council
Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, West Hills Areas 5, 6, and 7

Dear Councilors and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC). Because the West Hills Areas 5, 6, and 7 are still being considered for Rural Reserve or undesignated, I wanted to summarize information about the area for you.

The CAC recommendations were endorsed by the Multnomah County Planning Commission. The planning commission also recommended against leaving land undesignated. Comments from other groups have been summarized in an attachment.

No urban reserves were requested in Multnomah County by City of Portland or City of Beaverton. Portland believes they have adequate capacity for growth within the city, and prefers to invest in existing urban areas.

The reserves process was established to help the region make smarter decisions about future urban growth so that we can create great communities and avoid repeating past mistakes. SB 1011 and the associated Administrative Rules appear to have provided a good basis for making those decisions.

Area 7

All parts except Lower Springville and East Laidlaw:

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low (CAC and county staff)

Lower Springville:

Rural Reserve Suitability Rating: medium/high (CAC)
Urban Reserve Suitability Rating: low/medium (CAC and county staff)

East Laidlaw:

Rural Reserve Suitability Rating: medium/high (CAC), high (county staff)
Urban Reserve Suitability Rating: low/medium (CAC), medium (county staff)

CAC: Recommended all of Area 7 for Rural Reserve to protect natural features

Metro COO: Suggests Rural Reserve consideration for Natural Features and local food producers (such as Malinowski and Beovich farms on Springville Road).

Agriculture Rating: Most of the area is rated Conflicted, but one portion was not rated.

Comments on the Resolution:

The idea of a development concept that would protect a large amount of natural resource land in exchange for developing a small new urban area is attractive, but it does not appear credible. The parks SDC fees from the new urban area, which are proposed to be used to purchase the natural resource areas uphill, would be needed to provide neighborhood parks. Even if these SDC funds weren't needed within that neighborhood, they appear insufficient to purchase a significant amount of land at urban land prices (SDCs are not available until land is inside the UGB, and park land must be within the park district), and the area proposed for this new park includes many existing homes (which would again raise the cost). Damascus appears to be unable to protect a much smaller natural resource area on a butte with a much larger urban area (including commercial development) available to generate fees and transfers of development rights. North Bethany parks SDCs are insufficient to fully fund neighborhood parks for that new urban area, and will be supplemented by funds from a bond measure.

Arguing that this area, which is almost surrounded by the UGB, does not need Rural Reserve protection seems to deny the purpose of Rural Reserves. Rural Reserves are defined in SB 1011:

- (1) "Rural reserve" means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains."

If "undesigned" status was as protective as a Rural Reserve designation, we would not need Rural Reserves. RRs for natural features were established because the region wanted a new tool to protect valuable resources from urbanization, including areas that are not suitable for urban development due to natural hazards. It also ignores past development in the West Hills, and Metro's decisions to add Areas 93 and 94 to the UGB (Area 94 is 600 acres along Skyline, later removed from UGB on appeal. Portland reported that sewer service could not be provided to the area those 600 acres, so when developed the area could have held only 60 to 70 homes).

Area 7 is a poor candidate for future urbanization due to the hills, numerous riparian corridors, and presence of Forest Park (all of which permanently limit the transportation network in the area), even if governance is resolved (see my November 4 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1)). Infrastructure would be very expensive and inefficient due to the numerous natural resources and slopes, and housing yield would be relatively low. I have been told that my 2.5 acre parcel could not be subdivided even if it was inside the UGB due to the 2 riparian corridors.

It seems unlikely that 5000 or so homes will be critical to the region's housing supply in 20 years. Many other more suitable Urban Reserve candidates have already been eliminated from UR consideration – why preserve the option to urbanize this area in 20 years when other areas are far more suitable?

Area 7 easily meets the Rural Reserve factors for Natural Features, and is clearly threatened. It should all be designated a Rural Reserve for Natural Features, except for the "Area 93 Bridge."

Area 6

The CAC's Rural Reserves suitability ratings for this area are misleading -- unlike other areas those ratings were not re-examined after important new information was received at the end of the Reserves process. The overall recommendation of a Rural Reserve is a better indicator of the CAC's final view of this area's Rural Reserve suitability.

Comments on the Resolution:

The idea of a development concept that would protect a large amount of natural resource land in exchange for developing a small new urban area is attractive, but it does not appear credible. The parks SDC fees from the new urban area, which are proposed to be used to purchase the natural resource areas uphill, would be needed to provide neighborhood parks. Even if these SDC funds weren't needed within that neighborhood, they appear insufficient to purchase a significant amount of land at urban land prices (SDCs are not available until land is inside the UGB, and park land must be within the park district), and the area proposed for this new park includes many existing homes (which would again raise the cost). Damascus appears to be unable to protect a much smaller natural resource area on a butte with a much larger urban area (including commercial development) available to generate fees and transfers of development rights. North Bethany parks SDCs are insufficient to fully fund neighborhood parks for that new urban area, and will be supplemented by funds from a bond measure.

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All parts except a small area south of Skyline and east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low (CAC and county staff)

Small area south of Skyline east of Cornelius Pass Road:

Urban Reserve Suitability Rating: low/medium (CAC), low/medium (county staff)

CAC: Recommended all of Area 6 for Rural Reserve to protect natural features and farm/forest resources. 8 of 11 members present voted to support the recommendation.

Metro COO: Suggests Rural Reserve consideration for Natural Features

Agriculture Rating: Important

Comments on the Resolution: This area should be designated Rural Reserve to protect Natural Features and Important farm/forest land, as the resolution suggests.

Area 5 (NW West Hills)

Rural Reserve Suitability Rating: high (CAC) for farm/forest and natural features

Urban Reserve Suitability Rating: low (CAC and county staff)

CAC: Recommended (unanimous vote) all of Area 5 for Rural Reserve to protect natural features and farm/forest.

Metro COO: Suggests Rural Reserve consideration for Natural Features.

Agriculture Rating: Foundation quality farm/forestry land

All of this area was included in the first two versions of the natural features map. The most recent version deleted the area just south of Scappoose, except riparian corridors. I believe this change was due to relatively young new trees (replanted after commercial harvest) that don't form a contiguous forest canopy at this time.

Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in NW Portland.

Here is a table comparing this area to Sauvie Island:

	NW West Hills (Area 5)	Sauvie Island (Area 8)
RR suitability (CAC rating)	High	High/Medium
Agriculture Value	Foundation Forestry	Foundation Farm
Natural Features	High Value	High Value
Sense of Place	Highly visible	Deeply loved
Natural Hazards	Steep slopes and landslide hazard	Flood potential (not mapped floodplain due to levee)
Urbanization Challenges	Steep slopes, many riparian corridors	New bridges, raised roads
Urbanization Threats	Adjacent to Hwy 30 and railroad line, north end is 1 mile from Scappoose, mountain views	Flat. Separated from UGB and Hwy 30 by Multnomah Channel and Willamette River

Comments on the Resolution:

There is no factor-based reason to stop this Rural Reserve at 3 miles from the UGB (or 2 miles from the Scappoose UGB). The same qualities exist inside the 3 mile line as exist beyond it – Foundation quality forestry land, regionally significant natural features, including an ODFW Conservation Opportunity Area (see the Coast Range Ecosystem attachment). The mountains are a regional landmark, key to our sense of place. The wildlife corridor between Forest Park and the Coast Range runs the length of the mountains (see the ODFW Coast Range COA documentation attached).

If you evaluate the area against the factors, the qualities that qualify it for a Rural Reserve are fairly uniform across the area. It doesn't make sense to end the Rural Reserve close to Cornelius Pass Road, especially at its intersection with Hwy 30. The CAC considered various possible ways to divide the area, but found that they were all too arbitrary and left important resources unprotected.

If the county designates all of Sauvie Island as a Rural Reserve, for consistency it should also designate all of Area 5 as a Rural Reserve, since Area 5 is as threatened and at least as valuable to the region as Sauvie Island (see comparison table above).

The memo from Multnomah County Attorney Sandra Duffey (see References) says that

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Because there are two UGBs on either end of this area (Portland Metro and Scappoose), the entire area is within 5 miles of a UGB.

Urban Reserve suitability

See my December 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1). No other area in the West Hills is being considered for Urban Reserves.

Rural Reserve suitability

Potentially Subject to Urbanization (3)(a). Area 7 is bounded on two sides by the UGB, there can be no question that this area is “potentially subject to urbanization.” Area 6 is partly bounded by the UGB, and all lies within 3 mile of the Portland Metro UGB. Area 5: the southern and northern edges are within 3 miles of the Portland Metro and Scappoose UGB (respectively). Areas 5 and 6 are adjacent to Hwy 30 and railroad line, and divided by busy Cornelius Pass Road. Some mention the railroad as a possible future commuter rail line. More information about this factor is supplied in the Reference section.

Natural Hazards (3)(b). Most of Area 5, and large portions of Areas 6 and 7 are mapped as slope hazards.

Fish and Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area (except a small section near Area 93) has a county SEC overlay for wildlife habitat, and it also contains many significant

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streams with riparian overlays. These overlays were established based on extensive research. Almost all of the area is included in the Natural Features Inventory (the missing areas are open fields often used by elk). Large portions of Areas 6 and 7 are in Metro's Forest Park Connections and Rock Creek Headwaters target areas for acquisition. I have attached several photos of elk in Areas 7 and 6. Elk have been seen in this Area 7 many times between August 8 and October 14 of this year, using the open farm fields that were not included in the Natural Features Inventory. Red-legged frogs and threatened fish are present in the creeks. County and Metro documentation of wildlife habitat value are included in the References section below. A portion of the ODFW Coast Range Conservation Opportunity Area document is attached.

The Multnomah County West Hills Reconciliation Report (Revised – May 1996) says:

“Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.”

The report also says:

“Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.”

Water Quality (3)(d). Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro's 2006 Natural Areas Bond for Forest Park Connections (“protect important headwater areas on the eastside of the ridgeline”) and Rock Creek Headwaters (“Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed”). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: “**Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection**, wildlife habitat and maintenance of overall watershed health.” This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

Sense of Place (3)(e). Tualatin Mountains are a regional landmark, highly visible from most of the region, and key to sense of place for the Tualatin Valley and Portland. The mountains north of Forest Park are visible from new condo towers in NW Portland. Views of the mountains are part of people's daily lives.

Boundary or buffer (3)(f). The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses. See the References section below for more information.

Agriculture. Farms in the Lower Springville area (Area 7), and north of Abbey Creek (Area 6) are valuable in and of themselves, but they also provide an important buffer between urban development in Bethany and the high value riparian and upland resources further uphill (see rural

reserve factor (3)(f)). Open farm fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

Agricultural ratings are discussed in the overview section for each area above. Foundation agricultural land is the best and Important is almost as good. For more information about Agriculture in the Lower Springville area, see my November 4, 2009 letter re: Urban and Rural Reserves, Lower Springville Road (area UR-1).

Provides separation between cities (3)(g). The West Hills separate Portland from urban Washington County, and together with Multnomah Channel they also separate Portland from Scappoose.

Recreation (3)(h). The mountains include many recreational opportunities, from Forest Park itself to recreational bicycle rides on rural roads, to mountain biking in the forestlands of Area 5.

Metro staff's preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany (as shown on the attached map of Natural Areas Bond target areas), now turns east near the county line south of Springville Road, and seems likely to follow the powerline corridor there up to Forest Park. This trail could help reinforce and protect this urban/rural edge, and it will also provide a wonderful recreation link between the Bethany area and Forest Park.

The Administrative Rules provide these Rural Reserve factors for "(3) Natural Landscape Features:

To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "Natural Landscape Features Inventory" and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important fish, plant, or wildlife habitat;
- d) Necessary to protect water quality or quantity, such as streams, wetlands, riparian areas;
- e) Provide a sense of place for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between cities; and
- h) Provide easy access to recreational opportunities in rural areas, such as trails and parks."

I believe that Areas 5, 6, and 7 meet these factors, and this is reflected in the CAC recommendations that all of these areas be protected with Rural Reserves.

SB 1011 and the Administrative Rules are designed to protect "large blocks" of farm and forestry land, and to achieve "viability and vitality of the agricultural and forest industries." The Tualatin Mountains are Multnomah County's large block of forestry land, and should be protected to maintain that industry, but also to preserve the natural features that share the same land.

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Organizations and individuals who have submitted letters opposing Urban Reserves in these areas and who have requested that the areas be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (within Areas 6 and 7)
CPO-7 (adjacent Washington County)
Hillside (Portland)
Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
SaveHelvetia

Individuals: State Representative Mitch Greenlick
29 Residents of Springville Road Area, including Malinowski Farms
Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered a large portion of Area 7. Their report says:

“The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view).”

There is ample data (see attached reference material for more details) to support designating these areas as Rural Reserves for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the headwater streams, and the value of a defensible urban edge along part of the county line. There is not a lot of credible data supporting an Urban Reserve in this area.

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls “special purposes.”

The physical features that make these areas poor Urban Reserve candidates (steep slopes, transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time. Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Multnomah County Attorney Sandra Duffy's memo concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

I hope you will use that discretion to protect these mountains which define our region with Rural Reserves, in accordance with the CAC's recommendations and the wishes of a broad constituency. In the West Hills, only the “Area 93 Bridge” should be considered for Urban Reserve or undesignated, to allow future residents of Area 93 to benefit from city governance and services.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

cc: Chuck Beasley, Multnomah County

References (underlining added)

Purpose of Rural Reserves

SB 1011 says (underlining is mine):

“SECTION 1. As used in sections 1 to 4 of this 2007 Act:

- (1) “Rural reserve” means land reserved to provide long-term protection for agriculture, forestry or important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization, including plant, fish and wildlife habitat, steep slopes and floodplains.”

So Rural Reserves for important natural landscape features can provide long term protection for lands that are not suitable for urbanization, but that instead “limit urban development or help define appropriate natural boundaries of urbanization.” This idea is reinforced by the Rural Reserve factors, which suggest that areas with floodplains or steep slopes, that are prone to landslides, or that include bluffs, islands, extensive wetlands, or cliffs be considered for possible Rural Reserve. Areas with these characteristics are clearly less suitable for urbanization.

The Purpose and Objective section (660-027-0005) in the administrative rules repeats this intention, and provides additional information (bolding and underlining is mine):

“Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural land and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. The objective of this division is a balance in the designation of urban and rural reserves that, in its entirety, best achieves livable communities, the viability and vitality of the agricultural and forest industries and protection of the important natural landscape features that define the region for its residents.”

The Definitions section (660-027-0010) provides further guidance:

(6) “Important natural landscape features” means landscape features that limit urban development or help define appropriate natural boundaries of urbanization, **and that thereby provide for the long-term protection and enhancement of the region's natural resources, public health and safety, and unique sense of place.** These features include, but are not limited to, plant, fish and wildlife habitat; corridors important for ecological, scenic and recreational connectivity; steep slopes, floodplains and other natural hazard lands; areas critical to the region's air and water quality; historic and cultural areas; and other landscape features that define and distinguish the region.

Potentially subject to urbanization

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo Chuck Beasley that says:

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Note that she suggests a five mile standard. She concludes that the County and Metro have "a great deal of discretion" in interpreting the Rural Reserve designation factors.

From 660-027-0060 Factors for Designation of Lands as Rural Reserves:

(2) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended to provide long-term protection to the agricultural industry or forest industry, or both, a county shall base its decision on consideration of whether the lands proposed for designation:

(a) Are situated in an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by proximity to a UGB or proximity to properties with fair market values that significantly exceed agricultural values for farmland, or forestry values for forest land;

Dick Benner, Metro Attorney, was asked at a Reserves Steering Committee meeting whether the potentially subject to urbanization factor was a minimum requirement, and he said "no," that is only one factor of several that must be considered. This was affirmed in an email that he sent to me on June 19 (underline added):

6/19/09

Carol,

I don't have time and I don't care to write a lengthy interpretation of the "subject to urbanization" factor. It is by nature vague and subject to many interpretations. My task is to work to ensure interpretations by Metro don't go beyond the boundaries of reasonable interpretation.

First, an interpretation that says land not threatened by urbanization is therefore not eligible for designation as rural reserve is not a reasonable interpretation of the statute or the rules. A factor is a matter to be weighed and considered with other factors. A factor is not a criterion that must be satisfied. The four local governments have understood this clearly from the beginning.

Recognizing that all land being studied, whether currently identified as a candidate area or not, might yet be designated a reserve, it is probably premature to conclude that only land currently identified as candidate urban reserve is subject to urbanization. It would be reasonable, however, to assign a higher rating on this factor to UR candidates than to non-UR candidates within the overall Study Area.

The history of the factor in the rulemaking process indicates that it was intended to focus attention on land close to the UGB. A number of participants noted that designation as RR of land distant from the UGB would accomplish little good because it needs no protection from UGB expansion. Of course, "close" and "distant" are themselves vague terms. But the rule provisions to refer to three miles and the decision by the four local governments to study land generally within five miles of the UGB suggests that "close" has already been interpreted to mean three to five miles from the UGB.

Water Quality and Quantity

Factor 3d. Is necessary to protect water quality such as streams, wetlands and riparian areas

This factor caused some confusion, so before the 6/18 CAC meeting, I sent an email to Dick Benner asking for his thoughts about this factor. This was his response (underline added):

Carol, a starting point for interpreting the natural landscape features factors is the definition in SB 1011 of "rural reserve." RRs include "important natural landscape features that limit urban development or help define appropriate natural boundaries of urbanization...." The drafters were careful to explain that the reserves process is not intended to be a Goal 5 process to protect natural resources. They were mindful that cities and counties have acknowledged Goal 5 programs and the reserves process is not a make-over.

From this I take a "scale" message: the reserves process is aimed at identifying long-term limits and boundaries of urbanization on a regional scale. At a smaller scale (e.g., small wetlands, small stretches of creeks), we should rely upon Goal 5 programs (an many others) to protect features, but they are not necessarily appropriate boundaries of the region's urban form.

As you note, we can't interpret 3d to be the same as 3a ("subject to urbanization"). I read 3d to require us to consider whether stopping urbanization short of the feature, rather than "leaping" it, is necessary to protect WQ or AQ. In short, I interpret "necessary" 3d in the context of the definition of "rural reserve" and the overall objective of the legislation.

In discussion during the 6/18 CAC meeting, the committee decided on this standard: **"is it important to stop urbanization short of this feature to protect water quality and quantity?"**

Areas 5, 6, and 7 are chock full of healthy headwater streams on both sides of the ridge (refer to the County zoning map SEC-s overlays). The importance of these headwater streams is cited in target area information for Metro's 2006 Natural Areas Bond for Forest Park Connections ("protect important headwater areas on the eastside of the ridgeline") and Rock Creek Headwaters ("Goals: Protect the upper watershed to meet water quality protection goals in the lower watershed"). The Rock Creek watershed is defined to include Abbey, Bronson, Holcomb and Beaverton Creeks.

Information for both target areas notes: **"Scientific data continues to show the critical importance of intact headwaters for water quality and quantity protection**, wildlife habitat and maintenance of overall watershed health." This indicates that water quality and quantity as would be harmed by urban development in headwater areas, even with Title 13 protections.

Goal 5 protections for riparian corridors require an ESEE analysis. Balancing the Economic, Social, and Energy needs of an urban area against the Environmental needs often results in smaller stream buffers that are not adequate to fully maintain stream functions. Multnomah County was able to establish 600' riparian corridors around significant streams only because the Economic, Social, and Energy impact wasn't significant. The urban area is not required to maintain the full rural stream protections if the other factors outweigh the value of the protection.

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The county's West Hills Rural Area Plan (p.28) says "Balch Creek has significantly elevated levels of sedimentation during storm events, which indicates problems with soil erosion. Events of mass erosion have occurred periodically in the watershed... Also, ongoing surface erosion from roads and residential housing development have negative impacts on water quality in the basin." This canyon has a low density of homes and roads, but still experiences urban effects.

The Natural Landscape Features Inventory notes for Forest Park Connections "its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks"

The Rock Creek Headwaters description says "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. ... Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority." Metro appears to consider the lower watershed to be the area passing through Hillsboro and Beaverton, and their Tier 1 target area includes portions of the upper watershed.

Agriculture

From the ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007)

"Examples of current trends include:

- Increasing uncertainty about long-term energy supplies.
- Increasing demand for biofuels/energy development.
- The growing demand for organic, sustainable, high quality foods both in the home and at restaurants.
- Increasing demand for food products from a local food shed.
- New conservation incentives and other programs related to renewable energy and farmland protection including the ability of working farms to operate.

These trends suggest that lands not always considered to be important to the region's agricultural base may now merit greater or equal consideration. Areas considered impacted due to parcelization, parcel size and nonfarm development may be suited to more intensive operations on a smaller parcel. ... The region may value and wish to protect areas that are characterized by operations responding to these trends." (page 64)

From a West Multnomah Soil and Water Conservation District press release, December 1, 2008:

"**Greg Malinowski**, of Malinowski Farms, was honored as the ***Outstanding Partner of the Year.*** Malinowski has a strong and longstanding commitment to dedicate a portion of his land to natural habitat preservation. Greg has worked with the WMSWCD for many years, as a matter of fact; his father was the agency's first contact decades ago. Greg took over the family farm in the early nineties and, with his brother Richard, started trying different ways to make farming a viable enterprise while always doing "the right thing --" not always an easy proposition. Greg collaborated with EMSWCD to develop his first NRCS-level conservation plan, as part of his certified planner training, which involved conducting inventories on his property and analyzing alternative actions."

Barriers and Buffers on the northern and eastern sides of North Bethany

Both Metro and the Oregon Court of Appeals have noted that Abbey Creek, the powerlines, and the county line form a buffer between urban and rural uses.

Exhibit C to Metro Ordinance No. 02-987A FOR THE PURPOSE OF AMENDING THE URBAN GROWTH BOUNDARY TO ADD LAND IN THE BETHANY AREA, adopted December 12, 2002 says:

"The inclusion of all of areas 84-87 allows Abby (sic) Creek and the adjoining riparian zone to form a natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north, and it utilizes the powerlines and also the Multnomah County line as clear demarcations along the expansion area's eastern border." (page 2)

"The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Avenue, Abby (sic) Creek and its adjoining riparian zone and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area. "
(page 9)

These elements were also cited as buffers in the Oregon Court of Appeals decision affirming the North Bethany UGB expansion area (text is paraphrased from an email from Jim Emerson to Chuck Beasley on April 16, 2009):

Case # A122169 (which decision was consolidated with case #'s A122246 and A122444,) "City of West Linn et al V. LCDRC et al" was decided by the Oregon Court of Appeals on September 8, 2005. In affirming the inclusion of Areas 84-87 (North Bethany) into the UGB, the Court said: "The Bethany expansion area will have clear boundaries that serve to both visibly highlight the line separating urban and rural uses, and to also serve as a buffer between urban development and rural uses. NW 185th Ave., Abby (sic) Creek and its adjoining riparian zones and slopes and the powerline easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area."

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Wildlife Habitat and Water Quality

From the Multnomah County West Hills Rural Area Plan:

"WILDLIFE HABITAT

Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills.

From the Metro Natural Landscape Features Inventory, February 2007

Rock Creek Headwaters

Rock Creek flows from the Tualatin Mountains in Forest Park to the Tualatin River. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the cities of Hillsboro and Beaverton, protecting water quality is a priority. These headwaters also provide wildlife habitat and trail connectivity from the Tualatin Valley to the Tualatin Mountains that includes Forest Park.

Forest Park Connections

Forest Park lies within the city of Portland and unincorporated Multnomah County. It is considered by many to be the "crown jewel" of the region's open spaces network. At more than 5,000 acres of mostly second-growth forest, Forest Park contains an abundance of wildlife and its massive tree canopy and substantial undergrowth serves as a natural air purifier, water collector, and erosion controller. The Forest Park connection area provides protection to key watersheds like Balch, Miller, Ennis and Agency Creeks and secures the integrity of the "big game" corridor that links the park with habitat in the northern Coast Range. Connecting Forest Park to Rock Creek and the proposed Westside Trail will keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.

From the Multnomah County West Hills Reconciliation Report Revised – May 1996:

Page V-9,10,11 (Wildlife Habitat):

"Finally, the West Hills' relationship to Forest Park is critical to the West Hill's significance... Forest Park, in isolation, is not large enough to support self-sustaining populations of medium and large size mammals, such as elk, bobcats, mountain lions ... and black bears [footnote: the implication is not that Forest Park should be managed exclusively for bear and elk; rather, the point is that managing Forest Park and the adjacent wildlife are for bear and elk will ensure sufficient habitat for smaller mammal and bird species that reside in the Portland region.] for which hundreds of square miles of habitat would be required..

...

Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource.

a. WILD ABOUT THE CITY (Marcy Houle, 1990)

This report discusses the concept of contiguous areas of natural habitat for wildlife and the results of the fragmentation of habitat into "islands." In the latter instance, numerous biological studies (see bibliography for Wild About the City) have documented the diminishment and loss of native plants and animals due to a lack of connection to a larger ecosystem. Continued development in the West Hills wildlife area could result in the fragmentation, and therefore the degradation of both the West Hills' and Forest Park's natural systems, the loss of species diversity, the permanent loss of natural populations to catastrophe such as fire, and the weakening of plant and animal populations due to the lack of genetic diversity available in larger areas.

b. A STUDY OF FOREST WILDLIFE HABITAT IN THE WEST HILLS (Esther Lev, Jerry Fugate, Lynn Sharp, 1992)

This report provides a more in depth study of existing wildlife within the West hills area. Research for the study included a series of six transects throughout the region, representing different types of land use... the transect with the most species diversity and numbers were found in the "control" transect within the boundaries of Forest Park. This indicates the high wildlife habitat values to be found within the park, and the importance of integrating Forest Park into a larger contiguous wildlife habitat area in order to protect this high value. The amount and diversity of wildlife within the rural West Hills area to the northwest of Forest Park is somewhat lower due to the impact of residential development, agriculture, quarry operations, and commercial forestry. However, each of the five transects outside of Forest Park showed significant numbers and diversity of wildlife, indicating that this area remains an important area for native plants and animals."

Page V-14. "In the case of the West Hills, maintaining black bear and elk habitat ensures that the habitat needs of a wide range of other species will be met"

From Exhibit A to Metro Resolution No. 07-3833, Approving the Natural Areas Acquisition Refinement Plan for the Forest Park Connections Target Area, September 6, 2007:

"Findings

- The Forest Park Connections target area is a regionally significant natural area due to its fish, wildlife, regional recreation and water quality values.
- The Forest Park Connections target area is the largest and most ecologically intact natural area in public ownership in the metropolitan region.
- Several large and ecologically important publicly owned parcels extend northwest of Forest Park out to Burlington Bottoms and the Multnomah Channel. These parcels are currently not contiguous with other publicly owned natural areas.
- Key tributary streams for water quality, wildlife habitat and fish habitat include Balch Creek, Doane Creek, Saltzman Creek and Miller Creek.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- Recent studies on the Willamette have shown the importance of tributary creek confluence areas for listed fish species using the Willamette River. Many of the tributary creeks provide valuable sources of clean and cold water, nutrients and refuge areas off the main channel for refuge and rearing."

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"Goals

- Acquire key properties to connect Forest Park to other public lands.
- Connect Forest Park to Rock Creek and the Westside Trail to keep important wildlife corridors intact and provide trail connections between the region's largest urban park and Washington County.
- Protect important headwater areas on the eastside of the ridgeline."

From Attachment 1 to Resolution No. 07-3833

Summary of Comments from Stakeholder Interviews For Forest Park Connections Target Area

"Key Themes Discussed

Water Quality/Wildlife Habitat

- The opportunities for connections to the northwest of existing Forest Park were mentioned in every stakeholder interview. Everyone interviewed indicated the importance of extending the park and providing maximum habitat and water quality protection for the scattered parcels previously purchased in this area.
- A major emphasis was placed on maintaining the key habitats and preserving water quality in the Balch Creek watershed and other key watersheds in the park. Particularly, the headwaters outside and uphill from the park. Ecological changes within the Balch Creek watershed are apparent in the last few years even at the low density development level. Forest fragmentation is affecting species diversity, becoming more suitable for open/fragmented canopy species and losing interior habitat characteristics. Negative impacts to headwaters affect the entire watershed.
- Multiple stakeholders have mentioned the important bottomland forest and wetland confluence habitat on the Willamette River where tributary streams enter the Willamette River. Habitat for pond turtles, bottomland forest, and Willamette wetlands are a diminishing resource. Restoration potential and mitigation bank potential. Very important habitat for Willamette River listed fish species
- The connections with the Rock Creek watershed and its tributaries are important linkages for wildlife and humans. Possible connections in this area for the Westside Trail and the Pacific Greenway trail were mentioned. Abbey Creek headwaters, Rock Creek headwaters
- Balch Creek and Forest Park in-holdings and edge properties are important targets for maintaining forest and habitat health and for protecting water quality in key watersheds. However, they are likely to be very expensive and difficult to acquire.
- Northwest corridor and Rock Creek connection properties are also important for maintaining habitat connections to adjacent natural areas and ecosystems, headwaters, and for buffering unique habitats. Important local elk habitat shared with Rock Creek. Elk use creek corridors for movement, feed in open fields, and use forested areas for cover/rest."

Excerpts from Exhibit A to Metro Resolution No. 07-3834, Approving the Natural Areas Acquisition Refinement Plan for the Rock Creek Headwaters and Greenway Target Area, September 6, 2007:

"Background

...

The 2006 Natural Areas bond measure stated:

A major tributary of the Tualatin River, upper Rock Creek and its tributaries are under intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed. Opportunities to improve and protect habitat also exist through the protection of key tributaries and their associated wetlands. In addition, the protection of key undeveloped sites in the lower reaches of Rock Creek, particularly in Hillsboro, will buffer growth, protect water quality and provide nature in neighborhoods for local residents.

A biological assessment for this target area indicates that oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb, Bannister and Bronson creeks, as well as in an Abbey Creek tributary."

...
"Target Area Description

Rock Creek flows from the Tualatin Mountains to the Tualatin River. The headwaters hold key areas of undeveloped land which provides linkages for wildlife. These areas also contribute to water quality. Because the creek and its tributaries pass through rapidly urbanizing neighborhoods within the city of Hillsboro, protecting water quality is a priority."...

"Findings

- Rock Creek is a major tributary of the Tualatin River. The headwaters of Rock Creek and its tributaries have been targeted for acquisition due to intense development pressure as urban growth expands throughout the watershed. Watershed managers have identified protection of the headwater areas as a high priority for meeting water quality protection goals in the lower watershed and also to improve and protect wildlife habitat.
- The headwaters of Rock Creek originate on the west side of the Tualatin Mountains southwest of NW Skyline Boulevard and Forest Park. Numerous tributary streams flow through woodlands and agricultural lands before crossing into the urbanized area near West Union and Springville Roads.
- The watershed for Rock Creek includes in excess of 18,000 acres and numerous tributary streams. Major tributary streams include Abbey, Bronson, Holcomb and Beaverton Creeks.
- Established science continues to show the key importance of intact headwaters for water quality and quantity protection, habitat and maintenance of overall watershed health.
- The science report notes that the area's oak woodlands and oak savanna habitat support varied wildlife, and expanding the protected natural areas would increase habitat opportunities for vulnerable species such as red-legged frogs, Western bluebirds and northwestern pond turtles. In addition, threatened species such as steelhead, cutthroat trout and coho salmon are present in Rock, Abbey, Holcomb and Bannister and Bronson creeks.

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- Stakeholders identified protection of east/west wildlife corridors as just as important as north/south corridors.
- Some stakeholders would like to see Metro focus on purchase of open spaces closer to the Urban Growth Boundary to help provide a natural edge between urban and rural areas.

Goals

- Protect the upper watershed to meet water quality protection goals in the lower watershed.

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Goals

- Protect the upper watershed to meet water quality protection goals in the lower watershed.

- Protect key undeveloped sites in the lower reaches of Rock Creek to buffer growth, protect water quality and provide nature in neighborhoods.
- Protect habitat along key tributaries and associated wetlands.”

From Attachment 1 to Resolution No. 07-3834:

Summary of Comments from Stakeholder Interviews For Rock Creek Headwaters and Greenway Target Area

“Key Themes Discussed

Wildlife Habitat

- Importance of wildlife corridors – open areas down-slope of Forest Park into the Tualatin Valley are very important for wildlife (sunnier, open fields, more available food and water)
- East/west wildlife corridors (Forest Park to Tualatin Valley) are just as important as north/south corridors (Forest Park to Coast Range)
- Unique clusters of white oak should be mapped – disappearing habitat in the region

Land Use / Urban/Rural Form

- Important to connect Forest Park to urban areas with “ribbons of green” – important for wildlife corridors, water quality and livability
- Build on wetland/creek confluence near PCC/Rock Creek – opportunity for a “natural edge” between urban and rural areas; Hillsboro and Washington County planners support a larger “regional” scale park farther up in the watershed, but accessible to the urban population
- Focus on linkage of Rock Creek Headwaters, Forest Park and Westside Trail regional target areas
- Consider mutual benefits of protecting open space and providing buffers for small farm operations in proximity to urban areas
- Metro program is focused on natural area functions – could serve a complimentary role to low impact agricultural practices, particularly those that supply local food markets

December 9, 2009

Summary of Reserves Input about West Hills (Areas 5, 6, and 7)

Multnomah County Planning Commission generally endorsed the CAC recommendations at their evening hearing. There was an exception about Troutdale, and comments about looking at individual properties in unique situations. A strong majority of citizen testimony at the hearing supported the CAC recommendations. The Planning Commission also said undesignated land should be avoided, especially near the UGB.

Multnomah County Attorney Sandra Duffey wrote a July 23, 2009 memo Chuck Beasley that says:

“For farm and forest lands within five miles of the UGB, the County could rely on proximity alone as a basis for a Rural Reserves designation under factor (a) of OAR 660-027-0060(2)... For Natural Landscape Features, ..., the suitability for urbanization may be low, but the consideration of other Rural Reserve designation factors could result in protection for features that define or limit well planned urban growth.”

Note that she suggests a five mile standard. She concludes that the County and Metro have “a great deal of discretion” in interpreting the Rural Reserve designation factors.

1000 Friends of Oregon memo to the Reserves Steering Committee on October 14 does not comment directly on West Multnomah County, but says:

“In addition to the rural reserve factors and purpose of the reserves statute and rule, our recommendations are guided by some additional principles:

- Where land meets the rural reserve factors on both agricultural land and natural resource grounds, it should be protected as a rural reserve.
- In most cases, rural reserves should abut urban reserves; there should not be undesignated lands between them. These will simply become urban lands-in-waiting. Only lands that do not meet either rural or urban reserve factors should be left as “undesignated”...”

This memo does comment on the Helvetia area in Washington County, recommending that it all be designated as a rural reserve, saying in part: “Testimony has also shown that it has significant natural resource features, including elk herds, and is part of the habitat connectivity from Forest Park through to the Coast Range.” The same could be said for Area 5, 6, and 7.

The October 16 letter from **Urban Greenspaces Institute** (Mike Houck) to the Reserves Steering Committee and Core 4 says in part:

“Extent of Rural Reserves: Responding to comments from state agencies and Clackamas County’s preference for fewer, smaller Rural Reserves, our position is that the purpose of Rural Reserve designation is not solely to respond to threat of urbanization, while that is clearly of paramount importance.

We have understood the function of Rural Reserves to assure urban expansion does not occur in those landscapes that contribute to the region’s sense of place, that are ecologically important, and that are important working landscapes. While we concur that designating an area that possesses these qualities does not “protect” that area, per se, we do feel it is important for the region to

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acknowledge, through Rural Reserve designation those landscapes that perform one or more of the functions listed.

We also concur with 1000 Friends of Oregon's recommendation that areas that have any one of high value farm, forest, or ecological values be considered for Rural Reserves status. Of course those areas that possess a mosaic of these features are even more appropriate for Rural Reserve consideration."

Mike's maps indicate that only the "Area 93 bridge" and a tiny area within Lower Springville (adjacent to North Bethany) might be "OK" for Urban Reserves, the rest should be Rural Reserve, including Area 7. Notes with the maps point out that Mike did not evaluate Urban Reserve suitability such as governance, that might disqualify an area for Urban Reserves. He used only documented natural resource values.

Metro's COO report "Urban Rural Reserves" says this about West Multnomah County:

"Metro Chief Operating Officer Recommendation

... Rural Reserve consideration should be given to the identified significant natural landscape feature within the area, as well as Sauvie Island.

This area also represents an opportunity for the region to consider how to deal with "problematic landscapes" with mixed topography, relatively low agricultural value and interspersed habitat of high value. Similar areas exist in other parts of the region, including areas already inside the UGB, such as Damascus. The opportunity is to provide for other housing choices and to get private development to help finance public acquisition of natural resources. However, the region should consider this opportunity only if Multnomah and Washington Counties and the City of Portland agree to work out the delivery of urban services and of governance and only if the Metro Council places conditions on the urban reserve to ensure achievement of the opportunities presented."

A few comments. These are the COO's recommendations, and do not necessarily represent the views of Metro Council. Michael Jordan has told me that he did not intend to endorse a particular development proposal, such as the West Forest Park Concept, but wanted to draw attention to a regional problem, and he doubts that his conditions can be met. This text does not suggest leaving the area undesignated. This area is virtually all mapped Natural Landscape Features.

Dick Benner has told me that he would recommend that Metro Council not create urban reserves subject to conditions that could create a range of development capacity, because they would make it difficult to make defensible capacity estimates. City of Portland is not interested in urban development in the area. City of Beaverton is not asking for any urban reserves here, and their ability to ever serve the area is not clear.

Another Metro COO report "Strategies for a sustainable and prosperous region" says:

"Rural reserves will provide the same certainty and security to farmers and foresters that urban reserves provide for investors in urban development: working farms and forests can invest in their operations with confidence that the metropolitan region will not add their farms or woodlots to the UGB for decades. This security for the farm and forest industries – the oldest industries in the region and major employers in our urban communities (in processing, for example) – will help the region achieve the economic competitiveness and prosperity that constitutes one of our key desired outcomes" ...

- "Because of growing concern for a local supply of safe and healthy food, the reserves partner governments should keep in mind for designation of rural reserves those areas

near the UGB with farms that market fresh local food to urban dwellers through the growing network of farmer's markets, co-ops, restaurants and grocery stores.

- The reserves partner governments should designate as rural reserves those important natural landscape features that help define our place, are worthy of protection in their own right, and provide "hard edges" to limit long-term urban expansion."

According to a February 2006 report prepared by Davis, Hibbitts & Midghall Inc. for Metro, tri-county residents prioritize protections for natural resources slightly higher even than preserving farm and forestlands¹. One of the conclusions of the report reads:

"Environmental values are particularly important to residents throughout the region. Once people are here, their enjoyment of the region is due primarily to environmental considerations. Two-thirds want environmental protection to be more important than economic growth in the coming decade and they want planning designed to protect the region's environmental assets".²

Another report conclusion says "Preserving and not converting farm and forestland are especially important." The three top regional planning priorities named by survey respondents were:

- 78% named Protecting area rivers and streams,
- 74% named Protecting Air quality, and
- 71% named preserving farm and forestland."

Joint State Agency Comments on Metro Urban and Rural Reserves, dated October 14, 2009, say this about West Multnomah County:

"The agencies agree with COO recommendations for this area. Agricultural and forest lands that are under threat of urbanization and that have high wildlife habitat value (including Sauvie Island and non-industrial forest lands linking Forest Park to the larger blocks of wildland forest to the northwest as a wildlife migration corridor) should be designated as rural reserves. It is in the best interests of the state, Metro, the affected counties and urban residents to provide these landowners with economic incentives to continue investing in forest management rather than converting these lands to non-forest uses.

The corridor between the Multnomah Channel and Highway 30 is currently recommended as "undesignated." The rationale against rural reserve designation is, in part, the extent of wetlands and potential flooding that likely limits the footprint of development. The agencies are concerned that even with these development limitations, because of the proximity to Highway 30, there is a high long-term threat of urbanization. At the same time, the substantial aquatic habitat values and transportation access concerns suggest that this area be designated as a rural reserve."

The letter also argues for smaller rural reserves focused on areas most threatened with urbanization. The state agency interpretation, however, appears to contradict the definition of Rural Reserves, which says they are intended to provide long-term protection to large blocks of agricultural and forest land, and for important natural landscape features that limit urban development or define natural boundaries of urbanization. By their nature, natural features that define natural boundaries of urbanization are likely to be large in scale.

The letter also talks about "The Economic Importance of Rural Reserves for Forestlands

One purpose of the reserves process is to retain large blocks of forestlands in forest use so that future Oregonians, including urban residents, will continue to benefit from the wide range of environmental, economic, and social values forests provide. The demand for forest ecosystem

¹ Davis, Hibbitts & Midghall Inc. Regional Attitudes Toward Population Growth and Land Use Issues. Prepared for: METRO, February 2006. Page 13.

² Ibid. Page 24.

near the UGB with farms that market fresh local food to urban dwellers through the growing network of farmer's markets, co-ops, restaurants and grocery stores.

- The reserves partner governments should designate as rural reserves those important natural landscape features that help define our place, are worthy of protection in their own right, and provide "hard edges" to limit long-term urban expansion."

According to a February 2006 report prepared by Davis, Hibbitts & Midghall Inc. for Metro, tri-county residents prioritize protections for natural resources slightly higher even than preserving farm and forestlands¹. One of the conclusions of the report reads:

"Environmental values are particularly important to residents throughout the region. Once people are here, their enjoyment of the region is due primarily to environmental considerations. Two-thirds want environmental protection to be more important than economic growth in the coming decade and they want planning designed to protect the region's environmental assets".²

Another report conclusion says "Preserving and not converting farm and forestland are especially important." The three top regional planning priorities named by survey respondents were:

78% named Protecting area rivers and streams,
74% named Protecting Air quality, and
71% named preserving farm and forestland."

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services (specifically: recreation, carbon sequestration, passive-use values such as biodiversity, and water quality) is often constrained by the availability of healthy forest environments that support or provide these services. Maintaining and enhancing Oregon's forests' non-commodity contributions to state and local economies, communities, and Oregon's quality-of-life are very important to all Oregonians and recognized as important nationally. However, these values are often taken for granted because they are not generally traded in markets. As such, they have no "price" and are therefore seemingly provided for free. Caution is needed in the Metro reserves process not to overlook or underestimate forest ecosystem service values.

As urban growth boundaries move closer to wildland forests and mixed forest and agricultural lands, there may be accelerated pressure outside the UGB for the in-filling of structures. Such outcomes can result in disincentives for continued investments in forest management and should be minimized whenever possible. Dividing the forest into smaller parcels and adding dwellings (with or without urbanization) can displace wildlife through habitat fragmentation, increase conflicts between residential and commercial forestry uses, decrease incentives to encourage forest land retention (such as forest land tax status), increase the cost of fire protection, incentivize further development pressure by an increasing disparity between forest land development property values versus timber values, and reduce the economic benefits of commercial timber production. Rural reserves should be considered as a tool to avoid this type of "halo" effect.

The value of Rural Reserves designation vs. undesignated

There has been considerable discussion lately about the value of Rural Reserves designation vs. leaving lands undesignated. While undesignated lands will still enjoy state and county protections that are in place today, I believe there are several important benefits that Rural Reserves will bring.

Rural Reserves do not alter any existing land use.

Designation of Urban and Rural Reserves will change the way the region perceives and values land. Land that is left undesignated will be perceived as less valued and less protected. Anyone interested in practicing farming or forestry near the UGB will almost certainly prefer to buy Rural Reserve land for the certainty it will offer.

Mike Houck sent an email to Jeff Cogen in early December, 2009 that makes these points about the value of Rural Reserves designation vs. undesignated lands, especially for significant natural features:

As you know, even though RR designation does not necessarily confer absolute protection status, RR designation WILL:

- a) bring the importance of those landscapes to the region's attention;
- b) be useful in future prioritization processes re acquisition or other protection tools;
- c) put landowners on notice that stewardship of the special features is an important goal; and
- d) address future urban growth boundary discussions that you, I and others who care about those landscapes will likely not be present for.

Please consider these points when making final RR designations. We are counting on Multnomah County to not simply hold the line on Urban Reserves but to apply Rural Reserve status to our region's most important landscapes.

I recently compiled a more extensive list of points on this topic:

Why Rural Reserves are better than undesignated rural land, especially next to the UGB:

- **Certainty.** A goal of SB 1011 was to provide certainty for property owners, farmers and foresters, cities and planners. Undesignated preserves uncertainty.
- **Symbolic meaning.** Reserves decisions are not only about the law, they will also be a potent symbol. Leaving an area suitable for RR undesignated sends two messages: (1) the county does not value those rural resources; and (2) this area should be a high priority for UR next time (and might be a good candidate before then under an exception).
- **Perception and Production.** Once we designate reserves, perception of undesignated lands will change even though the law stays the same. RR are likely to attract farm and forestry investments (esp. for long term crops), undesignated areas are likely to attract speculators and people who want zoning changes or non-farm uses. If someone wants to farm or practice forestry near the UGB, they are likely to favor RR land over undesignated to protect their investment. Undesignated will allow your neighbors to petition for zoning changes and UGB expansion.
- **Reduce speculation.** Speculators will be attracted to undesignated areas, and are less likely to keep farms and forestry lands in production. RR encourages keeping land in production. In Area 7, there are large parcels owned by speculators covered in scotch broom and other weeds. Some people won't consider long term leases to farmers

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because they are convinced they'll be able to bring the land into the UGB. Undesignated land and the possibility of a "UGB exception" will preserve that illusion. There is a program to match people who want to farm with property owners who don't want to.

- **Intent of SB 1011 and rules.** RR definitions (in SB 1011 and the rules) make it clear that RR are intended to protect areas not suitable to develop (floodplains, landslide hazards), presumably to help save us from bad UGB and UR decisions in the future.
- **Development pressure.** Land in Multnomah County Area 7 is all high value land for developers because it is close to downtown and major west side employers, and much of it offers views, proximity to Forest Park, and nice natural surroundings, so there will always be pressure to develop it.
- **Prevents new "Area 93" governance and services problems.** Undesignated land next to the UGB leaves Metro the option to bring some or all of that land into the UGB, giving them the option to create more Area 93 type governance issues.
- **Insurance.** The region has made unwise UGB decisions in the past. Areas 93 and 94 (the area along Skyline that was removed from the UGB on appeal) were unwise expansions into areas that weren't suitable. RR protect us from those mistakes.
- **RR may attract acquisition and restoration projects.**
- **RR will provide an educational tool.**
- **RR for natural features were a breakthrough.** State land use law protects farm land from urbanization, but there is no equivalent protection for natural features. RR give us a new tool for protecting these areas. Portland Audubon participated in development of the Administrative Rules for reserves because they recognized the value of RR for natural features.
- **Save \$\$ and effort.** Most land next to the UGB has been studied for UGB expansion many times. These studies require money and time. RRs save us from studying them again for 40 years. Proposals for UGB exceptions will need to be evaluated even if the odds of success are low, and the neighborhood has to put effort into fighting those proposals. FPNA actively supported SB 1011 because we wanted certainty.

West Hills
Sense of Place

BEASLEY Charles

From: Kimmelfield [Kimmelfield@msn.com]
Sent: Wednesday, July 29, 2009 6:24 PM
To: Multnomah County Chair; District2; District1
Cc: BEASLEY Charles
Subject: Urban Growth Boundary Land Development Comment

Dear Chair Wheeler, Commissioners Cogen and Kafoury,

I live in NE Portland, and I drive out to a property on Germantown Road at least four times a week, both for work and recreation. I grew up in Wales, and I have to tell you that this rural area currently under discussion in the Urban Growth Boundary decision process is a priceless treasure, not only in Oregon, but also in the US as a whole, where it is all too rare to find this kind of domesticated countryside within easy reach of urban centers and yet not contaminated by urban sprawl. To work and play in natural surroundings which are still offer only trees and fields to the eye is nourishment to the soul, and without these places, and the people who wish to be stewards of them, we will all be the poorer.

I am a storyteller, and I cannot count the number of children I meet who cannot "see" in their mind's eye a deer, a coyote, a hawk, wildflowers, pine trees, even a field, let alone a farm, or an orchard. They have no frame of reference for the seasons outside of the urban setting they live in. The countryside is an alien place, and wild things are feared and disrespected. We need to preserve our pockets of rural Oregon, and they need to be large enough to maintain viable habitats for the native species that inhabit them. Only then can we be sure of a way back to our essential roots, which are and always will be rural. We still grow our food, and depend on clean sources of water, need fresh air and green space to be healthy and invigorated. It is the small, working places in the countryside that keep the ties between urban and rural – the fruit growers who welcome the public to pick their own, the barn owners who provide urbanites with the magical experience of working with an animal like a horse, the small dairies that produce award-winning artisan cheeses, the innkeepers who buy local produce and maintain gardens and grounds of their own for their patrons to enjoy. These places provide a comfortable familiarity with nature which is totally different from the experience of the great National Parks, but is perhaps even more important to our mental and physical health and wellbeing. Children, wherever they live ought to know what a coyote actually looks like, the difference between a pine tree and an oak, that insects have individual names, besides "bug". They ought to know because what you know becomes yours, and what is yours you care about. We need, more than ever, to be mindful of our place on this living planet and our obligation to preserve and respect the natural world that contributes so much of what makes us fully huma

Thank you for taking the time to consider all voices in this process. I wish you well in your decision-making!

Sincerely,

Helen Kimmelfield.

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Sense of Place

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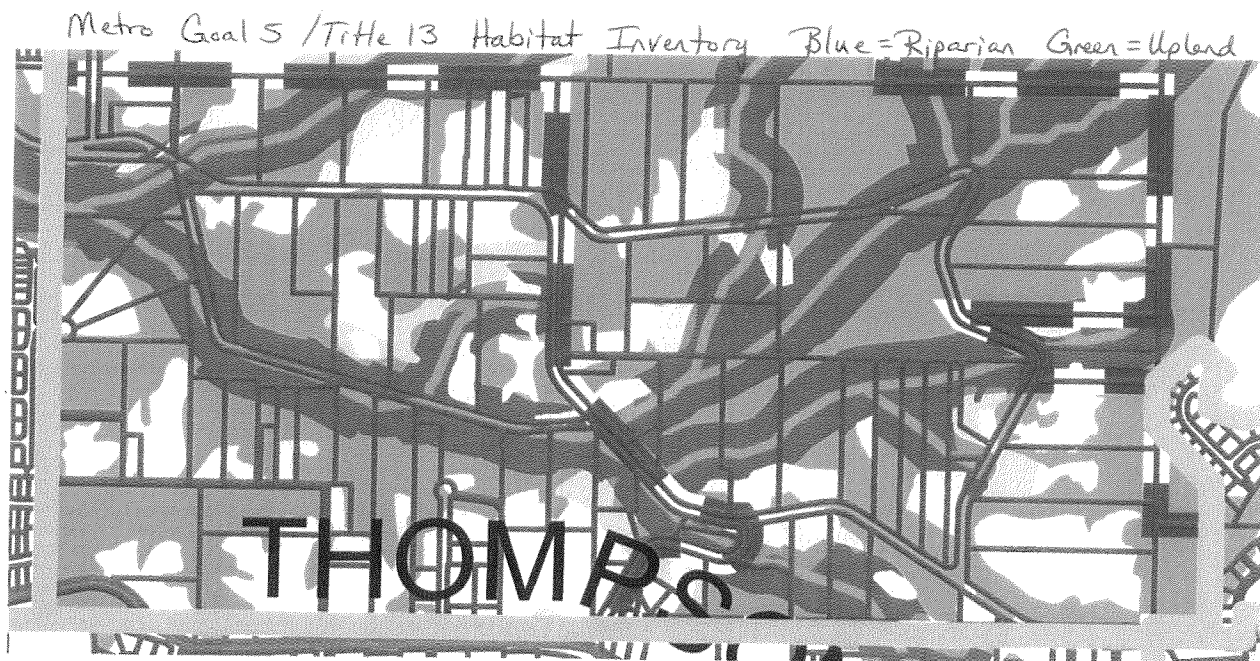
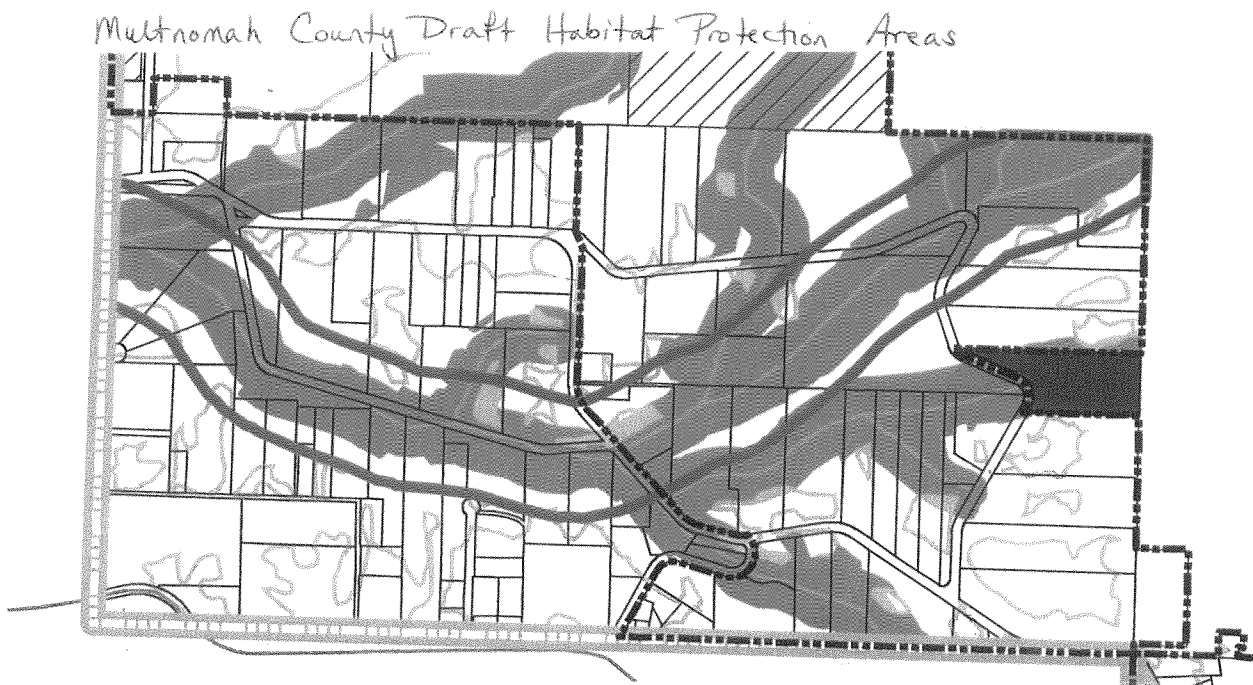
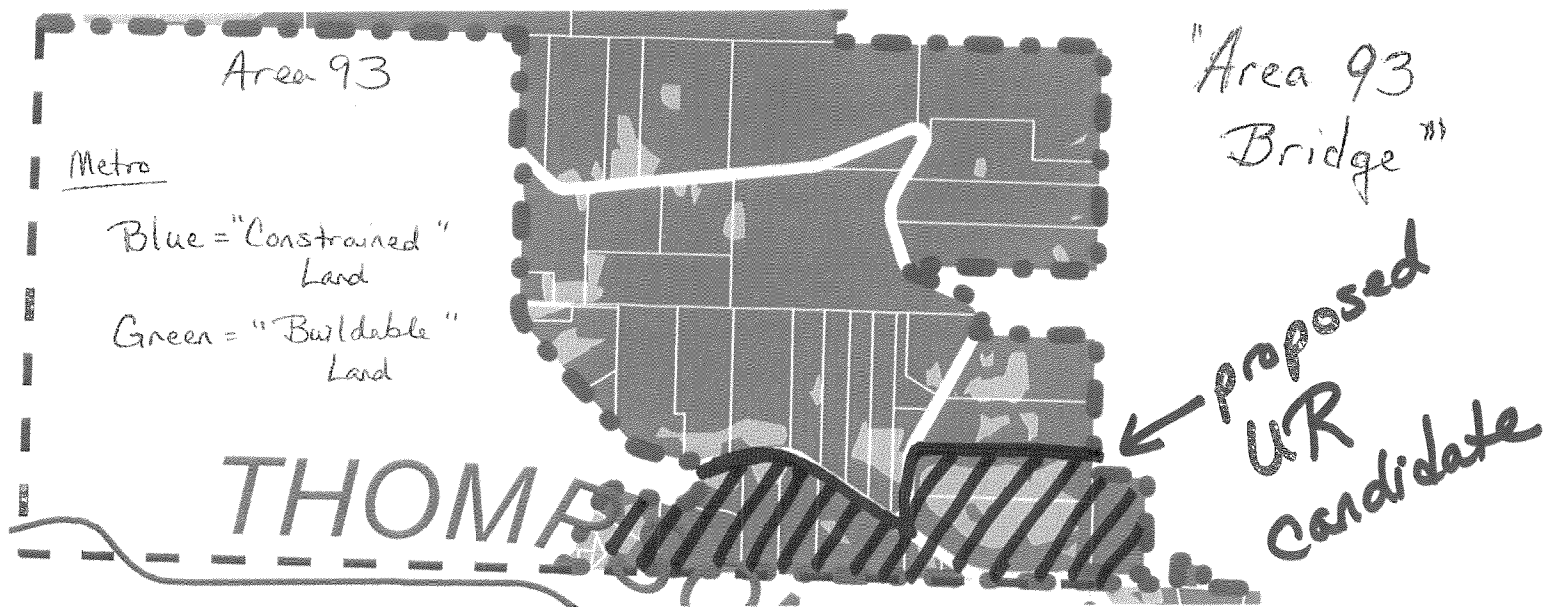
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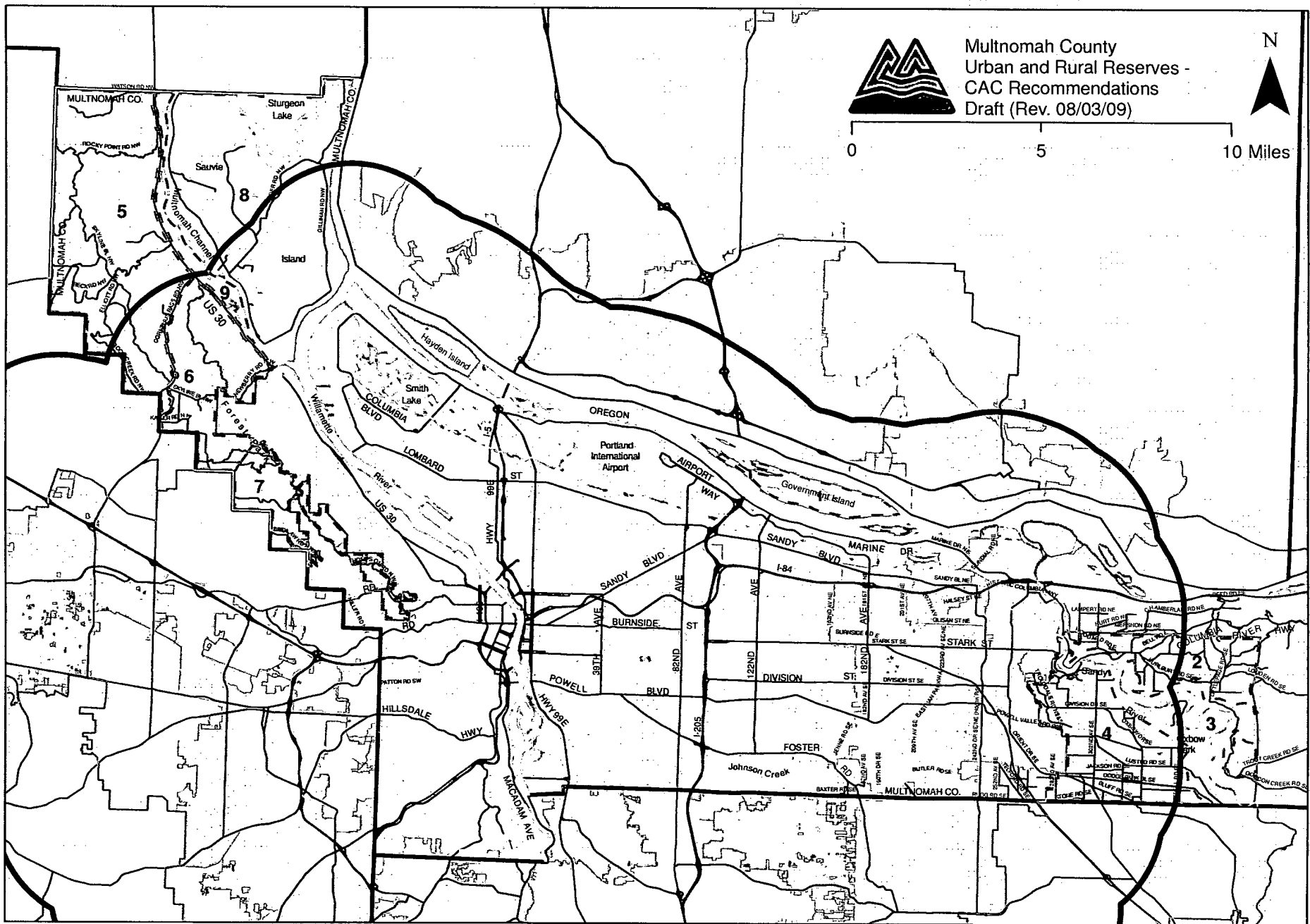
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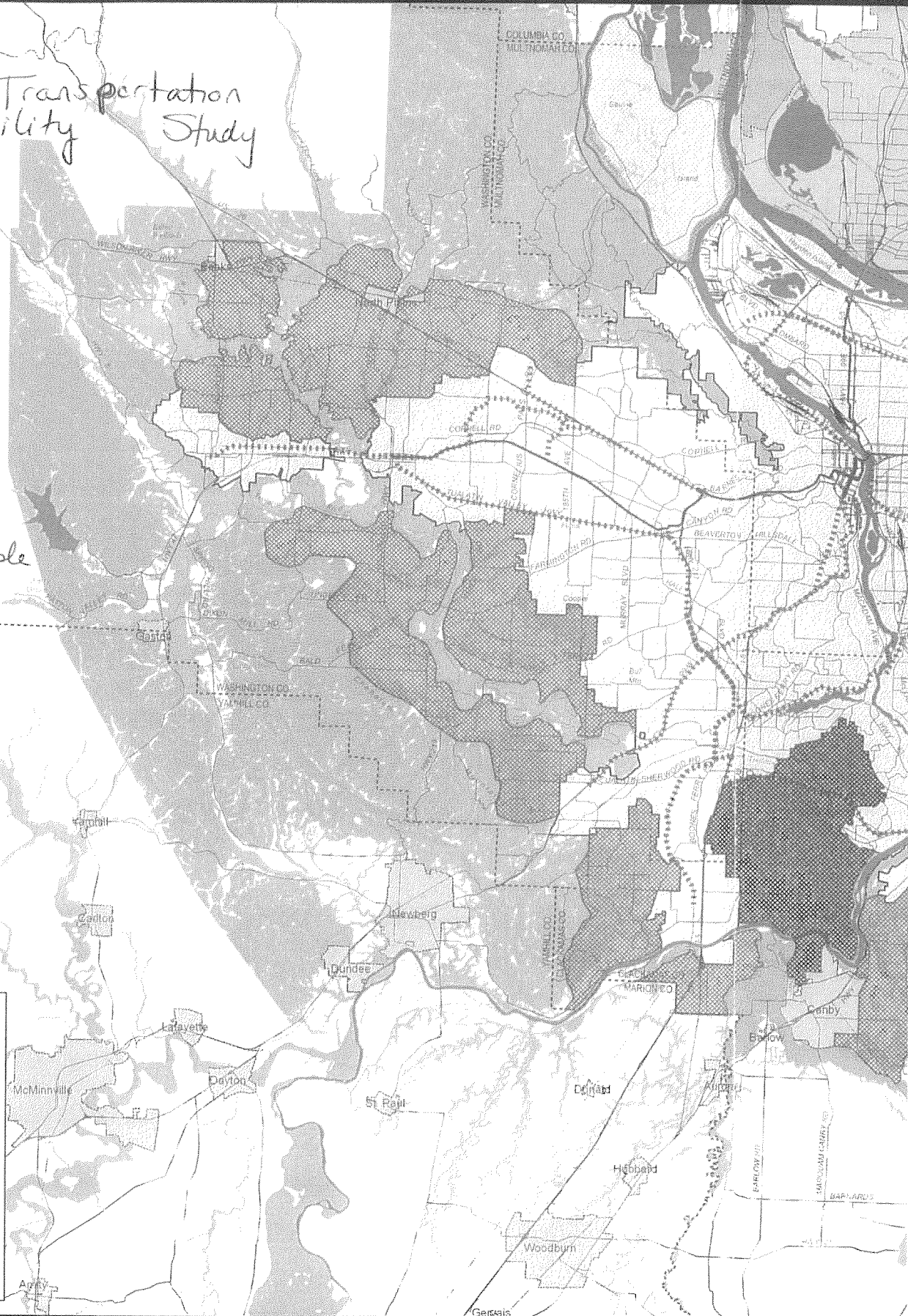
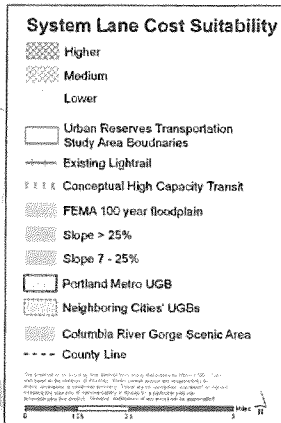
Helen Kimmelfield.



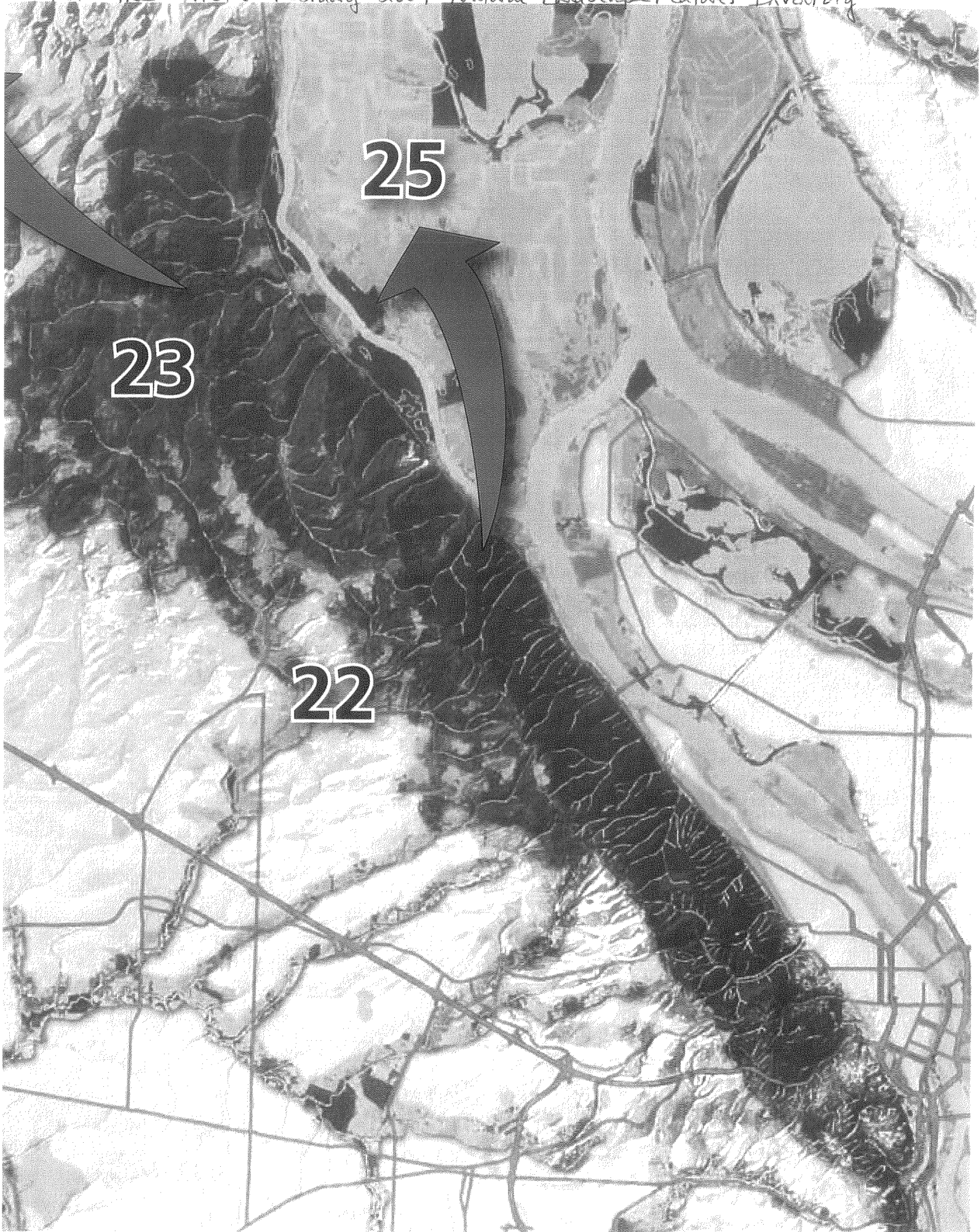


Reserves Transportation Suitability Study

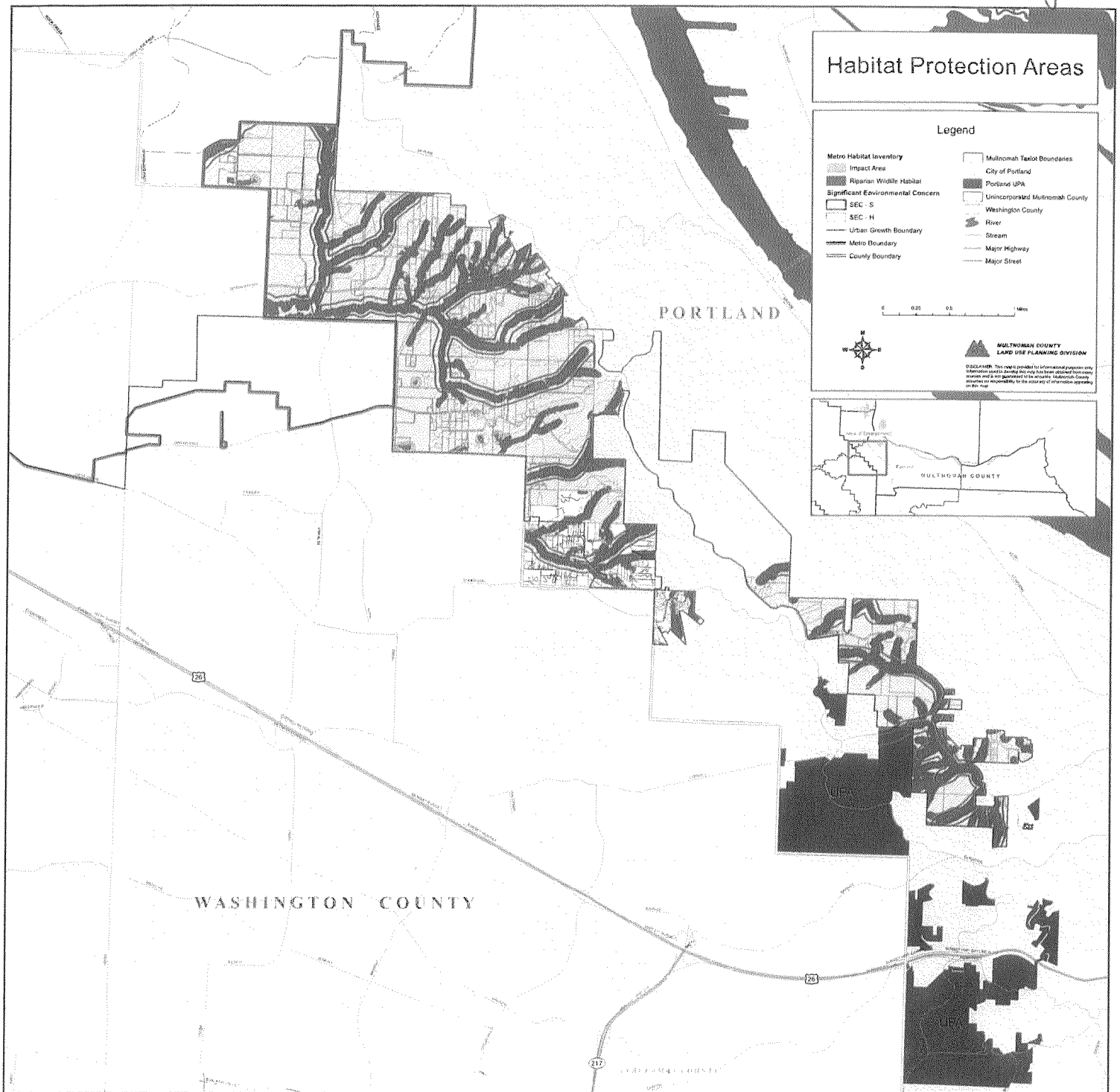
Yellow areas
= "not
rated"
⇒ not suitable
for road
network



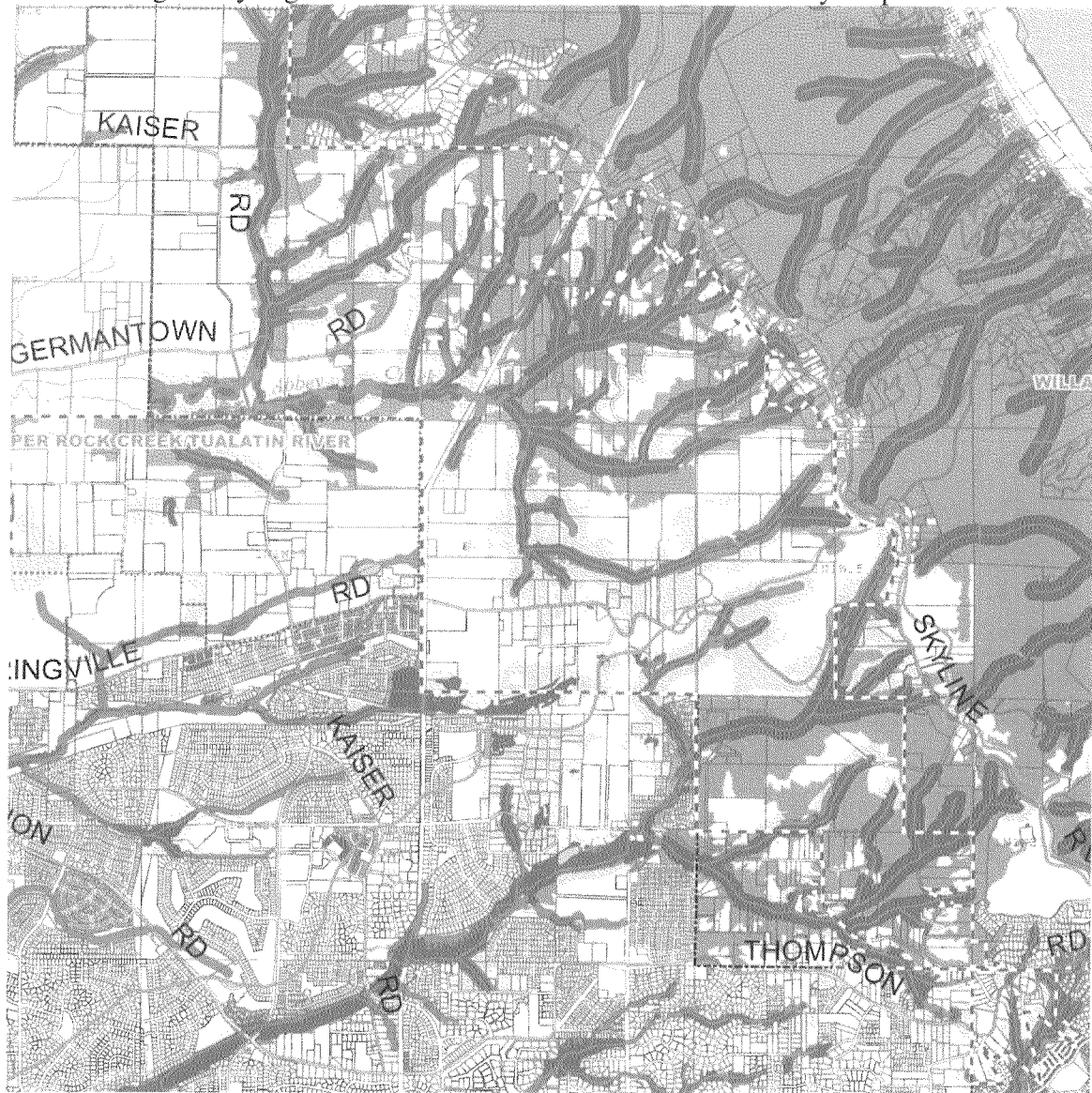
from the Metro February 2007 Natural Landscape Features Inventory



Multnomah County Draft Native in Neighborhoods SEC-S overlays

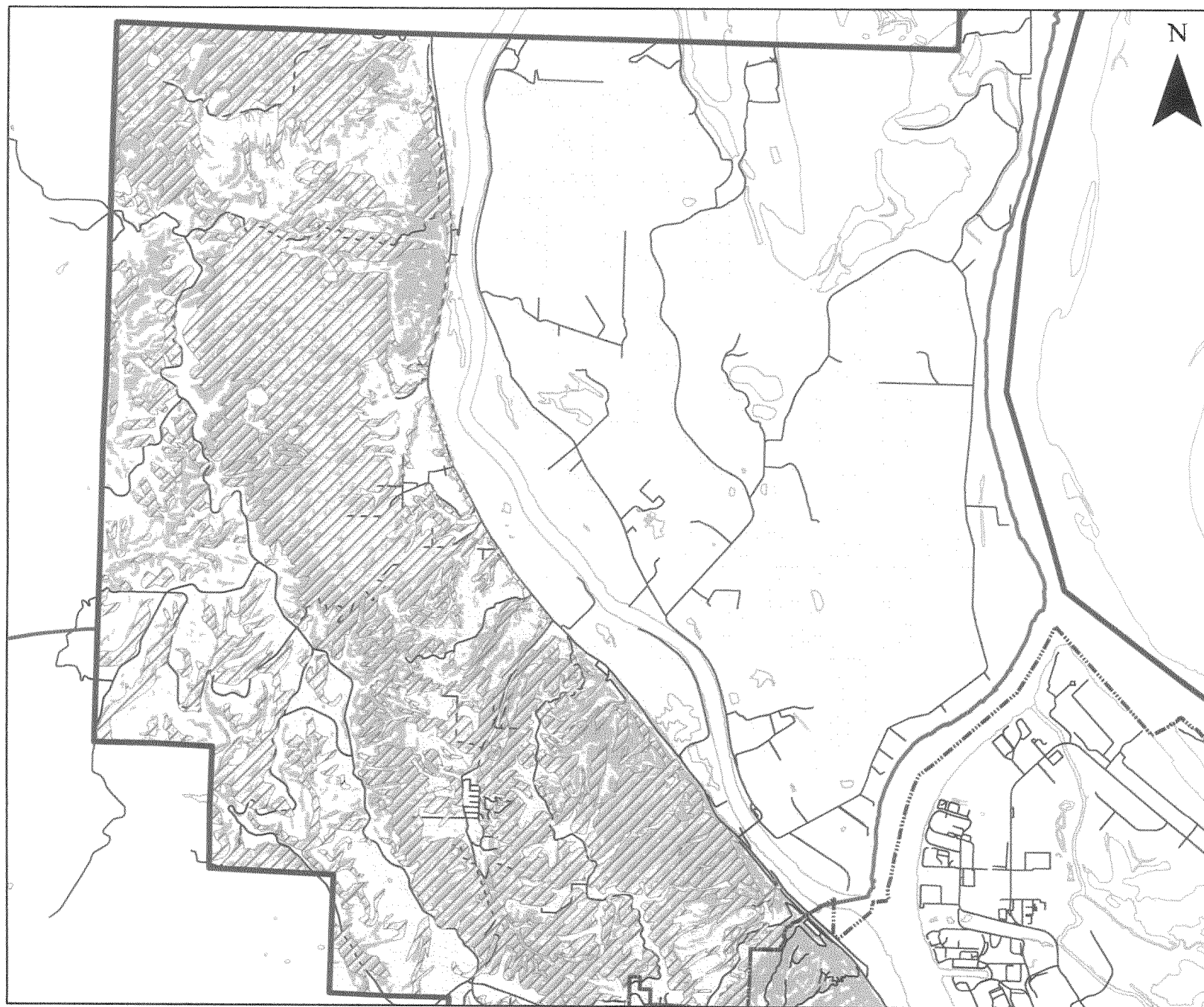


Metro's Regionally Significant Fish and Wildlife Habitat Inventory Map












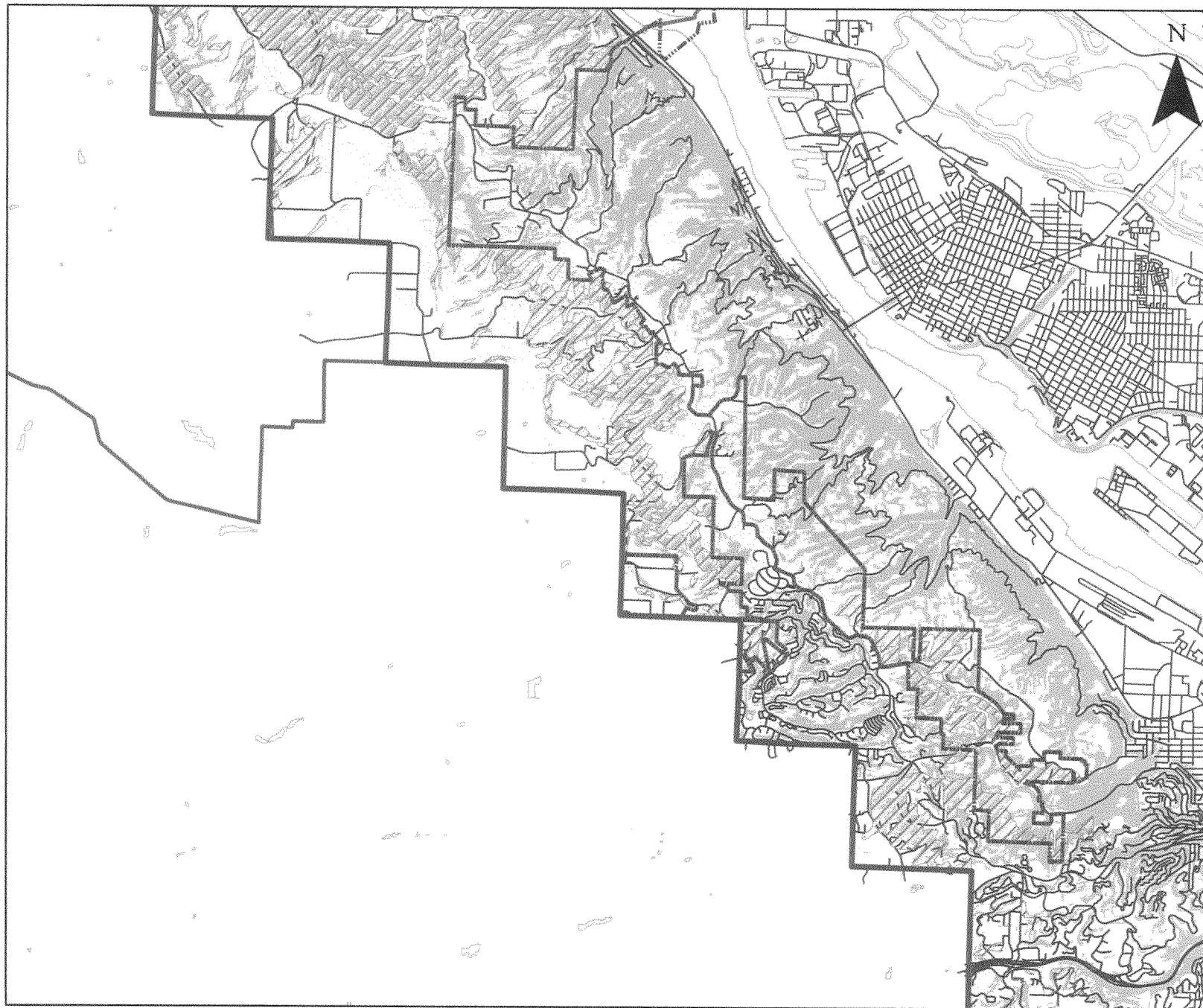
Wildlife Habitat

-  Riparian Corridors / Wildlife Habitat Class I
-  Riparian Corridors / Wildlife Habitat Class II
-  Riparian Corridors Class III
-  Upland Wildlife Habitat Class A
-  Upland Wildlife Habitat Class B
-  Upland Wildlife Habitat Class C
-  Riparian Impact Areas
-  Upland Impact Areas












Multnomah County
Urban/Rural
Reserves -
Slope Hazards,
West Hills North
& Sauvie
Island



















-  Slope Hazards
 -  Existing Streets
 -  Stream
 -  UGB
 -  Study Area Boundary
 -  County Line
- SLOPE CLASS**
-  0 - 10 percent
 -  10 - 25 percent
 -  25 or greater percent



Multnomah County
Urban/Rural
Reserves -
Slope Hazards,
West Hills South

-  Slope Hazards
 -  Existing Streets
 -  Stream
 -  UGB
 -  Study Area Boundary
 -  County Line
- SLOPE CLASS**
-  0 - 10 percent
 -  10 - 25 percent
 -  25 or greater percent

Mult Co SEC NW Hills north

-  County
-  UGB
-  Metro Boundary
-  Streams
-  Tax Lots
-  Floodplain Development
-  NWI Wetlands
-  City Limits
-  Portland
- SEC**
-  General
-  Views
-  Habitat
-  Streams
- Rural Zoning**
-  CFU1
-  CFU2
-  EFU
-  MUA20
-  RR

0 1 Miles

1"= 0 miles



1800 SE 190th Ave.
Portland, OR 97233
503.248.3043 Fax 503.248.3389
Email: land.use.planning@co.multnomah.or.us

This map is based on data from Metro
Multnomah County cannot accept responsibility
for errors, omissions or positional accuracy.
There are no warranties expressed or implied.



Land Use
Planning
Division

Mult Co SEC NW Hills south

- County
- UGB
- Metro Boundary
- Streams
- Tax Lots
- Floodplain Development
- NWI Wetlands
- City Limits
- Portland
- SEC
- General Views
- Habitat
- Streams
- Rural Zoning
- CFU1
- CFU2
- EFU
- MUA20
- RR

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Lower
Springville →

Area 6

Elk near Abbey Creek Stables

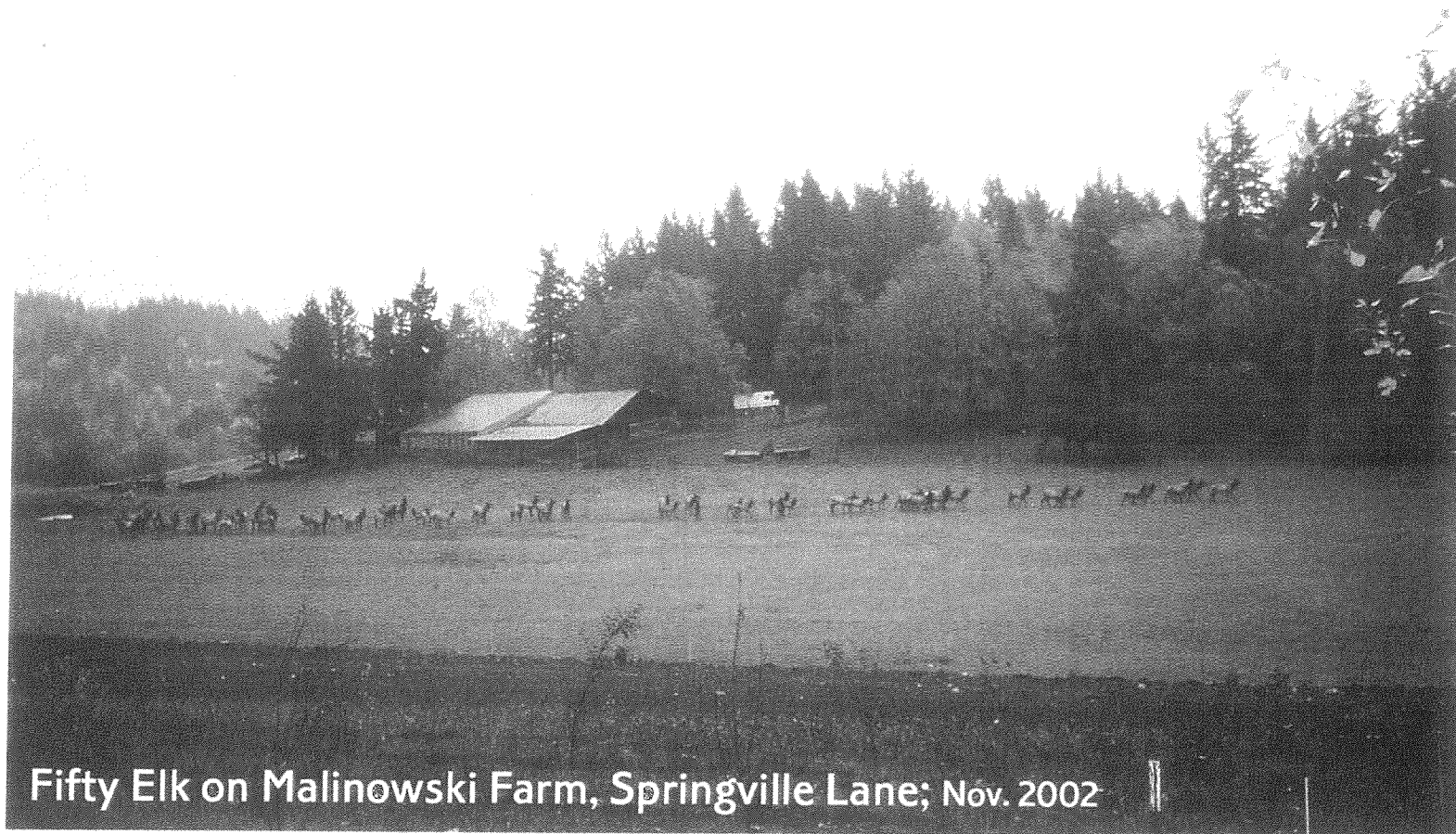
Dec. 2008



f e i i

Elk next to
Cornelius Pass Road
in Area 6





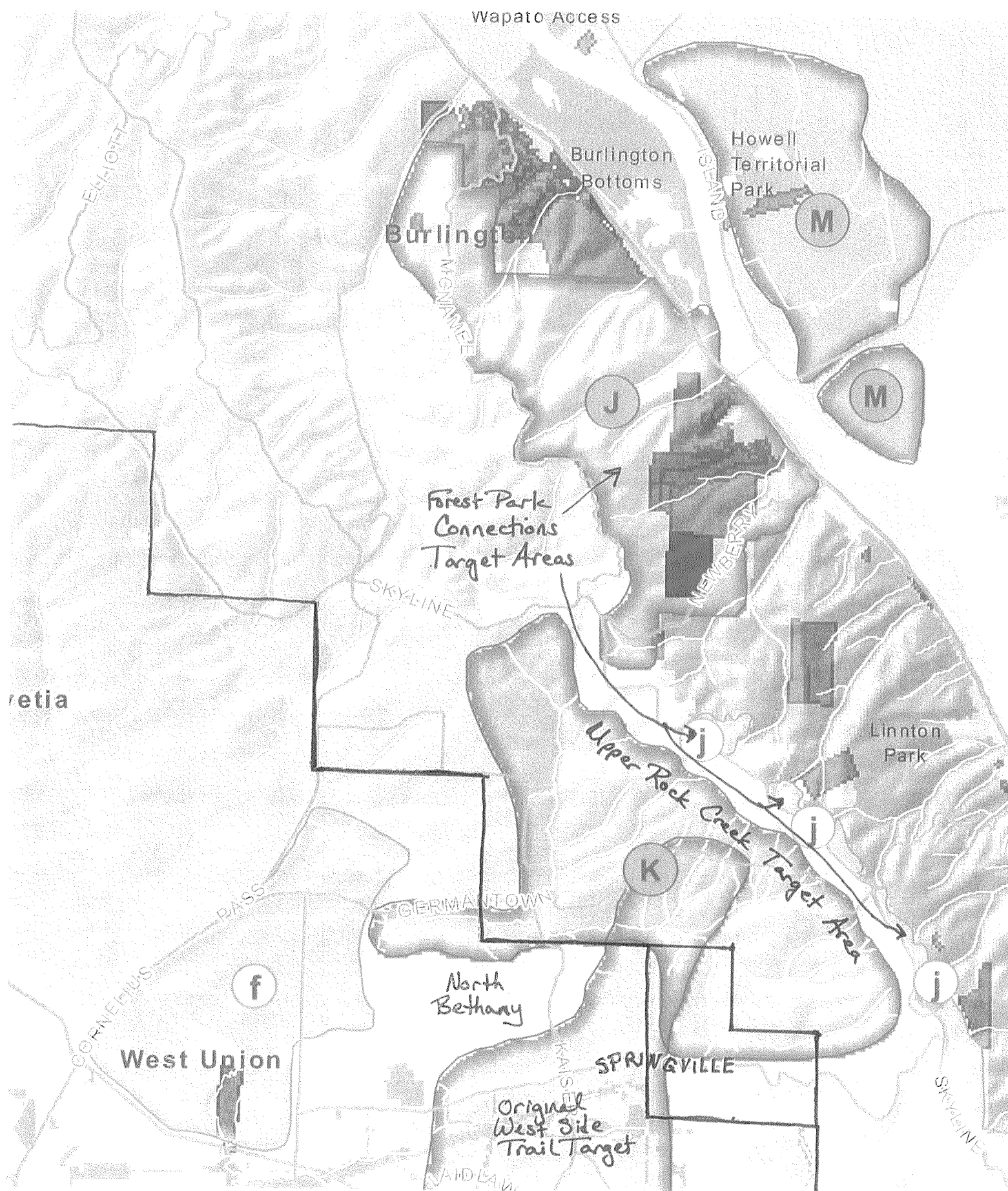
Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002

Area 7



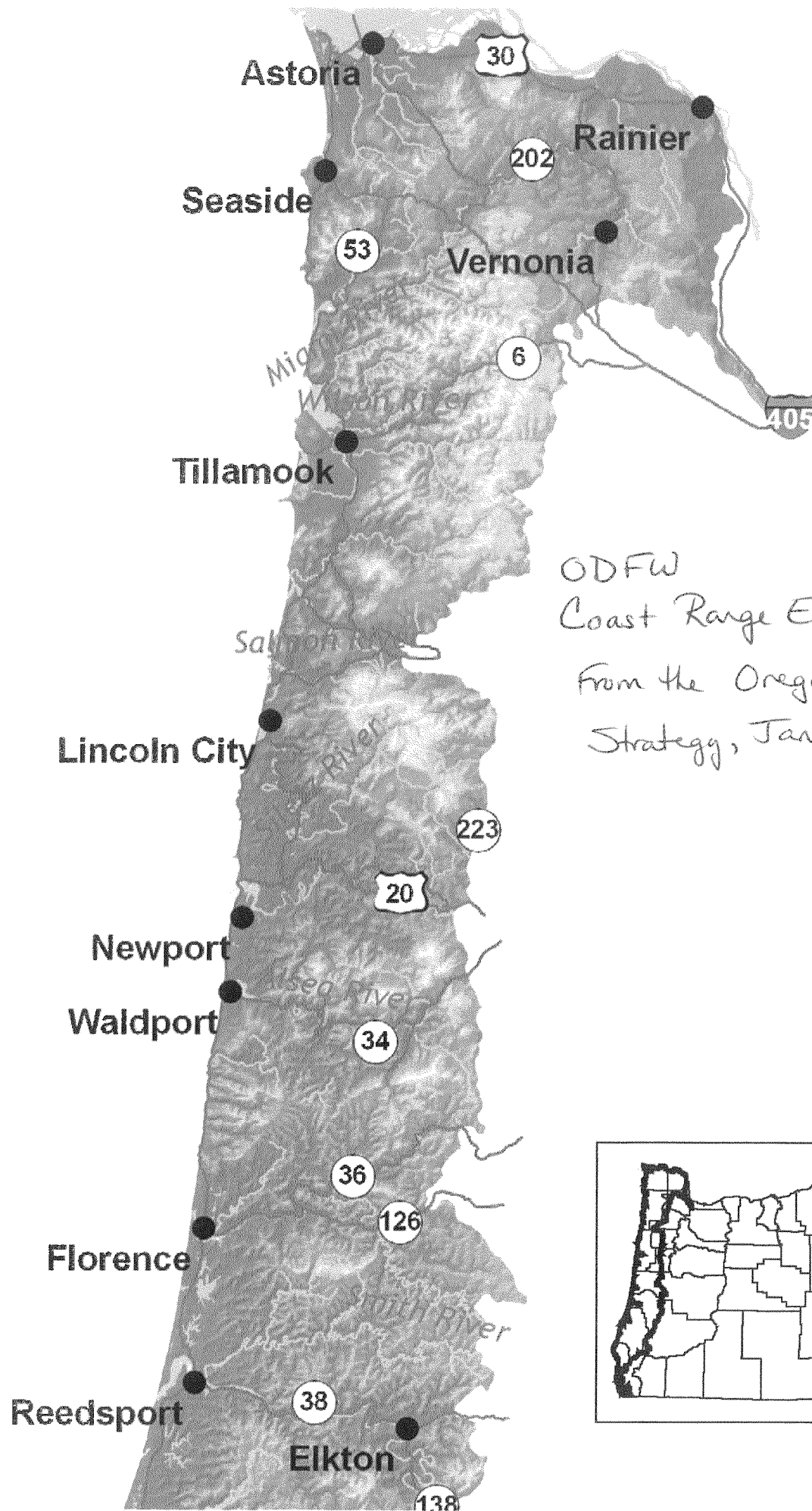
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Metro Natural Areas Bond Acquisition Program

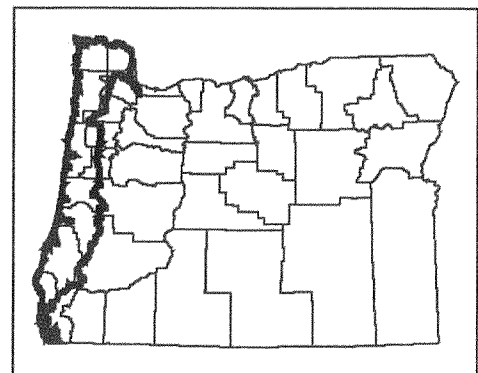


Red = 2006 NAB acquisition
Purple = 1995 ^{band} acquisition

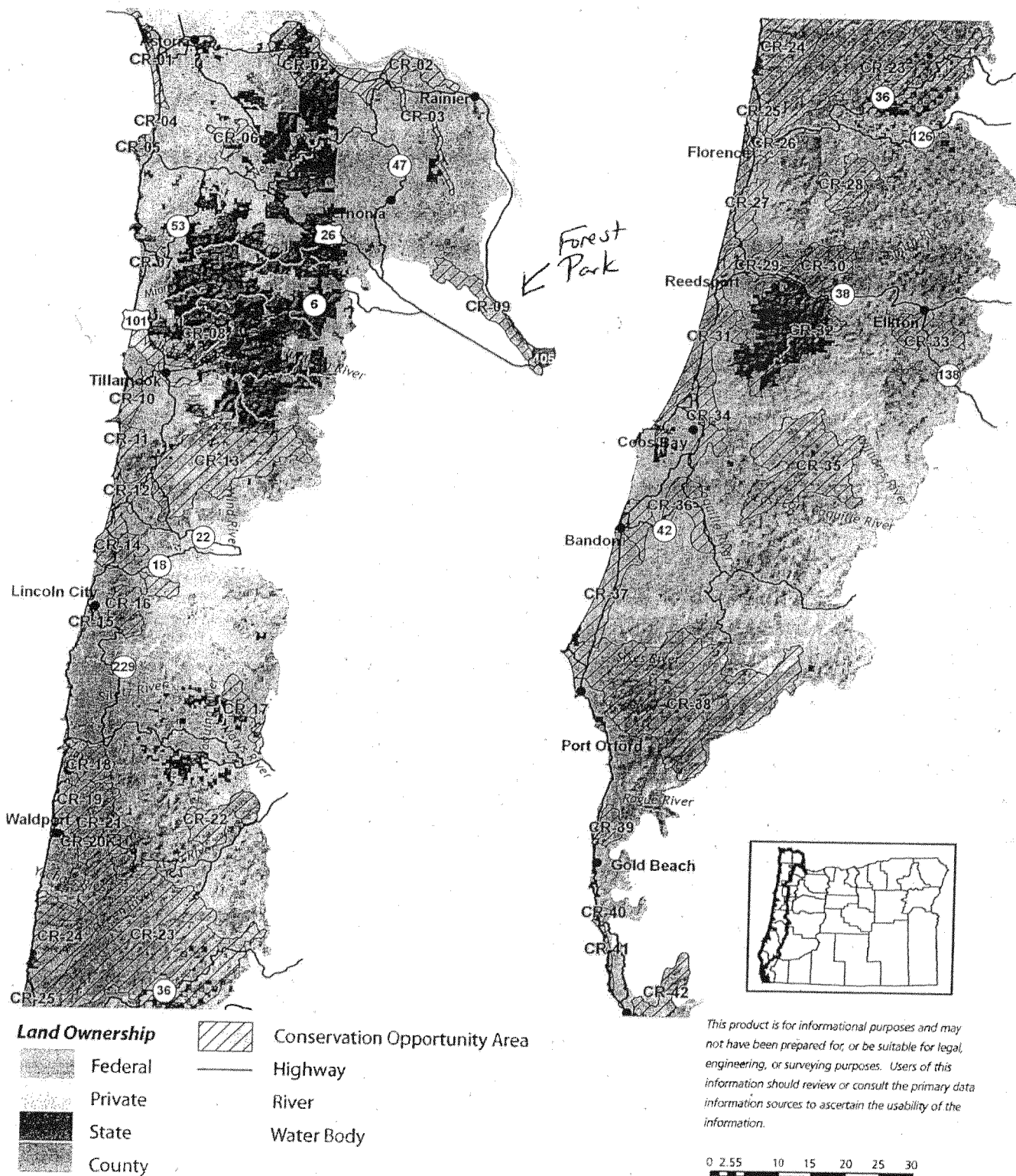
Orange = 2006 Tier I Target Area
Yellow = 2006 Tier II Target Area



ODFW
Coast Range Ecosystem
From the Oregon Conservation
Strategy, January 2006



ODFW Coast Range Ecosystem Conservation Opportunity Areas



- Important migration stopover for shorebirds and waterfowl
- Heavy use by wintering waterfowl, including brant.
- Undeveloped Bayocean Spit could provide habitat for western snowy plover.
- Large remnant spruce swamp habitats on Hoquarton and Squeedunk sloughs
- Tillamook Bay supports an important mineral site for band-tailed pigeons.

Key Habitats:

- Estuary
- Freshwater Wetlands
- Riparian

Key Species:

- Peregrine Falcon
- Shorebirds
- Waterfowl
- Chum Salmon
- Coastal Cutthroat Trout
- Coho Salmon
- Winter Steelhead

Identified in other planning efforts:

- American Fisheries Society Aquatic Diversity Areas (N. Fork Wilson River)
- Joint Venture Plan
- Oregon Biodiversity Project Conservation Opportunity Areas
- Oregon's Important Bird Areas (Tillamook Bay)
- Salmon Anchor Habitat Strategy
- The Nature Conservancy Ecoregional Assessment
- The Oregon Plan Core Salmon Areas

Recommended Conservation Actions:

- Improve water quality
- Maintain or enhance in-channel watershed function, connection to riparian habitat, flow and hydrology
- Maintain or restore riparian habitat and ecological function; ensure sufficient habitat complexity for wildlife
- Maintain undeveloped character of Bayocean Spit
- Reconnect cutoff sloughs in lowlands around bay
- Restore tidal wetlands in river delta at south end of Tillamook Bay

CR-09. Portland's Forest Park

Special Features:

- Area includes Forest Park, the largest forested urban park in the United States.
- There have been ongoing habitat protection and restoration, acquisition, and education projects by Friends of Forest Park. [www.friendsofforestpark.org]
- Area provides an important wildlife corridor between the Coast Range and Willamette Valley ecoregions.

Key Habitats:

- Aquatic
- Late Successional Conifer Forests
- Riparian

Key Species:

- Olive-sided Flycatcher
- Cutthroat Trout

Identified in other planning efforts:

- The Nature Conservancy Ecoregional Assessment

CR-10. Netarts Bay

Special Features:

- Wintering site for significant populations of brant
- Designated Conservation estuary
- Cape Lookout State Park protects the undeveloped south spit

Key Habitats:

- Estuary

Key Species:

- Shorebirds
- Waterfowl
- Chum Salmon
- Coho Salmon
- Winter Steelhead

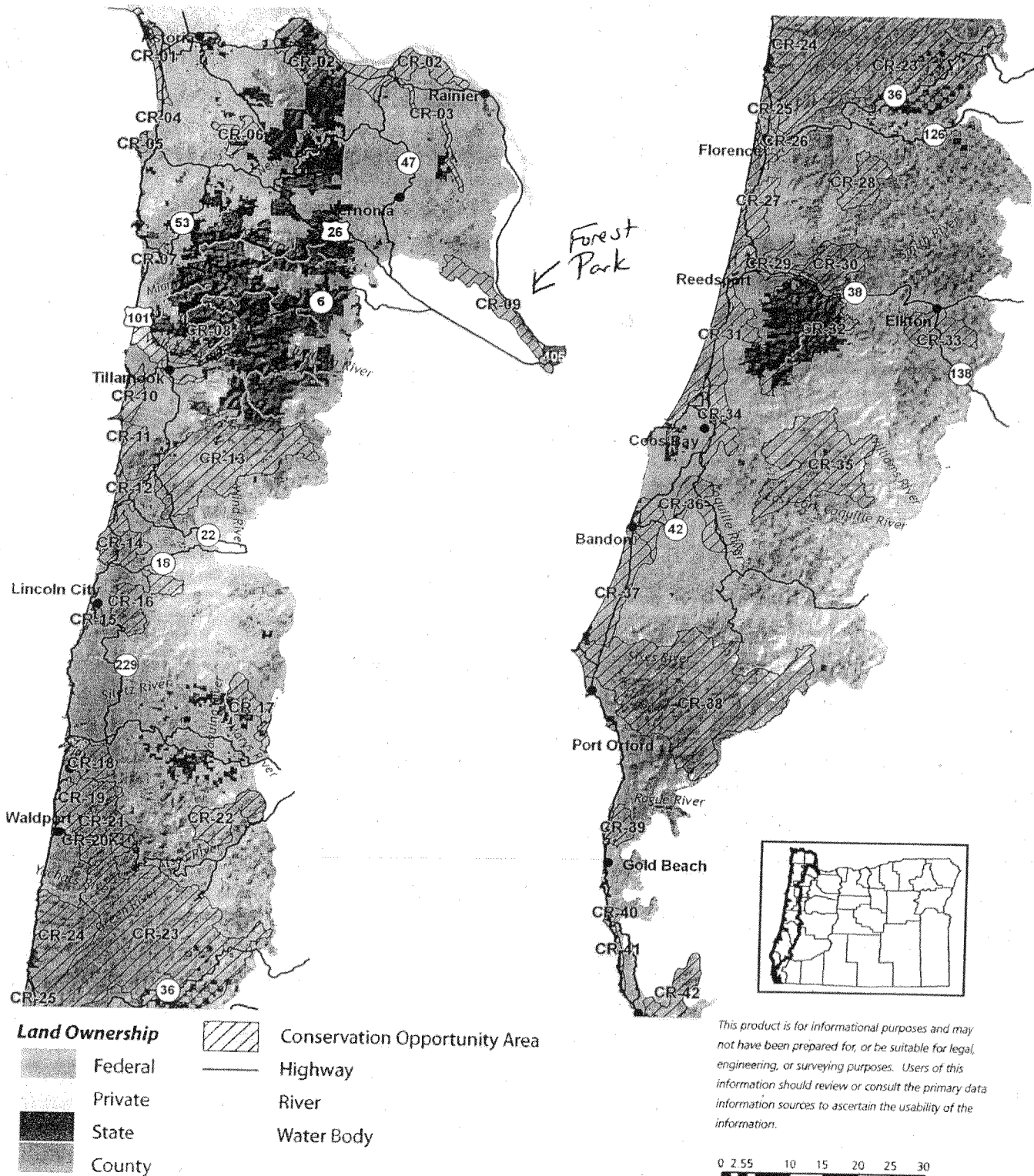
Identified in other planning efforts:

- Joint Venture Plan
- Oregon's Important Bird Areas
- The Nature Conservancy Ecoregional Assessment

Recommended Conservation Actions:

- Manage public use to minimize disturbance of wintering brant

ODFW Coast Range Ecosystem Conservation Opportunity Areas





MITCH GREENLICK
STATE REPRESENTATIVE
DISTRICT 33

HOUSE OF REPRESENTATIVES

Date: November 16, 2009

To: Council President Bragdon and Metro Councilors
Multnomah County Chair Wheeler and Commissioners
Washington County Chair Brian and Commissioners

Dear Friends,

I have worked for many years to protect the natural resources on the rural lands around Forest Park, which are critical to the health and vitality of the park. I supported SB 1011 in part because it provided a new tool to protect this precious natural area for future generations.

I support the Multnomah County Reserves Citizen Advisory Committee recommendations that all of the rural land in the West Hills be designated Rural Reserves. All of the rural land north of Highway 26 in Multnomah and Washington counties should be designated as Rural Reserves to protect farmland, forests, and natural features. Highway 26 and the combination of Rock and Abbey Creek floodplains provide excellent long term urban edges.

The Tualatin Mountains are part of the region's identity, a landmark visible for miles and from many directions. Forest Park is a vital link in the region's park system and green infrastructure, as well as a key contributor to the region's quality of life, and its health must be guarded. The Helvetia area holds valuable farmland that also provides cultural, historical, and recreational resources, a key contribution to the region's sense of place.

Greater Helvetia is home to orchards, Christmas tree farms, Community Supported Agriculture farms providing local food, and large farms producing traded sector crops. Its rural roads provide safe bicycling routes within easy reach of high tech employees. Views of Helvetia farmland, with the Tualatin Mountains behind, remind everyone driving on Highway 26 that Oregon values farms, forests, and natural resources. Our high tech firms use these resources to attract and retain the best and brightest employees -- people who could choose to live anywhere.

Forest Park is one of the country's premier urban forests, in walking distance of downtown Portland and easily accessible from the Tualatin Valley.

"Forest Park covers the entire hillside overlooking the confluence of Oregon's two major rivers: the Columbia and the Willamette. With the Cascades in the distance, two major rivers below, and broad valleys and the Coast Range behind, a more spectacular setting for a park is hard to imagine. The park is a major green spine linking the Portland metropolitan region with natural areas to the north and west and providing a stepping stone for species dispersal within the region. The park is one of the region's most prominent landmarks and has made a major contribution to the region's identity."¹

The rural areas around Forest Park provide a critical ecological link between the park and the Coast Range. Habitat in the Tualatin Mountains (including Forest Park) also provides an ecological connection between the Columbia River and the Tualatin Valley. As the region grows, healthy parks will become even more important to the region's quality of life.

The forest canopy on the Tualatin Mountains filters pollutants, controls erosion, and helps buffer stormwater. The southwest slopes of the mountains provide clean, cool water into the Tualatin Basin, helping the basin meet water quality standards.

The recreational, sense of place, and ecosystem service benefits of these resources accrue to residents and businesses throughout the region.

Traffic on the roads over the West Hills is a real problem. Cornelius Pass Road has serious safety issues. Germantown and Cornell Roads have physical limits at their eastern ends that restrict traffic flow. These roads are unsuited for commuter use, and we should avoid new urban development that will add to their burden. These are not just any roads – they are twisting rural roads that cut through Forest Park and cross an important wildlife corridor. Increasing traffic volumes make these roads increasingly unsafe for both drivers and for wildlife. High traffic volumes make Forest Park a less desirable place to walk, bike, run, and take the kids.

The West Hills are not suited for urban development. Their steep slopes and plentiful streams, combined with relatively impervious soils, make it difficult to adequately protect watersheds from polluted urban runoff and stormwater related erosion. These physical constraints also make efficient roads and good transit impossible. To build a more sustainable region, we need to locate homes and jobs within easy reach of good transit.

Small urban reserves in West Union (as long as they stop south of the Rock Creek floodplain) and to connect Area 93 to the City of Portland are acceptable, although I truly believe that Area 93 should also be converted to Rural Reserve. Urban Reserves in the Lower Springville area and on the northwest corner of the Hwy 26 / Helvetia Road interchange are not appropriate. Any undesignated lands around North Plains should be kept small, remembering that city's need for voter-approved annexation, which has limited their ability to expand.

The Hwy 26 / Helvetia Road interchange can serve north Hillsboro without development on the adjacent farmland. The presence of highways and interchanges cannot become a justification for more urban development.

Rural Reserves are not a perfect form of protection. But they can prevent urbanization of valuable resources for at least 40 years, providing space and time to use other tools such as public acquisition, conservation easements, and education programs to be implemented.

Please designate all of the Reserves study area north of Hwy 26 in Washington and Multnomah counties, including Helvetia and the Tualatin Mountains, as Rural Reserves. Farm and forest owners need the certainty of Rural Reserves, and we should not be shy about protecting Foundation quality farm and forest lands all the way to the outer edge of the Reserve study area. As most of you know I have been trying to move legislation that would make greater Forest Park and the Balch Creek watershed an area of special state concern. But if you make decisions consistent with my request in the letter, it will obviate the need to move that legislation.

The decisions you are making will make a strong statement about what this region values. Please protect these resources that make our region unique and sustainable.



Rep. Mitch Greenlick, District 33

¹ Forest Park Natural Resources Management Plan; Portland Parks and Recreation, Bureau of Planning, Adopted by City Council February 8, 1995. Page 9.



MITCH GREENLICK
STATE REPRESENTATIVE
DISTRICT 33

HOUSE OF REPRESENTATIVES

Date: November 16, 2009

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Multnomah County Chair Wheeler and Commissioners
Washington County Chair Brian and Commissioners

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The forest canopy on the Tualatin Mountains filters pollutants, controls erosion, and helps buffer stormwater. The southwest slopes of the mountains provide clean, cool water into the Tualatin Basin, helping the basin meet water quality standards.

Carol Chesarek
13300 NW Germantown Road
Portland, OR 97231

November 4, 2009

To: Metro Council
Multnomah County Board of Commissioners

Re: Urban and Rural Reserves, Lower Springville Road (area UR-1)

Dear Councilors and Commissioners,

I served on the Multnomah County Reserves Citizen Advisory Committee (CAC). Because the **Lower Springville Road** area (UR-1) is still being considered for Urban Reserve, Rural Reserve, or undesignated, I wanted to summarize information about the area for you. Included with the attachments are new letters from City of Beaverton and City of Portland.

Urban Reserve Suitability Rating: low to medium (CAC and county staff)
Rural Reserve Suitability Rating: medium/high (CAC)

The CAC recommended that the area be designated **Rural Reserve** to protect natural features in the area. The CAC recommendations were endorsed by the Multnomah County Planning Commission. The planning commission also recommended against leaving land undesignated.

Urban Reserve suitability

Urban Reserve Transportation Study: area was NOT RATED (not suited for urban road network).

More than 40% of this area is constrained for development due to steep slopes and riparian areas.

No city has requested an Urban Reserve here. The area is not adjacent to either City of Portland or City of Beaverton, so governance is a significant problem. Beaverton's city limit is more than 2 miles away, and their City Council has a policy of not annexing any territory without 100% property owner approval. Contrary to representations by lobbyists and developers, Beaverton does not aspire to an Urban Reserve in this area, and there are significant barriers to their ability to provide urban services here in the future. City of Portland prefers to invest in sustainable neighborhoods within their city, focusing investments in existing centers and corridors (see attached letters).

UGB expansion in this area seems likely to result in another Area 93-type governance problem.

Transportation. This area was not rated for transportation because it is not suitable for an urban road grid that supports walking, bicycling, and transit. Connections to the north and east are especially problematic. City of Portland describes Cornell Road at NW 25th and NW Lovejoy as one of the worst bottlenecks in the City. Urbanization in this area would increase traffic on Cornell Road, which passes through valuable wildlife habitat and recreation areas, including Forest Park. The attached letter from the Cornell Road Sustainability Coalition expresses concern about traffic that will be generated by development of nearby Area 93, which is much smaller than the Lower Springville area.

Some argue that extending Saltzman Road through this area to North Bethany will facilitate transportation connections. Residents of the area believe that this connection would mostly facilitate access for urban Bethany residents onto Multnomah County's rural roads over the hills to

Portland. This would benefit Bethany residents but would put more pressure on rural roads in Multnomah County and Portland, such as Cornell and Cornelius Pass Roads, that are already over capacity. Bethany residents attending North Bethany planning meetings said that they already go out of their way to use rural roads instead of Hwy 26.

North Bethany. Washington County and TriMet expect North Bethany transit usage to account for only 1% of trips. It seems unlikely that this area would do better – there is a lack of transit supportive density and design in the area south of North Bethany. The service on the nearest bus line (#67, on NW Kaiser Road to PCC Rock Creek) was recently reduced due to low ridership, and the area is not close to current or proposed High Capacity Transit.

Washington County has not committed any funding for off-site road improvements (approx. \$185M) to accommodate North Bethany traffic, and the funding gap has grown larger as the expected number of homes in North Bethany has been reduced. These off-site road improvements were not sized to accommodate additional traffic from new urban areas in Multnomah County. The 3 schools planned for North Bethany are sized to accommodate North Bethany residents, and only one of those schools is funded. According to the Great Communities Study, the Lower Springville area would require 3 additional schools. It's difficult to see what important North Bethany infrastructure can be relied upon for this area to "leverage."

The Metro COO Recommendations for Urban and Rural Reserves say (page 13): "Therefore, suitability findings should be directly related to an area's ability to accommodate compact, efficient development patterns. These areas should demonstrate the potential to develop effective and efficient internal transportation grids, connections to regional roads and highways, and other public works systems. In addition, these areas should include or be closely connected to downtowns, main streets and employment areas that residents can access conveniently and safely by walking, bicycling and transit."

It is hard to see how this area could meet these urban reserve goals.

Rural Reserve suitability

Potentially Subject to Urbanization (3)(a). Bounded on two sides by the UGB, and still being considered as a possible Urban Reserve, there can be no question that this area is "potentially subject to urbanization."

Natural Hazards (3)(b). Portions of the significant stream corridor are mapped as slope hazards.

Wildlife Habitat (3)(c). Valuable habitat in this area is well documented by the county, Metro, and the Natural Landscape Features Inventory. All of this area has a county SEC overlay for wildlife habitat, and it also contains a significant stream with a riparian overlay. These overlays were established based on extensive research. A majority of the area is included in the Natural Features Inventory. Over 50% of this area is in Metro's Rock Creek Headwaters Tier 1 target area for acquisition. I have attached a photo of elk using this area in 2002. Elk have been seen in this area many times between August 8 and October 14 of this year, using the open farm fields that were not included in the Natural Features Inventory. County and Metro documentation of wildlife habitat value is attached for reference.

The Multnomah County West Hills Reconciliation Report (Revised – May 1996) says:

"Thus it is the quantity of the West Hills Wildlife Habitat Area in relation to its quality and location that are critical to this inquiry. High quality habitat elsewhere in Multnomah County cannot substitute for even medium quality habitat in the West Hills. It is because medium quality habitat is limited, and threatened by conflicting uses at a particular location, that makes the West Hills a significant Goal 5 resource."

Carol Chesarek
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November 4, 2009

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Some argue that extending Saltzman Road through this area to North Bethany will facilitate transportation connections. Residents of the area believe that this connection would mostly facilitate access for urban Bethany residents onto Multnomah County's rural roads over the hills to

Water Quality (3)(d). The significant stream running through this area (an Abbey Creek tributary) is part of the upper Rock Creek watershed. The Natural Features Inventory for Rock Creek Headwaters notes that "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed." The area also includes portions of the headwaters for Bronson Creek.

Agriculture (3)(f). Farms in this area provide an important buffer between urban development in Bethany and the high value riparian and upland resources around Abbey Creek and its tributaries. Open fields provide valuable food sources for elk. Two large farms on Springville Road (Malinowski and Beovich) are growing market garden crops, and they are investing in infrastructure development and new crops. They have requested a Rural Reserve.

The ODA agricultural study (Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands, January 2007) rated this area "Conflicted," but the study also notes (pages 54, 55) that Prime farmland is found in this "notch" and that there are no restrictions on development of groundwater in the area. Farmers can apply for a permit and develop a well if they want to irrigate crops.

The ODA study also notes that "The location within the Portland metro area provides excellent opportunities for the direct marketing and promotion of agricultural products. Farm stands, U-picks, wineries and small farms producing high-value products for sale to the urban market are not uncommon in the area. This provides greater opportunities for both larger farm operations and the smaller parcels to produce crops that cater to the ever-growing demand for locally produced food and other agricultural products." This is the type of farming that Malinowski and Beovich farms are successfully practicing.

Boundary or buffer (3)(f). The Metro ordinance adding North Bethany to the UGB cites the combination of powerlines and county line on the eastern edge of North Bethany as a good long term urban edge. The value of this urban edge is cited in the Court of Appeals decision affirming the North Bethany UGB expansion. We need to maintain and reinforce this clear edge to minimize conflicts between urban and rural uses.

Recreation (3)(h). Metro staff's preferred alignment for the regional West Side Trail, originally expected to follow the north/south powerlines along the east side of North Bethany (as shown on the attached map of Natural Areas Bond target areas), now turns east near the county line south of Springville Road, and may follow the powerline corridor there up to Forest Park. This trail could help reinforce and protect this urban/rural edge.

The Administrative Rules provide these Rural Reserve factors for "(3) Natural Landscape Features:

To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "Natural Landscape Features Inventory" and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to natural disasters or hazards, e.g. floodplains, steep slopes, areas subject to landslides;
- c) Important fish, plant, or wildlife habitat;
- d) Necessary to protect water quality or quantity, such as streams, wetlands, riparian areas;
- e) Provide a sense of place for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a boundary or buffer, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for separation between cities; and

h) Provide easy access to recreational opportunities in rural areas, such as trails and parks."

This area meets factors (3)(a), (c), (d), (f), and (h). Portions of the area meet factor (b).

Rural lands not designated as either Urban or Rural Reserves next to the UGB are likely to attract speculators and non-conforming farm uses. Such areas will face an uncertain future, including the possibility that Metro will add them to the UGB for what Richard Whitman (Director of DLCD) calls "special purposes."

The physical features that make this area a poor Urban Reserve candidate (transportation issues, riparian corridors, impact on natural resources and rural roads) are unlikely to change over time. Rural Reserves are not permanent. If conditions do change, the area could be designed as an Urban Reserve after a Rural Reserve designation has expired.

Organizations and individuals who have submitted letters opposing an Urban Reserve in this area and who have requested that the area be designated a Rural Reserve:

Neighborhoods: Forest Park Neighborhood Association (includes this area)
 CPO-7 (adjacent Washington County)
 Hillside (Portland)
 Northwest District Association (Portland)

Other organizations: Forest Park Conservancy
 SaveHelvetia

Individuals: 29 Residents of Springville Road Area, including Malinowski Farms
 Beovich Family, who farm 94 acres on Springville Road

The Great Communities Study considered this area. Their report says:

"The team concurs that preservation of this important ecological area is likely more important to the region than urbanizing it, especially given the other constraints (lack of connectivity and developable land area) and significant opportunities (water quality and view)."

There is ample data (see attached reference material for more details) to support designating this area as a Rural Reserve for wildlife habitat and water quality, especially given the overall context of the West Hills, Forest Park, the Abbey Creek watershed, and the value of a buffer with a well defined urban edge along the county line. There is not a lot of credible data supporting an Urban Reserve in this area. I hope you will support designating this area as a Rural Reserve, in accordance with the CAC's recommendations and the wishes of a broad constituency.

Please let me know if you have any questions, or if I can provide additional information.

Thank you.



Carol Chesarek

cc: Chuck Beasley, Multnomah County

Water Quality (3)(d). The significant stream running through this area (an Abbey Creek tributary) is part of the upper Rock Creek watershed. The Natural Features Inventory for Rock Creek Headwaters notes that "Watershed managers have identified protection of the upper watershed as a high priority for meeting water quality protection goals in the lower watershed." The area also includes portions of the headwaters for Bronson Creek.

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#28

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MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12 10 2009

SUBJECT: RS

AGENDA NUMBER OR TOPIC: RURAL . RESERVE

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: John M. Wriscoff

ADDRESS: 12303 NW Skyline RD.

CITY/STATE/ZIP: PORT ORLAND 97231

PHONE: DAYS: 503 329 2316 EVES: 503 690 3490

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: SKYLINE ISLAND HEAD

- RURAL RESERVE

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#29

11:08a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: furial reserves

AGENDA NUMBER OR TOPIC: reserves core adding 187 acres

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: DAVID SHORR

ADDRESS: 30006 SE DIVISION DR

CITY/STATE/ZIP: TRONTDALE OR 97060

PHONE: DAYS: 503-704-0775 EVES: _____

EMAIL: twelvemilemarket@gmail.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: protecting, providing & preserving
open spaces in trontdale

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: R5

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Bryan Deleason

ADDRESS: 29820 E. Woodward Rd

CITY/STATE/ZIP: Troutdale

PHONE: _____ DAYS: _____

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#31

10:33a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/05

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Chris Foster

ADDRESS: 15400 NW McNamara Rd

CITY/STATE/ZIP: Portland OR 97231

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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4. If written documentation is presented, please furnish one copy to the Board Clerk.

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1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#32

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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/0/09

SUBJECT: LT

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: TOM MATTOX

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#33

10:32a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: Dec 10 2009

SUBJECT: Urban Reserves
include AREA 93 EAST

AGENDA NUMBER OR TOPIC: Area 93 in Urban Reserve

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: RALPH HENKHAUS

ADDRESS: 10511 NW LAIDLAW RD

CITY/STATE/ZIP: Portland, OR 97229

PHONE: _____ DAYS: 503 297 5934 EVES: _____

EMAIL: ralph.e.henkhaus@nkl.com FAX: _____

SPECIFIC ISSUE: include Area 93 in
in the Urban Reserve

WRITTEN TESTIMONY: submitted

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

December 10, 2009

Dear Multnomah County Commissioners,

I am requesting that you add the Eastern part of Area 93 to the land that you recommend for the proposed Urban Reserves.

In retrospect it is well understood that adding only half of Area 93 into the UGB in 2002 was a planning mistake.

Multnomah County has had 7 years to figure out what to do with the Eastern Portion of Area 93 and it seems that we still can't decide what to do with it—leaving this area as undesignated is really making no decision at all.

There has been plenty of support to include it in the Urban Reserve designation from Michael Jordan and Multnomah County Staff (Charles Beasley) among others, indicating that the idea of including it is not all that farfetched.

Including this small acreage will help resolve City Services Governance issues for the Western Portion of Area 93. And it would have a minor impact on any future planning as the area adjacent to tri met services, gas, power, phone, cable and schools that are already built. It is close to downtown Portland, so it will reduce sprawl and give workers short commute times, and the topography is no more problematic than Forest Heights or the Western part of Area 93 which now has a solid urban development plan in place.

Not including this area in the Urban Reserve will delay any planning decisions and add multiple levels of bureaucracy to the effort to resolve Area 93 issues in the future. In effect it will add cost to the taxpayers of Multnomah County.

Including the area now is a extremely low risk; it does not mean the area has to be developed, but it will give us the freedom to make the right decisions later without adding the overhead of starting from an undesignated status.

At one of the CAC meetings I attended in the Fall, one of the members referred to this area as Lichtenstein. And that got a laugh... it's true that this is a small area and is easy to forget about when dealing with the monumental problems you guys are faced with now, but PLEASE, PLEASE, PLEASE, don't forget about it. Give it the attention it deserves and help the planning process for this area move forward.

Sincerely,

Ralph Henkhaus
10511 NW Laidlaw Rd
Portland, OR 97229
503.297.5934

#34

10:36a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: R-5

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: ANDRÉ FURLIN

ADDRESS: PO BOX 10191

CITY/STATE/ZIP: PORTLAND, OR 97296

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: would like to keep rural areas and
class II soils in tact for farming

WRITTEN TESTIMONY: _____

Keep farming areas for farming

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban/Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Shelley Lorenzen

ADDRESS: 11375 NW Skyline Blvd

CITY/STATE/ZIP: Portland

PHONE: DAYS: 503-807-4834 EVES: _____

EMAIL: salorenzen@aol.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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2. Written testimony will be entered into the official record.

#36

10:37a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: Dec 10 2009

SUBJECT: Urban & Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Laura Masterson

ADDRESS: 6632 SE 47th Avenue

CITY/STATE/ZIP: Portland Oregon

PHONE: _____ DAYS: 971-645-3293

EVES: _____

EMAIL: Laura@47thAveFarm.com

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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2. Written testimony will be entered into the official record.

#37

10/4/92

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: _____

RURAL RESERVE

AGENDA NUMBER OR TOPIC: _____

R 5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: _____

Leslie Hildula

ADDRESS: _____

(ADDRESS ON HER LETTER)

CITY/STATE/ZIP: _____

PHONE: _____

DAYS: _____

EVENINGS: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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#38

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban & Rural Reserve Designations

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Kevin O'Donnell

ADDRESS: 5981 NW 142nd TER

CITY/STATE/ZIP: PORTLAND 97229

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: Kevinopublic@gmail.com FAX: _____

SPECIFIC ISSUE: make undesignated land as rural reserves

WRITTEN TESTIMONY: _____

- support farms, wildlife, and prevent sprawl
- undesignated ~~prevents~~ ^{deters} long-term investments to those farms
- rural can always be switched to urban, but not the reverse
- keep Portland as THE model city with no sprawl and well connected

IF YOU WISH TO ADDRESS THE BOARD:

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2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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10:50a

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Urban / Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Greg Malinowski

ADDRESS: 13450 N.W. Springville Ln

CITY/STATE/ZIP: Port OR 97229

PHONE: _____ DAYS: 503-297-9398 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: CR

WRITTEN TESTIMONY: gest

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

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Red line is Saltzman route if
Multnomah County pays for it.

Yellow line is a Saltzman route that
provides the same connectivity for North
Bethany, but Washington County pays.

© 2009 Google
Image © 2009 Metro, Portland Oregon
© 2009 Europa Technologies

Google

45°33'53.25" N 122°49'12.02" W elev 464 ft

Eye alt 7692 ft

#40

~~11002~~

1102a

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP**

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 11/10/09

SUBJECT: URI

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Richard Malinowski

ADDRESS: 13130 NW Springville Rd

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503-292-6820

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

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2. Written testimony will be entered into the official record.

#41

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

DEB-
CAN HE
STILL BE
ADDED?
1:08pm

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: _____

SUBJECT: Urban & Rural

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: LOSS OF FARMLAND RURAL
THE ABOVE AGENDA ITEM

NAME: Bill Ritchey

ADDRESS: 1920 NW 26th Ave #204

CITY/STATE/ZIP: 97210

PHONE: _____ DAYS: 347-328-4628 EVES: _____

EMAIL: britchey FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: At a time when the world is

meeting via the UN climate control —

why would we follow a model of endless

spread, destruction of food supply near populations

that has proven to be the cause of so many

problems today.

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#42

REC'D
@ 1:17pm

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 12/10/09

SUBJECT: Designation of Urban Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM

NAME: Shari Sirkkin

ADDRESS: 29820 E Woodard Rd

CITY/STATE/ZIP: Trousdale OR 97060

PHONE: _____ DAYS: 503. 695.3445 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

Please use CAC recommendations
& not put 187 acres S of Troutdale into
UR, but rather Rural reserve.

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

★ WANTS TO BE LAST - WORKING WITH
Comm COGEN ★

10:58

#43

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: _____

SUBJECT: URBAN / RURAL RESERVES

AGENDA NUMBER OR TOPIC: R-5

FOR: x AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JIM IRVINE

ADDRESS: 3140 SE HAWTHORNE BLVD

CITY/STATE/ZIP: PORTLAND, OREGON

PHONE: DAYS: 503-481-4925 EVES: 503-481-4925

EMAIL: jim@conifergroup.com FAX: _____

SPECIFIC ISSUE: SUPPORT URBAN FOR THE WEST HILLS

WRITTEN TESTIMONY: ATTACHED

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Testimony before the Multnomah County Commissioners December 10th 2009

Good Morning, I am Jim Irvine, the CEO of the Conifer Group 65 year old local Home-building Development Company. Our firm has developed and built a full range of housing from the most affordable for those with most severe housing needs to housing for the more affluent. Each project has always been approached with innovation, collaboration and sustainability - before sustainability was even a term of art.

I'm here today in a different rôle, albeit just as innovative, collaborative and sustainable. I'm asking you to support an Urban Designation with conditions for what is known as UR 1 or the L and the adjacent lands east to the City of Portland. It is a unique opportunity to demonstrate our community's ability to accommodate both population growth and protect natural landscapes.

Urban designation will provide:

- Habitat protection equal to that afforded to the Balch Creek Canyon (urban designation) where native cut-throat trout have been restored.
- The chance to purchase almost 1000 acres of the Tualatin range for parks that will ensure more effective buffer between residential lands and wildlife migration paths.
- A western portal to Forest Park that can serve as the foundation for a truly regional park system that connects to all the Washington county trails.
- A unique opportunity to use a private funding mechanism in partnership with Metro's Natural Areas Program to design a community that leverages residential infrastructure while investing in effective wildlife protection.
- A concept plan for Multnomah & Washington County funded by METRO that will impose development restrictions, habitat protection and SDC's to pay for park land acquisition.
- The urbanizable space within the "L" is approximately a 7 minute walk to an existing town center -- a core value for sustainable design. An Urban Designation would also assure the most efficient use of existing infrastructure and complements the public investments being made in North Bethany.
- Such Designation would add to Multnomah County's desperately needed additional tax base to provide the human services for those still underserved and most in need in the balance of the County.
- Albeit argued by many that that such designation will lead to degradation of the landscape, wildlife and water quality - I ask you, when has private land management ever been superior to the protections offered by the public - that is the entire notion of our National, State, and Local Park system and its protocols.

Today's opportunity was best expressed by Metro's CEO, Michel Jordan in his recommendations for Making the Greatest Place:

"The West Multnomah County Area represents an opportunity for the region to consider how to deal with "problematic landscapes" mixed topography, relatively low value agricultural land and interspersed habitat of high value...The opportunity is to provide for other housing choices and to get private investment to help fund public acquisition of natural resources."

Michel Jordan carefully crafted language to explicitly challenge us all to think more creatively about this area.

Both my academic and professional experience have taught me that in planning there are two things that people find most troubling and truly turns them out in droves – sprawl unless it's their sprawl, and density only if its applied in someone else's neighborhood.

Please, don't get sandbagged by the divisive rhetoric that portrays this as a development versus green argument. Saying no or deferring a decision is always easier, that's why it takes real leadership to rise above the fray and seize a creative opportunity.

This opportunity is an opportunity to bring people together and truly create a better and more distinctive place.

There are in place with in this region governmentally adopted models, intergovernmental agreements, and protocols that can be synthesized to allow all of the values and all of the concerns articulated this day in this hearing room to actually become a reality. Neither an undesignated nor rural application allows this to happen.

The only way to give that opportunity a chance is to designate the land in the nearby West Hills as Urban with a modification and overlay to protect the ecological sensitive areas. Applying an Urban designation with conditions gives the best chance of enhancing a existing Town Center by capturing the easily serviceable land in UR1 and then overlaying the balance of the land east to Skyline Blvd to assure the greatest opportunity for the ecospace. If the conditions can be achieved then everyone wins - if it can't it simply remains in the status that it is today -- whatever you choose to call it.

A resolution with those conditions is easy to draft. Give yourselves and this community a chance to show we can get out of the proverbial box - set aside our own icons and make a truly better place for all.

Thank you

Jim Irvine
3140 SE Hawthorne Blvd.
503 481 4925
jim@conifergroup.com

Please find attached:

1. A one page document that outlines all the objectives that could be achieved using such a model.
2. A set of Questions and answers addressing the best designation of either Urban or Rural.
3. A map identifying the space and sowing some possibilities.

WEST FOREST PARK CONCEPT PLANNING AREA

STATISTICS (APPROXIMATE)

- | | |
|---|-------------------------|
| • Total acreage of West Forest Park concept planning area – | 1,634 acres |
| • Area 93 acreage within West Forest Park concept planning area – | 158 acres |
| • Title 11 qualifying development acreage “Flatlands” – | 486 acres |
| • Today’s estimated park SDC fees generated by West Forest Park – | \$43,000,000.00 |
| • Title 11 exception acreage “Natural Areas” – | <u>990 acres</u> |
| ➤ Natural Area public domain acreage – | 800 acres |
| ➤ Protected development rights within Natural Area – | 190 acres |

OBJECTIVES (NATURAL AREAS)

- Garner a significant addition to the public domain; West Forest Park could protect up to 990 acres as public open space through an urban concept planning process.
- Enhance and protect critical riparian areas and upland habitat.
- Provide a safe environment for deer, elk and other animals.
- Create passive recreation and nature education opportunities.
- Eliminate clear cutting, which is allowed under existing limited rural tree protection.
- Cluster housing in Title 11 exception areas to protect property rights while adding large preservation tracts to the public domain.
- Apply urban design standards (such as tree preservation / lighting regulations) aimed towards maximizing natural aesthetics and protection of Natural Area views for Greater Bethany and beyond.

OBJECTIVES (FLATLANDS)

- Add significant urban development capacity.
- Efficiently utilize readily available infrastructure, limiting the need for public investment.
- Expand on local trail system portals in order to enhance west side access points to Forest Park.*
- Focus on the provision of pedestrian and bicycle connectivity to existing centers.*
- Expand existing/planned transportation facilities and focus on enhanced north/south connectivity through the logical extension of Saltzman Road.
- Increase the population pool and tax base for Portland Public Schools.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- Added riparian setbacks ensured through concept planning and entitlement processes.
- No development on slopes greater than 25%.
- Upland habitat protections via clustering and open space acquisitions/dedications.
- Title 11 exception areas subject to density and design modifications.
- Cluster development will result in large residual areas dedicated to the public.
- Acquisitions largely driven by West Forest Park SDC fees (for parks) in excess of \$43,000,000.00, additional resources include Metro open space bond funds, tax credits for easements/dedications, and CWS stream cooling resources.

**Applicable to Natural Areas and Flatlands*

Is the West Forest Park area suitable for designation as an “urban reserve” or a “rural reserve”?

The criteria for inclusion in the “urban reserve” include the following questions:

Can it be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments?

- 1 The land in the West Forest Park area is comprised of two types of land: about 500 acres of relatively flat land and 1000 acres of steeper forested slopes.
- 1 The flat lands can easily meet Title 11 density standards.
- 2 Enough sewer, water, power and transportation infrastructure is available “across the street” for more than 5,000 housing units.
- 3 Commercial needs can be met by the new Bethany town center.
- 4 Educational needs can be met by facilities located in Washington County.
- 5 Transportation needs can be met by new roads connecting to US 26, the transportation expansion with the development of North Bethany, and should not affect traffic flows cross or straddling the West Hills.

Does it include sufficient development capacity to support a healthy economy?

- 1 The addition of 5000 homes in the immediate vicinity of North Bethany should enhance the viability of this new town center.
- 2 The increased commuter needs should help to make the public transit investment for this area more affordable.
- 3 The additional students that would be attracted to the Rock Creek Campus of the Portland Community College will help to improve the financial viability of that educational facility.
- 4 Additional housing in the immediate vicinity of major employment centers such as Intel, Nike, and other technology -based firms in Washington County will help to attract and retain businesses in the area.

Can it be efficiently and cost-effectively served with public schools and other urban level public facilities and services by appropriate and financially capable service providers?

- 1 This area is currently served by Portland Public Schools. This district of the PPS has been losing students for many years. The addition of new students would help to stabilize the student populations.
- 2 Alternatively, these students could attend new schools that are built and planned in the immediate vicinity. The Beaverton School district has recently purchased more school sites in North Bethany, immediately across the county line from this area.

- 3 This area drains to the Tualatin River. It is likely that surface water and sewer infrastructure would be provided by Clean Water Services. Tualatin Valley Water District has a storage tank located in the Forest park area and is in the process of purchasing a new water storage site.

Can it be designed to be walkable and served with well connected systems of streets, bikeways, recreation trails and public transit by appropriate service providers?

- 1 The West Forest Park area sits athwart two major power line corridors that have been developed by Washington County into major regional trail systems. These converse through this area and connect directly into Forest park.
- 2 This area would be ideal for establishing a western portal to Forest park that would include feeder routes emanating from south of US 26.
- 3 This area's trails would provide a strategic linkage to connect the Forest park system of trails with regional trails connecting with Pumpkin Ridge, Dairy Creek and the Banks to Vernonia linear trail in the west.
- 4 It would serve as the only viable southern transit corridor for the planned Forest Park to Coast range trail.
- 5 Planned hiking and biking trails crisscrossing the hills immediately above the developed lands would provide this area with a unique and valuable natural resource to increase the livability in the area.
- 6 Purchases of existing lands with trails, an/or easement for public access would increase the miles of available trails and decrease the intensity of usage benefiting both hikers, bikers and the wildlife.

Can it be designed to preserve and enhance natural ecological systems?

- 1 Extending Forest Park down the western slope of the Tualatin Range would provide an environment where housing can be interwoven into the natural landscape features to provide effective habitat and recreational opportunities.
- 2 Using easements, park designation, wildlife protections, density reductions (by Title 11 modulation), riparian protections and sensitive urban design these important uplands could be protected in perpetuity.
- 3 Unlike rural reserves, urban reserves would allow greater protection against damaging natural resource exploitation including clear cutting and intensive agricultural development on sensitive slopes. Rural reserves with their timber deferment requirements mandate resource harvesting at the expense of habitat values, recreational values, and water quality issues.
- 4 Active management of these lands would protect against vandalism, littering, illegal dumping and potential fire damage from unauthorized access to unattended access points. This currently afflicts the area.
- 5 Active management of these hills would prevent streambed and soil erosion resulting from unauthorized vehicular traffic. Significant erosion currently occurs from such unauthorized access.

- 6 Active park management can design walking and biking paths that allow for sufficient separation to encourage wildlife movement in and out of Forest park, thereby enhancing a regionally important natural ecosystem.
- 7 Active management of the area will help to preserve the water quality of the tributaries flowing out of these hills.
- 8 Park designation and urban protections will eliminate clear cutting of trees that affect the scenic values, the habitat protections, the recreational value and the temperature of natural streams - an increasingly critical ecological requirement for healthy water management.
- 9 Park designation (unlike rural reserves) will directly protect wildlife and eliminate the annual harvesting of deer, elk and bear in these critical habitats.

Does it include sufficient land suitable for a range of needed housing types?

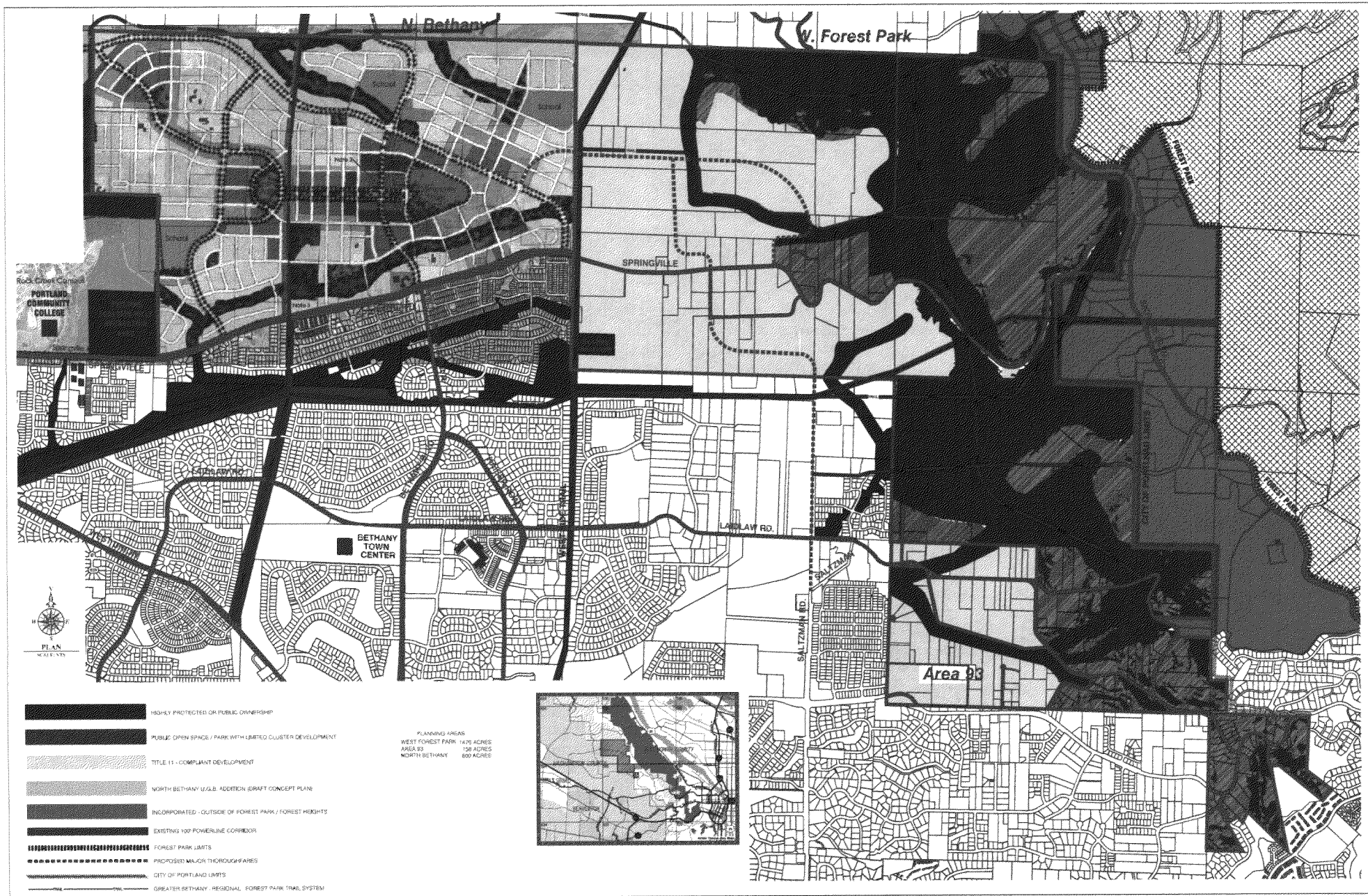
- 1 The developable area in the West Forest Park area contains about 500 acres of land suitable for housing at Title 11 densities.
- 2 Density restrictions may be suitable for some portions of this land, especially in the immediate vicinity of sensitive ecological features such as wildlife corridors, streams and steep slopes. These areas would be suitable for lower density development thus begetting a variety of housing types.
- 3 Transferable development rights and requirements to cluster housing in the select ridge top sites suitable for development would produce further estate type lots - if county and citizen involvement do not mandate the outright purchase of as much hill top land as possible.

Can it be developed in a way that preserves important natural landscape features?

- 1 This West Forest Park area offers an almost unique opportunity to design a community that lives up to its sylvan heritage.
- 2 Using the full panoply of land-use tools from density restrictions, easements, set-backs, and an interspersing of public and private lands, this area is ideal as an area that could be developed to provide quality housing, in an amply served community and yet remain integrally connected with the natural environment that surrounds it.

Can it be designed to avoid or minimize adverse effects on farm and forest practices and adverse effects on important natural landscape features on nearby land including land designated as rural reserves?

- 1 The West Forest Park area is surrounded by urban and park uses. Placing the community into the urban reserves context would shield it from the natural resource exploitation bias of the rurally designated lands.
- 2 By placing these lands under the urban designation it will take pressure off other nearby farm and forestry operations.
- 3 Much of this land south of Cornelius pass Road has already been designated as "conflicted" with respect to its longer term potential as viable farmland by the Oregon department of Agriculture.





Oregon

Theodore R. Kulongoski, Governor

RECEIVED 1-26-2010
BCC: County Commissioners & Chair

Department of Agriculture

Office of the Director

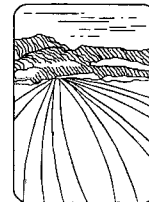
635 Capitol Street NE

Salem, OR 97301-2532

(503) 986-4552

FAX (503) 986-4750

January 20, 2010



Metro Council
Core Four
600 NE Grand Avenue
Portland, Oregon 97232

Multnomah County
Board of Commissioners
501 SE Hawthorne Blvd.
Portland, OR 97214

Clackamas County
Board of Commissioners
2051 Kaen Road
Oregon City, Oregon 97045

Washington County
Board of Commissioners
155 N First Avenue, Ste. 300
Hillsboro, OR 97124-3072

Dear Council and Board Members:

At its December regular meeting, the Oregon Board of Agriculture unanimously voted to submit the following comments for consideration in your deliberations dealing with the designation of rural and urban reserves within the metro region.

The Board of Agriculture has followed urban growth issues in the region and the ongoing reserves process and is concerned that the process has become too political. While we understand that some level of "politics" is necessary, the board supports the designation of rural and urban reserves that is based on the factors found in state law. These factors were key to achieving the support of the agriculture industry for the legislation and subsequent administrative rules that enable this process to go forward. The board also supports the analysis and conclusions found in the report completed by the Oregon Department of Agriculture entitled *Identification and Assessment of Long-Term Commercially Viability of Metro region Agricultural Lands, January 2007*. We ask that the findings and conclusion contained within this report be given strong consideration in deliberations leading to the designation of rural and urban reserves.

Thank you for considering our comments.

Respectfully,

Bob Levy, Chair

Oregon Board of Agriculture

635 Capitol St NE
Salem, OR 97301-2532



Oregon

Theodore R. Kulongoski, Governor

Department of Agriculture

Office of the Director

635 Capitol Street NE

Salem, OR 97301-2532

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FAX COVER SHEET

Date: 1/21/10To: Multnomah Co.Board of CommissionersSending to Fax # 503-988-3013From: Madeline MacGregorPhone: 503-986-4758Subject: Board of Agriculture letterNumber of Pages (including cover) 2

Message:

This letter must befiled in your office byFri 1/22/10.Thank you.

Oregon Agriculture Facts

- Oregon has nearly 40,000 farmers and ranchers that manage over 17 million acres in agricultural production.
- Oregon ranks #1 in U.S. production of:
 - Christmas Trees
 - Hazelnuts
 - Loganberries, Boysen and Youngberries
 - Peppermint
 - Black Raspberries
 - Fescue, Ryegrass and Orchardgrass seed
 - Potted Florist Azaleas
- 62% of Oregon's harvested cropland is irrigated, ranking #9 in the U.S. for total irrigated acreage.
- More than 140,000 Oregonians are employed in agriculture-related jobs, from farm inputs, to on-farm work, to processing, transportation, and marketing.
- 98% of Oregon farms are family owned and operated, with 85% being sole proprietors, 7.4% family partnerships, and 5.8% family owned corporations.
- Oregon's Top 10 Commodities:
 - Greenhouse & Nursery
 - Cattle & Calves
 - Grass Seed
 - Hay
 - Milk & Dairy Products
 - Potatoes
 - Wheat
 - Christmas Trees
 - Onions
 - Pears



CITY OF
PORTLAND, OREGON

Sam Adams, Mayor
Nick Fish, Commissioner
Amanda Fritz, Commissioner
Randy Leonard, Commissioner
Dan Saltzman, Commissioner

February 23, 2010

Chair Ted Wheeler and Commissioner Jeff Cogen
Multnomah County Board of Commissioners
501 SE Hawthorne Blvd.
Portland, OR 97214

Dear Chair Wheeler, Commissioner Cogen and Commissioners,

As the City of Portland's representatives to the Metropolitan Policy Advisory Committee (MPAC), we want to thank you again for your commitment and hard work during the Core 4 urban and rural reserve process. The recommendations before you bring us exceedingly close to a regional agreement on a long-range growth management plan that will cement a regional partnership for decades to come.

As you finalize an agreement with Metro, we would like to reiterate the recent recommendations on reserves by MPAC at their January 27, February 1, and February 10 meetings. These meetings represent 10 hours of deliberation and many more hours of preparation.

The MPAC recommendation addressed the areas of West Multnomah County known as Area 9, which contains sub-areas 9A, 9B, 9C and 9F. This area is of particular interest to Portland because of the proximity to the city, the NW Hills of Portland and Forest Park. Areas 9C and 9F were recommended for a rural reserve designation at the Core 4 final meeting on February 8, and we are very pleased with this outcome.

However, we note that Areas 9A and 9B remain "undesignated" in Multnomah County's proposed agreement with Metro. On February 1, MPAC recommended that both 9A and 9B be designated rural reserve by an overwhelming vote of 14 yeas, 0 nays, and with 2 abstentions. And on February 10, MPAC reaffirmed its original recommendation for all reserve areas by an overwhelming vote of 15-2.

For over a year, the city has studied these areas closely, and we have repeatedly urged a rural reserve designation for all of Area 9. Our reasons are found in several letters and testimony presented to you, Metro Council and the Core-4, dated October 16, 2009, December 10, 2009 and most recently January 11, 2010. We base our conclusion on the urban and rural land suitability factors, Metro's Guiding Principles for making great communities, and the region's urban land needs recommended in the COO's Urban Growth Report. We examined governance, the relative cost of services—especially transportation and expected maintenance liabilities—the expected effectiveness of transit, and impacts to significant natural landscape features of Forest Park, and the impacts on natural resources, wildlife habitat, and water quality. As you finalize your agreement with Metro, we urge you to give serious consideration to the recommendations of MPAC and the City of Portland and amend the agreement to reflect a rural designation for all of Area 9.

Thank you again for your efforts on behalf of the city, the county, and this region we all love.

Sincerely,

Mayor Sam Adams

Commissioner Amanda Fritz

13900 NW Old Germantown Road
Portland, Oregon 97231
February 22, 2010

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., 6th Floor
Portland, Oregon 97214

RE: Urban and Rural Reserves Public Hearing of February 25, 2010

Dear Chair Wheeler and Commissioners,

On February 11 I offered the testimony below at your regular weekly Board meeting. I did not have time to type it since my wife and I had been helping a neighbor who had a medical emergency. Now that you are holding a public hearing on this topic on February 25, I am sending you the testimony so that it may enter the record for this process.

Approaching the final weeks of your deliberations on Urban and Rural Reserves, I want to thank you all – and particularly, Commissioner Cogen in the demanding Core 4 role – for your attention to so much information and testimony. Thank you for proposing Rural Reserves for so much of West Multnomah County: Areas 9C, 9D, 9E, 9F. In that light, I'm all the more baffled that Area 9B (the Springville "L") is still under discussion.

9B should also be designated Rural Reserve, as recommended by the Multnomah County Reserves CAC and the Planning Commission. The 2005 Oregon Court of Appeals decision setting the UGB boundary at North Bethany noted the County line and powerline as the appropriate long-term urban/rural edge. Only a Rural Reserve in 9B will prevent another Area 93 fiasco.

Some added information on Transportation issues may help you come to a decision on 9B. Here are five points:

- 1) Congestion around this area is already critical; in the north and east directions, compounded by hazardous roads that are essentially impossible to widen. Cornelius Pass is notorious; Germantown Road had 3 fatalities last year. North Bethany will already increase these problems. We don't need 10,000 more people in an East Bethany (9B.)
- 2) Offsite road improvements serving North Bethany are not in Washington County's funding plan, and may never be. Neither does Tri-Met plan transit improvements. If the development ever gets funded, Multnomah County roads will be negatively affected. Why compound this problem ourselves?
- 3) Some parties have proposed a Saltzman Road extension in Area 9B. This is a road to nowhere, simply an extra loop funneling more cut-around traffic up towards Germantown, to back up at the St. Johns Bridge. For alleviating traffic issues, it's a bogus proposal.

Urban and Rural Reserves

February 22, 2010

Page 2

4) Several parties have testified to you or Metro that Area 9B offers easy pedestrian access to Bethany Town Center, PCC's Rock Creek Campus, and a bus line. Tri-Met considers ¼ mile as the pedestrian radius. Yet from the centerpoint of either leg of the "L":

The nearest bus line is 1.2 miles

Bethany's Central Drive is 2.1 miles

The closest PCC building is 2.6 miles.

Area 9B would be an automotive suburb.

5) Animals navigate their territories too. The Forest Park wildlife corridors go through 9B's more open, more flat lands in preference to climbing up and down steep canyons in thick woods.

Area 9B is an integral part of the Forest Park Rural Neighborhood. It should be a Rural Reserve.

Thank you.

Jim Emerson

cc: Metro Council



WASHINGTON COUNTY OREGON

February 17, 2010

Commissioner Jeff Cogan
Multnomah County Board of Commissioners
501 SE Hawthorne Blvd.
Portland, OR 97214

RE: Urban and Rural Reserves Area 9B (aka "the L") on the CORE 4 map of 2/8/10

Dear Jeff:

In recent months there has been considerable discussion and examination of the above-referenced area and its suitability to be designated Urban or Rural or be left undesignated on the URRs map.

This land area, if developed, is likely to receive services from Washington County and one or more of its service districts due to its topography and proximity to urban services on the west side of the Multnomah/Washington County line. I have been asked to clarify whether these services, such as water, sanitary sewer, transportation and other services would indeed be available.

The answer is 'yes', these services can be available.

As we have discussed in the past, there are some complications when a land area is in one county and needs to be served by another county. However, when this land area is considered for inclusion in the Urban Growth Boundary we know that a concept plan must be made, public services identified, a realistic finance plan be developed and governance decided.

I have also been asked whether Washington County would object to the area being designated Urban Reserves. Because all of these matters have to be worked out in advance, and without satisfactory resolution the Metro Council will not bring the area into the UGB, we are comfortable and can support a designation of Urban Reserves.

If you or your Board has further questions, or if I can assist in clarifying this matter further, please do not hesitate to ask. Best wishes to all of you as we bring the significant URRs process to a close.

Sincerely,

Tom Brian, Chair
Washington County Board of Commissioners

C: Chair Ted Wheeler
Commissioner Deborah Kafoury
Commissioner Judy Shiprack
Commissioner Diane McKeel

Board of County Commissioners

155 North First Avenue, Suite 300, MS 22, Hillsboro, OR 97124-3072
phone: (503) 846-8681 • fax: (503) 846-4545



CITY OF
PORTLAND, OREGON

Sam Adams, Mayor
Nick Fish, Commissioner
Amanda Fritz, Commissioner
Randy Leonard, Commissioner
Dan Saltzman, Commissioner

January 11, 2010

President David Bragdon and Metro Councilors
Metro Council
Metro Regional Center
600 NE Grand Avenue
Portland Oregon 97232-2736

RE: Testimony on Urban and Rural Reserves

Specific Reserve Designations for South NW Hills Area in Multnomah County
Powerline/Germantown Rd./Lower Springville Road (County Map Areas 7a and 7b)
Including Areas known as East Bethany and Bonny Slope East

Dear President Bragdon and Metro Councilors,

Thank you for allowing me the opportunity to share my position and recommendation on urban and rural reserve designations generally—and on the unincorporated NW Hills area of Multnomah County in particular.

First, on behalf of the Portland City Council, my fellow MPAC colleague Commissioner Amanda Fritz and I want to thank all of you for guiding the metro region to the final stages of an innovative and unprecedented land use planning initiative. This is ground-breaking planning work. If we get it right, our decisions will serve the region well for decades to come. We have been very impressed by your willingness to listen and respect diverse opinions as you deliberate.

The citizens serving on county Reserves Citizens Advisory Committees and staff also all deserve kudos for undertaking this pioneering effort. So many citizens, property owners and stakeholders deserve recognition. And we know each of you, as regionally elected officials, have played vital roles. In particular allow us to commend Multnomah County Commissioner Jeff Cogen for his dedicated work as Multnomah County's representative to the region's CORE-4. We also want to acknowledge Councilor Kathryn Harrington for her steadfast leadership as the Metro Council representative to CORE-4.

We share the values and objectives embodied in the COO's three pillars, and with these in mind, are asking the members of the CORE-4 to accept Portland's recommendations to the Reserves Steering Committee.

First, we should not lose sight that the region's investment strategy will have a huge effect on both the Reserves decision and the decision on the Urban Growth Boundary. We haven't factored in new investments and changes to financing mechanisms—such as additional Urban Renewal Areas along

High Capacity Transit corridors or future streetcar alignments—and the impact those decisions can have on leveraging additional public and private investment that create vibrant and sustainable neighborhoods and business districts. Future public and private investments in freight movement and access to industrial areas will also need to be considered. Portland welcomes the opportunity in the coming months to explore new ideas for infrastructure funding.

Second, in terms of “urban” reserves, we should stay on the conservative side of the 40-50 year planning horizon. This means:

1. We should focus on 40 years;
2. We should focus on the bottom of the middle one-third of the forecast, and,
3. We should commit to revisit the urban and rural reserves every 20 years to recalibrate.

Our region is, for all intents and purposes, a living experiment in smart land-use planning. Following a very cautious approach is what any smart business would do in the face of so many uncertainties. Caution will minimize risks to our agricultural industry, our downtown cores, and our neighborhood communities. Being cautious will also avoid diluting Portland's redevelopment efforts and those of our neighboring cities.

Sometimes it is hard to imagine that the lifestyle of future generations will undoubtedly be very different from the lives we lead today, but how we plan today for our long term future has consequences. Over the next 20 to 40 years, the following trends are likely:

- Higher energy costs
- Carbon taxes or cap and trade regulations
- Only 20 to 25 percent of households will have 2 parents and kids at home.
- An aging population, with advanced health care needs and increased demands on services easily accessibly by walking or taking public transit

Portland is well-positioned to meet the demands that the future is sure to bring. Recent statistics show us that we have proven a strong track record of responding well to the marketplace and its demands over the past several years.

The city and the region's corridors as designated on the 2040 Growth Concept map hold great potential for redevelopment as investments in transit, bike, trails, sidewalks and pedestrian access improvements are made over time. Portland has over 50 miles of mainstreets and over 75 miles of corridors.

The region has selected two new priorities for future HCT extensions along the Powell Corridor and the Barbur/99W Corridor. Both of these present significant redevelopment potential by supporting the market to redevelop key opportunity sites to transit and pedestrian-friendly uses. The Portland Streetcar Framework has identified over 70 miles of near term and long range potential streetcar corridors. The city's track record of strategic transportation investments and incentives has the potential to leverage public and private redevelopment along these corridors. Our nation's leaders have taken notice—and shown a willingness to have Portland serve as a national model by making a commitment to significant funding contributions. When coupled with local and regional investments, the corridors are likely to contribute significantly to the vitality of neighborhoods, business districts, and sustainable communities that Portlanders desire.

Finally, it is essential to the health of the region and Portland's industries and industrial sites to maintain and grow a healthy working harbor. We are committed to cleaning up, over time, our

brownfield sites, and consolidating and assembling adjoining parcels to provide larger sites. Opening up huge tracts of otherwise excellent agricultural land for industry, when we have land with services already in the UGB, doesn't make sense from a regional investment point of view. The vast majority of our jobs are created through the growth of small businesses. We need to nurture and retain those companies while attracting others.

The City of Portland staff in the Bureau of Planning and Sustainability (BPS) staff has participated in the Urban and Rural Reserves process since the legislation passed in 2007. Portland also served on the regional Reserves Steering Committee. As Mayor, I designated Susan Anderson, BPS Director and Bob Clay, Supervising Planner, to represent Portland. My planning staff worked very closely with the Multnomah County planning staff and the county Citizens Advisory Committee (CAC) to provide information on land use, transportation and urban service suitability. At my direction and with the help of the City's Planning and Development Directors Team, city planning staff also convened the city's urban service provider bureaus to analyze the feasibility, costs and benefits of providing urban services to several locations in the NW Hills—and to weigh these against the city's many priorities.

In part, because of this internal and external collaboration with the county, we can say the city is largely in agreement with most all of the recommendations before you. Within Multnomah County, adjacent to Portland's boundary, there is only one area—the NW Hills South Area (County Map 7a and 7b) where we differ from the county staff recommendation. Let me highlight those reasons:

The areas in question are in Suitability Area 7b, and also contain areas known as East Bethany and Bonny Slope East/East Laidlaw Road.

1. Multnomah County NW Hills, including East Bethany – County Map 7a and 7b

At this time, and based on city staff evaluation of the reserves suitability criteria, the City of Portland recommends this area be designated rural. We conclude that the suitability criteria support a rural designation over either an urban or no designation.

The City of Portland recommendation for this area is the same as the recommendation by the Multnomah County Citizens Advisory Committee and the County Planning Commission. All the NW Hills area should be designated rural.

We believe a “no designation” is an incorrect interpretation under the law's purpose. A “no designation” is too uncertain and too ambiguous. Without a rural designation it leaves lands threatened by adjacent urbanization—and subject to disinvestment and speculation.

More specifically, a “no designation” does not meet the statutory purpose statement envisioned in SB 1011 and contained in Administrative Rule (OAR 660-027-0005). The statute and rule call for either protecting lands, for their farm, forest, natural systems or natural landscape features value, or designating them as future urban to meet future urban land needs. The City of Portland believes this means that where lands meet the rural reserve criteria—and these areas do—and where these outweigh the urban criteria, then there is an affirmative obligation to designate those lands as rural. Only a rural designation can “limit urbanization” and “define the natural boundaries of urbanization.” Urban and rural designations were meant to work together to help ensure livable communities, including the protection of the natural landscape features that define the region for its residents. A “no designation” does not work together to achieve this end and leaves as an open

question a decision that is called for by the statutory purpose and rule. Relevant language in the purpose statement states in part,

"...Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural or forest land and for natural landscape features that limit urban development or define natural boundaries of urbanization." (Emphasis added)

The natural landscape features that extend westerly from Forest Park are without a doubt one of this region's premier regional natural landscapes features. The western hillside flanks of Forest Park include vegetated riparian streams, wildlife habitat, and corridors for ecological and scenic connectivity. These are regionally significant features in themselves. The northwesterly stair-step county line purposely follows the toe of the Forest Park hillside portion of the Tualatin Mountains. When taken together with the County line, and coupled with the same boundary as a major power line easement, it divides the North Bethany concept plan area and Lower Springville Road/East Bethany properties in ways that both "limit urbanization" and "define natural boundaries of urbanization." Both an Oregon Court of Appeals ruling (Case A122246 and A122444; 9/08/05) and a Metro Ordinance (No. 02-987A, page 9; 12/12/02) reached similar conclusions based on findings of fact concerning the North Bethany expansion area eastern boundary.

The county line in this location also meets the Metro Council's *Guiding Principles for Urban and Rural Reserves Analysis and Designation* adopted March 29, 2009 as Resolution No. 09-4101, Exhibit A. Principle # 5 states, "Natural and made-made features will help establish hard edges." The stair-step county line and the power line are man-made, and the broader regionally significant natural landscape features constitute logical or intuitive edges to urbanization in the long term. There is no other better long term, permanent and "hard-edge" boundary in the area. When reserve analysts consider the multiple factors taken together that make great communities, we believe the obvious conclusion is a rural designation.

During the course of the reserves process, city service providers met to consider the reserve factors and evaluate the NW Hills area. The group concluded that there were insufficient reasons to designate the area urban. Let me summarize seven of those concerns:

a. **Governance:** There is a very difficult and long-standing challenge of governance in this area, which remains unresolved. Multnomah County has not provided or coordinated urban services for development for more than 25 years, since the passage of Resolution A in 1983. No municipal government has made an affirmative commitment to serve. Metro's own study in 2006, titled *Great Communities*, used the NW Hills as a test area. That study found the same governance circumstances lacking and the natural landscape features and environmental attributes compelling conditions that would limit urban productivity. Rural roads to Portland from this location are steep, narrow and unsafe for urban commute volumes and are too expensive and impractical to improve. This area raises all the same cost and service delivery issues as have been found virtually impossible to resolve in Bonny Slope West (Area 93).

Let's not condemn a few small patches of low suitability landscape east of the county line to the same ambiguous fate by leaving this land undesignated. These relatively small areas are part of the broader mosaic of a regionally significant natural landscape features extending from Forest Park.

b. Suitability: Setting aside governance, and even if Portland or other provider(s) could serve a small portion the area cost-effectively, there is a question as to whether this is a priority location to meet long-term future housing and community development needs given the areas natural landscape features. We think given this location's context with Forest Park and its important natural landscape features and attributes, a "rural" designation is warranted. We think that when combined with the city and region's many other priorities, that on balance, it is not the right location at this time. We think the county line together with the Powerline easement location makes development west-to-east into Multnomah County impractical and the potential development impacts to adjoining natural features of Forest Park significant.

Portland is committed to build upon the legacy of Forest Park and over time, acquiring key parcels through the Metro Greenspaces program and city contributions. The city has not seen convincing evidence that residential development of the type contemplated will generate enough revenue to contribute to additional land purchases for open space adjacent to Forest Park.

b. Unknown urban service liability and maintenance obligations: The city is also concerned about off-site transportation costs and impacts through portals into Portland. Our Portland Bureau of Transportation staff (PBOT) has expressed major reservations about future service liability costs for maintenance. City transportation staff is likewise concerned about off-site SDC contributions required for additional Washington County north-south collectors such as the extension of NW Saltzman Road for example. Residential development that straddles Lower Springville Road would almost certainly require major off-site road improvements. Development in this area will contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that handles additional volumes of urban commute traffic. Portland has an extensive and growing backlog of infrastructure needs and maintenance - and an obligation to residents in existing centers, corridors and employment areas.

c. Impacts from traffic and development on Forest Park: Our Parks Bureau staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features.

The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

d. Meeting Regional Housing Needs: There can be no mistaking that Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including some of the region's most cost-burdened households. Portland is an unfinished city. Through infill and redevelopment Portland has accommodated 36% of all housing starts in the region over the past 15 years. Portland expects to continue to accommodate a large share of the region's growth in a sustainable development pattern, largely served by transit.

Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate change that is accompanied by a focused investment strategy. Current zoning has capacity for an additional 140,000 households today - without a single parcel re-zoned. The Portland Plan, the city's Comprehensive Plan update, will test and further refine how the city changes overtime. The Portland Plan update has generally not focused on the having to meet the regions, or its own, urban land needs in any unincorporated areas of the NW Hills. Portland has enormous capacity and a redevelopment track record over the past 30 years. Together with the capacity in Gresham and other cities in Multnomah County, we believe the county's city's are doing more than their part to meet regional growth obligations over the next 40-50 planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable if Metro finds additional land is needed. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors - and compared to urban designations proposed in locations adjoining North Bethany to the west.

e. Food Security: While East Bethany does not contain "foundation" agricultural land, urbanization could adversely affect farm operations on surrounding "important" and "conflicted" agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security reasons.

f. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive aspirations and infrastructure investment needs in its centers, corridors and employment areas—where it will accommodate a large growing number of households and jobs—and more benefits to more people in the future.

Should any properties east of North Bethany area become either "urban" or "undesignated," we urge you to recommend that Metro mediate a resolution to governance preferably between cities. Such an agreement would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance # 96-665C adopted March 6, 1997.

2. Bonny Slope East/East Laidlaw Road -

Multnomah County retained the City of Portland and several subcontractor consultants to prepare a Concept Plan for Bonny Slope West. The purpose was to fulfill a UGB expansion decision made by Metro in 2002.

After a very collaborative process between county and city staff and consultants, Portland has concluded it is not cost-effective for the city to provide or coordinate urban services to this location, and accordingly recommends "Bonny Slope East"—also known as East Laidlaw Road area—be designated as "rural."

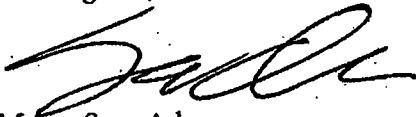
In closing, let us remind you that making investments in our many existing centers, corridors and employment areas will be far more cost-effective than trying to pay for services and build new roads in relatively small, lower density residential enclaves; enclaves that are located in a difficult

geography, amid resource values and significant natural landscape features. Portland can deliver far more benefit for its citizens and citizens of the future, if we focus on producing more housing and employment opportunities that create sustainable neighborhoods and business districts within our region's already urbanized borders.

Commissioner Fritz and I look forward to seeing this important milestone become successful. Its success will help cement our long-standing regional partnership and continue our legacy as a national leader in planning innovation.

We appreciate the opportunity for public comment and applaud your leadership and the wisdom and foresight of this process. The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Best regards,



Mayor Sam Adams



Commissioner Amanda Fritz
City of Portland

Cc
Portland City Council
Susan Anderson, BPS, City of Portland
Joe Zehnder, Chief Planner, City of Portland
Portland Planning and Development Directors



December 10, 2009

Multnomah County Board of Commissioners
501 SW Hawthorne Blvd. Suite 600
Portland, Oregon 97214-3587

Dear Chair Wheeler and Commission Members,

RE: City of Portland Position: Reserve Designations for NW Hills – Multnomah County
Powerline/Germantown Rd. – South – Map Areas 7a and 7b
East Bethany and Bonny Slope East

On behalf of the Portland City Council, my fellow MPAC colleague, Commissioner Amanda Fritz and I want to commend your Board, your planning staff and the county reserves Citizens Advisory Committee. This is ground-breaking work that will serve the region for decades to come. In particular we want to also commend Commissioner Jeff Cogen for his dedicated work as the county's representative to the region's CORE-4.

Thank you again for allowing us the opportunity to share the City of Portland's position and recommendation on urban and rural reserve designations in the unincorporated NW Hills.

The City of Portland staff in the Bureau of Planning and Sustainability (BPS) has participated in the Urban and Rural Reserves process since the legislation passed in 2007. Portland also served on the regional Reserves Steering Committee. As Mayor, I designated BPS Director Susan Anderson and Supervising Planner Bob Clay to represent Portland. My planning staff worked closely with your planning staff and your reserves Citizens Advisory Committee (CAC) to provide information on land use, transportation, and urban service suitability. At my direction and with the help of the City's Planning and Development Directors Team, city planning staff also convened the city's urban service provider bureaus to analyze the feasibility, costs, and benefits of providing urban services to several locations in the NW Hills—and to weigh these against the city's many priorities.

In part, because of this internal and external collaboration and outreach, the City of Portland is largely in agreement with the recommendations before you. There is only one area where we differ from the county staff recommendation—Map 7a and 7b. Let me highlight those reasons for you below.

The areas in question are in Suitability Area 7b, and also contain areas known as East Bethany and Bonny Slope East/East Laidlaw Road.

1. Multnomah County NW Hills, including East Bethany – Map 7a and 7b

At this time and based on city staff evaluation of the reserves suitability criteria we recommend this area be designated "rural." We conclude that the suitability criteria support a rural designation

over “urban,” and a “no designation” is too uncertain and too ambiguous. Further, it may not meet the statutory purpose statement envisioned on SB 1011 and contained in OAR 660-027-0005 of either protecting lands—for their farm, forest, natural systems or natural landscape features value—or designating them to meet future urban land needs. We believe this means that where lands meet the rural reserve criteria, and that these outweigh the urban criteria, then there is an affirmative obligation to designate those lands as rural. Urban and rural designations were meant to work together to help ensure livable communities, including the protection of the natural landscape features that define the region for its residents. A “no designation” does not work to achieve this end. Relevant language in the purpose statement states in part,

“...Rural reserves under this division are intended to provide long-term protection for large blocks of agricultural or forest land and for natural landscape features that limit urban development or define natural boundaries of urbanization.” (Emphasis added)

The natural landscape features that extend westward from Forest Park include riparian streams, wildlife habitat, and corridors for ecological and scenic connectivity. These are significant features in themselves. When taken together with the County line, which is the same as a major power line easement, it divides the North Bethany concept plan area and the properties of the proposed East Bethany area in a way that both “limit urbanization” and “define natural boundaries of urbanization.”

During the course of the reserves process, city staff in our urban services bureaus met to evaluate the NW Hills area. The group concluded that there were insufficient reasons to designate the area “urban.” Let me summarize seven of those concerns:

a. Governance: There is a very difficult and long-standing challenge of governance in this area which remains unresolved with respect to further urbanization. Rural roads that are steep, narrow and unsafe for urban commute volumes and that lead to Portland are very problematic. This area raises all the same issues as have been found difficult to resolve in Bonny Slope West.

b. Suitability: Setting aside governance, and even if Portland or other provider(s) could serve the area cost-effectively, there is a question as to whether this is a priority location to meet long-term future housing and community development needs given the area's natural landscape features. We think given this location's context with Forest Park and its important natural landscape features and attributes, a “rural” designation is warranted. We think that when combined with the city and region's many other priorities, that on balance, it is not the right location at this time. We think the county line together with the power line easement location makes development west-to-east into Multnomah County impractical, and the potential development impacts to adjoining natural features of Forest Park significant. Portland is committed to build upon the legacy of Forest Park and acquiring key parcels through the Metro Greenspaces program and together with city contributions can likely do so, without relying on an unverifiable concept that nearby development will generate enough revenue to contribute to additional land purchases.

c. Unknown urban service liability and maintenance obligations: The city is also concerned about the viability of development in this location, particularly off-site transportation costs and impacts through portals into Portland. Our Portland Bureau of Transportation staff (PBOT) has expressed major reservations about future service liability costs for maintenance. City transportation staff is likewise concerned about off-site SDC contributions required for additional Washington County north-south collectors such as the extension of NW Saltzman Road. Portland has a growing backlog of infrastructure and maintenance needs—and an obligation to residents in

existing centers, corridors and employment areas. Residential development that straddles Lower Springville Road would almost certainly require major off-site road improvements. Development in this area will contribute to additional traffic on rural routes to Portland; roads that pass through environmentally sensitive areas that already have traffic congestion, safety problems, and are virtually impossible to improve in a way that would adequately handle additional volumes of urban commute traffic.

d. Impacts from traffic and development on Forest Park: Portland Parks and Recreation staff has raised concerns over environmental impacts to Forest Park. There is concern over impacts from traffic and development on nearby Forest Park, environmentally sensitive areas, stream corridors, wildlife habitat and natural landscape features. The concept of generating excess revenues from residential development to acquire off-site park and open space land near Forest Park, while interesting, met with great skepticism in light of expected on-site development costs and off-site transportation costs in particular.

e. Meeting Regional Housing Needs: Portland and Multnomah County cities have historically accommodated a large share of population growth in the region. This residential development has included some of the highest overall densities and a range of needed housing types, including some of the region's most cost-burdened households. Portland expects to continue to accommodate a large share of the region's growth in a sustainable development pattern, largely served by transit. Staff analysis finds that the city has significant zoned and planned development capacity in its many centers and corridors to accommodate growth that is accompanied by a focused investment strategy. The Portland Plan, the city's Comprehensive Plan update, will test and further refine the city's overall growth aspirations. The Portland Plan update has generally not focused on the having to meet the region's, or its own, urban land needs in any unincorporated areas of the NW Hills. Because of the extensive redevelopment in Portland over the past 30 years, and the enormous potential for additional growth and development in Portland and in other cities in Multnomah County, we believe the counties cities are doing more than their part to meet regional growth obligations over the 40-50 year planning horizon.

Washington County has proposed very large amounts of land for "urban" designation, including additional areas to the west of the North Bethany Concept Plan which we believe would, if needed, be more suitable. Given the aforementioned challenges, and unknown costs and benefits, from Portland's perspective, the properties east of North Bethany appears to offer lower urban productivity value to meet urban land needs compared to existing centers and corridors – and compared to urban designations proposed in locations adjoining North Bethany to the west.

f. Food Security: While East Bethany does not contain foundation agricultural land, urbanization could adversely affect farm operations on surrounding important and conflicted agricultural lands. Given their proximity, these lands are likely to be increasingly important to the city and region for food security.

g. Portland has committed investment priorities elsewhere: As mentioned, Portland has extensive growth aspirations and infrastructure investment needs in its centers, corridors and employment areas—where it will accommodate a large number of households and jobs, and produce more benefits to more people in the future.

Should any properties east of North Bethany area become either "urban" or undesignated, we urge you to recommend that Metro mediate a resolution to governance, preferably between cities. Such an agreement

would specify who provides municipal urban services in a way that is both cost-effective and within an existing city. A similar sub-regional agreement already exists for areas south of HWY 26 between Portland, Beaverton and Washington Counties; Metro Urban Services Boundary Ordinance #96-665C adopted March 6, 1997.

2. Bonny Slope East/East Laidlaw Road

Multnomah County retained Portland and several subcontractor consultants to prepare a Concept Plan for Bonny Slope West to fulfill a UGB expansion decision made by Metro in 2002. After a very collaborative process with your staff, Portland has concluded it is not cost-effective for the city to provide or coordinate urban services to this location, and accordingly recommends "Bonny Slope East" also known as East Laidlaw Road area be designated as "rural."

Again, on behalf of the Portland City Council, we want to thank you for the opportunity to comment.

Best regards,



Mayor Sam Adams



Commissioner Amanda Fritz
City of Portland

Cc Susan Anderson, BPS, City of Portland
Joe Zehnder, Chief Planner, City of Portland
Portland Planning and Development Directors
Chuck Beasley, Multnomah County Senior Planner



OFFICE OF MAYOR SAM ADAMS
CITY OF PORTLAND

Oct. 16, 2009

CORE – 4 Members
Attention: John Williams, Metro Staff
METRO
Planning and Development
600 NE Grand Avenue
Portland, OR 97232

RE: Urban and Rural Reserves Comments

Dear CORE – 4 Members:
Kathryn Harrington, Metro Councilor
Jeff Cogen, Multnomah County Commissioner
Tom Brian, Chair, Washington County Commission
Charlotte Lehan, Clackamas County Commissioner

Thank you for your leadership and public service to the Reserves Steering Committee over the past year. I have been impressed by your hard work and commitment to lead an unprecedented process to guide the region's future over the next 40-50 years. I have been equally impressed by your willingness to listen and respect diverse opinions as you deliberate.

Portland is poised to be the center of America's sustainable economy in the twenty-first century. The City's future leadership is built on a long tradition of excellence in planning and a heritage of conservation and stewardship of our natural environment. The bold decisions made decades ago – to create an urban growth boundary, to invest in light rail rather than additional highways, to acquire our green spaces as a region rather than piecemeal – have given this region a head start over other cities and regions across the country. It is in this context, looking to the next century, that we must approach the designation, location and size of urban and rural reserves. In so doing we must also take into account the importance of the urban growth boundary, the regional transportation plan, and the upcoming work on new ideas for a regional investment strategy.

The decisions we make in the coming months will, in very real ways, shape the community we all share for generations to come. The future of Portland's economy, environment and community all depend upon and leverage our authentic and unique sense of place.

I respect the wisdom and foresight of this process. Even the fact that we are having these long-term planning discussions now puts us in the forefront of American land-use and community planning. It is with this respect for the process that I advocate my city's position on reserves, built on the Metro Chief Operating Officer's three pillars:

1. MAKE THE MOST OF WHAT WE HAVE – We must first invest to maintain and improve our existing communities. This means adopting an integrated regional investment strategy focused on centers, corridors and employment areas. It also means getting the most out of the transportation system we already have by repairing and maintaining our existing systems, employing market incentives and pricing strategies, and investing in smart technology solutions.

We have not found a way to effectively fund infrastructure on new land as we struggle with widening gaps inside the existing Urban Growth Boundary. Portland has embraced the Region 2040 Plan and we work hard to direct our scarce infrastructure funds to our centers and corridors that are part of the 2040 Plan.

- Portland will need to invest \$136 million per year over the next 10 years to keep its infrastructure in good repair (that's 25 to 40% more than is currently spent)
- If current rates of investment continue, the City will likely invest another \$17 billion on infrastructure between 2010 and 2030, only slightly less than the current value of our entire infrastructure system (\$22 billion).

2. PROTECT OUR URBAN GROWTH BOUNDARY – To the *maximum extent possible*, ensure that growth is accommodated within the existing boundary. As The COO aptly points out, the region has only used 5 percent of the 28,000 acres added to the UGB in the past decade or more. And experience has shown us that, once land has been designated as “urban,” it is highly unlikely that designation will be undone.

Portland's recently adopted Five-Year Economic Development Strategy sets a new direction with initiatives relevant to the issue of land-use planning. Those initiatives include protecting Regionally Significant Industrial (RSIA) land, assembling large employment sites, and redeveloping brownfield sites. All these initiatives contribute to containing growth within the existing boundary while creating a healthy economic environment.

Though Portland is the largest city in the state, Portlanders have a deep appreciation not only for the city they live in but also for surrounding forest and farm land that encircle the region. Designating future urban reserves forty to fifty years in advance carries risks to these precious resources and to the city's redevelopment efforts.

3. WALK OUR TALK – Be accountable for our actions and responsible with the public's money. We must ensure that public investments are consistent with the public's values and priorities. And, to hold ourselves accountable to the public on those investments, we must develop and adopt performance targets based on the region's six desired outcomes.

As Portland and Multnomah County move forward with our ambitious but essential Climate Action Plan, we will be asking residents in our communities to take even greater steps to reduce their emissions and live a more sustainable lifestyle. As we ask our citizens to take personal responsibility for their footprints, we as regional leaders must make sure our policies align accordingly.

We share the values and objectives embodied in the COO's three pillars, and with these in mind, I ask the members of the CORE 4 to accept Portland's recommendations to the Reserves Steering Committee.

First, as we move forward to finalize our work, we should not lose sight that the region's investment strategy will have a huge effect on both the Reserves decision and the decision on the Urban Growth Boundary. We haven't factored in new investments and changes to financing mechanisms, such as additional Urban Renewal Areas along High Capacity Transit corridors or future streetcar alignments – and the impact that can have on leveraging additional public and private investment that create vibrant and sustainable neighborhoods and business districts. Future public and private investments in freight movement and access to industrial areas will also need to be considered. Portland welcomes the opportunity in the coming months to explore new ideas for infrastructure funding.

Second, in terms of “urban” reserves, we should stay on the conservative side of the 40-50 year planning horizon. This means:

1. We should focus on 40 years;
2. We should focus on the bottom of the middle one-third of the forecast, and,
3. We should commit to revisit the urban and rural reserves every 20 years to recalibrate.

The city has participated in the Multnomah County Reserves process throughout. My staff in the planning, development and service bureaus has studied carefully the county and COO recommendations for the unincorporated areas of Multnomah County in the Northwest Hills near Forest Park. As I have outlined, the city has many other priorities to plan and invest in our existing centers, corridors and employment areas. Making public investments in these existing areas will be far more cost-effective than trying to pay for services and govern relatively small residential enclaves in a difficult geography amid other resource values and natural features. Portland can deliver far more benefit for its citizens and the region if we focus on producing more housing and employment opportunities that create sustainable neighborhoods and business districts within our borders.

Our region is, for all intents and purposes, a living experiment in smart land-use planning. Following a very cautious approach is what any smart business would do in the face of so many uncertainties. Being cautious will minimize risks to our agricultural industry, our downtown cores, and our neighborhood communities. Being cautious will also avoid diluting Portland's redevelopment efforts and those of our neighboring cities.

Sometimes it is hard to imagine that the lifestyle of future generations will undoubtedly be very different from the lives we lead today, but how we plan today for tomorrow's long term future has consequences. Over the next 20 to 40 years, the following trends are likely:

- Higher energy costs
- Carbon taxes or cap and trade regulations
- Only 20% to 25% of households will have 2 parents and kids at home
- An aging population
 - with advanced health care extending life expectancies to beyond 90 or 100.
 - with demands for services that are easily accessible by public transit, or within walking distance.

Portland is well-positioned to meet the demands that the future is sure to bring. Recent statistics show us that we have proven a strong track record of responding well to the marketplace and its demands over the past several years.

Last year, about 50 percent of all housing starts were in the City of Portland. This is a much higher trend than expected and a trend that goes back 15 years. Trends have changed since the 1970's, 80's and 90's, a period that saw huge growth in Washington and Clackamas counties. Since the mid-1990's, Portland has

captured more than 35 percent of all regional housing starts. About two-thirds of this housing is built in the city's designated centers, mainstreets, light rail station communities and corridors. In the past 20 years we have grown by almost 50 percent from about 400,000 to nearly 600,000. Our investments in centers, mainstreets and station communities have paid off. And we have significant additional capacity, able to accommodate 140,000 households without up-zoning a single parcel.

The city and the region's corridors as designated on the 2040 Growth Concept map hold great potential for redevelopment as investments in transit, bike, trails, sidewalks and pedestrian access improvements are made over time. Portland has over 50 miles of mainstreets and over 75 miles of corridors.

The region has selected two new priorities for future HCT extensions along the Powell Corridor and the Barbur/99W Corridor. Both of these present significant redevelopment potential by supporting the market to redevelop key opportunity sites to transit and pedestrian-friendly uses.

The Portland Streetcar Framework has identified over 70 miles or near term and potential future streetcar corridors. The city's track record of strategic transportation investments and incentives has the potential to leverage public and private redevelopment along these corridors. Our nation's leaders have taken notice and shown a willingness to have Portland continue to serve as a national model by making a commitment to significant funding contributions. When coupled with local and regional investments, the corridors are likely to contribute significantly to the vitality of neighborhoods, business districts, and sustainable communities that Portlanders desire.

Finally, it is essential to the health of the region and Portland's industries and industrial sites to maintain and grow a healthy working harbor. We are committed to cleaning up, over time, our brownfield sites – and consolidating and assembling adjoining parcels to provide larger sites. Opening up huge tracts of otherwise excellent agricultural land for industry, when we have land with services already in the UGB – doesn't make sense from a regional investment point of view. The vast majority of our jobs are created through the growth of small businesses. We need to nurture and retain those companies while attracting others.

I appreciate the opportunity for public comment and applaud your leadership and the wisdom and foresight of this process. The legacy we have inherited from those who preceded us is our region's greatest asset. Building on that asset to plan for our region's green future is the legacy we leave for the generations to follow.

Sincerely,



Sam Adams
Mayor, City of Portland