

RESOLUTION

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF MULTNOMAH COUNTY, OREGON

In the matter of accepting the West Hills Rural Area)	RESOLUTION
Plan Scoping Report and directing the Planning)	93-290
Division of the Department of Environmental Services)	
to implement a work program to prepare the West Hills)	
Rural Area Plan)	

WHEREAS, On December 31, 1992, Multnomah County entered into a contract with Cogan Sharpe Cogan, a planning consultant firm, for preparation of a scoping report for the proposed West Hills Rural Area Plan, and

WHEREAS, the purpose of the scoping report was the identification of issues to be addressed in the West Hills Rural Area Plan, and

WHEREAS, Cogan Sharpe Cogan, in collaboration with staff of the Planning Division of the Department of Environmental Services, conducted the following activities in order to gain input on issues to be addressed in the West Hills Rural Area Plan:

- Interviews with four key stakeholders in the West Hills in January, 1993
- Mailed questionnaires and a follow-up meeting with other public agencies in January, 1993
- Discussions with two focus groups, one representing property interests, the other representing environmental interests, in March, 1993
- Two public forums conducted in May, 1993, attended by over 150 individuals, and

WHEREAS, in June 1993, Cogan Sharpe Cogan synthesized all information gathered and prepared a Scoping Report, identifying issues raised during the scoping process, and

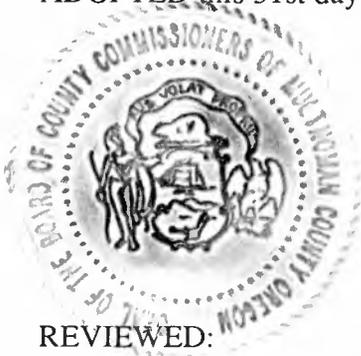
WHEREAS, on July 19, 1993, and August 2, 1993, the Planning Commission considered the Scoping Report and the accompanying staff report and proposed work program for the West Hills Rural Area Plan, and

WHEREAS, on August 2, 1993, by a vote of 5 for, 0 against, and 4 abstentions, the Planning Commission approved a motion accepting the Scoping Report, staff report, and proposed work program for the West Hills Rural Area Plan.

THEREFORE BE IT RESOLVED that the Multnomah County Board of Commissioners hereby accepts the Scoping Report, prepared by Cogan Sharpe Cogan, for the West Hills Rural Area Plan.

BE IT FURTHER RESOLVED that the Board of Commissioners accepts the proposed work program prepared by the Department of Environmental Services, Division of Planning, for the West Hills Rural Area Plan, and directs the Planning Division staff to implement this work program in preparing the Plan.

ADOPTED this 31st day of August, 1993.



By Beverly Stein
BEVERLY STEIN, CHAIR
MULTNOMAH COUNTY, OREGON

REVIEWED:

John L. DuBay
Laurence Kressel, County Counsel
of Multnomah County, Oregon

**WEST HILLS RURAL AREA PLAN
SCOPING REPORT**

Multnomah County Division of Planning and Development

C 2-93
June, 1993

COGAN
SHARPE
COGAN

INTRODUCTION/SCOPING PROCESS

Faced with ongoing development and resource management pressures in the rural unincorporated portions of Multnomah County and the need to address certain state or federal mandates, the Department of Planning and Development has initiated a program to update the comprehensive plans for the five rural areas of the County: West Hills, Sauvie Island, West of Sandy River, East of Sandy River, and the Columbia River Gorge National Scenic Area. The first effort concerns the West Hills Rural Area Plan.

As part of this plan update effort, these state rules and requirements must be addressed:

- ◆ Agricultural land, both high value and important farmland
- ◆ Small scale resource land
- ◆ Rural centers
- ◆ Urban reserves
- ◆ Surface and ground water quality
- ◆ Oregon Transportation Planning Rule
- ◆ State Land Use Planning Goal 5 resource update
- ◆ Secondary lands

This planning effort also must take into account existing County policies and regulations, those of neighboring jurisdictions that affect this area, and the concerns of the affected community. The recent state decision affecting application of the forest practices rule in this area will not be addressed, as the Board of County Commissioners recently adopted policies to implement the rule in Multnomah County.

In December, 1992, Cogan Sharpe Cogan, a Portland planning and communications consulting firm, was retained by the County to undertake a scoping effort to identify the issues to be addressed in the planning process. (The company name has since been changed to Cogan Owens Cogan.) The following activities were undertaken to obtain input from affected and interested individuals, groups, and public agencies. Summary reports are included in the appendices to this report.

- ◆ Telephone interviews with key stakeholders to identify important issues
- ◆ Scoping meeting and responses to a written questionnaire from city, county, regional, state and federal agencies
- ◆ Two focus groups: one with representatives of environmental interests and the other with representatives of development interests
- ◆ Newsletter mailed to all postal addresses in the area
- ◆ Written responses to a questionnaire included in a newsletter
- ◆ Two open houses for community groups and residents, one at Skyline Elementary School and the other at the Audubon Society
- ◆ Responses to written questionnaires by participants at the open houses

- ◆ **Subareas:** Taking into account differing resource and development characteristics, should there be approaches or strategies within subareas of the study area?

Finally, concerns were expressed about inconsistent policies and regulations in areas adjacent to the study area, specifically land and resources under the jurisdictions of Washington County and the City of Portland. People are aware that although the West Hills Rural Area is outside the Urban Growth Boundary, it is not immune from activities and pressures nearby and throughout the metropolitan region.

IDENTIFIED ISSUES

The following list summarizes all the issues mentioned during the various scoping efforts. For more details and related comments, please refer to the appendices.

Stewardship of the Land and Its Resources

- Urban reserves -- land needed in 20-50 year time-frame for urban growth
- Identification and protection of scenic resources
- Impacts of possible Westside Bypass roadway through Cornelius Pass area
- Maintenance of rural levels of development
- Identification and protection of sensitive resource areas (e.g. watersheds, wildlife)
- Maintenance of "greenspace" adjacent to the city of Portland
- Additional rural residential development potential
- Rural centers

Balancing Private Rights and Public Benefits

- Definition and designation of secondary or small-scale resource lands
- Eliminating or modifying burdensome land use regulations
- Appropriateness of "environmental overlays" which restrict use of private property
- Development allowance on lots of record
- "Grandfather" rights for existing lots and development re: new regulations
- Compensation to private property owners for loss of value
- Financial incentives to property owners for conservation

Compatibility of Development with Resource Activities

- Forest management/wildlife compatibility and conflict
- Forest management/residential development compatibility and conflict
- Agricultural use/wildlife compatibility and conflict
- Regulation of agricultural practices -- erosion, pesticide use
- Gravel extraction in the area -- conflict with other uses and wildlife habitat
- Maintenance of forest land productivity
- Protection of logged areas from residential incursion
- Development regulations in Commercial Forest-zoned areas -- potential changes
- Long-range future of commercial forestry in this area

Different Geographical Areas

Sensitivity of Old Germantown Road area to new development
Regulations for portion of study area within UBG
Balch Creek land use regulations
Status of area at northeast corner of plan (Highway 30 north of Rocky Point)
Land use regulations in Bonny Slope area
Balch Creek watershed protection for Thompson and Cornell Forks
Protection of Balch Creek wildlife habitat
Impact of stream and water flow into Burlington Bottoms/need for ESEE analysis
Impact on Miller Creek water quality

Consistency of Regulations

Consistency of watershed protection in Balch and Miller Creeks between city and county
Coordination of Portland West Hills Plan with County plans
Exception to Forest Practices Act for all or part of plan area
Protection of non-fishery streams not covered by Forest Practices Act
Consistency of land use regulations between Multnomah and Washington Counties
Consistency of regulations between Portland and County along Skyline Boulevard
Impacts of growth in Scappoose area
Goal 5 inconsistencies between Portland and County
Forest Practices inconsistencies between Portland and County in Balch Creek
Preparation of a regulations manual which is understandable

Miscellaneous

Identification of areas with hydroelectric potential

APPENDIX 1
Stakeholder Interviews

RESULTS OF TELEPHONE INTERVIEWS, JANUARY, 1993

As one of the initial steps in ascertaining the concerns of key people or stakeholders involved in the West Hills Rural Area, the consultants interviewed these individuals by telephone: Frank "Skip" Anderson, President, Angell Brothers, an aggregate mining company on St. Helens Road; Dick Courter, member of the board, West Multnomah Soil and Water Conservation District, and also active in the Oregon Small Woodlands Association; Jean Oschsner, Environmental Specialist and Balch Creek Study Coordinator, City of Portland; Nora Riches, vice president, Skyline Ridge Neighborhood Association; and John Sherman, president, Friends of Forest Park. Their comments are summarized without attribution.

1. What are the major issues that the planning process should address?

- ◆ How to administer Goal 5 of the statewide land use goals so that equal balance is given to aggregate resources on forest lands as well as to wildlife, scenic views, and other values.
- ◆ Homesites and residential uses: are they being given "undue preference"?
- ◆ What entity has primary jurisdiction over these rural lands -- DLCD or the County?
- ◆ Generally, preservation vs. development.
- ◆ How to prevent suburbanization.
- ◆ Preserving a wildlife corridor abutting Forest Park to the coast.
- ◆ Question: is there an actual "corridor" that can be identified?
- ◆ Management of the wildlife habitat.
- ◆ Scenic and open space protection.
- ◆ Multijurisdictional issues concerned with year-round protection of watersheds and native fish in Miller Creek and Balch Creek.
- ◆ County actions that help preserve resources.
- ◆ Siting houses and roads to have a minimum effect on habitat.

2. Are you aware of any opportunities that will help us address these issues?

- ◆ Restricting the size of lots on which to build homes is a "good start."
- ◆ Good time to clarify DLCD/County jurisdictions.
- ◆ If we do not address the issues now, they soon will be moot.
- ◆ Goal 5 overlay will protect minimum lot sizes and help maintain a wildlife corridor.
- ◆ City/county National Pollution Discharge Elimination System Permits.
- ◆ City stormwater management planning for Balch Creek.

3. Are you aware of any constraints that will make it difficult to address these issues?

- ◆ Rural/residential zoning: a "weird" mixture, especially within the Balch Creek area.
- ◆ Conflicts between forest management and protection of wildlife.

APPENDIX 2
Agency Scoping Report

AGENCY SCOPING MEETING, JANUARY 29, 1993

Agency representatives in attendance:

- o Oregon Department of Forestry
- o Columbia County Planning
- o Scappoose Rural Fire District
- o Portland Parks
- o Multnomah County Parks
- o Multnomah County Planning
- o Multnomah County Transportation

Scoping questionnaires received:

- ◆ Soil Conservation Service
- ◆ Oregon Department of Environmental Quality
- ◆ Oregon Department of Agriculture, Natural Resources Division
- ◆ Oregon Department of Geology and Mineral Industries
- ◆ Oregon Department of Fish and Wildlife
- ◆ Burlington Water District
- ◆ Unified Sewerage Agency
- ◆ Portland Bureau of Planning
- ◆ Portland Bureau of Environmental Services
- ◆ Washington County Land Use and Transportation Planning

COMPOSITE ANSWERS

1. Issues to be addressed in planning for the West Hills rural area

- ◆ Protection of natural resources/maintenance of area's wildlife values.
Maintaining a diversity of habitats and wildlife species.
Protection of systems rather than isolated areas.
Effects of development actions on natural resources, e.g. erosion, water quality.
Opportunities to improve/restore fisheries.
Inconsistency between Portland and County regarding areas identified as Goal 5 resources.
Value of connectivity of Forest Park to other wildlife corridors/habitats.
Opportunities to maintain diversity of species. Avoid "island" scenario.
- ◆ Land use controls.
Increased residential lot sizes.
Incentives for good land stewardship -- buffers along creeks.
Perception that lands within UGB should have higher densities.

- ◆ Recreational uses/opportunities
Designation of recreational trail routes. Tie to Greenspaces Master Plan/Greenway to the Pacific planning.
- ◆ Land acquisition opportunities for public recreation uses.
- ◆ Annexation/urban reserves -- future of this area?
- ◆ Mineral aggregate resources
Conflicts between dwellings, aggregate minerals, and other resource uses.
Natural gas exploration.
- ◆ Natural hazards
Earthquake hazards.
Unstable slopes.
- ◆ Hydroelectric potential.
- ◆ Siting of telecommunication facilities.
Locations/health hazards.
- ◆ Opportunities for landfill siting

2. Mitigation

- ◆ Grading and drainage criteria.
- ◆ Water quality educational programs for existing and new residents.
- ◆ Siting criteria to avoid fire hazards.
- ◆ Enforcement of regulations on setbacks.
- ◆ Building materials/design standards to reduce fire hazards.
- ◆ Condition building permits on submittal of water quality plans for new residential development, including "hobby farms."
- ◆ Buffers along creeks to protect riparian habitats.
- ◆ Education on natural resource use and conservation.

3. Information sources/contacts

- ◆ Natural Area Protection Plan (Multnomah County)
- ◆ Natural Resources Management Plan for Forest Park (Portland)
- ◆ NW Hills Protection Plan (Portland)
- ◆ Balch Creek Protection Plan (Portland)
- ◆ Balch Creek Stormwater Management Plan (Portland)
- ◆ Greenway to the Pacific Program (Friends of Forest Park)
- ◆ Greenspaces Master Plan (Metro)
- ◆ Balch Creek Watershed Management Plan (Portland)

APPENDIX 3
Focus Groups

FOCUS GROUPS MARCH 30, 1993

INTRODUCTION

Two focus groups were conducted at the consultant's office. The first group included three representatives of property interests: a major landowner (Larry Hurley, Tree Farm Manager for Longview Fiber); a realtor (Bob Baker, Skyline Realty); and a developer (Bob Hartford, Homer Williams Project Manager).

The second group represented environmental interests, some of whom live in the area and others interested in protection/preservation of the area. Participants in the second focus group were Nancy Rosenlund, Friends of Balch Creek/Friends of Forest Park/property owner (10 acres); Michael Carlson, Urban Conservationist with the Audubon Society; Mel Huie, Metro Greenspaces Project; Chris Foster, land use chair, Skyline Ridge Neighborhood Association and member, Metro RPAC/landowner (8 acres); John Sherman, past president, Friends of Forest Park/president, Oregon Natural Resources Defense Council/Friends of Forest Park/property owner; and Esther Lev, wildlife specialist/Urban Streams Council who conducted the West Hills Wildlife Habitat Area Study.

Prior to the focus group discussions, Scott Pemble, Multnomah County Planning Director, gave a brief presentation describing the area and explaining what the rural area plans are intended to accomplish, the purpose of the scoping effort, and that the West Hills RAP is the first of the five plans to be undertaken.

These five questions were framed for the two focus groups, though not all were posed due to time limitations or the discussion flow:

1. What issues should the planning process address? Do you agree, disagree, or want to modify these statements?
2. If you take off your (developer)(environmentalist) hat and put on the other hat, would the issues be different? How?
3. What constraints and helps are available that affect how these issues can be addressed?
4. How should the planning effort take place? Any suggestions about how to proceed?
5. How can we best inform people during the planning process?

The following is a summary of each focus group.

◆ Minimum lot size/uses

Longview Fiber's 40-50 acre tracts are considered too small to log and have traded these off. These small tracts can be used for productive non-industrial growth of hardwoods (maple and alder) and are likely to be a major source of these woods in the future. These tracts could have houses on them sited so they don't impede productivity. (SS comment: this is similar to John Sherman's notion of ranchettes/small tree farms and their productivity/return, plus habitat protection concerns in siting.)

2. Put on your environmental/community hat. What are the most important issues, do you think, to them?

◆ Community and environmental groups are not the same/NIMBY attitudes

The environmentalists/preservationists are a small but vocal minority; most residents work from 8-5 and don't have time for meetings and abuse; also, those outside the area want things left alone -- a park for their occasional use. New home owners don't want anyone else in the area, including the next phases of a new development.

◆ What is an environmentalist/preservationist?

Need to differentiate between environmentalists and preservationists. Environmental protection is compatible with development through careful siting and mitigation or through harvesting without environmental damage; it doesn't mean you leave things alone. Preservationists want nothing to happen, except trails; they should buy the land as they are not concerned with doing things in an environmentally sensitive way.

Development has occurred in areas that are environmentally sensitive; there can be no compromise with preservationists.

3. Can you identify helps and constraints?

◆ What can Multnomah County really do? (SS comment: this is similar to concerns expressed in the other focus group.)

Need to return control to county; take LCDC out of the picture. Revisit the issue of marginal lands; everything is not urban, agriculture, or urban.

◆ Development may be a help to some species

Development need not be an impediment to timber production or wildlife habitat. Deer and elk can coexist with houses and timber harvest.

◆ Subdivisions could be an impediment

All agreed that subdivisions are inappropriate in the area and are incompatible with industrial timber production; need to maintain character of the area and can do that through development on existing lots. (SS comment: a positive point for the environmental community.)

◆ Connectedness

Everything is connected; habitat areas, creeks to wetlands at lower level, watershed to wildlife habitat to wildlife; Balch to Miller Creeks to habitat.

It's critical to maintain opportunities for movement between the coast range and the area and within areas in the RAP study area -- housing produces fences, cats and dogs which reduce connections; erosion from construction affects streams and habitat; runoff from development changes stream flows, which become less consistent and more flashy, and thus affect habitat values.

The issue of contiguous habitat is important; therefore, the RAP should identify areas where fragmentation is occurring or might occur. For example, Lev's West Hills habitat study recommends a ½ to 1½ mile wide habitat corridor the length of the study area and within this area the number of house and roads would be limited; siting would be controlled so houses would be located near the periphery or clustered to provide for maximum habitat connections; fences that don't exclude wildlife would be used. The most irreconcilable problems are dogs and cats. (Also corroborated by previous focus group.)

◆ Design criteria and standards are needed

Can work with varying uses, but need standards to help implement a vision for the area. (SS comment: perhaps a common vision is possible; what about a process where selected parties representing the varied interests engage in a mediated process to arrive at a vision and the means to implement it. Clearly a dialogue is needed, as these focus groups show more commonalities than either side suspects about the other.)

Need to look at development standards on exception lands which are very similar in character right next to highly protected resources lands; lower development standards may be incompatible with respect to things such as fire protection, driveway standards, etc.

For example, larger lots, e.g. 40 acres, could be allowed, with more protected canopies, a limited number of houses, shorter or fewer roads or driveways, etc.

◆ Land outside UGB is regulated by state forest practices, not the county; this is inadequate because state agencies don't understand situations such as these.

County regulations do not protect streams now and state forest practices act (ODF&W) do not understand these urban streams; county can and should provide protection, even though area may not be within the UGB.

◆ Need to explore incentives as well as regulations to encourage habitat improvements. Incentive examples include conservation easements, density bonuses in exchange for easements, land trusts, watershed committees, tax credits, building code variances, etc.

3. Helps and constraints?

◆ State Forest Practices Act (FPA)

This act is the biggest constraint to a solution because local control is limited and state agencies allow cutting without examining the area and its attributes.

The current county code links ODFW stream classifications to fisheries; many of these streams do not have fisheries and are thus not protected.

County doesn't have jurisdiction over clearing and grading practices in the area; owners can claim forest practices act applies and not building code. Also owners build "logging" roads under FPA and then turn them into driveways after the damage has been done. (SS comment: this group clearly wants the county to be more proactive outside the UGB.)

County could adopt a Goal 5 overlay zone as long as it does not conflict with the FPA, i.e. allows trees to be cut, but could set up standards for types of fences, etc.

(Scott - goal is to achieve a balance.) (SS comment: need to identify areas where balances are needed for the open houses/community workshops, e.g. development and habitat protection, timber production and development, etc.)

◆ Anti-government mood is a constraint

◆ Think of study area as a watershed -- this would help

Need to identify streams, including intermittent streams; water flows, and water quality that feed Burlington Bottoms. (Scott: will look at the RAP relationship to the area adjacent to the channel and will define wetlands.)

◆ Focus on habitat viability as basis for planning and then develop standards/conditions for direct development so that habitat values are protected.

Incentives as well as standards could help achieve habitat viability.

Other contacts

Greenway to the Pacific organization

APPENDIX 4
Mail-In Responses

SUMMARY OF 21 MAIL-IN RESPONSES

No. Issues

Limit Growth

- 6 Prevent Urban Sprawl; protect land from development(nothing more dense than 1 unit/5 acres; keep density low; growth is incompatible with livability
- 2 Don't ruin the habitat for animals and birds; protect the wildlife corridor
- 1 Font's let big developers ruin he character of the area
- 1 Don't lose too much valuable farmland
- 1 Maintain/preserve open space
- 1 Protect Balch Creek watershed
- 1 Establish waterway buffer zone, suggest 1000 meter "park" zone

Allow for Growth

- 3 Allow development on lots of record
- 3 Minimum of 1/5 acres limits ability of owners to partition and sell land
- 2 Owners should be compensated for conservation/protection zone on property resulting in loss of use or value; owners should not be responsible for providing natural resource areas for the general public
- 1 Go back to 19 acre minimum; 80 acres too large; there is need for rural living opportunities while protecting the character of the area, especially as this area is close to Portland
- 1 Plan should reflect heterogeneous nature of area; not just one kind of land use; allow for higher density development in certain

Codes/Regulations

- 3 Consider relationship with Wash. County and that county's new regulations coming on line in Aug. 1993
- 2 Need more effective land use and code enforcement and follow-up in area; lots of violations and codes ignored; conditional use permits a farce; better cooperation between planning and sheriff needed; illegal dumping, off-road vehicles, houses without water hookups, etc.
- 1 Keep red tape (permits) to a minimum
- 1 Focus on edge properties, w/interactions between preservation and development/transition properties are important
- 1 Why can developer cut trees and homeowners/individuals need a permit for just one tree?

Services/Impacts

- 4 Traffic should be addressed; too much on Skyline, a scenic roadway; look at impact of Cornelius Pass as Bypass extension; intersection of Barnes and Miller a problem

APPENDIX 5
Open Houses/Workshops

OPEN HOUSE/WORKSHOP, MAY 25, 1993
Skyline Elementary School
Approximately 115 Attendees

Format: Members of the community were invited to view displays of the study area, comment on maps and charts, and participate in small group workshops. The following are the results of the workshops.

Group 1 Significant Issues (Numbers refer to group's priorities)

- (1) STEWARDSHIP OF LAND AND OTHER RESOURCES
 - ◆ Need to recognize uniqueness of each land parcel
 - ◆ Government has shown poor stewardship
 - ◆ Incentives to encourage private stewardship are needed. There has been too much reliance on regulations

- (2) BALANCING PRIVATE RIGHTS AND PUBLIC BENEFITS
 - ◆ If public is interested in control, should buy the land or compensate for losses
 - ◆ Private owners have lost control of their land. Right to sell land (already divided) has been lost
 - ◆ If development occurs, need to protect against pollution

- (5) COMPATIBILITY -- DEVELOPMENT AND RESOURCE ACTIVITIES

- (3) COMPATIBILITY -- DEVELOPMENT AND HABITAT PROTECTION
 - ◆ Too close to Portland to worry about wild animals

DIFFERENT GEOGRAPHICAL AREAS

- ◆ Differences between areas not due to different regulation but because the courts have interpreted rules differently

(3) **NATURAL SYSTEMS - IN AND CONNECTED TO AREA**

CONSISTENCY OF REGULATIONS WITHIN AREA

- ◆ County is not consistent in the way it applies regulations -- rules get bent

COMPATIBILITY OF REGULATIONS WITHIN AND TO ADJACENT AREAS

(2) **AGRICULTURAL LAND ADJACENT TO DEVELOPED AREAS**

- ◆ Issues of annexation and access to county services -- Bull Run water available now
- ◆ Assure tax structure supports resource uses

- ◆ Need for tax breaks for preservation
 - Incentives vs. mandates
 - Incentives for forest management
- ◆ What's potential for modifications to CF zone?
- ◆ Need to pay for limitation of uses of private property
- ◆ No malls
- ◆ Need to wash gravel trucks before entering highways
- ◆ Not be Rock Creek -- no housing tracts
- ◆ Need to reduce taxes
- ◆ Possibility of annexation
- ◆ Two competing interests -- residents desiring to remain vs. those willing to sell
- ◆ Right to build/use land
- ◆ No major transportation improvements -- no beltway through area; limited to safety improvements to Cornelius Pass
 - Reduced speeds on Cornelius Pass -- need more enforcement
 - Reasonable turn-outs for slow-moving traffic
- ◆ Improvements to public transportation
- ◆ Diversity in population maintained -- concern re: yupification
- ◆ Noise, particularly big trucks on Cornelius Pass; airport (jet) noise
- ◆ Effects of aerial spraying for timber management
- ◆ Lack of noxious weed control
- ◆ In lieu of 5 acres, reduce to 2 and/or increase to 20+
- ◆ Need for regional high school
- ◆ Increased services with decreased taxes
- ◆ Maintain livability, flexibility -- e.g. rural PUD
- ◆ Wildlife corridors
- ◆ Ensuring affordability of living in area
- ◆ Need for compensation if uses are restricted
- ◆ Suitability should determine land uses
- ◆ Maintain wildlife habitat/open spaces vs. total development
- ◆ More evening meetings

Group 3 Significant Issues

STEWARDSHIP OF LAND AND OTHER RESOURCES

Responsibility

- Logging --> reforestation
- Water
- Surface
- Drinking
- Underground springs
- Wildlife
- Soil erosion

COMPATIBILITY OF REGULATIONS WITHIN AND TO ADJACENT AREAS

Environmental zones

Certainty

Parks (consider in this area)

MISCELLANEOUS

(4) Proactive -- a "vision" -- very important that County take the leadership

(1) Actively preserve scenic and natural values

Compensate for regulation

Compatibility with plans of other jurisdictions

(4) Identify environmentally sensitive areas

Define renewable/nonrenewable resources

OPEN HOUSE/WORKSHOP, MAY 26, 1993
Portland Audubon Society
Approximately 55 Attendees

Format: Members of the community were invited to view displays of the study area, comment on maps and charts, and participate in small group workshops. The following are the results of the workshops.

Group 1 Significant Issues (Numbers refer to group's priorities)

STEWARDSHIP OF LAND/OTHER RESOURCES

(1) BALANCING PRIVATE RIGHTS/PUBLIC BENEFITS

- ◆ Balance implies a solution has been agreed on in advance

COMPATIBILITY - DEVELOPMENT/RESOURCE

- ◆ Compatibility is indefinable -- poor choice of words

(4) COMPATIBILITY - DEVELOPMENT/HABITAT

- ◆ Can't balance or mix these!
- ◆ Can conservation easements be used?

AVOIDING/MITIGATING IMPACTS

DIFFERENT GEOGRAPHICAL AREAS

- ◆ Yes, there's varying topography; some property is closer to Forest Park, etc.

MAN-MADE SYSTEMS

- ◆ Can speed limits be reduced on some of the roads in the area?

CONSISTENCY OF REGULATIONS

ZONING has changed over time -- no protection for wildlife areas -- no certainty about what can be done

COMPATIBILITY

TAX LEVELS as they relate to protected lands -- who takes/who compensates/who pays for?

80-ACRE MINIMUM may not provide protection -- e.g. only good for forest use

HOW TO PROTECT the values that attract people to an area, e.g. cluster development

- ◆ Is commercial timber zoning appropriate for Multnomah County?
- ◆ Regulations -- flexible
- ◆ Land rushes associated with land use changes -- need orderly, smooth transitions
- ◆ Avoid sprawl, growth without adequate transportation
- ◆ No Westside Bypass
- ◆ Protection of natural resources -- greenway
- ◆ Identify what resources to protect; identify how to protect; address what's left over

- ◆ No change in UGB
- ◆ Maintain as rural area
- ◆ More effective use of currently developed areas
- ◆ Mass transportation vs. more roads

**OPEN HOUSES/WORKSHOPS
PUBLIC COMMENTS ON MAPS**

West Hills Rural Area Plan Natural Resources

- ◆ Bald Eagle nest is located incorrectly
- ◆ The Folkenburg area has an old rock quarry which is being started up again
- ◆ Elk move south from the identified "sensitive big game area" into the Cornelius Pass region often
- ◆ Elk have been seen in the area of Germantown Road/Kaiser Road intersection recently
- ◆ The riparian area near Germantown Road and Kaiser Road has deer, beaver, coyote, fox and raccoon
- ◆ There is a major deer crossing on Skyline Road between Newberry and Germantown Roads
- ◆ There is a major deer migration area west of Skyline Road between Germantown and Springville Roads

Existing Plan Designations and Zoning

- ◆ Develop in the city -- keep rural areas rural
- ◆ Leave the Urban Growth Boundary alone!
- ◆ A Commercial Forest Use area on the west side of Skyline Boulevard between Germantown and Springville Roads should be rural residential; three neighbors disagree with this in another note
- ◆ A parcel north of Bonny Slope and west of Skyline Boulevard may be annexing to Portland

APPENDIX 6
Responses to Written Questionnaire

**WEST HILLS RURAL AREA
INDIVIDUAL QUESTIONNAIRE**

Please complete this questionnaire before leaving the workshop.

1. The following issues have been suggested as subjects of Multnomah County's upcoming planning study of the West Hills Rural Area. Please rate your opinion of their importance to the study: 1, very important; 5, very unimportant.

	1 Very Important	2 Somewhat Important	4 Somewhat Unimportant	5 Very Unimportant	No Opinion
A. Stewardship of land and other resources.					
Comments:					
B. Balancing private rights and public benefits.					
Comments:					
C. Compatibility of development with resource activities such as timber production and gravel extraction.					
Comments:					

	1 Very Important	2 Somewhat Important	4 Somewhat Unimportant	5 Very Unimportant	No Opinion
I. Consistency of regulations within the area.					
Comments:					
J. Compatibility of regulations within the area with those in adjacent areas.					
Comments:					
K. Other issues (list)					
Comments:					

2. During the West Hills Rural Area planning process, what are the best ways to involve and get feedback from property and business owners and residents?

WEST HILLS QUESTIONNAIRE RESULTS

	VERY IMPORTANT	SOMEWHAT IMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	NO OPINION
STEWARDSHIP OF LAND AND OTHER RESOURCES	65	7	1	0	7

COMMENTS:

- There is little real stewardship. There seems to be an inexorable slide, instead, towards resource removal and then figuring out how to use what's left.
- But don't change zoning, and steal value.
- This encompasses all other issues.
- Set standards of how we want to save some habitat -- perhaps large acreage with homes -- 40 acres or large tracts of habitat with no growth -- keep resource protection separate from habitat protection
- Business should not be included in stewardship. The fox should not be left to guard the sheep.
- It is important that people's rights not be removed without giving them a smooth and fair means to compensation. Sudden zoning changes should give people a chance to grandfather their existing rights.
- Stewardship is non-commercial unless that enhances the natural beauty of the area.
- Stewardship is most important.
- Maintain forest land productivity. Require best forest practice -- includes, water, wildlife, forest protection, and scenic values.
- Look at goals or main priorities -- take a global look at the issues -- find a way to break down the boundaries.
- Landowners' rights are important.
- The role of deforestation and the lack of concern for the watershed are significant.
- Tax incentives could encourage cooperation vs. mandates (which cause the inverse).
- Stewardship brings accountability.
- Stewardship includes social responsibility.
- We bought 7 1/2 acres which the previous owners dumped garbage on for years. Also, abandoned vehicles are on the adjacent property, and people are living there in a trailer with no septic facilities -- which a spring is near.
- If we are going to be zoned Commercial Forest everyone should come up with a forest use plan. Part of their tax could cover enforcement to see they follow the plan.
- Preserve the livability with planned growth.
- Stewardship is a responsibility for everyone.
- West Hills are a unique "jewel" near a large city. The rural aspect and resource uses and wildlife will gradually disappear if not protected by zoning.
- Water quality -- with population growth it will be problem and should be addressed soon.
- Water quality must be preserved both for wildlife and for wells -- logging and building operations adversely affect water, soils, and wildlife. The wildlife in our area is very important to us: songbirds, deer, coyotes, beaver, and water birds.
- Stewardship is explained as respect for natural processes.
- Stewardship needs the help of agriculture and environment specialists/experts.
- These are mostly lands zoned for resource uses by Statewide Goals 3, 4, and 5. It is time the County Planning Department respected these goals. This is not a development zone.
- Don't break the area up into small lots.
- My property is my biggest investment. I receive a living from it and manage it to continue and increase its value.
- Owners become stewards.
- Private stewardship should be encouraged. Federal stewardship has proven to be corrupt. State is little better and County seems run by environmentalists.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	NO OPINION
COMPATIBILITY OF DEVELOPMENT WITH RESOURCE ACTIVITIES SUCH AS TIMBER PRODUCTION AND GRAVEL EXTRACTION	30	14	14	5	17

COMMENTS

- I think that denser development should probably border these activities as they are mutually exclusive of the concepts of stewardship and preservation. Small parcel owners upset the balance far less than large owners (e.g. timber companies and developers). Small parcel owners tend to understand the intrinsic value of the land -- timber interests value the monetary opportunities provided.
- Both development and resource activities are the same: human activities. The real question is how much will the humans get and how much are they willing to leave to the other inhabitants of the earth.
- These are all arrayed against habitat.
- These issues should be individually considered in light of their effect on affected areas and affected individuals and sites, not decided with a blanket policy in conflict with individual considerations.
- Timber Yes -- Gravel No -- it is not a renewable resource.
- Gravel extraction destroys land forever, and should be phased out. Timber production, if used with care, can preserve undeveloped areas. Development is always permanent. Thus, timber production, if appropriate, should have priority where timber production is allowed, and development must not displace it. Likewise, if an area is developed in accordance with a good long range plan, timber production will not conflict.
- This should be dealt with using a global/local approach -- what is best for the area. Work with neighbors -- develop plans together. It is okay to log selectively, but look at the land beyond individual boundaries.
- We would like to have a discussion with the County officials on "our" problems before they decide on the future of "our" land.
- Tree farms are not forests.
- Charge high taxes to cover all necessary issues; provide significant rebates for voluntary compliance.
- Limit Angell Brothers.
- Protect resource activities.
- We were recently informed that an adjacent land owner was going to start a gravel pit (no permits on this project to date, as per Multnomah County).
- The key to compatibility is that the rules, once in place, be enforced. Whether through lack of interest or lack of resources, Multnomah County has not enforced its own zoning ordinances. Until enforcement is effective, planning is meaningless.
- Production allowed must be compatible with the nature left. For example, Angell Brothers expansion is not compatible.
- If the timber areas are logged what happens to the base, clear cut land? Zoning changes perhaps?
- Specific areas for each activity should be permitted. West Hills gravel extraction is less productive and more destructive than East County/Clark County development.
- Our area is completely unsuited for most extractive industries and very limited in its capacity to accept new housing development.
- Many of the logging cuts erode quickly due to soils and slope. We have enough gravel pits already. No new pits.
- Resource activities should take precedence in resource areas.
- Are the roads safe for these activities? Do these activities coincide/complement the character and existing uses of the neighborhood?
- Constant defense of wildlife resources is essential.
- Stop timber production, or at least clear cuts.
- No clear cutting -- we've had some logging in our area that has left devastation behind.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	NO OPINION
AVOIDING OR MITIGATING POSSIBLE FUTURE IMPACTS	42	17	1	1	18

COMMENTS

- No subdivisions or mini-malls.
- Not sure what this means. Future impacts might be positive -- so mitigation would be unwanted. However, planning that uses mitigation as a large component is a concern -- mitigation rarely balances negative effects.
- Perhaps we should use selective cutting instead of clear-cuts for scenic value and sustained harvests.
- A lot of mitigation has occurred.
- Rules can allow every possible use to be judged as to whether it is compatible.
- With appropriate land management, most future impacts could be minimized.
- The county must be aware of its resources and regulations. Roadside spraying has occurred too close to streams because spray operators didn't know the streams were there. The county should know more about septic systems near springs, wells etc.
- Impacts of increased development must be very carefully considered. Old Germantown Road should not have any increased density of population -- our watershed is fragile and our forested areas should not be reduced.
- Strict density limits outside the Urban Growth Boundary. No "Western Bypass!"
- Protect the resources, but don't forget that human motivation can be a resource too.
- Don't create pools of population which are forced to travel regularly to other pools of activity, especially without mass transit.
- If you mean traffic, I think this is very important -- it is too dangerous already.
- The plan should be clear and durable, not subject to change under pressure of population and development.
- Road and sewer impacts.
- Traffic! Send high-use traffic to Highway 26 and light rail -- leave Skyline as a scenic drive.
- A good plan will take care of present impacts, and must be modified as necessary for future impacts.
- Make some rules and stick to them. People have the right to know what the future holds.
- Set an urban growth boundary and stick to it.
- I don't know how this can be done, but the area in which I live has been drastically impacted by the extent of cutting and mining.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	NO OPINION
THE NATURAL SYSTEMS WITHIN AND CONNECTED TO THE STUDY AREA	53	11	1	0	14

COMMENTS

- Logging and the consequences of this should be studied soon.
- Wildlife corridor needs to be protected.
- Keep wildlife area alive and connected to Forest Park.
- This, like balancing public/private rights, is an umbrella issue, or factor, that effects all others.
- Geographic and natural systems should not be altered to accommodate development.
- "Study of Forest Wildlife Habitat in the West Hills" (Ester Lev et. al.) deals mainly with forest animals and plants and on a very abstract level in the report itself. No mention of wetland areas, their plants and birds.
- Wildlife (and forest habitat) should have a very high priority.--
- Recheck prior data on forest wildlife. There is a lot of wildlife, broadly distributed.
- Water, air, human, and property rights must all be considered.
- The most important issue.
- Need greater attention to watershed management on intermittent streams not covered by state regulations.
- The Tualatin watershed should be protected.
- Encourage building along existing roads, power, sewer.
- If we ignore this, we are failing in our responsibility to the earth. We might as well move to Los Angeles.
- Natural systems need protection. Fouling them is the work of a few months -- recouping what is lost takes years.

	VERY IMPORTANT	SOMEWHAT IMPORTANT	SOMEWHAT UNIMPORTANT	VERY UNIMPORTANT	NO OPINION
CONSISTENCY OF REGULATIONS WITHIN THE AREA	47	15	8	2	7

COMMENTS

- Consistency over time is most important. We spent three years seeking appropriate property outside of the urban growth boundary in Multnomah County. If the urban growth boundary changed and eventually we get water, sewer, streetlights, at our expense -- we will be furious.
- I would like to see the County develop and distribute a manual of regulations (including state regulations) with detailed maps so that we can be aware what the rules are, written in common language understandable to the layman.
- Some housing in our area has sand filter -- others are allowed conventional septic systems. But all our soils drain very poorly.
- A road was built practically on top of a stream with consequent erosion. That house site does not have room for an adequate septic field. Reforestation is not enforced.
- The diversity of any area demands individual considerations.
- You should look at projects on a case-by-case basis.
- Allowances should be considered on a fair basis.
- Just try to get a forester to enforce logging practices.
- Oversight and consistency is important for credibility to the process and future input.
- If they are not consistent, then they will not be enforceable.
- The way things are handled, only the wealthy can work the laws to develop properly.
- Want the right to build home on acreage.
- Consistency should be based on good agricultural, forestry, and wildlife -- scientifically sound information.
- Educate County employees.
- Consistency is unnecessary -- flexibility is more important.
- Maintain flexibility to adapt rules to special cases.
- Flexibility sounds nice, but
- I think this means something different from what you think. Consistency to me means that the County rules comply with state law and that each be enforced. I am less concerned about consistency between, for example, EFU and CFU designations.
- City and County should have equal zones along Skyline Blvd.
- If one accepts that this geographic area should be subdivided for planning purposes, the consistency should be whether the zoning makes sense.
- Each issue should be considered on its own merits.
- Consistency is not important -- each area will have different requirements.
- Obviously inconsistency is viewed as unfairness by those whom it impacts.
- Also consistency in enforcement of regulations.
- Some areas in the plan may be more important to protect, others may be appropriate for development.
- I think the County needs to finalize plans and then not make changes for a long enough time that people have guarantees.
- Don't change zoning without compensating owners.



MULTNOMAH COUNTY OREGON

COUNTY BEGINS TO "PLAN FOR A PLAN" COMMUNITY WORKSHOPS IN MAY

The public is invited to participate in workshops May 25 and 26, 1993 to discuss land use issues that should be covered in a new study of the West Hills rural area being undertaken by the Multnomah County Planning and Development Department.

The purpose of the workshops, 6:30 to 9 p.m. on May 25 at Skyline Elementary School, and the same time, May 26 at the Audubon Society, is to elicit public comment about the issues before the planning study begins.

As the Portland metropolitan area begins to feel the pressures of a predicted increase in population, cities and counties are studying ways they can accommodate that growth while preserving the qualities of livability that draw people to the region.

Multnomah County is concerned about direct and indirect impacts on areas outside the regional urban growth boundary and is beginning an ambitious planning study for the five rural areas of the county, beginning with the West Hills. The other non urban parts of the county that will be studied later are Sauvie Island/Multnomah Channel, west of the Sandy River, east of the Sandy River, and the Columbia River Gorge National Scenic Area.

The first part of the study is to develop the scope -- the range of issues the planning will cover. This phase, which is common in environmental impact studies, is a valuable way to ascertain community concerns before the actual factfinding gets underway.

INTERVIEWS INDICATE CONCERNS

Cogan Owens Cogan, the local consulting firm under contract to the county to conduct this scoping study, has interviewed representatives of public agencies and individuals representing a variety of interests in the West

Hills. The following is a sample of the responses to the question: what major issues should the planning process address?

- Balance among uses and activities
- Timber production and logging
- Minimum lot sizes
- Design/landscaping standards
- Protection/management of wildlife habitat
- Property rights
- Multijurisdictional issues, especially watershed protection and forest practices
- Water quality/water resources
- Agricultural practices such as spraying and erosion control
- Transportation and access

WEST HILLS DEFINED

For purposes of this study, the West Hills boundaries are west of Highway 30; south of the Columbia County line; east of the Washington County line; and north of the Portland city limits.

DEMOGRAPHICS TELL A STORY

Note: the census data for 1990 is not yet available in the detail discussed below. In 1987, of a total population in Multnomah County of 562,000, just 3% lived in the rural areas, with the West Hills accounting for .13% of the total. There were 1,229 households in the West Hills, with an average of 2.5 people in each. This was less than the county average of nearly 3 people per household. The median age of West Hills residents was slightly higher, 35.5, than the county as a whole, 32.5 years. Of the five rural areas, the West Hills had the lowest percentage of children and the highest of elderly.

The combined West Hills/Sauvie Island areas had the highest median household income,



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STAFF REPORT

For August 31 Board of Commissioners Hearing
C 2-93
West Hills Rural Area Plan Scoping Report

BACKGROUND

Based upon authorization from the Board of Commissioners, the Division of Planning and Development is updating the County's Comprehensive Framework Plans for five rural areas of the County. The first of these updates is occurring in the West Hills Rural Area, generally located north and west of the City of Portland, west of Highway 30, south of Columbia County, and east of Washington County. (see attached map)

The first step in the rural plan process is culminated by the attached Scoping Report, prepared by the consulting firm of Cogan, Sharpe, Cogan, which discusses major issues in the West Hills. In order to solicit comment for the scoping report, staff and the consultant met with numerous individuals, groups, and other public agencies. The culmination of these meetings were two public forums attended by approximately 200 participants (mostly West Hills residents). The specific steps taken to elicit comments are described in the attached scoping report prepared by the consultants.

On July 19, 1993 and August 2, 1993, the Planning Commission considered the Scoping Report and the staff analysis, and recommends that the Scoping Report be accepted and that staff be commended for preparing the outline of major issues to be addressed in the plan which follows in the Analysis section of this report (Vote 5-0, with 4 absent).

ANALYSIS

The report includes a number of issues which respondents to the scoping process have requested be addressed during the plan update. Using this list of issues plus a list of recently adopted planning mandates, staff prepared the following plan outline and summary which shows both the format and the contents of the West Hills Rural Area Plan. The plan will be liberally interspersed with maps and illustrations in order to make it "user friendly."

WEST HILLS RURAL AREA PLAN OUTLINE AND SUMMARY

VISION (another term? Vision appears to be an overused word)

This section will present a discussion of what the long-term future as envisioned by this plan will look like in the West Hills Rural Area.

INTRODUCTION

This section will present the purpose of this plan, its relationship to the County Framework Plan, its relationship to the State Planning Program, how this plan will be implemented, and how this plan may be amended.

RURAL AREA CHARACTER

This section will discuss rural and resource-based character of the area, the desire to maintain this character which is shared by most residents and other interested parties, and the forces which might impact the existing character.

Discussion of the character of the following smaller communities within the West Hills:

- Balch Creek
- Bonny Slope
- Burlington
- Cornelius Pass-Folkenburg
- Germantown Road
- Gilkison Road
- Harborton
- Holbrook

Discussion of existing and proposed uses in surrounding communities within the City of Portland, Washington County, and Columbia County. In particular this section will include discussion of the following issues:

- Impact of Washington County Urban Growth Boundary on the West Hills.
- Consistency of land use and environmental protection regulations in the Balch Creek basin between the City of Portland and Multnomah County
- Consistency of land use and environmental protection regulations along Skyline Blvd. between the City of Portland and Multnomah County
- Impact of growth in the Scappoose area upon the far northern portion of the West Hills Rural Area.

LAND USE (Goals 3, and 4)

General

- 1) Discussion of the existing uses and existing planned uses per the land use des-

ignations currently applied to the West Hills Rural Area. Potential buildout of the plan under existing land use designations.

- 2) Discussion of the impact of proposed changes to land use designations in the plan.
- 3) Goals and Policies regarding land use in the West Hills Rural Area.

Agriculture

- 1) Incorporate new Goal 3 state guidelines regarding agriculture and regulations of uses (HB 3661-B Engrossed).
- 2) Designate "high-value" farmlands pursuant to state guidelines.
- ~~3) Incorporate definition of "small scale resource lands" for agricultural areas and identify areas which qualify for such designation. Include policies on allowed land uses in such areas. Implementation of this task cannot occur until the County completes its designation of "high value" farmlands.*~~
- 4) Review potential for regulation of agricultural practices to control impacts to watersheds.

Forestry

- 1) Incorporate new Goal 4 state guidelines regarding forest lands and regulations of uses (HB 3661-B Engrossed).
- 2) Review County regulation of development in Commercial Forest Use areas, and propose changes as appropriate which would further protect forest practices and management, and require increased compatibility between proposed residential development and forest practices.
- ~~3) Incorporate definition of "small scale resource lands" for forest areas and identify areas which qualify for such designation. Include policies on allowed land uses in such areas. Implementation of this task cannot occur until the County completes its designation of "high value" farmlands.*~~
- 4) Discuss opportunities for regulation of forest practices in the Balch Creek watershed.
- 5) Discuss relationship of forest practices to wildlife habitat in the West Hills. Recommend revisions to regulation of forest practices within this area to the Oregon Department of Forestry if appropriate.

Rural Residential

- 1) Review of each rural residential area's current development, buildout capacity, and the impacts of development to buildout.
- 2) Consideration and potential inclusion of clustering policies for rural residential development.

** This item will be removed from the work program pursuant to HB 3661-B-Engrossed, which substitutes a "lot of record" provision for small-scale resource lands definition.*

- 3) Consideration of "transfer of development rights" concepts which would allow additional development in rural residential areas to be transferred from resource areas.

Rural Centers

- 1) Incorporate state rural center policy into the plan for Burlington.
- 2) Identify any other potential rural centers pursuant to state policy.
- 3) Discuss the appropriate level of commercial development in rural centers, and propose policies commensurate with this level.

Urban Residential

- 1) Review land use designations and buildout in Balch Creek urban areas in light of redefined City of Portland urban service policies, and re-designate these areas to appropriate densities.
- 2) Review appropriateness of current Urban Growth Boundary given decisions about ultimate residential densities in Balch Creek.

NATURAL RESOURCES (Goal 5)

Open Space

- 1) Discuss importance of the West Hills as a greenspace, greenbelt, open space, "breathing space" adjacent to the Portland and Washington County urban areas (also to be included in the Vision Statement).
- 2) Discuss mechanisms by which private property owners can be given incentives to preserve open space or compensated for restrictions on their property to maintain West Hills as a greenbelt open space area.

Mineral and Aggregate Resources

- 1) Incorporate existing information on significant mineral and aggregate resource areas within the West Hills.
- 2) Review ESEE analysis for Angell Brothers site in relation to other Goal 5 resources such as wildlife habitat and scenic views and sites.

Energy Sources

None

Fish and Wildlife Habitats

- 1) Incorporate existing identified Goal 5 fish and wildlife habitat resources (West

Hills big game habitat area and bald eagle roost) into this plan document.

- 2) Define West Hills Wildlife Habitat Area, determine its significance, do ESEE analysis for conflicting uses, define level of protection, and find measures which would implement appropriate preservation of wildlife habitat.
- 3) Discuss information regarding existing streams with fish habitat in the West Hills. Determine significance of these streams, do ESEE analysis of conflicting uses, define level of protection, and find measures which would implement appropriate preservation of streams with fish habitat.

Significant Natural Areas

None(see discussion under Fish & Wildlife Habitats and Water Resources)

Scenic Views and Sites

- 1) If found significant, conduct an ESEE analysis of use which conflict with the scenic view and sites of the east side of the Tualatin Mountains.
- 2) Review City of Portland's findings regarding their designation of Skyline Blvd., Germantown Rd., and Cornell Rd. as scenic resources, consider their significance and, if significant, conduct an ESEE analysis of uses which conflict with these scenic resources.
- 3) Identify any additional scenic views and sites in the West Hills, make a finding of significance, and conduct an ESEE analysis if appropriate.

Water Resources

- 1) Propose definition of significant streams within the West Hills area, and designate streams which meet this definition as significant Goal 5 water resources. Conduct an ESEE analysis of conflicting uses, define appropriate level of protection, and propose implementation measures which will assure appropriate levels of protection.

Wilderness Areas

None

Historic Resources

- 1) Incorporate existing information on significant historic resources in the West Hills Rural Area and apply appropriate regulations.

Cultural Areas

- 1) Incorporate existing information on significant cultural resources in the West Hills Rural Area.

Approved Oregon Recreational Trails

- 1) Review potential alignments for the Portland-to-the-Coast recreational trail through the West Hills and adopt the most appropriate alignment.

Scenic Waterways

None

ENVIRONMENTAL QUALITY (Goal 6)

- 1) Goals and Policies for the Protection of Air, Water, and Land Resources
- 2) Review existing standards for regulating storm runoff and dry-weather flows from new development and propose changes if necessary.
- 3) Review grading standards and propose changes if necessary.
- 4) Inventory existing groundwater resources and measures necessary to prevent pollution of groundwater.
- 5) Inventory existing surface water resources which may feed into domestic water supplies, and measures necessary to prevent pollution of surface waters.
- 6) Discuss Tualatin River watershed water quality protection issues, and their relevance to the West Hills.

HAZARDS (Goal 7)

- 1) Incorporate existing information from Framework Plan on hazards in the West Hills Rural Area.
- 2) Review standards for new development re: earthquake hazard and propose changes if necessary.
- 3) Review County policy regarding development on steep or unstable slopes and propose changes if necessary.
- 4) Review regulations regarding hazardous waste storage and transportation within the West Hills and propose changes if necessary.

RECREATION (Goal 8)

- 1) Goals and Policies for Recreation in the West Hills Rural Area.
- 2) Adopt a plan of recreational trail routes.
- 3) Identify appropriate areas for parks acquisition and development, and potential funding sources.

ECONOMIC DEVELOPMENT (Goal 9)

- 1) Incorporate existing information from Framework Plan.

HOUSING (Goal 10)

- 1) Incorporate existing information from Framework Plan.

PUBLIC FACILITIES AND SERVICES (Goal 11)

Public Safety

- 1) Review existing provisions for Police Protection and Fire Protection services in the West Hills Rural Area.
- 2) Review existing development review for siting criteria to reduce fire danger and assurance of adequate fire protection services and propose changes if necessary.
- 3) Locate areas within the West Hills which are not served by a fire protection district, review development regulations in such areas, and propose changes if appropriate.

Water and Sewage Services

- 1) Review existing sources of water supply and existing sewage disposal policies in the West Hills Rural Area.
- 2) Review existing development review for adequate water supply and adequate sewage disposal and propose changes if necessary.

Schools

- 1) Discuss current and future enrollment in area schools, and the impacts of such enrollment on existing school facilities.

Telecommunications Facilities

- 1) Review regulations in the West Hills regarding telecommunications facilities and propose changes if necessary.

TRANSPORTATION (Goal 12)

- 1) Review adequacy of existing road network to handle existing and proposed development. Prepare revisions to transportation plan as necessary.

- 2) Incorporate revised "Transportation Rule" guidelines from LCDC.
- 3) Analyze projected flows of regional traffic through the West Hills area, review the Regional Transportation Plan (RTP) as it affects this area, analyze impacts of regional traffic on the West Hills, and make recommendations regarding any amendments to the RTP to the Metropolitan Service Agency.
- 4) Discuss adopted bicycle routes in the West Hills, and propose revisions if necessary.
- 5) Review the safety and appropriateness of the Skyline Blvd. bike route, and propose improvements if necessary.

ENERGY CONSERVATION (Goal 13)

- 1) Incorporate existing information from Framework Plan.

URBANIZATION (Goal 14)

- 1) Discuss the current Urban Growth Boundary rationale and the process by which it was adopted by METRO.
- 2) Identify lands suitable for consideration as urban reserves -- needed for metropolitan growth in a 20-50 year time period pursuant to state guidelines and 2040 MSD Committee recommendations.
- 3) Identify areas which are not suitable for future urban development under any circumstances.

CONCLUSION

Staff recommends that the Scoping Report for the West Hills Rural Area Plan accepted by the Board of Commissioners, and that the Board of Commissioners direct staff to prepare the West Hills Rural Area Plan pursuant to the above plan outline.

