



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

REVISED

SEPTEMBER 10, 2009

BOARD MEETING FASTLOOK AGENDA ITEMS

BOARD OF COMMISSIONERS

Ted Wheeler, Chair

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-3308 FAX (503) 988-3093

Email: mult.chair@co.multnomah.or.us

Deborah Kafoury, Commission Dist. 1

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5220 FAX (503) 988-5440

Email: district1@co.multnomah.or.us

Jeff Cogen, Commission Dist. 2

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5219 FAX (503) 988-5440

Email: district2@co.multnomah.or.us

Judy Shiprack, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5217 FAX (503) 988-5262

Email: district3@co.multnomah.or.us

Diane McKeel, Commission Dist. 4

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5213 FAX (503) 988-5262

Email: district4@co.multnomah.or.us

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www2.co.multnomah.or.us/cc/live_broadcast.shtml Link for on-line agendas and agenda info:

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Free public access to wireless internet M-F from 6 AM to 9 PM during meetings in the Boardroom

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Pg 2	9:00 a.m. Resolution Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative
Pg 3	9:30 a.m. Opportunity for Public Comment on Non-Agenda Matters
Pg 3	9:30 a.m. Public Hearing, Testimony and Board Direction Regarding the Urban and Rural Reserves Citizen Advisory Committee Recommendations; and RESOLUTION Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee
Pg 3	11:00 a.m. Proclaiming September 10, 2009 as Senator Margaret Carter Appreciation Day in Multnomah County, Oregon

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

(Portland & East County)

Thursday, 9:30 AM, (LIVE) Channel 30

Sunday, 11:00 AM Channel 30

(East County Only)

Saturday, 10:00 AM, Channel 29

Tuesday, 8:15 PM, Channel 29

Produced through MetroEast Community Media
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Thursday, September 10, 2009 - 9:00 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:00 AM

DEPARTMENT OF COUNTY MANAGEMENT

C-1 BUDGET MODIFICATION DCM-02 Reclassifying One Position in the Department of County Management Finance and Risk Management Division, as Determined by the Class/Comp Unit of Central Human Resources

REGULAR AGENDA

NON-DEPARTMENTAL - 9:00 AM

R-1 RESOLUTION Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative. Presented by Kat West, Rachel Banks, Weston Miller and Keith Falkenberg. 15 MINUTES REQUESTED.

SHERIFF'S OFFICE – 9:15 AM

UC-1 RESOLUTION Confirming the Interim Designation for Multnomah County Sheriff, in the Event of a Vacancy

DEPARTMENT OF COMMUNITY JUSTICE – 9:15 AM

R-2 BUDGET MODIFICATION DCJ-04 Reducing One Full-Time AFSCME Local-88 Position and Restoring the Services through a Contract with Multnomah Education Service District

DEPARTMENT OF HEALTH – 9:20 AM

R-3 NOTICE OF INTENT to Submit a Proposal to the School Based Health Center State Program Office Planning Grant Competition

DEPARTMENT OF COMMUNITY SERVICES – 9:25 AM

R-4 NOTICE OF INTENT to Apply for Federal Highway Bridge Program Funds for Broadway Bridge for 2014-2015

PUBLIC COMMENT - 9:30 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 – 9:30 AM

R-5 Public Hearing, Testimony and Board Direction Regarding the Urban and Rural Reserves Citizen Advisory Committee Recommendations; and Consideration of a RESOLUTION Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee

DEPARTMENT OF COUNTY HUMAN SERVICES – 11:00 AM

R-6 PROCLAMATION Proclaiming September 10, 2009 as Senator Margaret Carter Appreciation Day in Multnomah County, Oregon

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.



Multnomah County Oregon

Board of Commissioners & Agenda

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BOARD OF COMMISSIONERS

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SEPTEMBER 10, 2009

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Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:00 AM

DEPARTMENT OF COUNTY MANAGEMENT

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REGULAR AGENDA

NON-DEPARTMENTAL - 9:00 AM

R-1 RESOLUTION Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative. Presented by Kat West, Rachel Banks, Weston Miller and Keith Falkenberg. 15 MINUTES REQUESTED.

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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.



MULTNOMAH COUNTY

AGENDA PLACEMENT REQUEST (long form)

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

Board Clerk Use Only

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

BUDGET MODIFICATION: DCM - 02

Agenda Title: BUDGET MODIFICATION DCM-02 Reclassifying One Position in the Department of County Management Finance and Risk Management Division, as Determined by the Class/Comp Unit of Central Human Resources

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: <u>September 10, 2009</u>	Amount of Time Needed: <u>Consent Calendar</u>
Department: <u>County Management</u>	Division: <u>Finance & Risk Mgmt</u>
Contact(s): <u>Cara Fitzpatrick</u>	
Phone: <u>503-988-3312</u> Ext. <u>22067</u>	I/O Address: <u>503/5</u>
Presenter(s): <u>N/A (Consent)</u>	

General Information

1. What action are you requesting from the Board?

The department is requesting Board approval of a budget modification authorizing the reclassification of one position in the Finance & Risk Management division.

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 Department of County Management requests Board approval of a reclassification for the following position that was approved by the Central Class Comp Unit:

<u>Position Title (Old)</u>	<u>Position Title (New)</u>	<u>Position Number</u>	<u>FTE</u>
Finance Specialist 1	Finance Specialist 2	705169	No FTE Change

Finance & Risk Management asked the Central Class Comp Unit to examine the duties of this position. After review of duties, Class Comp has reclassified to the position identified above. This

position is responsible for maintaining and updating the County's capital asset system to properly account for all capital assets and related activities, in addition to participating in the annual financial audit for activities related to capital assets and inventory. These duties and responsibilities are consistent with the level of complexity of work performed by the Finance Specialist 2 classification.

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

Budget modification detail is attached. There are no expenditure changes for FY 2010 related to this action. Ongoing expenses for this position will be absorbed within the Finance & Risk Management division budget.

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

This position been reviewed by the Classification/Compensation Unit and has been re-classed.

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

None required.

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?**
None.
- **What budgets are increased/decreased?**
None.
- **What do the changes accomplish?**
N/A
- **Do any personnel actions result from this budget modification? Explain.**
Yes. One Finance Specialist 1 is reclassified to a Finance Specialist 2 position.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
No changes.
- **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?**
N/A
- **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: DCM - 02

Required Signatures

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

Mindy Harris

Date: 08/31/09

Budget Analyst:

Debra

Date: 09/01/09

Department HR:

Karin Lambert

Date: 08/31/09

Countywide HR:

Sandra J. Busby

Date: 08/31/09

ANNUALIZED PERSONNEL CHANGE

Change on a full year basis even though this action affects only a part of the fiscal year (FY).

							ANNUALIZED			
Fund	Job #	HR Org	CC/WBS/IO	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1000	6029	61270	704300	Finance Specialist 1	706633	(1.00)	(48,107)	(15,139)	(14,914)	(78,160)
1000	6030	61270	704300	Finance Specialist 2	706633	1.00	48,107	15,139	14,914	78,160
										0
										0
										0
										0
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										0
										0
										0
										0
										0
TOTAL ANNUALIZED CHANGES						0.00	0	0	0	0

CURRENT YEAR PERSONNEL DOLLAR CHANGE

Calculate costs/savings that will take place in this FY; these should explain the actual dollar amounts being changed by this Bud Mod.

							CURRENT YEAR			
Fund	Job #	HR Org	CC/WBS/IO	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
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										0
										0
										0
										0
										0
										0
TOTAL CURRENT FY CHANGES						0.00	0	0	0	0



Department of County Management
MULTNOMAH COUNTY OREGON
 Human Resources

Multnomah Building
 501 SE Hawthorne, Suite 400
 Portland, Oregon 97214
 (503) 988-5015 Phone
 (503) 988-3009 Fax

To: Cara Fitzpatrick, DCM, Finance - General Ledger
 From: Candace Busby, Classification and Compensation Unit (503/4)
 Date: August 28, 2009
 Subject: Reclassification Request #1294 (Barwick, Michelle)

We have completed our review of your request and the decision is outlined below.

Request Information:

Date Request Received: August 5, 2009	Position Number: 706633
Current Classification: Finance Specialist 1	Requested Classification: Finance Specialist 2
Job Class Number: 6029	Job Class Number: 6030
Pay Grade: 17	Pay Grade: 23

Request is: Approved as Requested Effective Date: February 5, 2009
 Approved - Revised
 Denied

Allocated Classification: Finance Specialist 2 Job Class Number: 6030
 Pay Range: \$45,539.28 to \$56,000.16 annually Pay Grade: 23

Please note this classification decision is subject to all applicable requirements stated in MC Personnel Rule 5-50 and may require Board of County Commissioners' approval. This decision is considered preliminary until such approval is received.

Position Information:

Vacant - see New/Vacant Section
 Filled & incumbent reclassified - see Employee Information Section
 Filled & incumbent not reclassified with position See New/Vacant Section

Employee Information:

Name of Incumbent Employee: Michelle Barwick
 New Job Class Seniority Date: February 5, 2009

Date	Job Class and Number	Grade	Step	Rate	Action
2/4/2009	Finance Specialist 1	17	7	\$21.81	Pre-reclass
2/5/2009	Finance Specialist 2	23	1	\$21.81	Post-reclass

Employees who are reclassified with their position will be placed within the salary range for the new classification. Compensation will be determined in accordance with applicable bargaining agreement or MC Personnel Rule 4-10. Any compensation or seniority adjustments will be processed in accordance with applicable bargaining agreement or MC Personnel Rule 2-80 and 4-10.

Per MC Personnel Rule 5-50-030, when the position is reclassified downward, the employee will be placed on the recall list for reappointment to the higher classification. The employee's Department Human Resource Unit will originate and process required documentation. Contact your Department HR Unit for additional information.

Reason for Classification Decision:

This position is responsible for maintaining and updating the County's capital asset system to properly account for all capital assets and related activities, including reviewing all capital project WBS elements for proper inclusion/exclusion in monthly settlements of capital costs and auditing

various expense accounts to determine appropriateness. The position participates in the annual financial audit (primarily related to capital assets and inventory) by researching and analyzing information to prepare external audit schedules; performs an analytical review of procedures on balance sheets and income statements to provide the external auditors with a thorough explanation of changes; designs and maintains financial reports in external reporting software, and ensures that existing reports are accurate and complete. The position also audits individual journal entries made in SAP by Department fiscal staff analyzing transactions for compliance with GAAP, county policy, completeness and accuracy, investigating entries as necessary to correct and post them. These duties and responsibilities are consistent with the level of complexity performed by the Finance Specialist 2 (6030) classification.

Appeal Rights

The outcome of a reclassification request may be appealed under Article 15 of the Local 88 contract by filing a Step 3 grievance within fifteen (15) days of receipt of this notification letter.

If you have any questions, please feel free to contact me at 503-988-5015 ext. 24422.

cc: Karin Lamberton, HR Manager
Leola Warner, HR Maintainer
Bryan Lally, Local 88
Class Comp File Copy



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

POSTPONED to 09/24/09

Board Clerk Use Only

Meeting Date: 09/10/09
 Agenda Item #: UC-1
 Est. Start Time: 9:15 AM
 Date Submitted: 09/08/09

Agenda Title: RESOLUTION Confirming the Interim Designation for Multnomah County Sheriff, in the Event of a Vacancy

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: September 10, 2009 **Amount of Time Needed:** 5 mins
Department: Non-Departmental **Division:** County Attorney's Office
Contact(s): Agnes Sowle
Phone: 503 988-3138 **Ext.** 83138 **I/O Address:** 503/500
Presenter(s): Agnes Sowle, Sheriff Robert Skipper

General Information

1. What action are you requesting from the Board?

Adopt Resolution Confirming the Interim Designation for Multnomah County Sheriff, in the Event of a Vacancy.

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.

Multnomah County Charter Section 4.50(3) and Multnomah County Code 5.005 require elected officials to designate a Charter qualified interim occupant to serve until a vacancy is filled by election or appointment. In addition, the interim designee of the Sheriff must be qualified to be Sheriff pursuant to ORS 206.015. This resolution confirms the interim designations of the Sheriff as submitted and stated in the attached letters.

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

Not applicable.

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

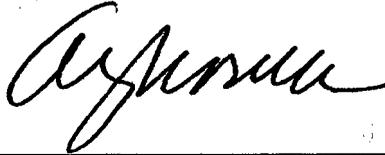
Complies with requirements of the Multnomah County Charter, Multnomah County Code and Oregon Revised Statutes as cited in general information 2.

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

Not applicable.

Required Signature

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

A handwritten signature in black ink, appearing to read "A. J. ...", written over a horizontal line.

Date: 09/08/2009



MULTNOMAH COUNTY SHERIFF'S OFFICE
501 SE HAWTHORNE BLVD., SUITE 350 • PORTLAND, OR 97214

Exemplary service for a safe, livable community

BOB SKIPPER
SHERIFF

503 988-4300 PHONE
503 988-4500 TTY
www.sheriff-mcso.org

MEMORANDUM

TO: Deborah Bogstad
Clerk of the Board

cc: Agnes Sowle, County Attorney

FROM: Sheriff Bob Skipper *Bob Skipper*

DATE: September 8, 2009

RE: Designation of Interim Successor

Pursuant to Multnomah County Charter Section 4.50 (3), and Multnomah County Code Chapter 5.005, I designate Dan Staton to act as interim successor in the event I vacate the Office of Sheriff due to death, resignation, or incapacitation. Dan Staton is qualified to be Sheriff pursuant to ORS 206.015.



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501 SE HAWTHORNE BLVD., SUITE 350 • PORTLAND, OR 97214

BOB SKIPPER
SHERIFF

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Lieutenant Daniel Staton Professional Biography

Original Hire Date, Deputy Sheriff: 8-14-89
Promotion to Sergeant: 12-22-00
Promotion to Lieutenant: 9-1-07

Work Experience in the following areas of the Sheriff's Office:

Patrol
Special Investigations Unit (SIU)
Internal Affairs Unit
Special Emergency Response Team (SERT)
Search & Rescue Team (SAR)
School Resource Officer (SRO)
Dive Team
DARE Officer
Fiscal Unit
Training Unit
River Patrol
US Forest Service Detail
Administrative Sergeant, Patrol Division
Court Services
Transports
Juvenile Detention (JDH)

Commendations/Citations:

2007 Special Unit Citation Award from City of Gresham, Hazardous Materials Team 3
2005 Unit Citation, Special Investigations Unit/Clandestine Lab Team
2001 Multnomah County Sheriff's Office Letter of Commendation
2000 Multnomah County Sheriff's Office Unit Citation, Dive Rescue/Recovery Team
1999 Multnomah County Sheriff's Office Letter of Commendation
Multnomah County Sheriff's Office Commendation
1998 Portland American Indian Community, National Police Officer of the Year Award
Cultural Sensitivity & Promoting Cultural Awareness
1997 Multnomah County Sheriff's Office Sheriff's Award
1995 Multnomah County Sheriff's Office Community Service Award
Oregon State Sheriff's Association, Life Saving Award
1993 Award of Valor, Multnomah County Sheriff's Office
Multnomah County Sheriff's Office Commendation
1982 Department of the Air Force, Air Force Achievement Medal, Meritorious Service

Education/Military Background:

BS degree in Accounting from Salem State College, Massachusetts
AAS degree in Accounting from Middlesex Community College
US Air Force 1978-1982, Honorably Discharged
Massachusetts National Guard, 1983-1986

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Confirming the Interim Designation for Multnomah County Sheriff, in the Event of a
Vacancy

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County Charter Section 4.50(3) and Multnomah County Code 5.005 require elected officials to designate an interim occupant to serve until a vacancy is filled by election or appointment. The designee must meet the Charter qualifications for appointees of such offices.
- b. In compliance with MCC 5.005(B)(1) and (4), Multnomah County Sheriff Robert Skipper designates Dan Staton as interim occupant of that office in the event of a vacancy. Dan Staton meets the qualifications of Sheriff required by ORS 206.015.

The Multnomah County Board of Commissioners Resolves:

1. The Board confirms Dan Staton to serve as interim occupant for Multnomah County Sheriff in the event of a vacancy in that office.

ADOPTED this 10th day of September 2009

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Agnes Sowle, County Attorney

SUBMITTED BY:
Agnes Sowle, County Attorney



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (short form)

Board Clerk Use Only

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

Agenda Title: **RESOLUTION Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: September 10, 2009 **Amount of Time Needed:** 15 mins
Department: Non-Departmental; Sustainability Program and the Health Department **Division:** District 3
Contact(s): Kat West and Keith Falkenberg
Phone: 503 988 4092 **Ext.:** 84092 **I/O Address:** 503/600
Presenter(s): Kat West, Rachel Banks, Weston Miller and Keith Falkenberg

General Information

1. What action are you requesting from the Board?

Accepting the recommendations of the Portland/Multnomah Food Policy Council to initiate the Multnomah Food Initiative.

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 Portland/Multnomah Food Policy Council has recommended that Multnomah County act as a convener in a community engagement process called the Multnomah Food Initiative. Multnomah County residents are passionate about local food and there are many organizations doing tremendous work on making our food system both sustainable and equitable. However, what our community currently does not have is a defined, stakeholder-supported vision or a strategic plan to engage develop the goals, policies, and implementation strategies necessary for achieving a truly sustainable and equitable food system. The Food Policy Council recommended that the county, with key community stakeholders, host a Food Summit and lead a Food Action Plan development process. The Sustainability Program has secured a \$20,000 grant to undertake this effort.

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

No impact.

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

The Multnomah Food Initiative is consistent with the county's adopted sustainability principles, the mission of the Health Department and Sustainability Program, and with the recent food equity projects undertaken by the county such as County CROPS and the Hope Garden.

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

The Portland/Multnomah Food Policy Council provided the Multnomah Food Initiative recommendations to the county.

Required Signature

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



Date: 09/01/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative

The Multnomah County Board of Commissioners Finds:

- a. Food is a basic human need and all residents of Multnomah County should have access to nutritious, affordable, locally and sustainably grown food.
- b. Multnomah County recognizes that our regional food system significantly affects the public health, land use, economy and quality of life in our community.
- c. On June 20, 2002, Multnomah County established the Portland/Multnomah County Food Policy Council (FPC)(Resolution 02-093). The FPC was formed to provide ongoing data collection, analysis and recommendations to local governments regarding policies, programs, operations and land use rulings related to local food issues.
- d. Oregon is ranked third in hunger by the United States Department of Agriculture and an estimated 36,000 people in Multnomah County require emergency food boxes every month as they struggle to afford nutritious, affordable and culturally appropriate food. National and local studies across the U.S. suggest that residents of low-income, minority, and rural neighborhoods are most often affected by poor access to supermarkets and healthful food.
- e. In Multnomah County, as throughout the nation, obesity rates have reached troubling proportions. Over half of adults in Multnomah County are overweight or obese and at increased risk for a variety of chronic health conditions, including type 2 diabetes, hypertension, heart disease, and stroke.
- f. Multnomah County recognizes that as part of its health and sustainability mission it has a critical role in ensuring that the regional food system is robust and equitable; and this resolution is consistent with Multnomah County's efforts to develop a strong set of programs, policies, and community partnerships around healthy eating, food access and urban agriculture.
- g. Multnomah County recognizes the superb past and current efforts in our community to develop a sustainable and equitable regional food system, and desires to build upon those efforts to create a strategic framework for a shared vision and long range action plan to achieve our food policy goals.

The Multnomah County Board of Commissioners Resolves:

1. To accept the June 2009 recommendations of the Portland/Multnomah Food Policy Council to initiate the formation of a Multnomah Food Initiative.
2. The Sustainability Program and the Health Department Chronic Disease Prevention Program, under the leadership of Commissioner Shiprack, shall coordinate the county's efforts to implement the Multnomah Food Initiative. As part of the initiative Multnomah County will host a Food Summit in 2010 to engage the community and develop a shared vision around a sustainable, regional food system and food access. This summit will lead to the creation of a community action plan to increase access to healthy, affordable food in our community.
3. Periodic progress reporting on development of this Plan and its implementation shall be presented to the Board of Commissioners by the Sustainability Program and Chronic Disease Prevention Program.

ADOPTED this 10th day of September, 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Agnes Sowle, County Attorney

SUBMITTED BY:
Commissioner Judy Shiprack, District 3

MULTNOMAH FOOD INITIATIVE

Multnomah County
Recommendations

June 2009

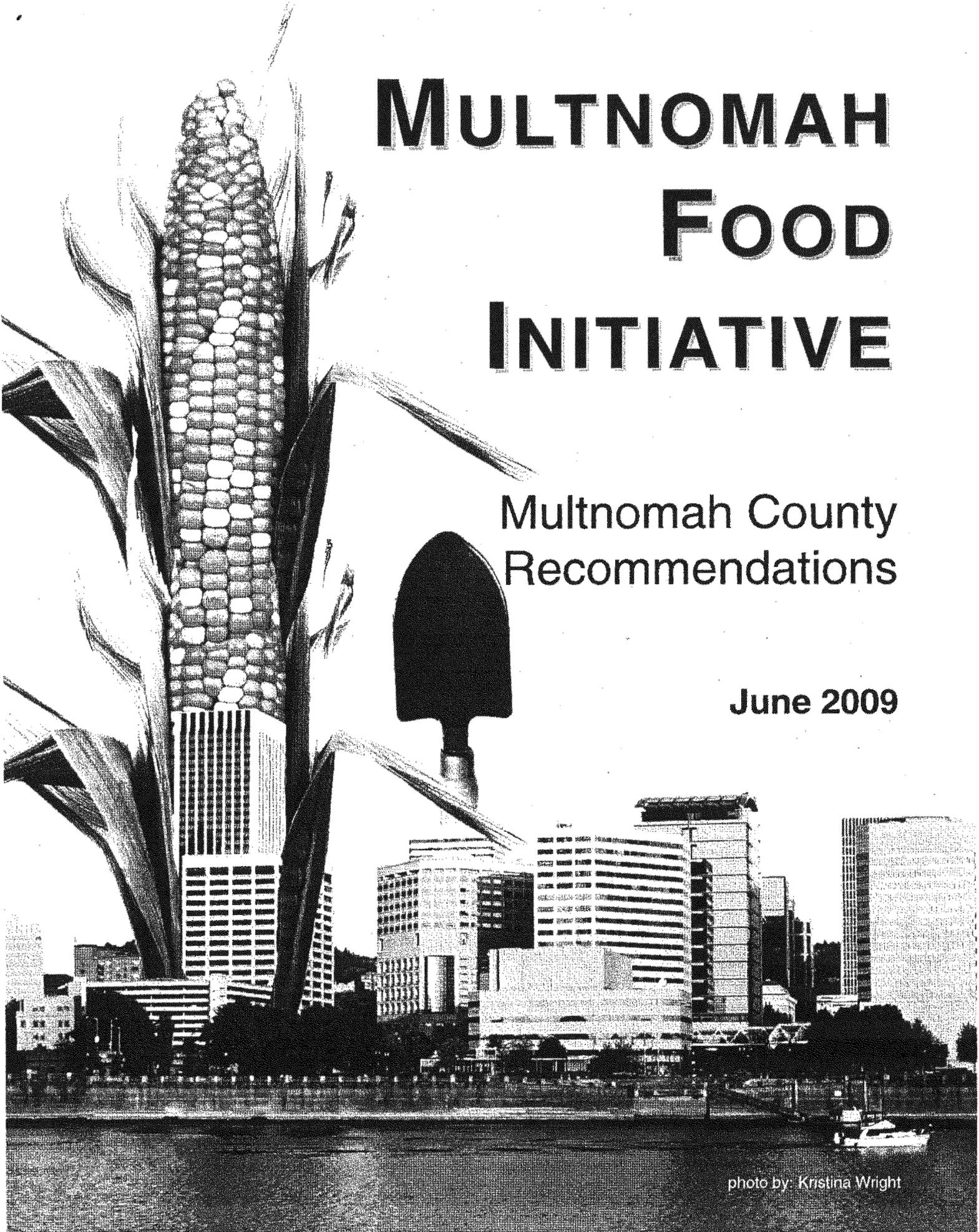


photo by: Kristina Wright

Portland Multnomah Food Policy Council members

Affiliations are provided for identification purposes and are not intended to represent the formal participation of any agency or organization.

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VICE-CHAIR

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STAFF

Kat West, Sustainability Program, Multnomah County

Sonia Manhas, Department of Health, Multnomah County

Steve Cohen, Bureau of Planning and Sustainability, City of Portland

Executive Summary

The Portland/Multnomah Food Policy Council was established to advocate and advise on food policy issues. The Food Policy Council finds that the current economic crisis and long-term climate crisis creates an immediate need for innovative action and visionary policy implementation to help meet the food security needs of residents, to promote the nutritional health of the community, and to create meaningful economic development opportunities. The food crisis is evident in the following statistics:

- Requests for emergency food throughout Oregon are at an all-time high (Oregon Food Bank 2009).
- Nearly half of adults in Multnomah County are overweight or obese.
- In the Pacific Northwest, climate change threatens food and water supplies, public safety and health and local economies (2009 draft Climate Action Plan).

Overall Recommendation

To initiate the formation of a **Multnomah Food Initiative** as a framework, a comprehensive strategy, and a planning tool for the government and the greater community on food issues. This Initiative will build on existing efforts to create a shared community vision and a community strategy/action plan. (See attachment – Spade to Spoon: A Food Strategy and Action Plan, as an example).

Recommendations: The Portland/Multnomah Food Policy Council recommends the following to establish the Multnomah Food Initiative:

1. Create Partnerships: Forge a coordinated partnership between local governments and the community which will leverage existing efforts, facilitate networks, and maximize resources on food system issues.

- Identify partners and engage in community outreach
- Map existing efforts, reports, and past recommendations

2. Develop a Community Food Vision and Goals: Engage the community to develop a shared vision and goals for a sustainable and equitable regional food system.

- Organize a community Food Summit to engage the community
- Develop shared community vision and goals
- Solicit the formation of a stakeholder group to develop a community food action plan

3. Develop a Community Food Strategy/Action Plan: Develop a long-term, comprehensive strategy and action plan delegating roles for the government and the community on food system issues, prioritizing three key issues: (1) Food Equity, Access and Community Health; (2) Urban Agriculture; and (3) Food-related Economic Development

- Empower stakeholder group to develop community food action plan
- Solicit public comment on action plan
- Stakeholders and other groups adopt action plan and begin to implement

INTRODUCTION

The Case for the Multnomah Food Initiative

A vibrant and diverse food system is an integral component of a sustainable, healthy and resilient community. The purpose of the Multnomah Food Initiative (Initiative) is to promote the health and resiliency of our community, strengthen our local food system, support economic development, reduce greenhouse gas emissions, and highlight food system issues as a policy priority so that we plan accordingly and invest wisely.

In times of economic crisis, the need for a strong local food system is greater than ever, but the means to achieve that goal is limited. This Initiative will foster valuable partnerships and combined solutions to reaching our goals that would otherwise remain elusive. These efforts should be considered a long-term vision and strategy effort of which the foundation should be laid while the need is great and there is intense in the topic.

Why is Food Important to County Policy?

Local governments are increasingly concerned with how food relates to the urban environment and are encouraging sustainable food systems which contribute to high quality livable neighborhoods, meet basic health and nutritional needs of residents, and promote economic vitality, healthy citizens, a clean environment, and local self-reliance.

Community Resiliency: Across North America and around the world, communities are recognizing that their local food systems are integral to their resiliency and sustainability. Community resiliency is the capacity of a community to undergo change or crisis and still retain its character, basic functions, and support systems. The American Planning Association has identified food as a core component to sustainable city planning.

The upcoming Portland/Multnomah Climate Action Plan recognizes the importance of establishing joint city-county institutional capacity to support the development of a strong local food system and ensuring that our community is resilient. Our region's population is expected to double by 2060; and it is imperative to plan for that future not only via transportation, housing, and job strategies, but also via social service strategies such as health and food security.

Demonstrated Need: Food is a basic human need on par with water, housing, mobility, and other essential urban infrastructure, and food systems are an integral and significant part of metropolitan systems. A significant portion of Multnomah County's population experiences or is at risk of experiencing food insecurity. Requests for emergency food and food assistance are at an all time high. Rising food, energy, and transportation costs constitute the "perfect storm" impacting food security for low-income households:

There is increased urgency for the county to address the paradoxically linked problems of hunger and obesity. In addition to record number of Americans receiving food stamps, obesity is reaching epidemic proportions across the country. Nationally, nearly 32% of children are considered overweight or obese. In Multnomah County, half of adults are overweight or obesity, putting themselves at risk for chronic diseases such as heart disease and diabetes.

In January 2009, Oregon's unemployment rate was 10.8%; and the state is seeing a record demand for food stamp and cash assistance. With unemployment rising and energy costs predicted to increase, more and more families are concerned about the basics. In Multnomah County almost half of the 9,300 infants born each year participate in the Women, Infants, and Children's (WIC) supplemental nutrition program and over 56,000 households utilized the Food Stamp program in 2008. According to a report by the Partnership for America's Economic Success, toddlers whose families have gone hungry are three to four times as likely to be obese. If the economic downturn continues, the number of community residents in poverty will rise, driving up obesity, diabetes, and cardiovascular disease.

Climate change threatens food and water sources, power supplies, public safety and health, forests, and our local economy. Preparing for those changes now will ensure a prosperous and resilient community in the future. What food is available, how it is grown, who gets it, and who profits will all play pivotal roles in the long-term prosperity of our community.

Economic Development: Urban agriculture could offer greater potential than has been considered in the past and contribute significantly to the green economy. The size and the characteristics of our region's food economy has a substantial impact on our regional economy overall. Research on the economic impacts of food spending, including work by the New Economics Foundation and Sustainable Seattle, demonstrates that spending directed to food produced in the region could have more than double the total economic impact than imported food. Even a basic projection illustrates the very significant economic benefit of a strategy for producing more food in the region, including through urban agriculture.

Portland State University recently released a report, *Planting Prosperity and Harvesting Health*, which looks at the regional food system of Oregon and Washington. Agriculture in Oregon is a \$4 Billion industry, based on 2006 data from the U.S. Department of Agriculture, and slightly more than half of that total was tied to food production. In the Portland Metro region, roughly 13% of our annual expenditures are for food. Over the past two decades, farmers have substantially increased their direct marketing activities, which mean that more of their production is targeted directly to end users in the region. In addition, there has been significant growth in community gardens and community-supported agriculture (CSA). These market shifts are very consistent with national changes.

Finally, the emerging green collar jobs movement identifies many sectors that are expected to grow substantially and offer living-wage jobs. Food production is included, mostly focused on organic products. The central premise of green collar jobs is that the work pays higher than-average wages and is widely accessible.

Current Status of Food Policy

- The Portland/Multnomah Food Policy Council was created in 2004 to region to address issues regarding food access, land use planning issues, local food purchasing plans and many other policy initiatives in the current regional food system.
- The Portland Peak Oil Task Force report to Council in March 2007 calls for protection of local farmland and expansion of local food production. One recommendation reads: "Direct additional resources toward the Diggable City project, the community gardens program and other urban agriculture possibilities."

- The Diggable City Project identifies City-owned properties to be used for additional community gardens and other urban agricultural uses.
- The County Digs Project identifies County-owned properties and tax-foreclosed properties to be used for urban agriculture uses.
- visionPDX, Portland's community visioning project which reached over 17,000 Portlanders and was accepted by City Council in September 2007, cites local food production as a high value for the community. The vision PDX project envisions that, in the future, "All Portlanders have equitable access to public resources such as public transportation, bike and walking paths, community gardens and access to locally grown, healthful food."
- The Portland/Multnomah County Global Warming Action Plan (2001) states that global climate change is predicted to affect the productivity of crops and regional impacts will vary widely. Community gardens and food production education are adaptive solutions to global climate change impacts.
- The Parks 2020 Vision states that "Community gardens provide more than fresh produce – they build friendships and pockets of green in urban neighborhoods." The Vision laments the long waiting lists for community garden plots.
- The Centers for Disease Control and Prevention (CDC) recommend obesity prevention strategies that focus on five highly preventable risk factors, two of which are linked directly to issues of food access and potentially addressed through food policy: calorie imbalance and insufficient fruit and vegetable consumption.
- The Oregon Statewide Physical Activity and Nutrition Plan 2007 – 2012 reports that approximately 26% of Oregon adults eat five or more servings of fruits and vegetables a day, only half of the recommended amount. The Plan outlines a number of food policy strategies, such as increasing access to farmers markets by low-income communities and establishing nutrition standards for food served in schools, to promote equitable community health.

Vision for the Multnomah Food Initiative

The goal of the Initiative is a community-based, local food system that reshapes our relationship to food and our local economy. It is a long-term vision of a city and county that feeds itself – sustainably, healthily, equitably, and prosperously. It would mean forging partnerships, setting goals, and working together towards a shared vision.

The Initiative could mean a thriving local food economy; twenty minute neighborhoods that provides access to nutritious food, community gardens, and farmers' markets; healthy residents that buy, grow, and prepare nutritious food; a local brand to identify food grown within 200 miles; edible rooftops as far as the eye can see; an emerald necklace of urban orchards in our parks, yards, and schools; a vegetable garden at every school; and 50% of residents growing some of their own food and reducing food costs. Imagine the economic, environmental, social, and health benefits. The time is right and with a public-private partnership this vision is within our reach.

Historically, large urban centers like Paris, Shanghai, and Mexico City have generated much of the food needed by city residents. Many cities in developing countries still continue to produce significant quantities of their own food within a 25-mile circle of the city center. In San Francisco and Toronto, the city plans include food sustainability in their vision and concrete

goals. Currently, our community does not have a strategy or a plan to ensure that we are supported by a sustainable food system, one designed to provide economic, environmental, and health benefits for years into the future.

Multnomah County has a critical role to play in promoting a vision in which:

- Our local food system is celebrated and showcased
- Our local food system is integral to our community's quality of life and is central to the sustainability reputation that gives us an economic competitive advantage
- The inter-relationship of food issues are recognized as a public policy priority
- 20 minute neighborhoods include access to urban food amenities such as farmers' markets, community gardens, and food markets
- Our community grows a significant portion of its own food
- Our community prepares and consumes food that is healthy and nutritious
- Easy, equitable access to understandable and accurate information about food and nutrition.
- Economic opportunities around food are promoted

Recommendations

Overall Recommendation

Establish the Multnomah Food Initiative as a long-term comprehensive framework, strategy, and planning tool for the government and the community on food issues.

Principles

- 1) Every County resident has the right to an adequate supply of nutritious, affordable and culturally appropriate food (food security).
- 2) Food security contributes to the health and well being of residents while reducing the need for medical care and social services.
- 3) Food and agriculture are central to the economy of the County, and a strong commitment should be made to the protection, growth and development of these sectors.
- 4) A strong regional system of food production, distribution, access and reuse that protects our natural resources contributes significantly to the environmental well-being of this region
- 5) A healthy regional food system further supports the sustainability goals of the County, creating economic, social and environmental benefits for this and future generations.
- 6) Food brings people together in celebrations of community and diversity and is an important part of the County's culture.

Specific Recommendations

1. Create Partnerships

Forge a coordinated partnership between local government and the community that leverages existing efforts, facilitates networks, and maximizes resources on food system issues. A working partnership across the community and an active network of organizations, businesses, and residents can better address the challenges and opportunities in strengthening our local food system.

- Potential key partners include OSU Extension, Portland State University, Portland Public Schools, the Farm to School coalition, non-profit organizations, and businesses
- Leverage existing efforts around education, demonstration centers, food security, direct marketing, research, funding, interns, etc.

Next Steps:

- Identify partners and engage in community outreach
- Map existing efforts, reports, and past recommendations

2. Develop a Community Food Vision and Goals

Engage the community to build off of existing efforts and develop a shared vision and goals for a sustainable and equitable regional food system. Develop a brand that the community can recognize and rally toward.

Next Steps:

- Organize a community Food Summit to engage the community
- Develop shared community vision and goals
- Solicit the formation of a stakeholder group to develop a community food action plan

3. Develop a Comprehensive Food Framework/Strategy

Engage the community and develop a coordinated strategy for strengthening our local food system via a long-term comprehensive framework/strategy and a planning tool, prioritizing three key issues:

- a. Food Equity, Access and Community Health:** Promote and support access to an adequate supply of nutritious, affordable, and culturally appropriate food, recognizing that food security contributes the health and well-being of the community, while reducing the need of for medical care and social services. Strategies could include:
 - Support availability of Electronic Benefit Transfer (EBT) cards for food stamp and WIC recipients
 - Establishing nutrition standards in food available through public institutions
 - Partnerships with local grocery and convenience stores to increase availability of healthy food choices that meet local population preferences
 - Partnerships to explore effective collection and distribution of fresh fruits and vegetables through food banks or other means prior to spoilage

- Support efforts to increase the public's knowledge of food and healthy eating, such as the county's chain restaurant nutrition labeling policy
- b. Urban agriculture:** Promote and support opportunities for food gardening and food security within the urban growth boundary. Strategies could include:
- Identifying and acquiring land for community gardens, urban farms/orchards, and farmers' markets
 - Establishing food security land trusts
 - Planning for 20 minute neighborhood town centers that include community gardens and farmers' markets
 - Providing food production and preparation education
 - Establishing demonstration centers;
 - Identifying institutional impediments such as zoning, incentives, and policy
- c. Food-related Economic Development:** Promote and support the economic development potential of the local food system including food production, food distribution, and local food as tourism. Strategies could include:
- Supporting urban food processing and distribution capacity
 - Supporting green jobs in the urban food economy
 - Supporting urban farms, farmer incubator, farmers' markets;
 - Supporting the development of a "local food" brand

Next Steps:

- Empower stakeholder group to develop community food action plan
- Solicit public comment on action plan
- Stakeholders and other groups adopt action plan and begin to implement



Commissioner Judy Shiprack

Multnomah County Oregon

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Email: district3@co.multnomah.or.us

Release: September 3, 2009
Contact: Keith Falkenberg, Office of Commissioner Judy Shiprack 503 988 5217

Multnomah County Announces Major Food Initiative

On September 10, 2009, Multnomah County Commissioner Judy Shiprack will sponsor a resolution before the Multnomah County Board of Commissioners to launch the Multnomah Food Initiative which will create the first ever comprehensive food action plan in the region. This sweeping action plan will be developed as a public-private partnership between government and community stakeholders to ensure a sustainable and equitable regional food system.

The Multnomah Food Initiative is designed to:

- promote the health and sustainability of our community
- strengthen our local food system and ensure food access for all
- prioritize food system issues by developing a comprehensive food action plan and 15 year roadmap through a multi-jurisdictional and non-governmental partnership effort

The Multnomah Food Initiative is based on the recommendations of the Portland/Multnomah Food Policy Council (FPC), a joint committee established by Multnomah County and the City of Portland to advocate and advise on food policy issues. The FPC determined that the current economic and hunger crises, as well as long-term climate change challenges, creates an immediate need for innovative action and visionary policy implementation to help meet the food security needs of residents, to promote the nutritional health of the community, and to create meaningful economic development opportunities.

“When you think about the fact that Oregon is the third hungriest state in the nation and that half of the adults in Multnomah County are obese, the need for a comprehensive food policy that addresses hunger and health becomes clear”, said Commissioner Shiprack. “We are doing some great work in this community around food and food access; I’m thrilled to help lead these efforts to the next level.”

“Multnomah County residents are passionate about local food and there are many organizations doing wonderful work on hunger and health issues. However, what our community currently does not have is a strategic plan for success on achieving a truly sustainable and equitable food system,” said Kat West, Multnomah County Sustainability Manager. “The Multnomah Food Initiative will be an unprecedented collaboration within our community to ensure that everyone has meaningful access to healthy, sustainable, and affordable food.

Multnomah County will be hosting a Food Summit in early 2010 to engage key stakeholders and the community to launch the development of the Food Action Plan.

###

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 09-110

Accepting the Recommendations of the Portland Multnomah Food Policy Council to Initiate the Multnomah Food Initiative

The Multnomah County Board of Commissioners Finds:

- a. Food is a basic human need and all residents of Multnomah County should have access to nutritious, affordable, locally and sustainably grown food.
- b. Multnomah County recognizes that our regional food system significantly affects the public health, land use, economy and quality of life in our community.
- c. On June 20, 2002, Multnomah County established the Portland/Multnomah County Food Policy Council (FPC)(Resolution 02-093). The FPC was formed to provide ongoing data collection, analysis and recommendations to local governments regarding policies, programs, operations and land use rulings related to local food issues.
- d. Oregon is ranked third in hunger by the United States Department of Agriculture and an estimated 36,000 people in Multnomah County require emergency food boxes every month as they struggle to afford nutritious, affordable and culturally appropriate food. National and local studies across the U.S. suggest that residents of low-income, minority, and rural neighborhoods are most often affected by poor access to supermarkets and healthful food.
- e. In Multnomah County, as throughout the nation, obesity rates have reached troubling proportions. Over half of adults in Multnomah County are overweight or obese and at increased risk for a variety of chronic health conditions, including type 2 diabetes, hypertension, heart disease, and stroke.
- f. Multnomah County recognizes that as part of its health and sustainability mission it has a critical role in ensuring that the regional food system is robust and equitable; and this resolution is consistent with Multnomah County's efforts to develop a strong set of programs, policies, and community partnerships around healthy eating, food access and urban agriculture.
- g. Multnomah County recognizes the superb past and current efforts in our community to develop a sustainable and equitable regional food system, and desires to build upon those efforts to create a strategic framework for a shared vision and long range action plan to achieve our food policy goals.

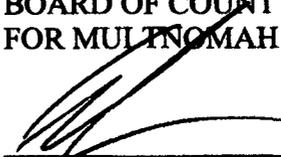
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3. Periodic progress reporting on development of this Plan and its implementation shall be presented to the Board of Commissioners by the Sustainability Program and Chronic Disease Prevention Program.

ADOPTED this 10th day of September, 2009.



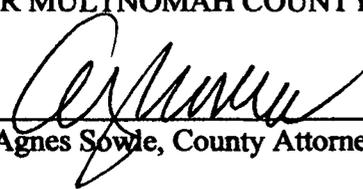
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

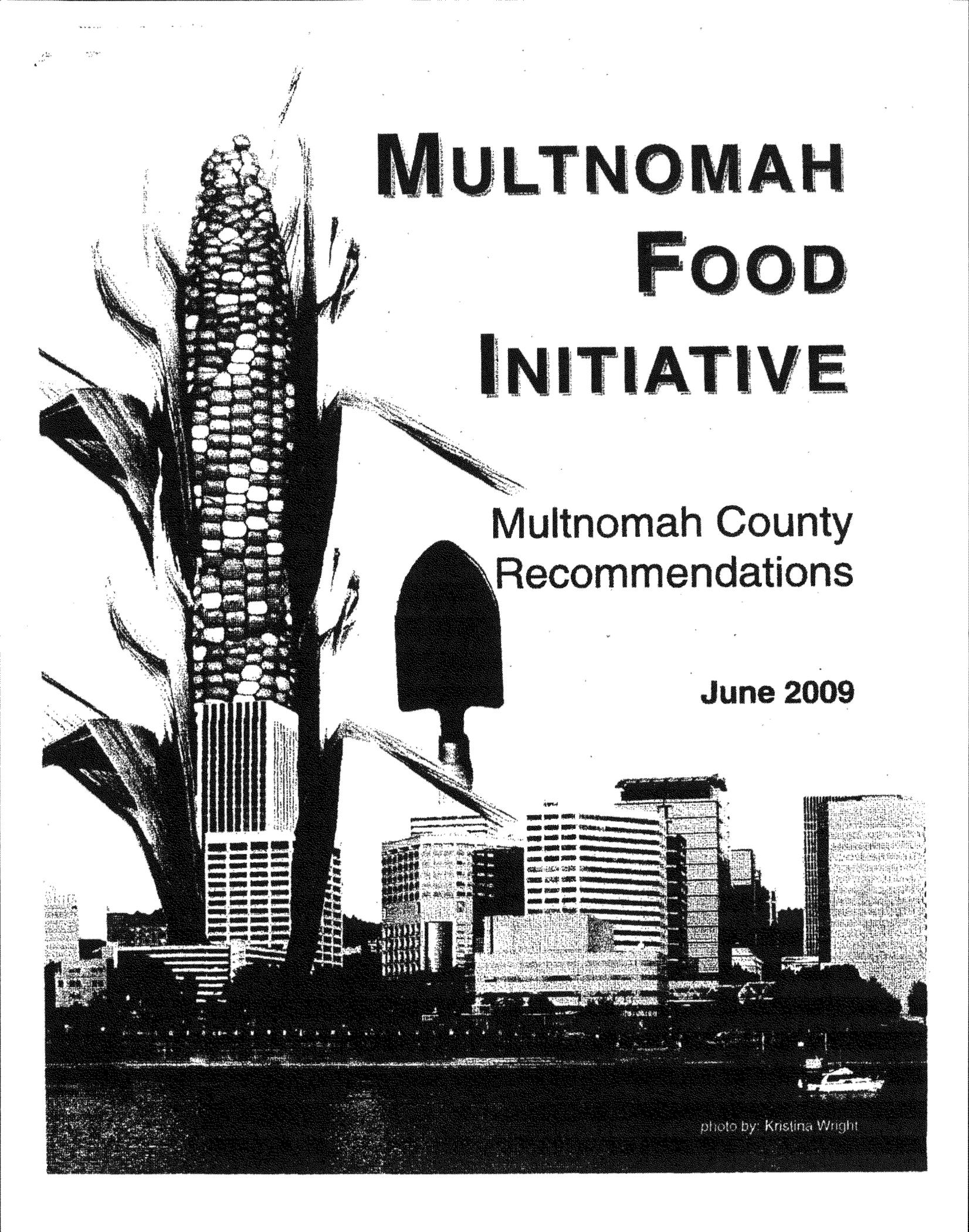
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Agnes Sowle, County Attorney

SUBMITTED BY:

Commissioner Judy Shiprack, District 3



MULTNOMAH FOOD INITIATIVE

Multnomah County
Recommendations

June 2009

photo by: Kristina Wright

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Overall Recommendation

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Demonstrated Need: Food is a basic human need on par with water, housing, mobility, and other essential urban infrastructure, and food systems are an integral and significant part of metropolitan systems. A significant portion of Multnomah County's population experiences or is at risk of experiencing food insecurity. Requests for emergency food and food assistance are at an all time high. Rising food, energy, and transportation costs constitute the "perfect storm" impacting food security for low-income households:

There is increased urgency for the county to address the paradoxically linked problems of hunger and obesity. In addition to record number of Americans receiving food stamps, obesity is reaching epidemic proportions across the country. Nationally, nearly 32% of children are considered overweight or obese. In Multnomah County, half of adults are overweight or obesity, putting themselves at risk for chronic diseases such as heart disease and diabetes.

In January 2009, Oregon's unemployment rate was 10.8%; and the state is seeing a record demand for food stamp and cash assistance. With unemployment rising and energy costs predicted to increase, more and more families are concerned about the basics. In Multnomah County almost half of the 9,300 infants born each year participate in the Women, Infants, and Children's (WIC) supplemental nutrition program and over 56,000 households utilized the Food Stamp program in 2008. According to a report by the Partnership for America's Economic Success, toddlers whose families have gone hungry are three to four times as likely to be obese. If the economic downturn continues, the number of community residents in poverty will rise, driving up obesity, diabetes, and cardiovascular disease.

Climate change threatens food and water sources, power supplies, public safety and health, forests, and our local economy. Preparing for those changes now will ensure a prosperous and resilient community in the future. What food is available, how it is grown, who gets it, and who profits will all play pivotal roles in the long-term prosperity of our community.

Economic Development: Urban agriculture could offer greater potential than has been considered in the past and contribute significantly to the green economy. The size and the characteristics of our region's food economy has a substantial impact on our regional economy overall. Research on the economic impacts of food spending, including work by the New Economics Foundation and Sustainable Seattle, demonstrates that spending directed to food produced in the region could have more than double the total economic impact than imported food. Even a basic projection illustrates the very significant economic benefit of a strategy for producing more food in the region, including through urban agriculture.

Portland State University recently released a report, *Planting Prosperity and Harvesting Health*, which looks at the regional food system of Oregon and Washington. Agriculture in Oregon is a \$4 Billion industry, based on 2006 data from the U.S. Department of Agriculture, and slightly more than half of that total was tied to food production. In the Portland Metro region, roughly 13% of our annual expenditures are for food. Over the past two decades, farmers have substantially increased their direct marketing activities, which mean that more of their production is targeted directly to end users in the region. In addition, there has been significant growth in community gardens and community-supported agriculture (CSA). These market shifts are very consistent with national changes.

Finally, the emerging green collar jobs movement identifies many sectors that are expected to grow substantially and offer living-wage jobs. Food production is included, mostly focused on organic products. The central premise of green collar jobs is that the work pays higher than-average wages and is widely accessible.

Current Status of Food Policy

- The Portland/Multnomah Food Policy Council was created in 2004 to region to address issues regarding food access, land use planning issues, local food purchasing plans and many other policy initiatives in the current regional food system.
- The Portland Peak Oil Task Force report to Council in March 2007 calls for protection of local farmland and expansion of local food production. One recommendation reads: "Direct additional resources toward the Diggable City project, the community gardens program and other urban agriculture possibilities."

- The Diggable City Project identifies City-owned properties to be used for additional community gardens and other urban agricultural uses.
- The County Digs Project identifies County-owned properties and tax-foreclosed properties to be used for urban agriculture uses.
- visionPDX, Portland's community visioning project which reached over 17,000 Portlanders and was accepted by City Council in September 2007, cites local food production as a high value for the community. The vision PDX project envisions that, in the future, "All Portlanders have equitable access to public resources such as public transportation, bike and walking paths, community gardens and access to locally grown, healthful food."
- The Portland/Multnomah County Global Warming Action Plan (2001) states that global climate change is predicted to affect the productivity of crops and regional impacts will vary widely. Community gardens and food production education are adaptive solutions to global climate change impacts.
- The Parks 2020 Vision states that "Community gardens provide more than fresh produce – they build friendships and pockets of green in urban neighborhoods." The Vision laments the long waiting lists for community garden plots.
- The Centers for Disease Control and Prevention (CDC) recommend obesity prevention strategies that focus on five highly preventable risk factors, two of which are linked directly to issues of food access and potentially addressed through food policy: calorie imbalance and insufficient fruit and vegetable consumption.
- The Oregon Statewide Physical Activity and Nutrition Plan 2007 – 2012 reports that approximately 26% of Oregon adults eat five or more servings of fruits and vegetables a day, only half of the recommended amount. The Plan outlines a number of food policy strategies, such as increasing access to farmers markets by low-income communities and establishing nutrition standards for food served in schools, to promote equitable community health.

Vision for the Multnomah Food Initiative

The goal of the Initiative is a community-based, local food system that reshapes our relationship to food and our local economy. It is a long-term vision of a city and county that feeds itself – sustainably, healthily, equitably, and prosperously. It would mean forging partnerships, setting goals, and working together towards a shared vision.

The Initiative could mean a thriving local food economy; twenty minute neighborhoods that provides access to nutritious food, community gardens, and farmers' markets; healthy residents that buy, grow, and prepare nutritious food; a local brand to identify food grown within 200 miles; edible rooftops as far as the eye can see; an emerald necklace of urban orchards in our parks, yards, and schools; a vegetable garden at every school; and 50% of residents growing some of their own food and reducing food costs. Imagine the economic, environmental, social, and health benefits. The time is right and with a public-private partnership this vision is within our reach.

Historically, large urban centers like Paris, Shanghai, and Mexico City have generated much of the food needed by city residents. Many cities in developing countries still continue to produce significant quantities of their own food within a 25-mile circle of the city center. In San Francisco and Toronto, the city plans include food sustainability in their vision and concrete

goals. Currently, our community does not have a strategy or a plan to ensure that we are supported by a sustainable food system, one designed to provide economic, environmental, and health benefits for years into the future.

Multnomah County has a critical role to play in promoting a vision in which:

- Our local food system is celebrated and showcased
- Our local food system is integral to our community's quality of life and is central to the sustainability reputation that gives us an economic competitive advantage
- The inter-relationship of food issues are recognized as a public policy priority
- 20 minute neighborhoods include access to urban food amenities such as farmers' markets, community gardens, and food markets
- Our community grows a significant portion of its own food
- Our community prepares and consumes food that is healthy and nutritious
- Easy, equitable access to understandable and accurate information about food and nutrition.
- Economic opportunities around food are promoted

Recommendations

Overall Recommendation

Establish the Multnomah Food Initiative as a long-term comprehensive framework, strategy, and planning tool for the government and the community on food issues.

Principles

1) Every County resident has the right to an adequate supply of nutritious, affordable and culturally appropriate food (food security).

2) Food security contributes to the health and well being of residents while reducing the need for medical care and social services.

3) Food and agriculture are central to the economy of the County, and a strong commitment should be made to the protection, growth and development of these sectors.

4) A strong regional system of food production, distribution, access and reuse that protects our natural resources contributes significantly to the environmental well-being of this region

5) A healthy regional food system further supports the sustainability goals of the County, creating economic, social and environmental benefits for this and future generations.

6) Food brings people together in celebrations of community and diversity and is an important part of the County's culture.

Specific Recommendations

1. Create Partnerships

Forge a coordinated partnership between local government and the community that leverages existing efforts, facilitates networks, and maximizes resources on food system issues. A working partnership across the community and an active network of organizations, businesses, and residents can better address the challenges and opportunities in strengthening our local food system.

- Potential key partners include OSU Extension, Portland State University, Portland Public Schools, the Farm to School coalition, non-profit organizations, and businesses
- Leverage existing efforts around education, demonstration centers, food security, direct marketing, research, funding, interns, etc.

Next Steps:

- Identify partners and engage in community outreach
- Map existing efforts, reports, and past recommendations

2. Develop a Community Food Vision and Goals

Engage the community to build off of existing efforts and develop a shared vision and goals for a sustainable and equitable regional food system. Develop a brand that the community can recognize and rally toward.

Next Steps:

- Organize a community Food Summit to engage the community
- Develop shared community vision and goals
- Solicit the formation of a stakeholder group to develop a community food action plan

3. Develop a Comprehensive Food Framework/Strategy

Engage the community and develop a coordinated strategy for strengthening our local food system via a long-term comprehensive framework/strategy and a planning tool, prioritizing three key issues:

- a. Food Equity, Access and Community Health:** Promote and support access to an adequate supply of nutritious, affordable, and culturally appropriate food, recognizing that food security contributes the health and well-being of the community, while reducing the need of for medical care and social services. Strategies could include:
 - Support availability of Electronic Benefit Transfer (EBT) cards for food stamp and WIC recipients
 - Establishing nutrition standards in food available through public institutions
 - Partnerships with local grocery and convenience stores to increase availability of healthy food choices that meet local population preferences
 - Partnerships to explore effective collection and distribution of fresh fruits and vegetables through food banks or other means prior to spoilage

- Support efforts to increase the public's knowledge of food and healthy eating, such as the county's chain restaurant nutrition labeling policy
- b. Urban agriculture: Promote and support opportunities for food gardening and food security within the urban growth boundary. Strategies could include:**
 - Identifying and acquiring land for community gardens, urban farms/orchards, and farmers' markets
 - Establishing food security land trusts
 - Planning for 20 minute neighborhood town centers that include community gardens and farmers' markets
 - Providing food production and preparation education
 - Establishing demonstration centers;
 - Identifying institutional impediments such as zoning, incentives, and policy
- c. Food-related Economic Development: Promote and support the economic development potential of the local food system including food production, food distribution, and local food as tourism. Strategies could include:**
 - Supporting urban food processing and distribution capacity
 - Supporting green jobs in the urban food economy
 - Supporting urban farms, farmer incubator, farmers' markets;
 - Supporting the development of a "local food" brand

Next Steps:

- Empower stakeholder group to develop community food action plan
- Solicit public comment on action plan
- Stakeholders and other groups adopt action plan and begin to implement



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

POSTPONED
 INDEFINITELY

Board Clerk Use Only

Meeting Date: 09/10/09
Agenda Item #: R-2
Est. Start Time: 9:15 AM
Date Submitted: 08/26/09

BUDGET MODIFICATION: DCJ- 04

**BUDGET MODIFICATION DCJ-04 Reducing One Full-Time AFSCME Local-
 Agenda 88 Position and Restoring the Services through a Contract with Multnomah
 Title: Education Service District**

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: September 10, 2009 **Amount of Time Needed:** 5 minutes
Department: Dept. of Community Justice **Division:** Juvenile Services Division
Contact(s): Shaun Coldwell
Phone: 503-988-3961 **Ext.** 83961 **I/O Address:** 503 / 250
Presenter(s): Dave Koch & Rob Halverson

General Information

1. What action are you requesting from the Board?

The Department of Community Justice (DCJ) requests approval of a budget modification which reduces one full-time Basic Skills Educator position and instead contracts the services with Multnomah Education Services District (MESD).

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 Basic Skills Educator (BSE) position works in the Juvenile Accountability/GOALS program within DCJ (FY 2010 program offer 50016). This position provides educational services to youth on probation assigned to the Day Reporting Center (DRC).

This budget modification eliminates the BSE position and instead uses the funding to contract with Multnomah Education Service District (MESD) for one year, beginning September 14, 2009, the start of the 2009-2010 school year. Contracting with MESD is the preferred approach because the certified teacher provides credibility to the program and has the flexibility to adjust curriculum as

needed. This will further align DCJ's juvenile education programming with our primary education service provider, MESD, allowing youth in the juvenile justice system access to a variety of assessment tools and supportive programs, as well as oversight of the teaching staff by a professional educational administrator. During the first year, DCJ and MESD will pursue agreements with local school districts to pass state funds to MESD to fund the education service in the DRC. It is anticipated that these agreements will fully fund the education service in FY 2011.

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

For FY 2010 the annualized budgeted cost for the BSE position is \$79,167. With the position ending September 11, 2009, the estimated actual cost for that position is \$15,833 and the amount of the contract with MESD is \$51,000. This results in a savings of \$12,334 which will be used to offset State reductions in year one of the 2009-2011 biennium.

\$79,167	FY 2010 annualized budgeted cost of BSE position
(\$15,833)	estimated actual cost of BSE position through September 11, 2009
(\$51,000)	contract amount with MESD
\$12,334	balance / amount remaining to offset State Reductions

Beginning in FY 2011 these services will be self-sustaining as contracts between MESD and local school districts will be in place in order to fully fund these education services with Average Daily Membership (ADM) dollars from the State. The ongoing fiscal savings are as follows;

\$83,125	ongoing annualized cost of BSE position (est. 5% increase from FY 2010)
\$0	contract amount with MESD fully funded by agreements with local school districts for State funding
\$83,125	balance / amount remaining

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

In accordance with the AFSCME Local-88 Collective Bargaining Agreement (CBA) provisions, the current incumbent in this position will exercise layoff and bumping rights.

Per the AFSCME Local-88 CBA (Article 19, I, Contracting, sections A-C) the County may contract or subcontract out work performed by employees in this bargaining unit with the provision that the Union Business Representative and/or President has been notified of the specific plan and it's probable impact at least thirty (30) days prior to the adoption of the annual budget or formal budget modification. Union notification was made verbally on August 6, 2009 followed by written communication dated August 7, 2009.

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

n/a

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?**

N/A because this budget modification redistributes County General Fund.

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

N/A

- **What do the changes accomplish?**

The elimination of 1.00 AFSCME Local-88 position in order to contract out those services with Multnomah Education Service district (MESD).

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

One full-time Basic Skills Educator position is eliminated on September 11, 2009. The incumbent in this position will exercise layoff and bumping rights per the AFSCME Local-88 Collective Bargaining Agreement (CBA).

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

N/A

- **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?**

N/A

- **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: DCJ - 04

Required Signatures

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



Date: 08/25/09

Budget Analyst:



Date: 08/26/09

Department HR:



Date: 08/25/09

Countywide HR:



Date: 08/26/09



Department of County Management

MULTNOMAH COUNTY OREGON

Human Resources Division

501 SE Hawthorne, 4th Floor
Portland, Oregon 97214-3587
(503) 988-5015 phone
(503) 988-5670 fax

August 7, 2009 (Rev. Aug. 11, 2009)

Bryan Lally
AFSCME Local 88
6025 E. Burnside Street
Portland OR 97215

RE: Contracting Notice and Impact

Bryan,

On August 6, 2009, the Department of Community Justice notified you of its intent to eliminate one (1) full-time Basic Skills Educator (BSE) position in the Juvenile GOALS Program and its plan for the work to be contracted with Multnomah Education Service District (MESD) for a year, during which DCJ will pursue agreements with local school districts to fund this position thereafter. In accordance with AFSCME Local 88 Collective Bargaining Agreement (CBA) provisions, the current BSE may exercise layoff and bumping rights.

Whereas certain work currently performed by AFSCME Local 88 members is proposed to be reassigned to employees outside of the bargaining unit, and such a change constitutes "contracting out" as defined by the Local 88 CBA, I am providing notice as required by Article 19, I, Contracting, sections A-C which states as follows:

I. Contracting

A. Limitations on Contracting

The County may contract or subcontract out work performed by employees in this bargaining unit regardless of impact on employees, including but not limited to layoff. In any instance in which such contracting or subcontracting would result in layoff, however and the County is unable to find suitable or comparable alternative employment for the employees, this contract or subcontracting will occur only if it was anticipated and considered as part of the budgeting process and the Union Business Representative and/or President has been notified of the specific plan and its probable impact at least thirty (30) days prior to adoption of the annual budget, referred to as the "Adopted Budget", or formal Board consideration of budget modifications.

B. Meeting with the Union

1. Layoffs

The County agrees to meet with the Union to discuss the effect of proposed contracting out or subcontracting which would result in layoff prior to the presentation of the proposal to the Board for adoption. The County further agrees to meet with the Union, at its request, to explore the alternative of work force reduction by attrition.

2. Contract Reviews

Parties agree to meet during the term of this agreement for the purpose of reviewing work that is contracted out, such as custodial work and the feasibility of such work being performed by bargaining unit employees.

3. Contracting In

The County and the Union also agree to allow the opportunity to bid on work which is being considered for contracting out in accordance with a procedure that is mutually agreed upon by the County and the Union.

C. No Interference with Contract

Any contracting out of bargaining unit work under the terms of this article shall be bound exclusively by the exercise of the discretion of the Board of County Commissioners, and any appropriate elected executive, subject only to the limitations of this article and laws in effect at the time of execution of this Agreement. This exercise of discretion shall specifically not be bound by the requirements of any Initiative Petition, or law promulgated thereto, which becomes effective subsequent to the execution of this Agreement.

The specific plan entails:

1. Eliminating one (1) Basic Skills Educator position from the Juvenile Accountability/GOALS Program.
2. Contracting with Multnomah Education Service District to fund a .5 FTE to provide educational services to at-risk youth under the purview of Multnomah County Juvenile Services Division.
3. Effective upon approval of the Board of County Commissioners, Multnomah Education Service District will assume responsibility for providing these educational services to the youth under our jurisdiction.

The impacts will be:

- One (1) full-time Basic Skills Educator will be eliminated from the Juvenile Accountability/GOALS Program and will have enough countywide seniority to bump the least senior full-time Basic Skills Educator. That employee is assigned currently to the Londer Learning Center in the Adult Services Division.
- The displaced full-time Basic Skills Educator will have rights to a regular part-time Basic Skills Educator, which is currently filled with a probationary employee.
- The part-time probationary employee will be terminated in accordance with Local 88 CBA.

This budget modification is to be considered by the Multnomah County Board of County Commissioners on **September 10, 2009**. This notice is being provided to AFSCME Local 88 in accordance with the above cited provisions in the collective bargaining agreement.

Members of the Department of Community Justice and I are available to meet with you and members of your executive team should you want to discuss the effects of the proposed changes prior to the presentation of the budget modification to the Board of County Commissioners for formal action.

Sincerely,



Blaise M. Lamphier
Labor Relations Manager

cc: Becky Steward, AFSME Local 88 President
Travis Graves, HR Director
Carol Brown, Deputy HR Director
Scott Taylor, DCJ Director
David Koch, Assistant Director
James Opoka, DCJ HR Manager

Budget Modification ID: DCJ-04

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	50-50	1000	50016A	50		508800		60000	791,905	752,133	(39,772)		Salary
2	50-50	1000	50016A	50		508800		60130	240,797	229,263	(11,534)		Fringe
3	50-50	1000	50016A	50		508800		60140	233,737	221,709	(12,028)		Insurance
4	50-50	1000	50016A	50		508800		60170	14,000	65,000	51,000		Professional Services
5	50-50	1000	50016A	50		508800		60240	16,764	29,098	12,334		Supplies
6										0		0	Eliminate 0.81 FTE BSE position and add professional services
7										0			
8	72-10	3500		20		705210		50316		12,028	12,028		Insurance Revenue
9	72-10	3500		20		705210		60330		(12,028)	(12,028)		Claims Paid
10										0			
11										0			
12										0			
13										0			
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**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

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

Board Clerk Use Only

Meeting Date: 09/10/09
Agenda Item #: R-3
Est. Start Time: 9:20 AM
Date Submitted: 08/21/09

Agenda Title: **NOTICE OF INTENT to Submit a Proposal to the School Based Health Center State Program Office Planning Grant Competition**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: September 10, 2009 **Amount of Time Needed:** 5 minutes
Department: Health **Division:** Integrated Clinical Services/
School Based Health Center
Contact(s): Jill Daniels, Nicole Hermanns
Phone: 503-988-3663 **Ext.** 26314 **I/O Address:** 160/9
Presenter(s): Susan Kirchoff and Nicole Hermanns

General Information

1. What action are you requesting from the Board?

Authorize the Director of the Health Department to submit a proposal for up to \$30,000 to the School Based Health Center (SBHC) State Program Office is planning grant competition to support a community-driven planning process to identify the need and possible location for a new SBHC in East County.

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 Multnomah County Health Department currently operates twelve school based health centers (SBHC) and one school linked health center in elementary, middle, and high schools in Multnomah County. SBHC provide services such as routine physical exams, including sports physicals; early detection, diagnosis and treatment of illness and injury; immunizations; vision, dental and blood pressure screenings; mental health services; age-appropriate reproductive health; routine lab tests; prescription medications; and health education/wellness promotion. During fiscal year 2008, these centers provided 6,243 students with 20,705 visits.

Recently, there has been interest from the community and school districts to explore the idea of establishing a new SBHC in East County as changing demographics have increased the need for new

access points for care for children in this area. East County has a higher concentration of children/adolescents (31.2%) than other parts of the county, making it home to 20% (144,294) of the county's general population but 26% (45,020) of children/adolescents. This area also houses Rockwood, one of the highest need and most diverse communities in Multnomah County. In the eight census tracts that roughly define Rockwood, 36% of residents are persons of color (23% countywide); nearly 40% live below 200% of the federal poverty level (29.6% countywide); almost 50% are women of childbearing age and children; and up to 30% are uninsured. Furthermore, up to 60% of single parents and 30% of children live in poverty (2000 Census data applied to 2008 PSU population estimates). There are no school based health centers in this area at this time.

This grant will enable the Health Department to engage in a collaborative, community-driven planning process to assess the need, community readiness, and possible sites and services for a new SBHC in East County. A major goal of the project is to develop a comprehensive implementation plan that has the support of both the community and the school districts so that we will be able to respond thoughtfully and effectively to any new funding streams for the implementation/ construction of a new SBHC.

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

We will request up to \$30,000 for a nine month planning project. There is no ongoing fiscal impact.

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.

Community members from East County will be involved in a community driven needs assessment and planning process.

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?**
Oregon Department of Human Services, School Based Health Center State Program Office.
- **Specify grant (matching, reporting and other) requirements and goals.**
The goal of the grant is to plan for and support the implementation of new school based health centers throughout the State of Oregon. Applicants for initial planning projects can receive up to \$30,000 for a nine month project period. There is no matching requirement. Regular reporting is required.
- **Explain grant funding detail – is this a one time only or long term commitment?**
This grant is a one time only award to support a community planning process to explore the need and location for a new school based health center in East County.
- **What are the estimated filing timelines?**
The grant application is due on September 18th, 2009.
- **If a grant, what period does the grant cover?**
The grant covers a project period that is anticipated to run from 11/1/2009 – 6/30/2010.
- **When the grant expires, what are funding plans?**
When the grant ends, the planning process will be complete and additional funding for the planning phase will not be needed. A major goal of this project is to be ready with a thoughtful, community-driven plan if implementation funding for new school based health centers becomes available.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
These costs, and any facilities/internal services costs that are not currently budgeted for, will be covered by the grant. This grant does not involve the hiring of any new staff.

ATTACHMENT B

Required Signatures

**Elected Official or
Department/
Agency Director:** **KaRin Johnson for**

Date: 08-20-09

Lillian Shirley

Budget Analyst:

Date: 08/21/09

SDurant



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

POSTPONED to
09/17/09

Board Clerk Use Only

Meeting Date: 09/10/09
 Agenda Item #: R-4
 Est. Start Time: 9:25 AM
 Date Submitted: 08/27/09

Agenda Title: NOTICE OF INTENT to Apply for Federal Highway Bridge Program Funds for Broadway Bridge for 2014-2015

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: September 10, 2009 **Amount of Time Needed:** 5 mins
Department: Community Services **Division:** Bridges
Contact(s): Jon Henrichsen, Jerry Elliott
Phone: 503-988-3757 **Ext.** 228 **I/O Address:** 446
Presenter(s): Jon Henrichsen

General Information

1. What action are you requesting from the Board?

Approval to request approximately \$10 million in Federal Highway Bridge Program funds to complete the painting of the Broadway Bridge.

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.

During the previous Broadway Bridge Rehabilitation Project there was not enough money to completely paint the bridge. Paint is essential on the steel structure of the bridge to prevent corrosion and loss of structural capacity. This project will complete the painting of spans 2, 3, and 7 of the Broadway Bridge.

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

There is no current year fiscal impact. Approximately 10% County matching funds will be required when these federal funds are expended.

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

Multnomah County is responsible by statute for maintaining the Willamette River Bridges.

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

Closer to the time of the project, community outreach will be performed to inform about the project impacts including noise, traffic impacts and to understand community issues surrounding the project. The County will work with the Oregon Department of Transportation, the City of Portland, TriMet, and the National Marine Fisheries Service to minimize impacts from the project.

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?**
Federal Highway administration acting through the Oregon Department of Transportation
- **Specify grant (matching, reporting and other) requirements and goals.**
Approximately 10% local matching funds are required.
- **Explain grant funding detail – is this a one time only or long term commitment?**
This will be project specific funding for the duration of the project. There is no long-term commitment.
- **What are the estimated filing timelines?**
Application due by September 18, 2009
- **If a grant, what period does the grant cover?**
2014 and 2015
- **When the grant expires, what are funding plans?**
This grant is for a specific construction project. No funds will be required for this project after the grant expires.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
Any applicable indirect costs will be covered with dedicated Bridge funds.

ATTACHMENT B

Required Signatures

Elected Official or
Department/
Agency Director:



Date: 08/27/09

Budget Analyst:



Date: 08/26/09



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

Board Clerk Use Only

Meeting Date: 09/10/09
Agenda Item #: R-5
Est. Start Time: 9:30 AM
Date Submitted: 08/27/09

Agenda Title: **RESOLUTION Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee**

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: September 10, 2009 **Amount of Time Needed:** 1.5 hours
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): Chuck Beasley

General Information

1. What action are you requesting from the Board?

Hear public testimony and adopt Resolution authorizing Commissioner Jeff Cogen and staff to forward recommendations about the suitability of areas in Multnomah County for urban and rural reserve to Core 4 and the Steering Committee for further consideration.

Focusing on suitability of areas for reserves rather than on designations of urban and rural reserves is appropriate at this time. This will expand to a regional discussion because comparisons of reserves suitability among the three county's lands will be necessary to arrive at a regional balance that best meets the objectives of the region.

The designation of reserves can occur after the region understands how much growth can occur within the existing UGB. The uneven pace of Region 2040 Plan implementation and understanding what kinds of actions can be taken to assist development in centers and corridors are topics of study in the Metro Making the Greatest Place effort that are intended to help policy makers answer this question. Whether the region wants to plan for 40 or 50 years of growth bears on the amount of new land that will be needed, as does the amount of development capacity that is assumed for urban

reserve areas.

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 Multnomah County Citizens Advisory Committee for Urban and Rural Reserves (CAC) has completed their deliberations on areas of the county that are suitable for urban and rural reserves. The CAC has also developed recommendations for which of the suitable areas should be designated urban or rural reserve for the Board to consider. The CAC recommendations, along with staff recommendations, are summarized in the attached Executive Summary document. The Executive Summary and attachments draw 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. This information 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, co-led by one elected official from each of the counties and Metro (the Core 4), 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. The Steering Committee includes representatives of cities in the region, state agencies, business groups, agricultural interests, land use advocates, natural resources organizations, and social/economic equity groups.

Future steps in the process timeline include:

- Multnomah County's position on suitability of reserve areas will be considered along with the results of the Clackamas and Washington County processes as part of the region wide conversation that is intended to result in an agreement by the end of 2009. This regional view of urban and rural reserves will begin to take shape on release of the county results at the September 23 Reserves Steering Committee meeting.
- Steering Committee recommendations on urban and rural reserves to Core 4 – October 2009.
- Approval of urban and rural reserve Intergovernmental Agreements – December 2009.
- 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.

The CAC and staff recommendations on what areas are suitable for urban or rural reserve are based on consideration of factors that are not standards that must be met. The extent of reserves, and

resolving areas that are suitable for both urban and rural reserve, will therefore require policy judgment. The final recommendation from Core 4 will be memorialized through inter-governmental agreements that implement the policy choices.

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. The County's recent experience with planning for new areas brought into the UGB has been difficult and remains in process. Input from cities with an interest in reserves within Multnomah County during CAC development of the suitability assessments and recommendations is briefly summarized below. These efforts are expected to continue throughout the process.

- Beaverton – City staff informally indicated interest on the part of City officials to further consider areas on the west edge of the county for urban reserve.
- Gresham – 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.
- Portland – City staff level coordination efforts are on going regarding urban candidate areas particularly along the west edge of Multnomah County. Discussion and assessment focus has been on the efficiency of providing urban services to this area, and how services could be provided by the city.
- Troutdale – City staff raised a concern about whether the CAC acted on inaccurate information about service capacity provided by a CAC member. The suitability assessment relies on regional technical team efficiency of service mapping which indicates high and medium ratings for efficiency to provide sewer and water, but a low ranking for urban suitability overall. Troutdale wants 775 acres of land for expansion, including the area north of Division and east out to 302nd

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

Public involvement 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 map of proposed urban and rural reserves is contemplated.

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 has been providing newspaper notice of these meetings and distributes 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 has been compiled and made available on the Board hearing web page:

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

Required Signature

Elected Official or
Department/
Agency Director:



Date: 08/00/09

Mr. Charles Beasley
1600 SE 190th Ave.
Portland, OR 97233
Multnomah County

August 17, 2009

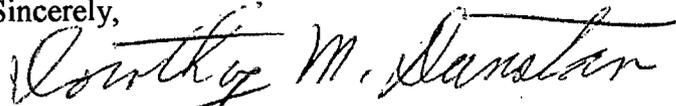
Dear Mr. Beasley,

My family and I attended the August 10th meeting at the Multnomah Building regarding the consideration and designation of Urban and Rural Reserves in Multnomah County.

We believe that we should be classified as 'Urban' rather than 'Rural' Reserves. Our 20 acres area located just off NW Laidlaw Road on and bisected by NW 124th Ave. in Multnomah County. The description of these two lots is: Section 22 1N 1W; TL 700 16.65 acres and Section 22 1N 1W; TL 1000 4.36 acres. See enclosure. This land is now designated as 'Small Woodland Acres' or forest land. The five acres on the west side of 124th is up against the back yards of 13 homes in a close packed development in Washington County. A retaining wall, put in by the developer, has cut off roots to some of the trees and now a homeowner is complaining to us to take down one of the trees that he thinks might fall on his house. Obviously this could then apply to the whole stand of trees. This area is just not suitable for rural designation, especially in this fast growing Bethany area. There are also other homes on Laidlaw Road nearby and one on NW 124 that is adjacent to our five acre piece, none of which are in farm or forestry, or are rural in any way.

We hope that your planning commission will give thoughtful consideration to our request. We would also like to receive any pertinent packets of information that we may need.

Sincerely,



Dorothy M. Dunstan
5105 NW 137th Ave.
Portland, OR 97229

MULTNOMAH COUNTY
PLANNING SECTION

09 AUG 18 AM 10:57

RECEIVED

7/1/08 TO 6/30/09 REAL PROF
MULTNOMAH COUNTY, OREGON * P.O. BOX 271
Phone: (503) 988-3326 WA

PROPERTY DESCRIPTION

SITUS: NW 124TH AVE

CODE AREA:

SECTION 22 1N 1W; TL 700 16.65 ACRES
DEFERRAL-POTENTIAL ADD'L TAX

MULTNOMAH COUNTY, OREGON * P.O. BOX 271
Phone: (503) 988-3326 WA

PROPERTY DESCRIPTION

SITUS: NW 124TH AVE

CODE AREA:

SECTION 22 1N 1W; TL 1000 4.36 ACRES
DEFERRAL-POTENTIAL ADD'L TAX

13626 NW Old Germantown Rd
Portland OR 97231
September 2 2009

Multnomah County Commissioners
Urban and Rural Reserves Hearing

To the Multnomah County Commissioners:

Chair	Ted Wheeler
Commissioner	Deborah Kafoury
Commissioner	Jeff Cogan
Commissioner	Judy Shiprack
Commissioner	Diane McKeel

Dear Madam/Sir.

Portland and environs is a unique place because of significant previous foresight in urban planning and development. The result is Forest Park and the areas surrounding it that provide a protected rural area so close to the city. I live on Old Germantown road. This is a rural area that abuts Forest Park and provides a buffer for the wildlife living in Forest Park, is an important watershed area and has working farms. Moreover the area surrounding Forest Park provides multiple leisure activities for Portland, Beaverton and Hillsboro city residents. Old Germantown Rd is a major cycle route as it is quiet and picturesque. Cyclists often stop by my house (half way up the steep hill) and tell me how lucky they are to have this area of peace and tranquility so close to the city. People also hike out of Forest Park and down the road to enjoy a walk in the countryside.

Unfortunately this extraordinary area is yet again "under the gun" for consideration of an urbanization. In 2006, 84% of those who responded to a survey conducted amongst residents of our area were against urbanization. This survey was conducted in response to the proposed expansion of the urban growth boundary in Washington County for the development of North Bethany. Despite the overwhelming opposition from the community this development will most directly affect, North Bethany urbanization will go ahead.

You as the county Commissioners now have the decision to make about the remaining portion of this area. Do you preserve what is left of Forest park buffer zone for the future enjoyment of Portlanders, or will you let Portland become yet another undistinguished city of urban sprawl?

The CAC has recommended that areas 6 and 7 are made rural reserves. This is the area described above. I agree with this. However ALL of the area needs to be rural reserve, including the area on Springville road that has been singled out by CAC for possible alternative designation.

Please be aware that the landowners in this area (including myself) own multiple acres and we will make vast amounts of money (millions) from selling land to developers should urbanization occur . There is a small group of my neighbors who are conducting an eloquent and robust campaign for an area along Springville road to be urbanized and appeared to have pressurized the CAC into singling out this area on Springville for special designation. However, please ask yourself who will benefit most from urbanization of any of the area 6 and 7: the very small number of landowners and the developers..... or the people of Greater Portland and environs?

The choice is yours: please think about the legacy you are leaving for your grandchildren

Yours faithfully,

Penelope D Barnes
Property and landowner Old Germantown Road

Jerry Grossnickle
Bruce Wakefield
13510 NW Old Germantown Rd.
Portland, OR 97231
Phone 503-289-3046
E-mail: jerrygbw@aol.com

September 2, 2009

Multnomah County Commissioners
Urban and Rural Reserves Hearing
September 10, 2009

To the Multnomah County Commissioners:

Chair Ted Wheeler, Commissioner Deborah Kafoury, Commissioner Jeff Cogan,
Commissioner Judy Shiprack, Commissioner Diane McKeel

A RURAL AREA

We built our home in 1990 on a five-acre sloped, wooded parcel that is bordered by Abbey Creek and is part of the Rock Creek drainage. This area is rich in wildlife, and we are often visited by the elk herds that frequent the slopes of the Tualatin Mountains and follow the Abbey Creek corridor to and from the lower elevation farmlands and orchards. Besides elk, we and our neighbors have seen such varied critters as black bear, cougar, bobcats, native mink, Pacific Giant Salamanders, red-legged frogs, and many others.

CONNECTED TO THE COAST RANGE

Not long ago the Oregon Dept of Agriculture developed an ecosystem map of the State of Oregon that showed that the wildlife in this sliver of land that runs from the Coast Range through this area and Forest Park into the heart of Portland's west hills is actually classified as part of the coast range in terms of native plants and animals. We live in an area that is rich in wildlife because we are connected to the larger coast range ecosystem.

THREATENED BY DEVELOPMENT

Within weeks of moving in, we learned that development interests were working to expand the UGB into the neighborhood, and I got involved by asking the Forest Park

Neighborhood Association to help fight that effort. Shortly thereafter I joined the Board, and we worked to limit UGB expansions in 1992, 1997 and 2002. These were not easy battles, and we lost a few.

In 2006, we knew that we faced another UGB expansion effort in 2007, so we surveyed the entire neighborhood to see if sentiment against urban development had shifted. It had not. 84% of those who responded were opposed to further urbanization of the neighborhood.

This time we understood that the land was more vulnerable than in the past, partly because past UGB expansions had taken away the farmland buffers that protected some of the more vulnerable "exception lands" along Springville, Germantown and Old Germantown. Under Oregon law, exception lands had a high priority to being developed if they were adjacent to the UGB, no matter what the value such lands might have for their wildlife habitats or their streams or headwaters, or their value of their county roads for cyclists and hikers, or the simple beauty of the landscape itself. Some of our best arguments, that these rural lands provide a buffer for the wildlife of Forest Park and constitute a functioning wildlife corridor to the Coast Range, had little weight under Oregon's priority statute.

SB 1011

So we were extremely pleased when the Legislature passed SB 1011, and the Reserves process was set up, giving us the ability to designate Rural Reserves, using the very arguments against continued urbanization that had now become relevant; with specific reference to Landscape Features, to protecting water quality, to providing a sense of place to the region, to providing a buffer for natural resource areas, we now had a chance that our arguments would be heard.

THE CAC RECOMMENDATION

The Citizens Advisory Committee has done good work. We agree with their recommendation that areas 6 & 7 be made rural reserves. We disagree with staff that a portion of area 7 not be given a designation. This portion abuts our property, and we know from personal knowledge that these lands have important stream and wildlife functions as well as working farms, and we do not think that it makes any sense to abdicate responsibility to make a decision.

THE PLANNING COMMISSION RECOMMENDATION

We do not know if an official position has been taken by the Planning Commission on all the specifics of the CAC recommendations, but since we attended the August 10 hearing, we note that some members of the Commission were concerned that individual properties near the current UGB should be given greater consideration as possible places for urban expansion, given the availability and proximity of services. We disagree. There is now a logical edge and buffer for urban development: Abbey creek and its riparian lands should be the northern limit, and the County line, coinciding with the power line easement at the eastern edge of North Bethany should be the eastern limit. (The western urban expansion from North Bethany is in the hands of Washington County.) Interestingly, this was the position taken by Metro in arguing to LCDC in the contested 2002 UGB expansion, that North Bethany would be a logical stopping point for the UGB. The Oregon Appeals Court noted this argument in *City of West Linn et al v. LCDC* (Case no. A122169, September 8, 2005):

"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 Creek and its adjoining riparian zone and slopes and the power line easement coupled with the Multnomah County boundary line all serve to clearly demarcate and buffer the proposed expansion area."

Arguing that individual properties adjacent to the UGB should be considered for urban development because of their proximity is to acknowledge that the boundary is but a temporary fiction merely marking the current state of an ever-growing and inescapable urban expansion, for rural property next to urbanized lands will inevitably be proximate to urban services.

Finally, there are some who see the county line as an artificial political boundary that should not affect land use decisions. We would rather think that decision makers in Multnomah County properly understand the value of protecting Forest Park, its western slopes, the headwater streams and riparian areas, the incredible wildlife habitat that supports a wealth of native plants and animals, as well as the remaining farmlands of western Multnomah County.

Thank you.


Jerry Grossnickle and Bruce Wakefield



September 4, 2009

Ted Wheeler, Chair
Multnomah County Board of Commissioners
501 SE Hawthorne Boulevard
Portland, Oregon 97214

Chair Wheeler and Members of the County Board of Commissioners:

Thank you for the opportunity to comment on the recommendations for urban reserve area designations in Multnomah County.

The Port of Portland is interested in the Metro reserves process because of the long term implications to the economy and livability of our region. Urban reserve designations will be critical in ensuring an adequate industrial land supply to meet the needs of the region, projected to grow to over 3.6 million residents over the next 50 years.

The mission of the Port of Portland, which includes Multnomah County in its three-county service area, is to enhance the region's economy and quality of life by providing efficient cargo and air passenger access to national and global markets.

Related to this economic development mission, the Port has been keenly involved in ensuring an adequate supply of industrial land exists in our region for job growth opportunities. Examples of Port involvement in the regional industrial land supply discussion include managing all three phases of the Regional Industrial Lands Study (RILS) beginning in 1998; active participation in Metro's 2004 Urban Growth Analysis and Report and most recently, participation on Metro's Employment Coordination and Advisory Committee (ECAC) advising staff on the employment lands for the 2009 Urban Growth Report.

The Port believes that evaluation criteria developed by Metro in 2004, with input from the Port, local governments and other stakeholders, as well as criteria elicited in expert interviews conducted by Metro in spring of 2009, most accurately identifies those areas suitable as future industrial land to be brought into the UGB. These criteria generally include:

- Freeway access within three miles of an interchange via an arterial street, no intermediate conflicting uses such as residential, schools and high traffic generating commercial uses;
- I-5, I-84 and I-205 access, particularly for distribution uses, with I-5 being most important;
- Access and proximity to multimodal freight infrastructure (rail, marine and air cargo);
- Proximity to other industrial uses (clustering potential);
- Slopes of less than 5%;
- Potential for property aggregation into large acreage industrial sites; and
- Work force access.

Ted Wheeler
September 4, 2009
Page 2

With this perspective in mind, we believe one of the nine reserve discussion areas under consideration for Multnomah County offers good potential for future industrial uses. The other areas have less potential for future industrial uses, either due to topography, transportation access, limited amount of acreage or other factors.

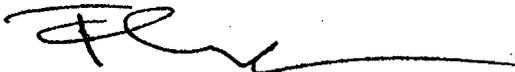
This recommended area are those portions of #4-West of Sandy River nearest to the US 26 corridor. Although this area is some distance from I-84, it has good potential for property aggregation into large acreage industrial sites and potential for clustering based on future industrial development of the Springwater Industrial area in Gresham.

For these reasons, we urge consideration of a portion of area #4-West of Sandy River for urban reserve designation to preserve the opportunity to provide industrial land for job growth over the next 40-50 years to the County and region. While the designation of areas as urban reserves does not guarantee that those areas will eventually come on line as industrial land, designation of areas as rural reserves will effectively preclude any potential for those areas to come on line as industrial land and precluding any job growth there for the next 40-50 years.

One other area, #1 Government Island, is recommended to have neither an urban nor a rural reserve designation. As the primary property owner in the area, we support this recommendation so as to not preclude the possibility of a new transportation corridor from being considered across the island sometime in the next 40-50 years.

We appreciate your consideration of our recommendation for reserve area designations in Multnomah County.

Sincerely,



Tom Imeson,
Public Affairs Director

cc : Regional Reserves Steering Committee-Core 4
Karen Schilling, Planning Director-Land Use Planning Section, Multnomah County

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

OREGON CHAPTER

September 4, 2009

Metro/Reserves Steering Committee – Core Four Members

Kathryn Harrington, Metro Councilor

Charlotte Lehan, Clackamas County Commissioner

Jeff Cogen, Multnomah County Commissioner

Tom Brian, Washington County Chair

600 NE Grand Avenue

Portland, OR 97232-2736

Dear Reserves Steering Committee Core Four Members:

With the Urban and Rural Reserves designation timeline approaching its end, the undersigned business members of the Reserves Steering Committee wish to call your attention to the important economic tradeoffs that will be made in selecting Urban and Rural Reserve areas. Our Reserve decisions will impact the region's job base and prosperity for decades to come.

These economic tradeoffs were illustrated in the June 2009 Economic Productivity of Employment and Industrial Land project (Economic Mapping Pilot Project) recently undertaken by Business Oregon (formerly Oregon Economic and Community Development), with support from Washington County municipalities and participating groups within the Reserves Business Coalition. Over the summer, the Economic Mapping Pilot Project was presented to the Washington County Reserves Coordinating Committee, the Regional Steering Committee, and other stakeholder groups.

The Economic Mapping Pilot Project analyzed economic productivity of Title 4 employment land in Washington County in terms of payroll, property taxes, and market value of land and buildings. The area studied represents a core section of the County's high tech industrial cluster, which in turn represents a core component of the State's employment market and economy. Further, the study estimated the potential economic productivity of proposed Urban Reserve areas in Washington County that are adjacent to, and share many traits with, the current Title 4 land.

The Economic Mapping Pilot Project concluded that the Washington County Title 4 land studied had an average market value of \$807,000/acre, generating an average payroll of \$616,146/acre and property taxes averaging \$6,220/acre (2005 dollars). As a whole, the 3,534-acre study area supported a total of 26,875 jobs, with an annual economic impact of \$2.7 billion in market value, \$2 billion in payroll, and \$21 million in property taxes in 2005.

The Pilot Project then estimated that based on the close proximity to the existing economic cluster, and the locational advantages of the land for industrial/employment uses, similar economic productivity could be expected in the future from proposed, adjacent Washington

County Urban Reserve areas. Projections indicated a potential economic impact of \$2.9 billion in market value, \$2.8 billion in payroll and \$22.6 million annually in property taxes, assuming that the approximately 4,100 acres of potential Urban Reserves are developed over time to reflect the opportunities and aspirations in the Goal 9 economic planning work of the City of Hillsboro.

In contrast, one measure of economic productivity of Washington County agricultural land estimates an annual impact of \$3,757/acre (2002 dollars), as measured by a case study developed by the Oregon Department of Agriculture¹. This impact includes total sales times an economic multiplier of 2.2. A more current number using the 2007 census of agriculture² and the same methodology (sales per acre multiplied by a multiplier of 2.2) shows an annual impact of \$5,352.

The difference between the economic output of farmland and Title 4 industrial land in Washington County is stark: an average annual payroll of \$616,146 per acre (with no economic multiplier applied) for industrial land, vs. a total economic impact that is under \$6,000 per acre (after the multiplier is applied) for agricultural land.

Of course there are a broad set of cultural, environmental and business reasons that drive our desire to protect agricultural and rural land within the metropolitan area. However, the economic tradeoff of overemphasizing some Rural Reserve areas versus Urban Reserves could be very steep. In other words, the *opportunity cost* of preventing - for the long term - urban employment growth on adjacent rural land which is well-suited for such growth could be measured as lost urban economic output (above), less the potential rural economic output. Over the 40-50 year Reserves timeline, thousands of jobs and hundreds of millions of dollars of payroll and taxes in the metro area could be forfeited to protect a small fraction of the region's rural lands, and a very small percentage of the state's farmland. Future generations may regret such a tradeoff in jobs and economic strength. Further, much of the proposed Urban Reserves area will likely remain under rural uses for many years to come, until regional leaders bring these lands into the growth boundary and proceed with comprehensive planning and zoning, and individual property owners choose to sell or develop.

The sustainability and growth of the region's high tech employment cluster, as well as other hard-won, newer arrivals such as the solar and biopharma employment clusters, will be dependent in part on the availability of suitable sites for growth of major industrial and employment facilities. In 2008, the Reserves Business Coalition provided preliminary feedback to the Reserves Steering Committee as to the suitability of the 404,000-acre Reserves Study Area for future employment growth. Most of the topographically-suitable acreage was located within Washington County, near existing employment clusters, and this finding was partially considered in Washington County's mapping of proposed Urban and Rural Reserve areas.

While protection of rural areas is an essential part of our State's land use system and the reserves program, carefully balancing the region's economic needs with preservation needs must be part of the dialogue. Under state laws governing the establishment of Urban Reserves in the metropolitan area, providing "sufficient development capacity to support a healthy economy" is the second factor for selection of suitable Urban Reserves. **Going beyond topographical suitability, the Economic Mapping Pilot Project studied one of the healthiest**

¹ Case Study: Washington County Agricultural Metrics (http://egov.oregon.gov/ODA/do_reports_land.shtml)

² http://www.agcensus.usda.gov/Publications/2007/Online_Highlights/County_Profiles/Oregon/cp41067.pdf

economic areas in the state and explored how similar employment and economic activity could take shape on adjacent, potential Reserves land. This type of analysis, as well as the consideration of the economic contribution of other uses of potential urban land, should be a fundamental method in applying the "healthy economy" factor in Washington County and throughout the region.

The employment market weakness in our state and in the Portland metro area during the current recession has highlighted the fragility of our job base. **To achieve job market recovery, and to help offset future economic downturns, we need to carefully consider how our long term land use strategies affect employers' plans for our region.** Growth of our major employment clusters is critical to providing a sustainable job base for the future. We wish to ensure that the next generations of Oregonians have the same - or greater - potential for their careers and for economic prosperity as current generations have enjoyed.

For these reasons, we encourage your thorough consideration of the Economic Mapping Pilot Project findings, and we support designation of regional Urban Reserves sufficient to meet potential mid- to high-end employment growth during the Reserves timeline.

The undersigned business members of the Reserves Steering Committee appreciate your consideration of our recommendations and would be pleased to answer any questions.



Greg Manning



Greg Specht



Craig Brown

cc: Clackamas County Reserves Citizens Advisory Committee
Washington County Reserves Coordinating Committee
Clackamas County Citizens Advisory Committee
Reserves Steering Committee
Reserves Business Coalition

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee

The Multnomah County Board of Commissioners Finds:

- a. The 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 Citizens Advisory Committee for Urban and Rural Reserves (CAC) has studied lands within the County and assessed their suitability for urban or rural reserve. The CAC has produced a thoughtful, well-informed assessment, which will provide invaluable guidance to the County in arriving at conclusions about what lands should be designated as urban or rural reserve.
- d. Information used in the evaluation of land within the County and the region has been developed during the process; additional information important to fully understanding the scope of urban and rural reserve on a regional scale is forthcoming.
- e. The Multnomah County Board of Commissioners (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 suitability assessment for urban and rural areas best reflects the current view of the Board and acknowledges that additional information that helps understand the scope of reserves is forthcoming.
- 2. Multnomah County Commissioner Jeff Cogen should advance the suitability assessment in Exhibit A into the regional process as the County's position to date.

ADOPTED this 10th day of September, 2009

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

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FOR MULTNOMAH COUNTY, OREGON

By _____
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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

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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.

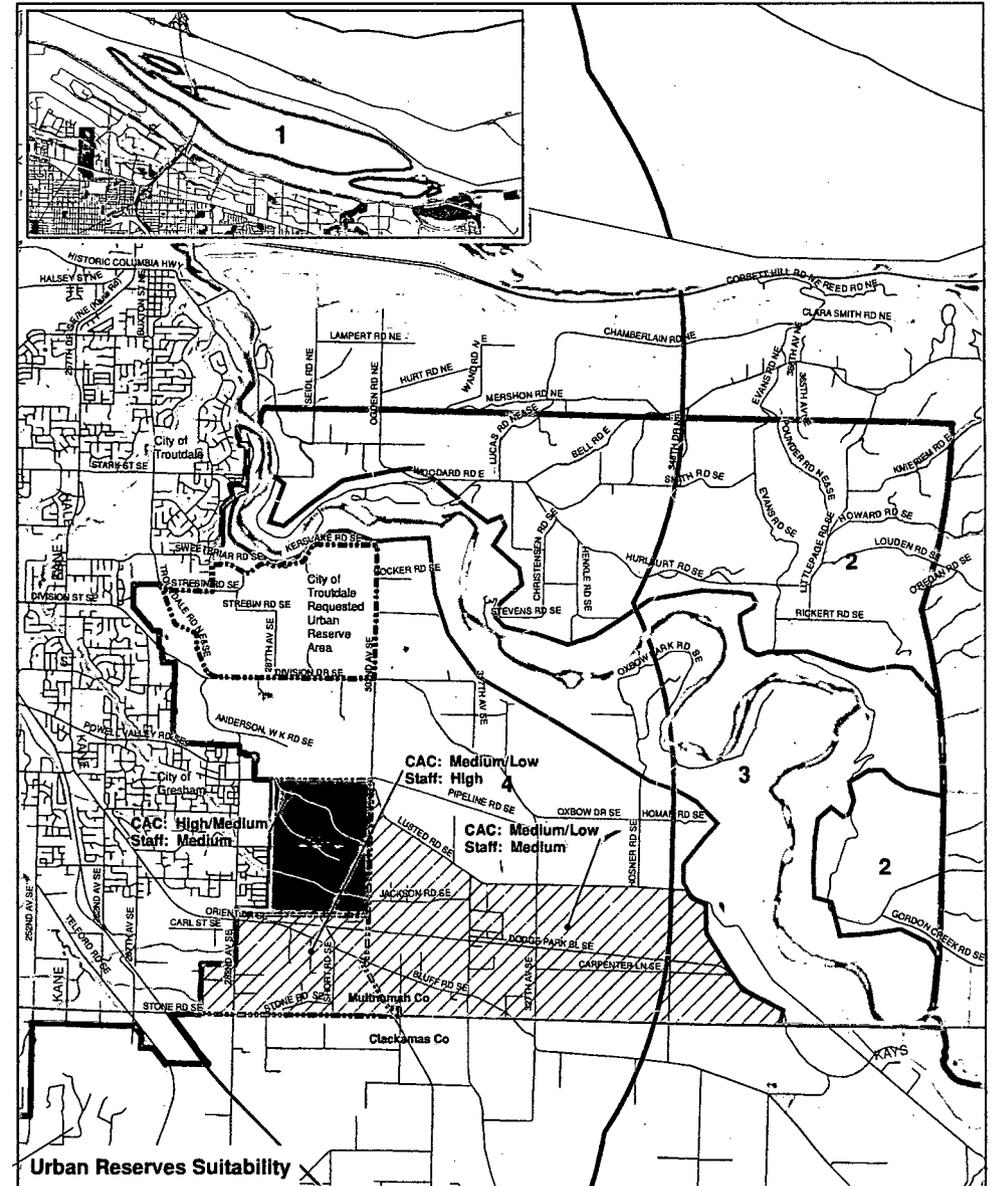
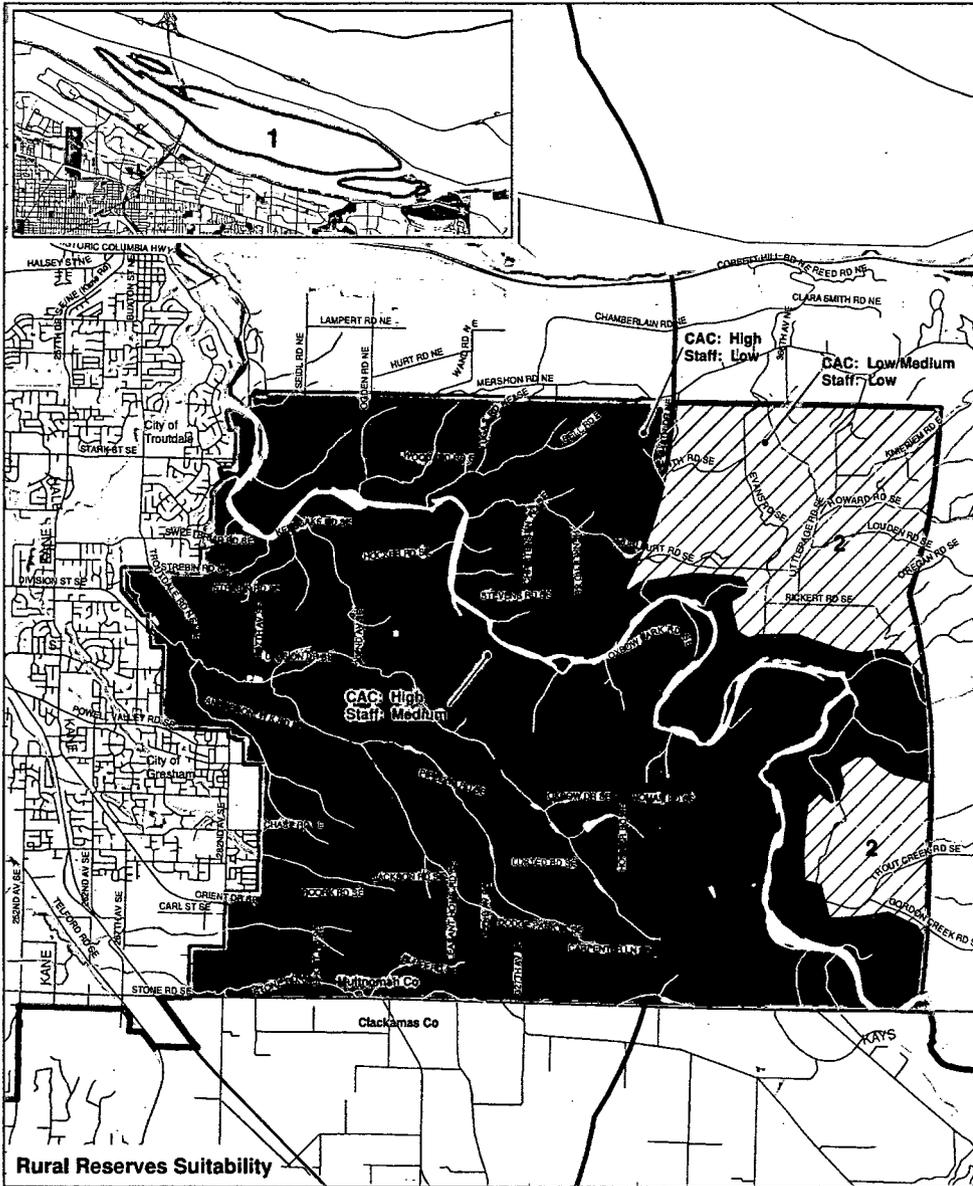
	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

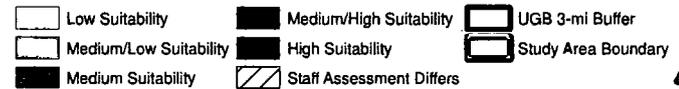
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Divided between no reserve designation and rural reserve to protect landscape 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	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	<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

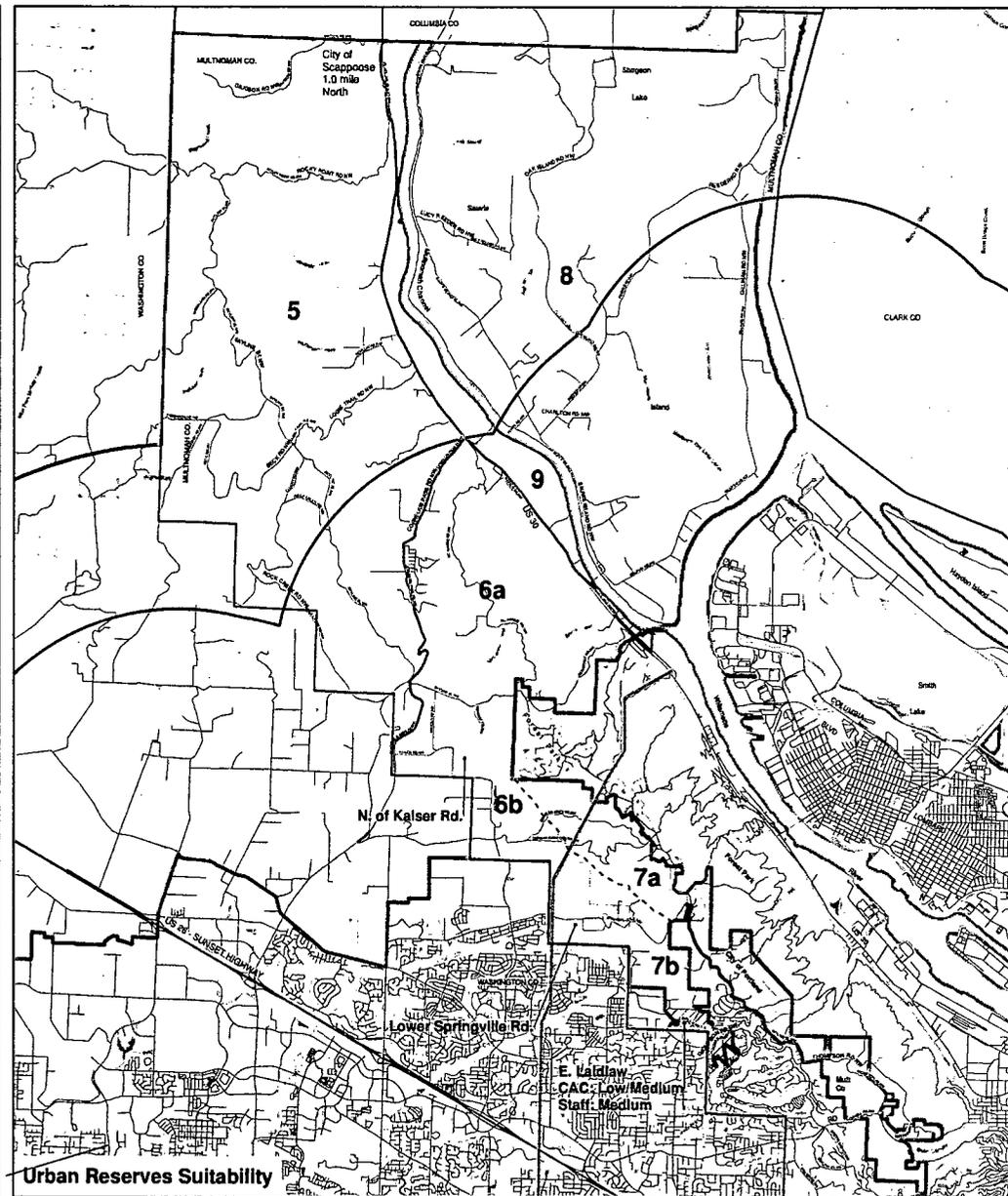
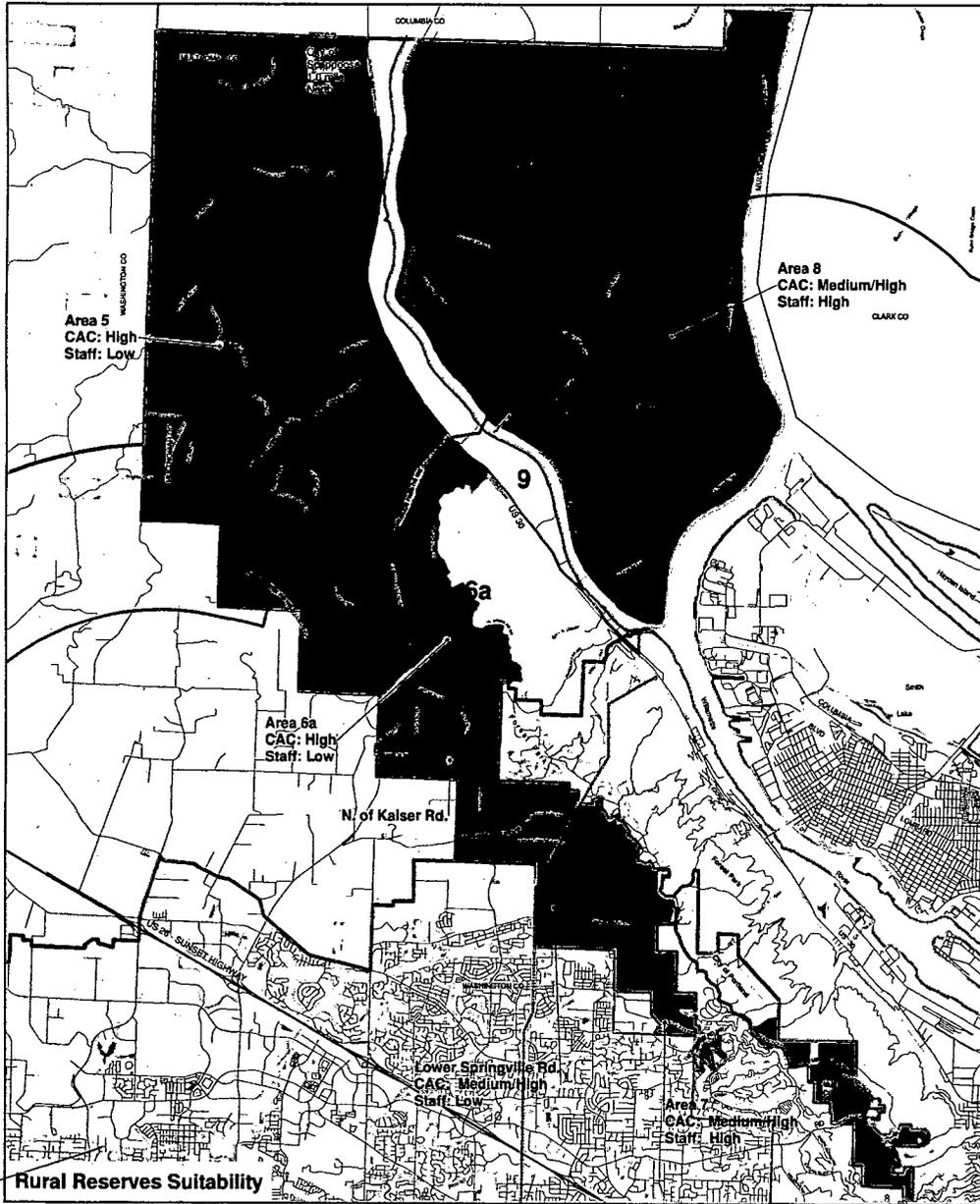
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
	features in the area within 3 miles of the UGB and southwest of Skyline Blvd; low suitability in remainder		rural reserve to protect landscape features.
Area 6 West Hills - South	<p><i>CAC:</i> High suitability West of McNamee; 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>	
<p>Area 8 Sauvie Island</p>	<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>
<p>Area 9 Multnomah Channel</p>	<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>

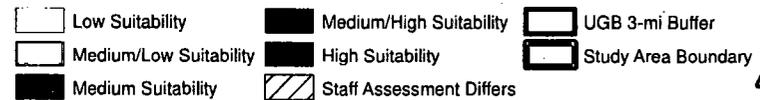


East Multnomah County Reserves Suitability Assessments:
 Areas 1, 2, 3 & 4 - Government Island, East of Sandy River,
 Sandy River Canyon & West of Sandy River
 Draft - 09/26/09





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

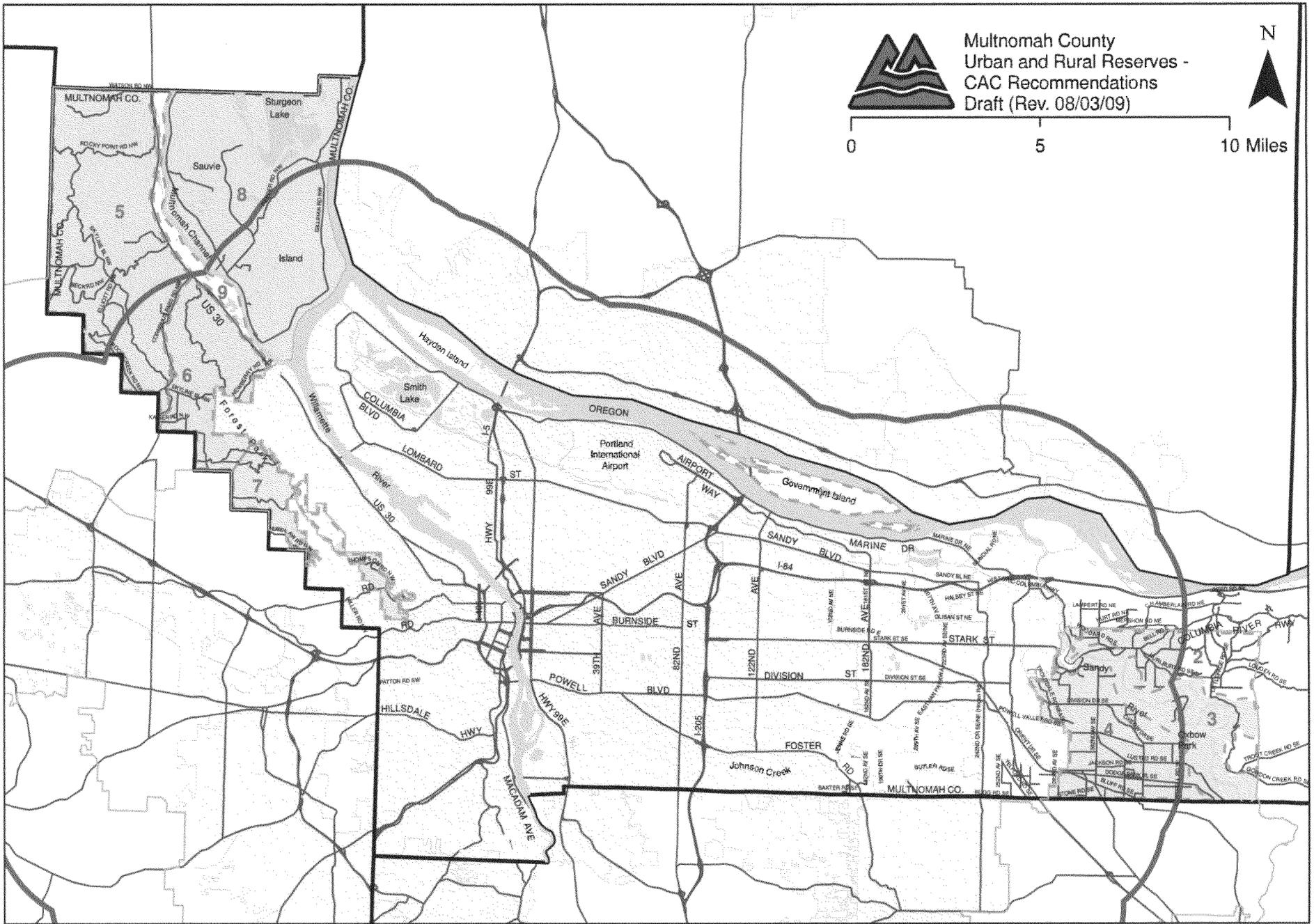




Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)



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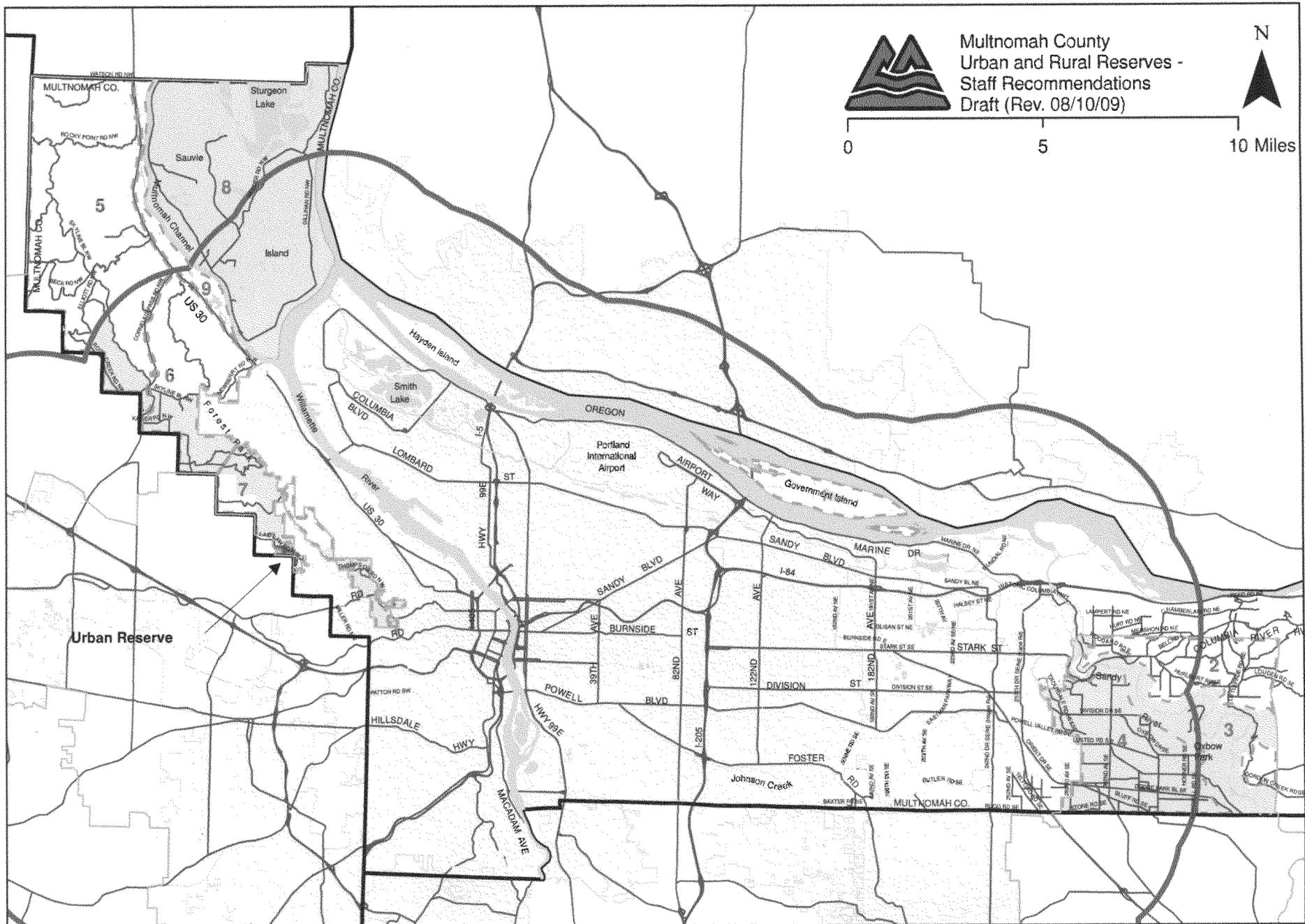


- Area 1: Government Islands
- Area 2: East of Sandy River
- Area 3: Sandy River Canyon
- Area 4: West of Sandy River
- Area 5: NW Hills North
- Area 6: NW Hills South
- Area 7: Powerline/Germantown Rd South
- Area 8: Sauvie Island
- Area 9: Multnomah Channel

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



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
-  Rural Reserve
-  Study Area Boundary
-  No Designation
-  County Line
-  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

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.
- 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, 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.

BOGSTAD Deborah L

From: COLLYMORE Karol
Sent: Thursday, September 10, 2009 8:24 AM
To: LASHUA Matthew; RINEHART Tom; WIREN Corie; LEE Beckie
Cc: MADRIGAL Marissa D; BEASLEY Charles; BOGSTAD Deborah L
Subject: FW: Resolution - Additional Finding re Planning Commission Hearing
Attachments: Resolution PC Finding draft.doc

Good morning,
Attached you will find an amendment to our urban/rural reserves item for this morning. I apologize for the last minute change. It's a small addition, acknowledging the work of the Planning Commission : "The Multnomah County Planning Commission conducted a public hearing on August 10, 2009, to hear public testimony and provide their advice to the Board regarding CAC and staff recommendations. The Commissioners offered support for the CAC recommendations, with one Commissioner not in agreement with the rural reserve recommendation for areas adjacent to the City of Troutdale." is the language added. Please share with your commissioners. Thank you!

Karol Collymore

Communications and Project Manager

Multnomah County Commissioner Jeff Cogen, Dist. 2

www.commissionercogen.com

503.988.6786 *direct*

503.988.5440 *fax*

email



Only print this document if you absolutely must...

From: BEASLEY Charles
Sent: Tuesday, September 08, 2009 4:51 PM
To: COGEN Jeff
Cc: COLLYMORE Karol
Subject: Resolution - Additional Finding re Planning Commission Hearing

Jeff,
Do you want to consider amending the resolution to add recognition of the PC hearing and their advice? Chris Foster, a Planning Commissioner, intends to ask for that on Thursday. I can either prepare something ahead of time, or BOCC can resolve at hearing. A quick draft is in the above.

As it is now, the PC hearing is discussed under number 5 of the APR.

Not sure we want to propose amendments that might invite other requests for amendment, which is the main down side I see.

C.

9/15/2009

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee.

The Multnomah County Board of Commissioners Finds:

a. The 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 Citizens Advisory Committee for Urban and Rural Reserves (CAC) has studied lands within the County and assessed their suitability for urban or rural reserve. The CAC has produced a thoughtful, well informed assessment which will provide invaluable guidance to the County in arriving at conclusions about what lands should be designated as urban or rural reserve.

d. The Multnomah County Planning Commission conducted a public hearing on August 10, 2009, to hear public testimony and provide their advice to the Board regarding CAC and staff recommendations. The Commissioners offered support for the CAC recommendations, with one Commissioner not in agreement with the rural reserve recommendation for areas adjacent to the City of Troutdale.

e. Information used in the evaluation of land within the County and the region has been developed during the process; additional information important to fully understanding the scope of urban and rural reserve on a regional scale is forthcoming.

f. The Multnomah County Board of Commissioners (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.

g. 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.

h. 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 suitability assessment for urban and rural areas best reflects the current view of the Board and acknowledges that additional information that helps understand the scope of reserves is forthcoming.
2. Multnomah County Commissioner Jeff Cogen should advance the suitability assessment in Exhibit A 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

#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: 9/10/09

SUBJECT: Urban Renewal

AGENDA NUMBER OR TOPIC: R-5

FOR: 1 AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mayor Jim Knight

ADDRESS: 104 SE Kibling

CITY/STATE/ZIP: Trout Lake 97060

PHONE: DAYS: 674-7234 EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: Power Point

+ sound copy / Letters of Support

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.

#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: 9/10/09

SUBJECT: Urban/rural reserves

AGENDA NUMBER OR TOPIC: - Food Policy Council

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Weston Miller

ADDRESS: 1378 SW Taylors Ferry Ct.

CITY/STATE/ZIP: Portland Oregon 97219

PHONE: _____ DAYS: 503-706-9193 EVES: _____

EMAIL: Weston-miller@oregonstate.edu FAX: _____

SPECIFIC ISSUE: - Portland/Multnomah Food Policy Council
recommendations

WRITTEN TESTIMONY:
- will send to Karl Collymore

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.

#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: Sept. 10 09

SUBJECT: Mult. County Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Thomas J. VanderZanden VANDER ZANDEN

ADDRESS: 15903 N.W. Logic Trail

CITY/STATE/ZIP: Hillsboro, OR 97124

PHONE: DAYS: 971-212-3162 EVES: _____

EMAIL: tvz@wildblue.net FAX: _____

SPECIFIC ISSUE: _____

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.

Before the Multnomah County Board of Commissioners...September 10, 2009

. My name is Thomas VanderZanden and I reside at 15903 NW Logie Trail, Hillsboro, Oregon 97124.

. I have enjoyed a 30 year career in government working in the field of planning and development and I am a partner in the Ir-Van consulting group LLC. I am also the current president of Walter J. VanderZanden Farms, Inc. We own and operate a 510 acre farm in Washington County.

.Senate Bill 1011 is all about striking a **balance** between livable communities, viable agriculture, and protecting natural landscape features across this region.

.The Washington County Reserves Advisory Committee as of September 8th is recommending over 34,000 acres be considered for urban reserve designation. About 73% of these 34,000 acres are designated as "foundation" agricultural land by the Oregon Department of Agriculture.

.The Multnomah County Reserves process has recommended a parsimonious 80 acres be considered for urban reserve designation on its West edge.

.These two separate decisions represent no "balance" whatsoever!

.The Springville Road area was offered as a place to put urban reserves should it be determined that it is needed. This area offers much the same landscape as is present in North Bethany, can be easily provided with urban services, and offers Multnomah County a clear option for providing "balance" to a process that in the end must be regional.

.This area meets all of the urban reserve designation criteria and the City of Beaverton has agreed to accept governance responsibilities. We do need a place for one million more people as we strive to protect what we value in our unique landscapes and agricultural areas.

.I respectfully request that the Multnomah County Board of Commissioners offer this area to the Metro Regional Advisory Committee for urban reserve consideration in their ongoing study process. By doing so you will have given this novel process a better chance to achieve its region wide objectives and make this area a net tax contributor to the many civic interests that you all are responsible for.

Thank you for the opportunity to speak.

Thomas J VanderZanden
15903 NW Logie Trail Road
Hillsboro, Oregon 97124

#4

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: 09/10/09

SUBJECT: Urban planning

AGENDA NUMBER OR TOPIC: RS

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Kathy Blumenkorn

ADDRESS: 14421 NW Springville Rd

CITY/STATE/ZIP: Portland OR 97227

PHONE: DAYS: 503 646-6054 EVES: 503 297-1424

EMAIL: Kblumenkorn@hotmail.com FAX: 503 646-6052

SPECIFIC ISSUE: East Beav

WRITTEN TESTIMONY: none submitted

just verbal 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.

#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: 9/10/09

SUBJECT: Urban/Rural Reservoirs

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Chris Foster

ADDRESS: 15400 NW McNamce Rd.

CITY/STATE/ZIP: Portland OR

PHONE: DAYS: 503-621-3564 EVES: Same

EMAIL: foster@europa.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**.
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.

#6

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: 9/10/09

SUBJECT: AREA 7

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: BOB BURNHAM

ADDRESS: 11419 NW SPRINGVILLE RD.

CITY/STATE/ZIP: PORTLAND OR

PHONE: DAYS: 503 636 0938 EVES: 503 916-6219

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: AREA 7 URBAN RESERVE

WRITTEN TESTIMONY: YES ON AREA 7 URBAN RESERVE
AS AN OPTION

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.

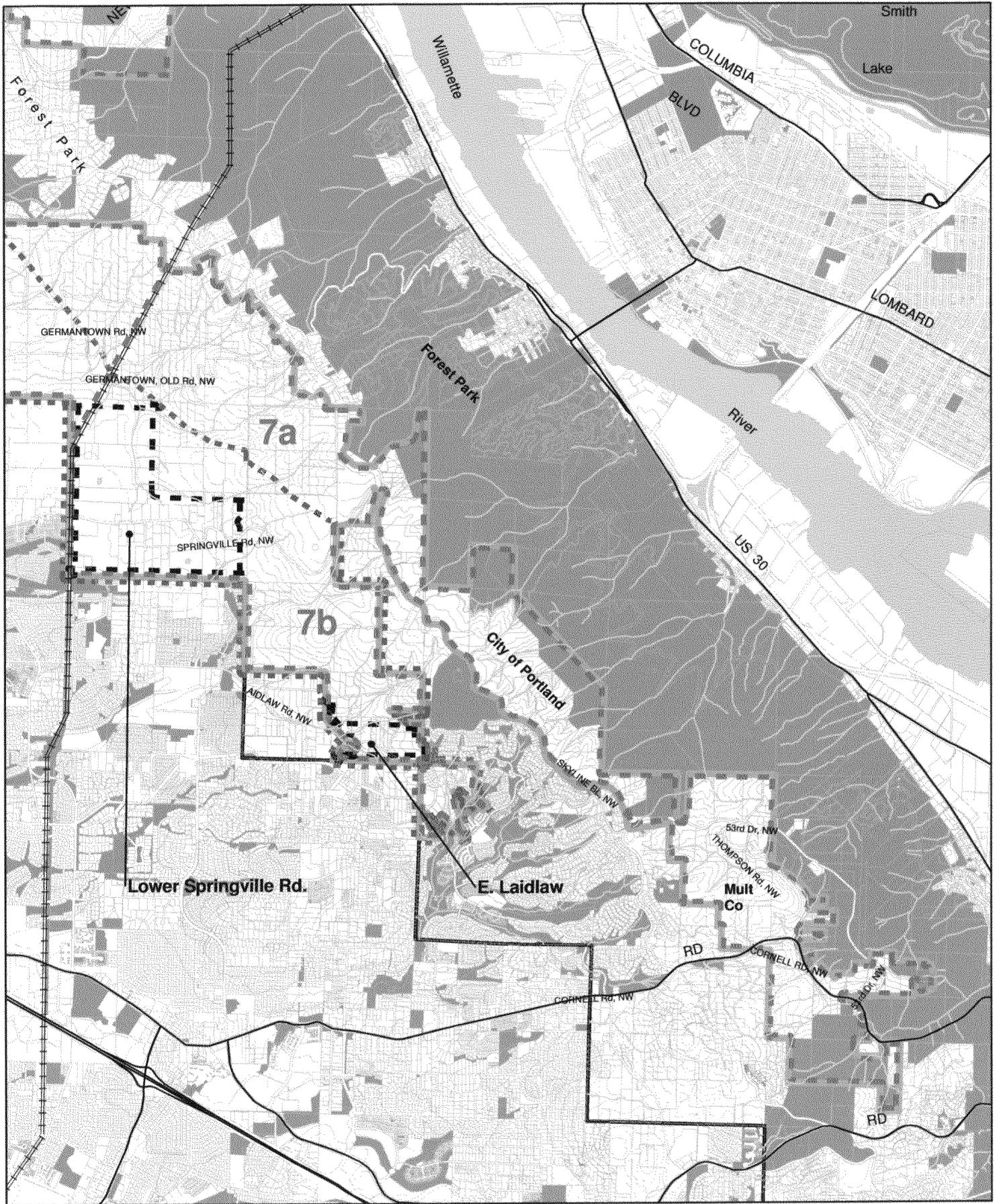
Testimony by Bob Burnham Before the
Multnomah County Board of Commissioners
Public Hearing Regarding Urban and Rural Reserves
September 10, 2009

SUBJECT: Testimony in **FAVOR** of portions of **AREA 7** being adopted as Urban Reserve lands for inclusion and endorsement by the Reserves Steering Committee and to advise and forward this recommendation to the Metro Council

My name is Bob Burnham and together with my family we have owned 112 acres of land situated at 11419 Springville Road since 1955. Myself and others in attendance are staunch supporters of the planning concept which has been referenced as "East Bethany" because of our property's strategic location with our Washington County neighbor's on our western property boundaries.

The attached packet includes my previous on the record testimony submitted to CAC & Multnomah County Land Use and Transportation Planning Commission in their June & August meetings. It provides a more extensive rationale for the following conclusions:

- Metro's Planning goals are driving you and the other Tri County Commissions to determine "which land is better suited to different purposes". By definition, the term "reserve" and more specifically the "urban reserve" lands should be identified and assessed by a uniform criteria that will provide logical candidate acres that can be held in reserve for future consideration when we exhaust our current inventory of UGB properties. On Tuesday, Washington County recommended that 34,250 acres of EFU farmland be designated as Urban Reserve. I'm told that 73% of those acres are "foundation" and not "conflicted" lands. Clackamas is anticipated to offer up another 11,000 acres. As our Multnomah Commission you are being asked by CAC to place 0 acres in the Urban Reserve. In fairness, your staff and Planning Commission is recommending that you include 80 to 150 acres. Metro must ask the question: Is that reasonable, honest and wise regional planning even though Multnomah County has nearly twice the population as the other two counties?
- Our lands and that of our surrounding neighbors are described as "conflicted lands" by both the Oregon Dept of Agriculture and the Oregon Farm Bureau. The top soils are thin, gray clay configured on small acreages adjacent to an urban setting rapidly encroaching from the west. Traditional farming opportunities are not economically viable. A school is designed to be located on our NW boundary.
- Ignoring **Area 7** as a vital Urban Reserve candidate over the next 40-50 year planning horizon is ludicrous. The area's "ag lands" are not sustainable by professional standards and the definition of EFU. Under a Rural Reserve designation, this area would not have an opportunity to expand public trails that are envisioned with the East Bethany concept plan. That plan would safeguard and ensure that the riparian and wildlife corridors that are envisioned by our planners would be placed in dedicated stewardship trusts. I believe giving East Bethany a chance could and would benefit both sides on this important debate.



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



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 |



Testimony

Before

Multnomah County Land Use & Transportation
Planning Commission

August 10th 2009

Testimony by **Bob Burnham** Before the
Multnomah County Land Use & Transportation Planning Commission
August 10th 2009

SUBJECT: Testimony in **FAVOR** of portions of **Area 7** being adopted as Urban Reserve lands for future inclusion and annexation of the area under title of West Forest Park Concept Plan.

My name is Bob Burnham and together with my family we own 112 acres of farm land situated at 11419 NW Springville Road. I appreciate your time to hear our testimony on why many of us believe your planning body could play a pivotal role in creating an opportunity to get in front of innovative planning that will be needed for our area's future sustainable growth.

I come to speak this evening on a topic near to me, both personally as well as professionally. I'm a Project Management Consultant with thirty-five years of experience in planning, operations, and management oversight in the timber resource business. That experience has taught me a real appreciation for our natural resources and ecosystems that are in play with timber and farm lands in NW Oregon. Our real challenge is how we plan for the inevitable interaction of our farms and timbered lands with our future neighbors when we project growth of nearly a million new residents over this next planning cycle. Just saying "no change" does not solve our dilemma.

The Area 7 lands that we and our neighbors own, fall into two categories: farm lands zoned as EFU and forest land. Many of our area's neighbors, own small lots and acreages previously platted to avoid today's overlays. Both the farm & forest categories have deferred tax status & zoning implications subject to requirements that run with managing the land. Farm lands in Area 7 are described by the Oregon Department of Agriculture and the Oregon Farm Bureau as "conflicted lands". Timber zoned lands have the added obligation of growing and harvesting timber stands well into the future. If these timber and farm lands remain under current configurations and zoning, public access restrictions will remain in place and on going hunting pressures will continue. I believe CAC's recommended "rural reserve" overlays for our area will frustrate planners and the public alike.

Over the past few years, logging activities on the upper western flanks of Skyline Blvd were met with significant resistance and outcry from many area residents. A properly managed tree farm can become a neighbor's best friend until you wake up to the sound of a timber faller's chain saw at five in the morning. I believe that many of the same people that want the rural reserve designation for our area will most likely complain the loudest when our area's timber is finally ready for harvest. Harvests usually equate to clear cuts. With a rural overlay designation on our area's property [into the foreseeable future], what options do we have when the taxes and the real financial burden of owning these lands come due? As in our "conflicted farm land", the dilemma for our forest resource will only worsen over time.

Specifically, not much of our acreage is suitable for serious farm production. Most of the ground is dominated by thin top soils of clay on top of fractured basalt. A portion of our property has scattered conifer and deciduous trees. Our Washington county neighbors west of the power lines were the larger farms with annual & perennial crops, prior to their inclusion into the new Bethany North development. Our immediate neighbors to our north, south and east have historically been and remain today to be what I would define

as "hobby farming". In order to maintain these acreage under "EFU" deferral, owners must maintain a profitable balance sheet for three of the previous five years. Lands in forest deferral are expected to repay the deferred tax through a harvest tax at the end of the normal timber rotation cycle.

I know of no one that has made a full-time living at farming within our area. Over the years, our family and our neighbors have always worked outside our respective properties to support the land and lifestyle it has represented. This is just another reality of our area's "conflicted land" ownership already acknowledged by the full-time farming community within the Washington County Farm Bureau and our State's Department of Agriculture

I do believe that an "urban reserve" designation would provide the protection of the resource for the broader public good. To repeat ... wildlife in our area are not and would not be adequately protected under the "rural reserve" designation. The long-term continuation of our rural status for farming and timber production will do nothing to discourage the hunting of large and small game alike. If it weren't for the line between Washington and Multnomah counties at the Bonneville Power R/W, our properties would most likely have already been included in the North Bethany plans. As you may already be aware, the future development plans of the east end of Bethany call for a new school sharing our family's common property boundary with Washington County.

Unless our Area 7's lands are given an opportunity for closer scrutiny and informed planning to protect the resources, we will have failed an opportunity that may not come again. I believe a serious look at the West Forest Park Concept Plan reveals that it is designed to sustain and build upon the unique character of our area. It would provide the connectivity between Forest Park [to the east] and Bethany, Beaverton and Washington County [to the west]. If the element concepts of this well conceived concept plan were to gain traction, it would provide the planning vehicle to protect, as well as develop, these lands appropriately. This area could become the transitional corridor that could and would protect egress and ingress of wildlife, preserve and promote riparian protection, together with expanded public access and trails that we all claim to want to promote.

I would only reference yesterday's *Sunday Oregonian* with its' front page banner ... **IS THE URBAN-RURAL DIVIDE OUTDATED?** Similarly, **The West Forest Park Concept Plan** vision is bold and what we would deem more appropriate for your consideration for study of **AREA 7**. I commend the efforts of CAC & your staff for their work and long hours in the formulation of their recommendations. However, I believe **Area 7** is not only **unique because of its' resources but also because of its' strategic location and access to infrastructure.** We would welcome the Multnomah County Planning Commission members coming along side to consider and choose to endorse our area's planning and its' area wide benefits within the boundary of an "urban reserve". We, together with our local and regional neighbors could then take the time to thoroughly discuss and negotiate what our respective visions and realities for this area could be.

Thank you for your time and consideration of what we believe could be an exciting west Multnomah County plan & partnership opportunity.

Testimony

Before

Multnomah County Reserve Advisory Committee

[CAC]

June 25th 2009

Statement into the record and before the
Multnomah County Reserve Advisory Committee (CAC)
Specifically on AREA 7 review
June 25, 2009

My name is Bob Burnham. I'm speaking on behalf of my family who own 115 acres situated on the border of the Washington & Multnomah County line. Specifically just north of Springville Road, beginning at the BPA power-lines running east up the hill for a half mile. Our property encompasses a lengthy segment of Abbey Creek.

I, together with others in attendance at this meeting are staunch supporters of the planned concept coined as "East Bethany" within the Area 7 study area that was presented to this working committee by Tom VanderZanden last Thursday evening. Contrary to the seemingly apparent different points of view and the positions taken by those of us in attendance, I would prefer to speak to the long range goals and results that we all could envision for this unique landscape of west Multnomah county. I want to focus on the elements that we can agree upon versus the rancor and personal name calling that was apparent in the heat of debate last Thursday in the closing minutes of public comment.

Can we agree:

- We all want prudent planning that will stand the test of serious scrutiny and will preserve the connectivity of this study area to Forest Park for both wildlife egress and enhancement as well a future public access and trails.
- The urban density and sprawl that we have seen in recent years in some portions of Washington as well as Multnomah county are not our vision for this area's future.
- Good science and environmental study should be utilized instead of knee jerk political reaction when assessing our options and opportunities. We are vetting options and then making planned & measured recommendations that have far reaching implications for the next generation of family and friends who could choose to live here.
- We would like to have this committee include recommendations that are sound and grounded in-fact to support the goals we can agree upon. We should include as much local & regional support from our community as can be mustered.

Having said that:

- We want the CAC members to know that we respect the position that our neighborhood CPO has taken in opposing our vision for modified development in the area. It was reported last week by Carol Chesarek our CPO Board member & sitting member of this committee that she and other CPO Board members voted not to support future consideration of an East Bethany vision immediately following the presentation made by Tom VanderZanden and others. Many of us in attendance were disappointed but not surprised.
- We also heard last week at the public comment period, that some other folks in attendance were in support of no further consideration of our vision for our collective private properties as envisioned by Tom's abbreviated overview last week. Without the benefit of further dialogue on this vision plan, I'm afraid many people on this committee and many in this meeting room believe that imposing a freeze on the status quo on Area 7, by whatever means, will result in the preservation of the current landscape and protection to the area from future activities ... not foreseen.
- I would like to remind you that last week we heard from local residents, with moderate sized acreage, who believed the current farm and forest tax overlay classification will assure them the independence needed to conduct their stewardship on their lands in the method they believe best. In honesty that approach could eventually lead to clear cuts and something more than organic farming. I have a professional background in both timber and agriculture and fully understand that a sufficient rate of return is required on any land based investment. The challenge to breaking even in farming or growing timber is difficult at best on fertile and unfettered acreage. All farmland in Area 7 is conflicted as acknowledged by the farming community & the Oregon State Department of Agriculture. Within Area 7 I know of no farmers who are making a living from their property, without a sustained outside source of income.

In conclusion, I sincerely believe that in time, our reliance on zoning and restrictive no growth overlays imposed in our unique area could unwittingly work against all of us ... regardless of where any of us cast our votes on alternatives & visions for this unique Area. We and our neighbors support Tom's details for a doable vision. Further, we are willing to make a commitment to work in a **public / private collaboration** to protect our **Area 7 resources** for future public & private benefit. I believe we all share that vision for our part of Multnomah County.

Thank you for your attention and the opportunity share my observations and opinion on this critical deliberation.

Bob Burnham
14419 NW Springville Road
Portland, Or 97029

#7

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: 9/10/09

SUBJECT: URBAN RESERVE

AGENDA NUMBER OR TOPIC: _____

FOR: AGAINST: _____ THE ABOVE ^{subject} AGENDA ITEM

NAME: Dale Burger

ADDRESS: 7548 N. Chautauqua Blvd

CITY/STATE/ZIP: Portland OR 97217

PHONE: DAYS: 503-978-0103 EVES: same

EMAIL: burger-dr@msn.com FAX: _____

SPECIFIC ISSUE: Reserve designation

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.

To Multnomah County Board of Commissioners

From Dale Burger
Manager Burger Farms LLC

Re Request for Urban Reserve Candidate Designation

Dear Chairman Wheeler and Commissioners,

Placing the area between Skyline Blvd and the Washington County line in rural reserve will limit the ability of Metro and the county to readily meet the expected and unexpected needs of an increased population. This land is largely conflicted due to eroded infrastructure, proximity to major developments, and proposed developments. Placing this land in urban reserve will encourage METRO to plan for the improvement and enlargement of transportation corridors to Washington County centers of employment and vocational education. The existing roads need wide shoulders for bicycles or separate lanes since this mode of transportation is encouraged by the city of Portland. Placing the land in urban reserve will not increase the threat to wild life, the quality of water, or the riparian corridors. There are laws in place that protect these elements. Forest Park is an example of the protection afforded the wild life in this area with over 5,000 acres set aside for their habitat. Metro also has purchased many hundreds of acres in the Newberry Rd and Burlington area.

Each housing unit located in this area will reduce the need for placing the unit west, in Washington County, on land much more suitable for agriculture; or reduce the need for an employee traveling through the west hills to a job in Washington County from the inner city. Since jobs in Washington County are projected to grow in number at a rate many times faster than in Multnomah Co. and the average non-agricultural salary is presently more than \$5,000 higher in Washington Co., there is a strong impetus for employees to work in Washington Co.

The lower portion of the West Hills can accommodate high density development while the higher slopes could be designed to construct estates of lesser density. Constructing communities in this area would allow the design of vibrant communities with adequate land to build schools, have walking paths and connect with existing infrastructure in Washington Co. Because the average Multnomah co. employee traveled 11.4 miles to work in 2005, locating in this area would place prospective employees in close proximity to many major employers and schools. This would have positive impact on global warming and air quality. Many educational programs at PCC are designed to train for the technical vocations in this high tech environment. Two PCC campuses are located near this area.

Developments in this area although expensive, would be much more cost effective than developments within the city limits. The residential units would contribute tax revenue while much of the construction within the city is subsidized with tax monies. System Development Fund monies could be used for transportation development expenses. One hundred twenty five million of taxpayer monies were invested in the Riverfront Urban Renewal Project alone. Early this year the city auditor reported that \$8.7 million was lost to the city in tax revenue by tax abatements designed to attract people to the inner city in 2007. Since about 31% of our tax money goes to education, this would amount to \$2.7 million or about 30 more teachers. Since 2007, much more construction is in areas offering tax abatements. \$8.7 million is only the tip of the iceberg when we consider that these abatements exist for up to ten years. Most of these inner city projects fall short of the Great Community design. There is no adequate plan for primary schools in the Pearl. Community gathering places are often not planned in inner city developments because along with schools they require land that is very expensive. The inner city environment is clearly not as aesthetically stimulating nor as environmentally healthy as the better designed communities outside of the large inner cities would be.

On behalf of many farm owners in this area who would suffer the burden of feeding increasing numbers of wild animals, decreased property values, and on behalf of future generations who will value the need for buildable lands above expanded wildlife lands, I encourage the planning commission to recommend this land as urban reserve.

#8

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: 09-10-09

SUBJECT: RURAL & URBAN RESERVES

AGENDA NUMBER OR TOPIC: RURAL / URBAN RESERVES

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: RONALD D MURRAY ROWALD

ADDRESS: 999 SW WILSHIRE SUITE 202
PORTLAND OR 97225

CITY/STATE/ZIP: OR

PHONE: DAYS: 503-292-5353 EVES: _____

EMAIL: rdm@ronaldmurraypc.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**.
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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#9

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: Sept 10th

SUBJECT: URBAN / RURAL RESERVES

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JIM IRVINE

ADDRESS: 340 SE HAWTHORNE

CITY/STATE/ZIP: PORTLAND, OREGON 97214

PHONE: DAYS: 503-239-0015 EVES: 503-481-4925

EMAIL: jim@CONIFERGROUP.COM FAX: 503-239-0065

SPECIFIC ISSUE: OPPORTUNITY TO USE URBAN/RURAL PROCESS
TO ACHIEVE WIN/WIN

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
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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” – | 990 acres |
| ➢ 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.
- 2 The flat lands can easily meet Title 11 density standards.
- 3 Enough sewer, water, power and transportation infrastructure is available “across the street” for more than 5,000 housing units.
- 4 Commercial needs can be met by the new Bethany town center.
- 5 Educational needs can be met by facilities located in Washington County.
- 6 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.

#10

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: 9/10/2009

SUBJECT: RESERVES

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JOSEPH C RAY HAWK

ADDRESS: 15248 NW GERMANTOWN ROAD

CITY/STATE/ZIP: PORTLAND OR 97231

PHONE: DAYS: 503 277 4881 EVES: 503 289 0744

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: SUPPORT FOR CAC RECOMMENDATIONS

WRITTEN TESTIMONY: PROVIDED DURING 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.
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Testimony from Joseph Rayhawk about Reserves September 10, 2009

My name is Joe Rayhawk. I live at 15248 NW Germantown Road, Portland, OR 97231.

- 1) I own a 34-acre farm immediately north of North Bethany in Area 6.
The Current UGB runs along our south property line.
We have operated Abbey Creek Stables, profitably, since we acquired the property in 2003.
- 2) I decided earlier this year that it would be better for my community if my area was designated as a Rural Reserve even though I thought at the time that that would eliminate a \$10,000,000 gain.
I have been attending CAC meetings since to advocate for Rural Reserves.

I have been extremely impressed with how hard they worked to understand the complex factors for Urban and Rural Reserves and the wisdom they used in considering both the legal aspects and what I consider the larger issues of the impacts of their decision on our community.

I also thought at the time that I was relatively unique. I have since learned that there are numerous other large landowners in Areas 5, 6 and 7 that would prefer to be Rural Reserve. As an interesting note, it seems that people who purchased their land tend to be more that way than people who inherited the land from their predecessors who were actually farmers.

- 3) Abbey Creek crosses my property for a distance of about 1300 feet. It is a headwater of Rock Creek. These and associated streams are facing serious ecological problems.
As a result, they are in a Tier 1 goal area for acquisitions under the Natural Areas Bond Measure. There are also State and Federal funds available for efforts to mitigate the problems.

In 2007, we gave up use of the land along most of the creek as part of what is called an ECREP project. The state and federal funds matched only some the costs of doing this.

The West Multnomah Soil and Water District chose us as the 2007 Cooperator of the Year.

In summary, I am a well-intentioned individual who is willing to sacrifice personal gain for the good of my community.

I wish to make 3 specific recommendations and observations

- 1) I want to recommend that you approve the CAC's recommendations as voted at their last meetings.
I think the record before you reflects their earlier thinking before they got input from a county attorney about factors 2-A and 3-A not being gating items.
These factors have to do with the probability of full urban development rather than the general appropriateness of the Rural Reserve designation. Some of the text in the final documents still reflects the earlier misinterpretation of these factors. This is even more true of the staff recommendations.
- 2) I want to recommend that any areas near the current UGB not be left undesignated.
This repeats a strong recommendation from the Planning Commission last month.
These areas do not meet the legal factors required for Urban Reserves.
However, leaving them undesignated will have bad impacts, both short and long-term.
Among the short-term impacts are that landowners will not know whether it makes sense to invest in their farms, sell out to younger folks who want to farm or hold on until the UGB moves. The next impact, perhaps not long-term, is that UGB may move past the areas on one of the next go-rounds even though the detailed consideration of the CAC and the staff is that the areas do not qualify for Urban Reserves.
- 3) There is an area in Area 7 known as East Bethany and via various aliases including Area 7.1 and the West Forest Park Concept

This area ^{was} ~~should~~ NOT be designated as an Urban Reserve because a reasonable evaluation of the 8 formal factors shows that it does not even come close to meeting most of them..

Let me digress a little for an analogy:

In order to become an NBA player you need to be tall and be very fast and coordinated.

When I was growing up, I thought I might be fast and coordinated enough. Unfortunately, I did not grow up tall enough.

Many of the factors for Urban Reserves contain two parts connected by an AND. To qualify, an area needs to meet both parts of each of these factors.

The advocates of designating East Bethany as Urban Reserves provided the CAC with arguments about various factors that only addressed 1 of the 2 parts of many of them. I provided input that showed that their arguments were wrong and often absurd. But, most importantly, they did not address both parts of the factors. To pun slightly, their arguments came up a little short.

I also argued that the area should be designated as Rural Reserve because it met the individual Rural Reserve factors as well as many larger factors involving the Rock Creek headwaters issues and the habitat and animal passage issues that underly the Natural Areas priorities.

This area is now farms or was until recently, and, perhaps crucially, the area was specified as a necessary buffer between North Bethany and the wildlife areas in a Superior Court decision about North Bethany.

The arguments are included in the back section of my handout.

Even though there was considerable pressure, the staff did not recommend the area for Urban Reserves and recommended that it be left undesignated. The CAC itself rejected the Urban Reserves and recommended all of Area 7 for Rural Reserves based on both the legal factors and the many larger issues.

3) Four Key Points

- 1) The area, if developed, will be a remote suburb of Multnomah County, effectively farther away from services and employment locations than Area 93.
- 2) In order to function well, it will need improvements to Washington County roads that are already overcrowded and going to get substantially worse when North Bethany is developed.
- 3) North Bethany planning is almost done. They have made no provision for supporting another community of almost equal size to the east in another county. Arguments that there are 'services next door' are absurd. Washington County does not even build infrastructure for its own known needs.
- 4) It is not possible even for well-intentioned developers to develop East Bethany without a negative impact on the environment. The advocates do not appear well-intentioned.
I provide two pictures that show the minimum Area 7.1 and the full area recommended in the advocate's last submission to the CAC overlays much of the upper part of Abbey Creek.

I participated in the Area 93 charette. It occurred to me frequently during that exercise that Area 93 should not have been bought into the UGB and would not have been, using the current rules.

I watched with some sadness as the Planning Commission tried to figure out some way to plan the area so that the land owners could move forward from what is a stressful situation for them.

I also felt sorry for the Planning Commission for having to try to make the impossible work.

I honestly believe that many of the factors that make Area 93 bad are worse for East Bethany.

Finally, I do not have time to discuss the so-called West Forest Park Concept. This was presented in a less-than-well-intentioned manner.

I have studied the handouts from two major presentations, one to the Forest Park Neighborhood Association and one to the CAC.

Assuming that it was something other than a smokescreen to obscure what they really intend, the most important thing I can conclude is that advocate's lawyers think they will not be allowed to develop just the L-shaped area called East Bethany.

They need to get development rights to a large area so they can trade them around to get enough density with the East Bethany.

The plan itself does not seem plausible to me. It has been rejected by the Forest Park Neighborhood Association Board which has much more experience and insight than do I.

Testimony of
Joseph Rayhawk
15248 NW Germantown Road
Multnomah County
Portland, OR 97231

September 10, 2009

Recommendations About Rural Reserves

- 1) Support the Final Version of the Recommendations from the CAC
- 2) Support the CAC and the Planning Commission's Recommendations that no areas be undesignated.
- 3) Support Especially all of Area 7 as Rural Reserves

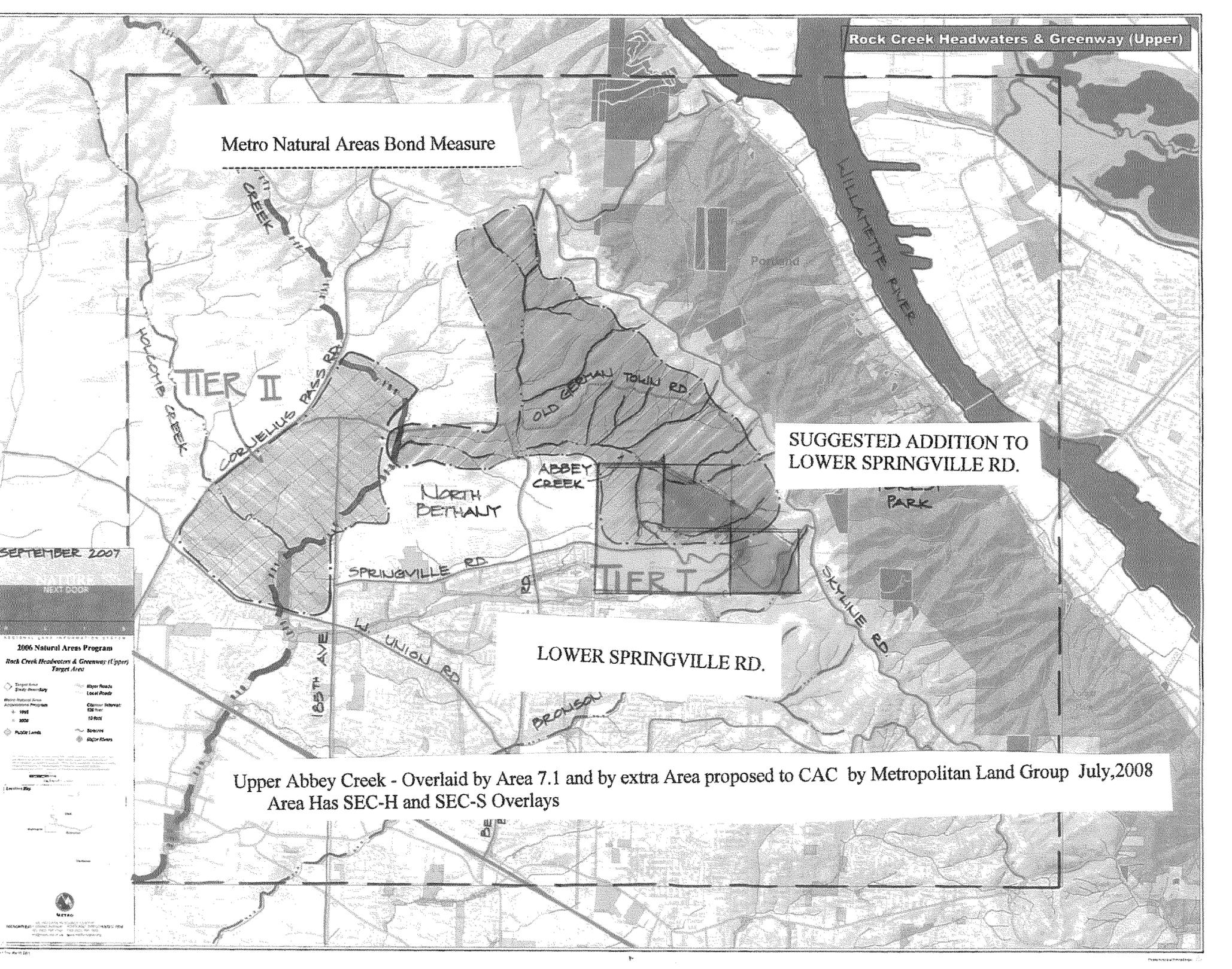
Metro Natural Areas Bond Measure

SEPTEMBER 2007
NATURAL AREAS BOND MEASURE
NEAR BOOK

2006 Natural Areas Program
Rock Creek Headwaters & Greenway (Upper)
Target Area

- Designated State Boundary
- Water Natural Area Acquisition Program
- 1991
- 2000
- Public Lands
- Major Roads
- Local Roads
- County Interest
- 100 feet
- 500 feet
- Major Easements

Scale: 1 inch = 1 mile



SUGGESTED ADDITION TO LOWER SPRINGVILLE RD.

LOWER SPRINGVILLE RD.

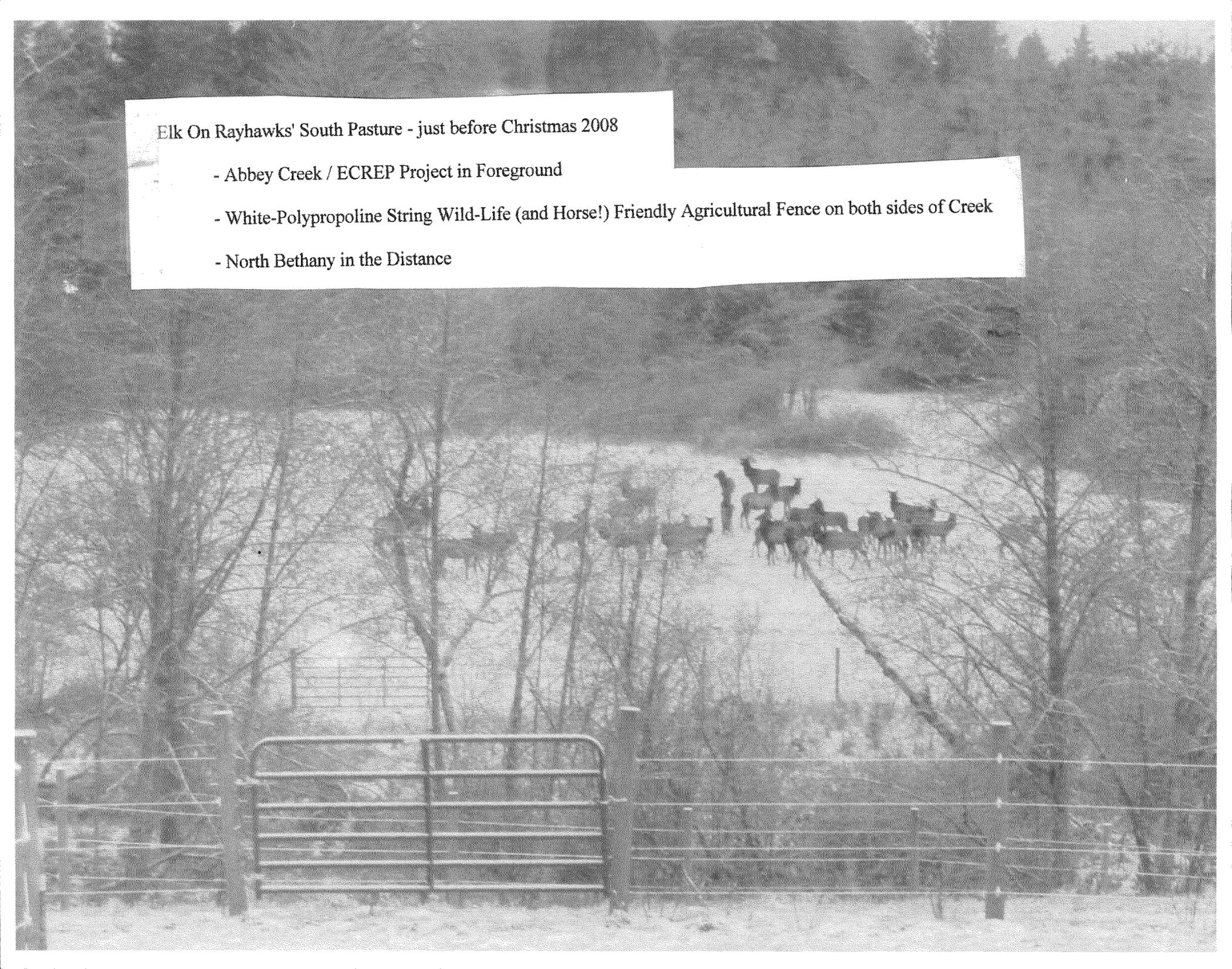
Upper Abbey Creek - Overlaid by Area 7.1 and by extra Area proposed to CAC by Metropolitan Land Group July, 2008
Area Has SEC-H and SEC-S Overlays

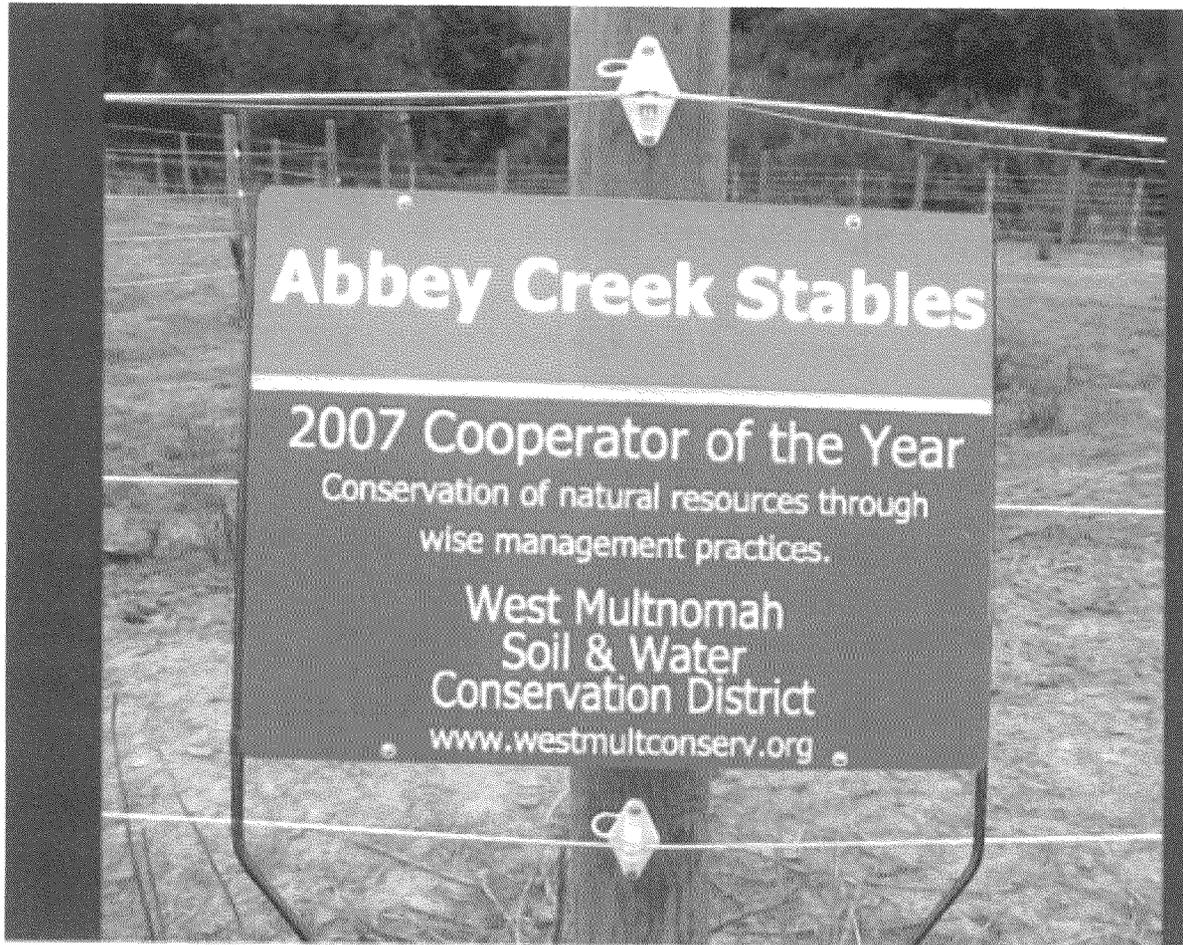
Elk On Rayhawks' South Pasture - just before Christmas 2008

- Abbey Creek / ECREP Project in Foreground

- White-Polypropoline String Wild-Life (and Horse!) Friendly Agricultural Fence on both sides of Creek

- North Bethany in the Distance





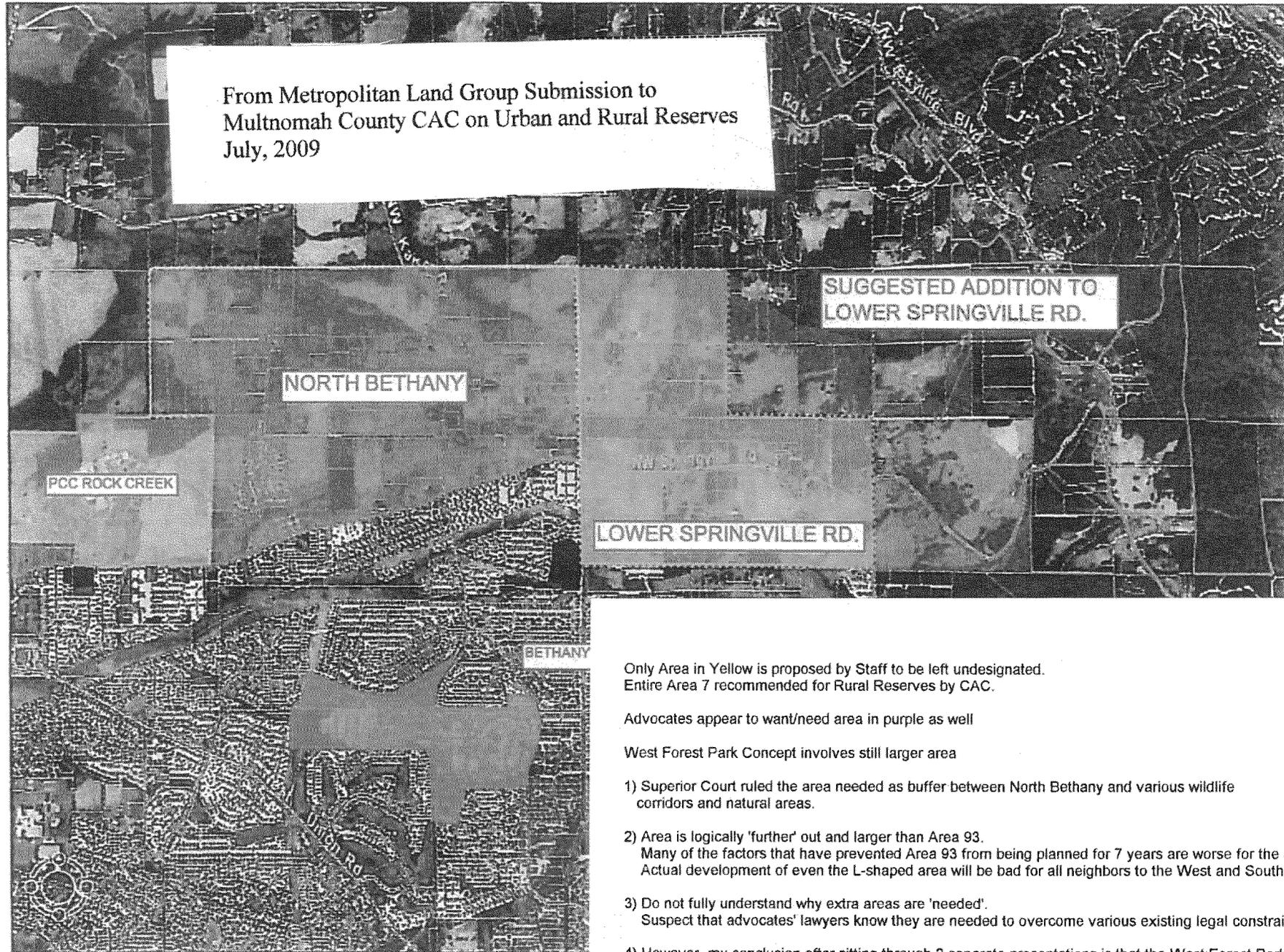
Abbey Creek runs into Rock Creek which runs into Tualatin River.

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



Only Area in Yellow is proposed by Staff to be left undesignated.
Entire Area 7 recommended for Rural Reserves by CAC.

Advocates appear to want/need area in purple as well

West Forest Park Concept involves still larger area

- 1) Superior Court ruled the area needed as buffer between North Bethany and various wildlife corridors and natural areas.
- 2) Area is logically 'further' out and larger than Area 93.
Many of the factors that have prevented Area 93 from being planned for 7 years are worse for the area.
Actual development of even the L-shaped area will be bad for all neighbors to the West and South.
- 3) Do not fully understand why extra areas are 'needed'.
Suspect that advocates' lawyers know they are needed to overcome various existing legal constraints
- 4) However, my conclusion after sitting through 2 separate presentations is that the West Forest Park Concept would lead to great damage to the environment and that much of the proposed financing is absurd.

It appears to be smoke-and-mirrors designed to get the base area into Urban Reserves and get past the rational review process done by the CAC.

Title: Input for the Next Meeting of the Multnomah County CAC on Urban and Rural Reserves.
Author: Joe Rayhawk
Date: July 22, 2009

Summary: I believe the Committee erred in rating Area 7.1 as Medium with respect to Factors 1, 3, 4, 5, 6 and 7, and, in rating Area 7 as Medium with respect to Factor 8.

I present arguments below that are compelling with respect to factors 1, 3, 4, 5, 6 and 8 and a little less compelling with respect to Factor 7.

In particular, it is absurd to think that the area will get bus service, can use public schools in North Bethany and that adding their cars can do anything other than make several terribly congested roads in Washington County worse.

1. Can be developed at Urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;

Area 7.1 is dependent on development of roads in Washington county, including Bethany Boulevard and Saltzman Road. These two roads, among others, should have been widened from 2 to 5 lanes **10 years ago** with development of the first Bethany and with developments along Saltzman north of Cornell. Washington County has not required new development to pay for **NEEDED** infrastructure. So, both roads are way over capacity. They are going to get much worse with development of 5000 homes in North Bethany. Since East Bethany(in Area 7.1) is the same general size as North Bethany, one should assume developng it would add another 5000 homes. It is not clear that any development charges could be laid on East Bethany for improvements to Washington County roads.

In addition to other problems, the last segment of Salzman Road just south of Laidlaw presents a serious construction problem and may need a very expensive bridge.

There is no way that East Bethany can be developed to make efficient use of these over-capacity roads.

There are also serious problems trying to go east on Springville to get to downtown Portland. First, to get to the Sunset Highway would require widening Skyline. It is not clear this can be done, but, if it can, the land along the right-away will be very expensive. The market value is probably several times the \$500,000/acre we have been contemplating. The rich people up there will fight any such move in the courts for years. Portland has better things to do with its money. The alternative is to widen Skyline to Germantown and then widen Germantown. There are many places on Germantown east of Skyline where it will clearly cost so much money that it is absurd to even to consider this a practical alternative.

Area 7.1 must be rated low with respect to Factor 1.

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;

Washington County has normally been late to build its needed schools and has often built the minimum required. It is not rational to assume that they will do otherwise with the North Bethany schools. Although the Beaverton School District has been pro-active in acquiring two sites, these sites are sized for the number of children expected from North Bethany. It is not rational to assume that they will be able to expand these sites for students from Multnomah County, especially after the area around them is developed.

Since East Bethany is of the same size as North Bethany, allowing East Bethany students into North Bethany schools would double the population. This would almost certainly lead to poorer education for all the students. It is not rational to think the citizens of North Bethany would allow their children's educations to be harmed for the benefit of citizens of Multnomah County.

Tacit in the discussion is that Portland public schools are unlikely to build the needed schools in East Bethany because of obvious, more serious, needs elsewhere in the Portland Public School system. So, any students in East Bethany would have to be bused to schools MILES TO THE EAST.

Beyond the schools issue, East Bethany has many of the same governance and service problems as Area 93. In particular, it would need to be annexed by Portland in order to have an appropriater service provider. Area 93 was brought into ther UGB in 2002. Metro established a first drop-dead date for a development plan of 2004. We are now 5 years later, and there is still no viable development plan. Area 7.1 has many if not all of the same problems.

All rational indications are that Beaverton will not be allowed to annex an area in Multnomah County. It is fantasy to assume otherwise.

Area 7.1 must be rated low with respect to Factor 3

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;

There are two issues here public transit and all of the others. Note that the language of this factor says AND with respect to public transit. Legally, that means if public transit will not happen then the area should rated low.

First, let's deal a little with the other issues. The biggest negative is that public/common areas of North Bethany will be over a quarter mile west of the common border. According to criteria given the committee, this makes them too far for children to walk. Again, this is partially a legal-ish issue. Do remember that it rains here for 6+ months out of the year. The common/play areas of North Bethany are being sized for North Bethany. At this time, there are no plans for North Bethany to connect its system of bikes and trails with anything to the east. At best, Area 7.1 might be rated Medium for these issues, but rating it low would be more realistic.

Now to the more important problem. TriMet officially presented you with a number of **18 Housing Units per acre with 1/4 mile of a bus line as the minimum needed**. The most recent plan for North Bethany shows they are struggling to get to 10 Housing Units per BUILDABLE acre. East Bethany, proper, will be built to a standard between 10 and 12 Housing Units per BUILDABLE acre. This is actually less than half the TriMet minimum number. By itself, this means the committee should rate Area 7.1 low.

But there are many other factors that make it worse. First, bus service would almost certainly be along Springville Road. Much of Area 7.1 is more than 1/4 mile away from the road. East Bethany is also logically the furthest out of a set of developments, including Claremont, Bethany, Area 93 and Bauer Heights. None of these have the needed density. Some of them have actually been designed so as to discourage bus ridership. This includes things like brick walls and fences that require riders to walk an extra 1/8 or 1/4 mile to get to the bus stop.

The key is that all of these areas, including East Bethany, are, or will be, suburbs. In addition to the physical problems of diuscussed above, suburban residents drive cars. They do not ride buses. This is just common sense.

Area 7.1 must be rated low with respect to Factor 4.

5. Can be designed to preserve and enhance natural ecological systems;

Note again the use of the AND here, meaning that both parts need to be true.

During court cases about North Bethany, it was stated that the area east of North Bethany would provide the buffer between North Bethany and the various areas of Significant Environmental Concern including habitat and stream.

Urbanizing Area 7.1 would eliminate this buffering. The area cannot be urbanized without risking serious harm to these systems. Hence, it is most likely that the 'preserve' aspect cannot be met.

It is an unarguable fact that changing farmland and forests into streets and houses does not enhance the ecological system.

So, due to both aspects, but especially with respect to the enhance side,
Area 7.1 must be rated low with respect to Factor 5.

6. Includes sufficient land for a range of needed housing types;

Because of Significant Environment Concern overlays, Area 7.1 cannot be built at the density needed to meet this factor without getting development rights from areas further up the hill.

There is much fantasy involved in getting such rights. The fantasy includes the financing aspects as well as getting cooperation from the many landowners who would not benefit financially to the extent that the Area 7.1 residents would. Negative impacts on these other folks include: more crowded roads, ruining of their views, the likelihood of more suburban children trespassing and causing nuisances and, last **but not least**, the likely need for them to be annexed by the City of Portland. I have talked to neighbors about our area (Area 6) being in either Urban or Rural Reserves. Many are on the fence until we get to the part about having to pay Portland taxes and having to obey city rules. They have even more negative reaction to being annexed by Beaverton.

Area 7.1 cannot be considered as separate from the rest of Area 7 with respect to housing because it needs the rest of Area 7 to be able to achieve the needed density.

Area 7.1 must be rated low with respect to Factor 6.

7. Can be developed in a way that preserves important natural landscape features included in urban reserves, and

I am a little confused by the wording of this factor. I know that developing this area as a suburb has to lead to degradation of the streams and the wildlife habitat nearby.

WRT Streams: The water from the suburbs has to go somewhere. I believe it has to get into Abbey Creek. It will include chemicals from lawn fertilizer. It is likely to be hotter (this is a major issue for Headwaters of Rock Creek). It is likely to be more rapid than current flows, leading to more erosion and other bad impacts such as worse flooding on Kaiser Road.

WRT Habitat: The habitat area here is being pinched down along with the northern border of North Bethany. Bad factors here include: noise, lights and children playing in the woods.

At the current time, although theoretically required by law, the North Bethany plans

do not show any buffers along the north edge of the development. They appear to think that land north of the county line is just fine. Any land south of the line would cost them \$500,000 per acre, of course.

I personally doubt that the developers of East Bethany would be any more public spirited than the ones working in Washington County.

A side issue is that the West Forest Park concept, which seems key to developing Area 7.1, includes a series of McMansions on the hill ridges. The intent is that the high prices of these will help generate some of the funds needed for acquiring the development rights on 1000 acres. It is likely that these mansions will destroy the beauty of these hillsides for the many residents, inside the UGB and Urban Reserves, to the southwest of the hills.

Area 7.1 should be rated low with respect to Factor 7.

I use the word "should" rather than "must" because I am not sure I understand this factor.

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.

Wow, this looks wrong for the whole of Area 7.

- 1) The power lines do not buffer between Area 7 and forest / farms. They are a problem especially for the habitat. It would be nice to plant some kinds of trees that would create a forest under the lines, but, not interfere with operation. Not clear this is doable. If it was, then the area of the power lines could at least not be a problem for the animals. And, they would be less impacted from the development nearby, if any.
- 2) As mentioned before, urbanizing any part of the area would impact streams and habitat. (See arguments for Factor 7)
- 3) Having a large suburban population near farms, forest and creeks is not good for any of them. The best way to minimize the impacts would be to build a 20 foot non-climbable wall along the northern edge of both North Bethany and Area 7.1 (if it were developed). This would keep the noise, light and children out of the area. It will, of course, not happen. It also would do nothing to avoid the damage of suburban water flows into the Headwaters of Rock Creek.

As an aside, I operate a horse stables with about 30 horses and numerous students and relatively inexperienced riders. I believe because of the risks of injury to one or more of the above, that we will have to close down the stables once North Bethany is populated with the planned 11,000 suburbanites. This makes me both sad and angry, but, I do not believe that there is any way to avoid it. Adding another 10,000 plus suburbanites in East Bethany would just increase the odds of a terrible incident. I do not believe there is any way that either area "Can be designed to avoid or minimize adverse effects on my farm practices".

All of Area 7 must be rated low with respect to Factor 8.

I ask the committee to reconsider their previous recommendations on all of these factors.

Thank you for your attention and the hard work you are doing.

Joe Rayhawk

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: 7/10/09

SUBJECT: Reserves - Area 7

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Matt Wellner

ADDRESS: 17933 NW Evergreen Pkwy

CITY/STATE/ZIP: Beaverton, OR 97006

PHONE: DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: EAST Bethany & Lower Springville

WRITTEN TESTIMONY: DESIGNATED AN URBAN RESERVE ON
WEST SIDE OF MULTNOMAH COUNTY

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.

September 10, 2009

Multnomah County Board of Commissioners
Attn: Chair Ted Wheeler
501 SE Hawthorne Blvd, Suite 600
Portland, Oregon 97214-3587

Re: Planning Commission Discussion of Urban Reserve Pockets - Lower Springville Road Area

Dear Chair Wheeler and Members of the Board,

At the August 10, 2009, Multnomah County Planning Commission meeting there was discussion about the potential for designating some pocket Urban Reserve areas. It is our understanding that the Planning Commission recommendation was consistent with that of the Citizen Advisory Committee (CAC) and that adjustments for pocket Urban Reserve areas were not made. Unfortunately, the combination of too much information and too little time made it difficult for the Planning Commission to consider any reasonable changes to the CAC recommendation, which included only Rural Reserves and did not identify any areas for future urbanization.

Within Multnomah County there are clear opportunities to identify some pocket Urban Reserve areas where planned and/or existing infrastructure investments can be leveraged. One such opportunity is referred to by Staff and the CAC as the Lower Springville Road area, which is found immediately adjacent to the east of the North Bethany UGB expansion area. The Lower Springville Road area was identified by the CAC as having the highest suitability for an Urban Reserve on the west side of Multnomah County. This statement is encouraging, but without an Urban Reserve designation a tremendous opportunity will be missed to more efficiently and effectively utilize investments in public infrastructure that can be found right next door.

Development within the North Bethany concept planning area has been underway for over two years. The Arbor Oaks development is located in the southwest corner of North Bethany, with vertical construction well under way. Planning for the remainder of North Bethany is nearing completion. Adoption of Ordinance 712 and the associated finance plan is expected to occur within the next three months. Throughout the next ten years, a substantial front-end investment will be made for on and off-site improvements found immediately adjacent to the Lower Springville Road area. North Bethany will generate substantial SDC revenue, targeted for the construction of public infrastructure within and around the planning area. Additional public infrastructure investments will be made by private development, which will result in the creation of logical multi-modal connections to the Lower Springville Road area. The impending development of North Bethany will result in a tremendous investment of hundreds of millions of dollars in infrastructure improvements. It is important that we recognize the benefit of leveraging this neighboring investment through the identification of the Lower Springville Road area as an Urban Reserve.

V 503.597.7100 | F 503.597.7149
17933 NW Evergreen Parkway, Ste. 300
Beaverton, OR 97006
CCB 181933



Outside of North Bethany, existing sewer and water infrastructure can be found immediately south of the UGB. This infrastructure can already provide access to much of the Lower Springville Road area. Transportation improvements made as part of the North Bethany project will provide added capacity for future urbanization. Additionally, Washington County has identified the potential connection of Saltzman Road to Springville Road, which will add greatly needed north-south connectivity to the area. This much needed north-south collector is more likely to occur in an urban setting.

Through good planning, urbanization of the Lower Springville Road area can provide a logical transition between urban and rural uses, while providing added connectivity from the west to Forest Park. Although a few individuals will testify to the productivity of this area for farming, the Oregon Department of Agriculture has identified the entirety of this area as conflicted for farming, and numerous generational property owners have testified that farming cannot be sustained with any level of productivity for the long-term. The Lower Springville Road area is clearly not suitable for an agricultural Rural Reserve designation and existing natural resources can and will be protected in an Urban Reserve setting.

The focus of this decision must be on the benefits associated with existing and planned investments that can be found just next door. North Bethany is an essential building block for the Lower Springville Road area, and it is just on the horizon.

The attached document, which was submitted to the Planning Commission and the CAC, discusses the Urban Reserve factors as they apply to the Lower Springville Road area. This document clearly discusses the suitability of this pocket area for an Urban Reserve designation. Thank you for considering our remarks. Should you have any questions regarding the information contained herein feel free to contact me at (503) 597-7147.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Wellner', with a long horizontal flourish extending to the right.

Matt Wellner
Tri-County Investments
An affiliate of Metropolitan Land Group

WEST FOREST PARK CONCEPT PLANNING AREA

TABLE OF CONTENTS

- Statistics, Objectives, Policies and Tools Summary
- Current West Forest Park Concept Plan
- Current North Bethany Concept Plan
- Water and Sewer Service Provision Map
- Transportation Corridors Map
- Saltzman Road Extension Study Area Map and Summary (Washington County)
- Lancaster Engineering Transportation Assessment for East Bethany (West Forest Park)
- Exception Lands Identification Map
- Oregon Department of Agriculture Conflicted Lands Map

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” – **990 acres**
 - 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.

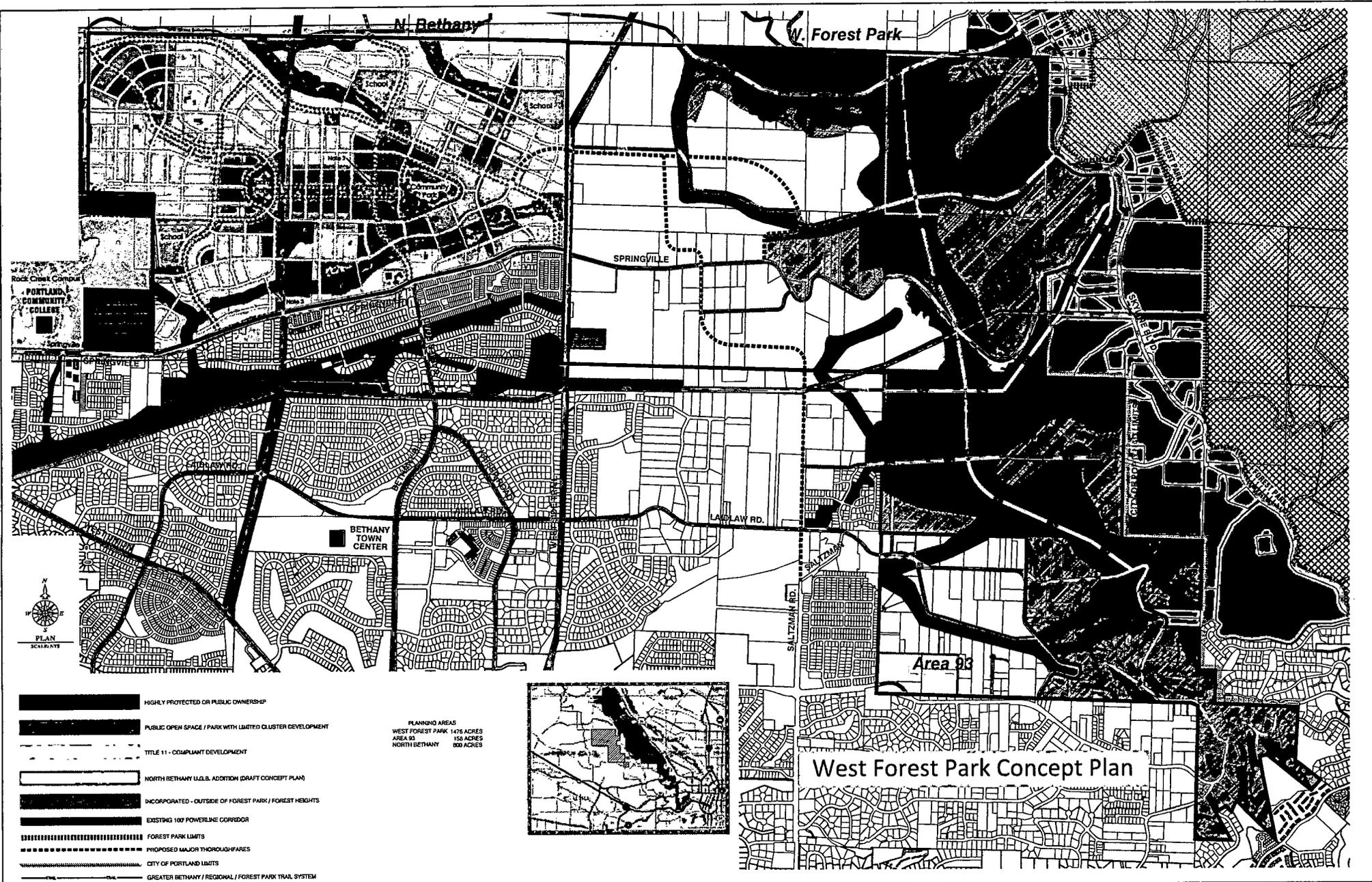
OBJECTIVES (FLATLANDS)

- 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.
- Place urban development on land identified by Oregon Dept. of Agriculture as conflicted for farming.

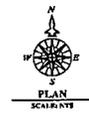
URBANIZATION POLICIES AND TOOLS FOR PUBLIC DOMAIN ACQUISITIONS

- 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*

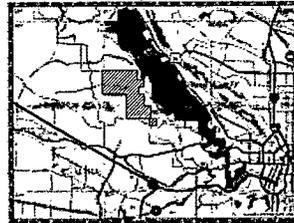


Rock Creek Corridor
PORTLAND COMMUNITY COLLEGE



- HIGHLY PROTECTED OR PUBLIC OWNERSHIP
- PUBLIC OPEN SPACE / PARK WITH LIMITED CLUSTER DEVELOPMENT
- TITLE 11 - COMPLIANT DEVELOPMENT
- NORTH BETHANY U.L.B. ADDITION (DRAFT CONCEPT PLAN)
- INCORPORATED - OUTSIDE OF FOREST PARK / FOREST HEIGHTS
- EXISTING 100' POWERLINE CORRIDOR
- FOREST PARK LIMITS
- PROPOSED MAJOR THOROUGHFARES
- CITY OF PORTLAND LIMITS
- GREATER BETHANY / REGIONAL / FOREST PARK TRAIL SYSTEM

PLANNING AREAS
 WEST FOREST PARK 1476 ACRES
 AREA 93 150 ACRES
 NORTH BETHANY 800 ACRES



West Forest Park Concept Plan

Area 93

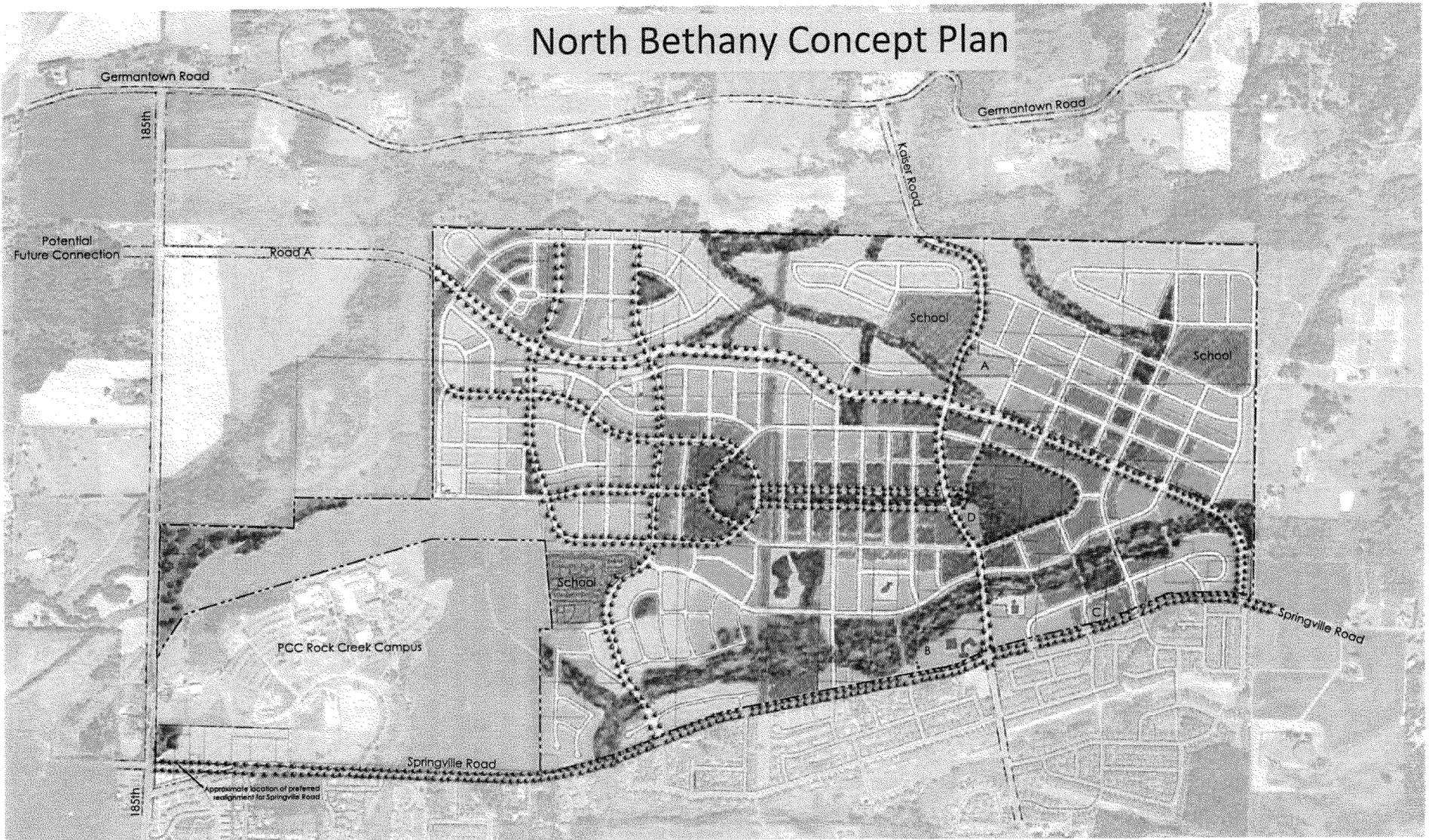
SPRINGVILLE

LAIDLAW RD.

SALTZMAN RD.

GRANDVIEW

North Bethany Concept Plan



Bethany
a community of distinction
25 march 2009

Illustrative Concept Plan

Residential	
[Pattern]	High Density Specialty (R-30+)
[Pattern]	High Density Residential (R-30)
[Pattern]	Medium Density Residential (R-18)
[Pattern]	Low Density Residential L3 (R-12)
[Pattern]	Low Density Residential L2 (R 7-9)
[Pattern]	Low Density Residential L1 (R 5-6)

Land Use Designations

Community Services		Public Services	
[Pattern]	Mixed Use Center	[Pattern]	Parks
[Pattern]	Cemetery	[Pattern]	Public Schools
[Pattern]	Church	[Pattern]	Fire Station
[Pattern]	Power line Corridor	[Pattern]	Civic Site
[Pattern]	Open Space	[Pattern]	Institutional

Notes

1. This map is preliminary.
All designations are subject to change.



WATER AND SEWER SERVICE PROVISION



LEGEND (TRANSPORTATION CORRIDORS)

- EXISTING ARTERIAL NETWORK
- FUTURE NETWORK EXPANSION
- WEST FOREST PARK NETWORK
- NORTH BETHANY NETWORK
- PORTLAND CITY BOUNDARY
- PRIMARY TRIP DIRECTIONS

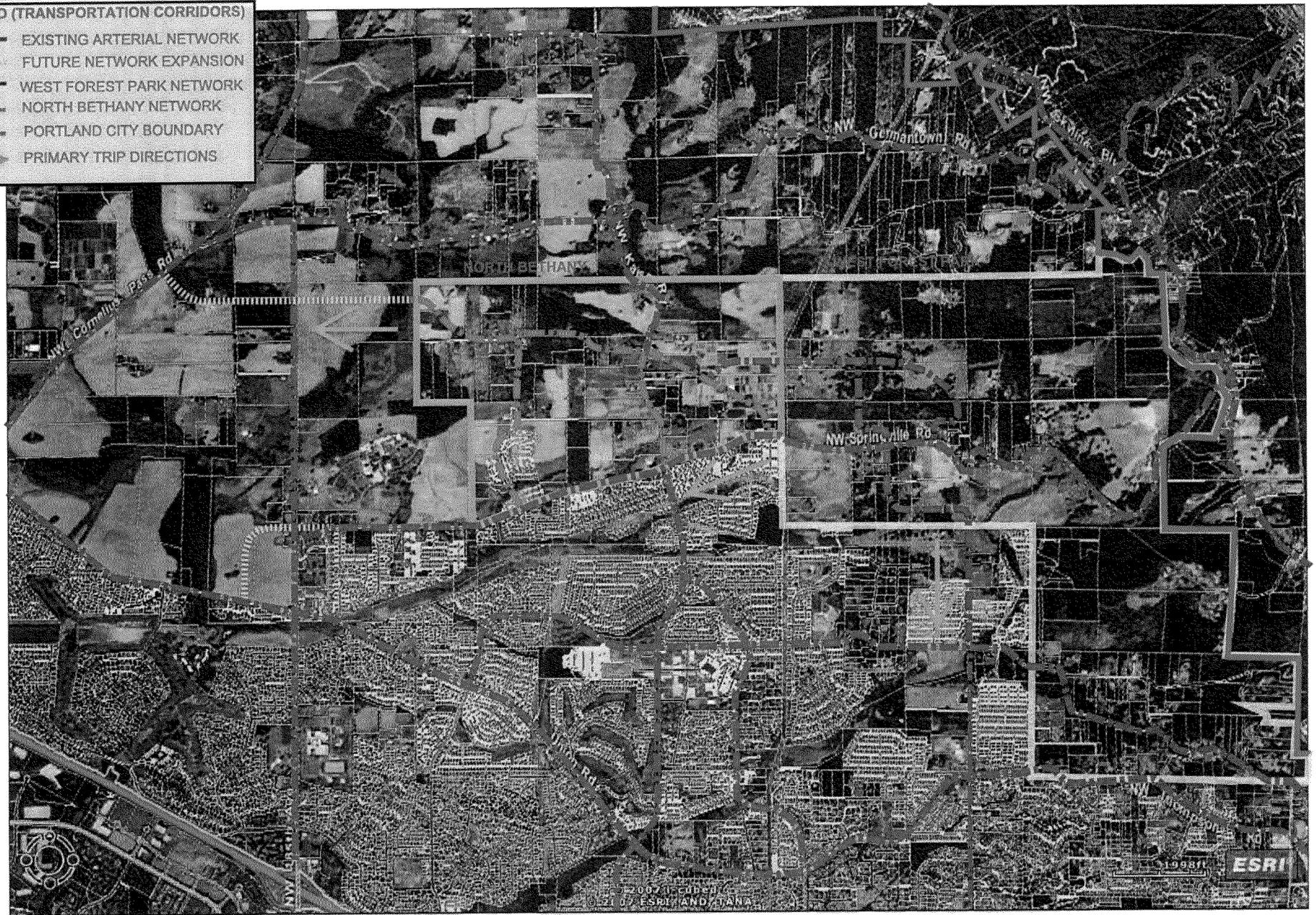
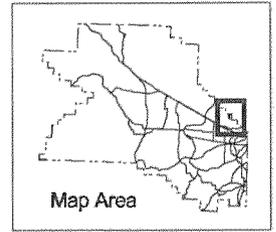
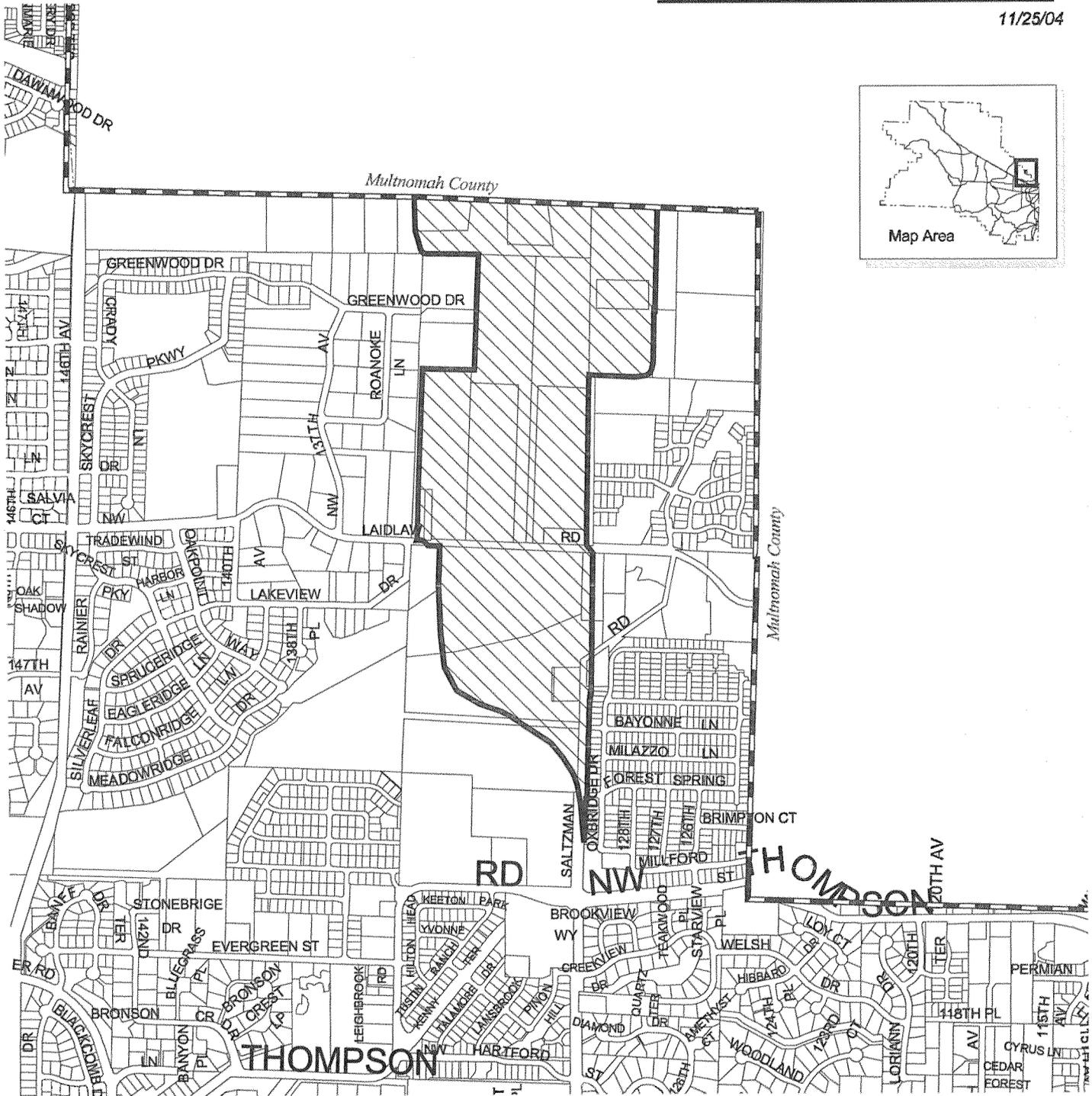


Figure 9A Saltzman Road Extension Study Area Overlay Map

11/25/04



-  Saltzman Road Study Area
-  Urban Growth Boundary



700 0 700 Feet

South Hillsboro Urban Reserve Street Plan:

The urban reserve area street plan development in this area currently includes an extension of Cornelius Pass to connect to 209th Avenue. This extension was included as a placeholder for evaluation purposes. It is recognized that the area will require further study, particularly resolution of issues along Tualatin Valley Highway, before inclusion in the UGB. The transportation study will evaluate the Cornelius Pass extension and the transportation needed to support the development prior to any UGB expansion in the area.

Fairfield - Terman Study Area:

The need for east-west connectivity and a street connection between Fairfield and Terman in this vicinity has been established, but a decision on how best to meet this need has not yet been made.

OHSU West Campus Study Area:

The OHSU West Campus Study Area is bounded by Northwest Cornell Road to the north, Northwest 185th Avenue to the east, Southwest Baseline to the south and Northwest Cornelius Pass Road to the west. The OHSU West Campus itself is bounded by Northwest Walker Road to the north, Northwest 185th Avenue to the east, the MAX light rail line to the south and Northwest 206th Avenue to the west. The OHSU West Campus currently has a need for east-west and north-south connections to provide connectivity and mitigate impacts of the Campus on adjacent transportation facilities. However, due to the unique uncertainty of the level or nature of further development on the OHSU West Campus, it is impractical to designate specific road alignments at this time. Therefore, additional streets to provide connectivity within the OHSU West Campus will be evaluated as part of the transportation impact analysis required for approval of a City of Hillsboro Concept Development Plan for the OHSU West Campus. In addition, the transportation impact analysis will also evaluate connectivity between the West Campus and the Quatama MAX Station and the Willow Creek Transit Center/MAX Station.

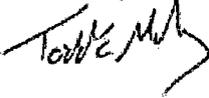
David Hill Road Extension Study Area:

A need for additional east-west and north-south travel connections in the area north of the current Forest Grove city limits and west of Hwy. 47 has been identified. The nature and location of these improvements, however, requires further study.

Saltzman Road Extension Study Area:

There is an identified need for a generally north-south Collector roadway in the vicinity of the Saltzman Road Extension Study Area shown on the Washington County Study Areas Map (Figure 9). The Study Area is more specifically described on the Saltzman Road Extension Study Area Overlay Map (Figure 9a), which identifies specific properties included in the study area. Land Development proposals affecting portions of properties within the Saltzman Road Extension Study Area shall be required to incorporate a Collector roadway in their development proposal and to indicate how that Collector might feasibly be extended to both serve other properties in the area and to connect with Saltzman Road to the South. It is anticipated that this study area and its provisions are interim measures. The County anticipates undertaking a broader planning process to address the needs of properties north and west of the study area that were recently added to the urban area. That study and its recommendations are expected to address this study area as well.

TECHNICAL MEMORANDUM

TO: Matt Wellner, Metropolitan Land Group, LLC
FROM: Todd E. Mobley, PE, PTOE 
DATE: February 26, 2009
SUBJECT: East Bethany Transportation Assessment



**LANCASTER
ENGINEERING**

321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancastereengineering.com

INTRODUCTION

This memorandum is written to discuss the transportation considerations associated with the urban development of East Bethany, an area adjacent to and directly east of the North Bethany planning area. As you know, urban development in North Bethany has been in the planning stages for some time. This transportation assessment assumes development of North Bethany will be in place, including the corresponding transportation improvements. Of particular interest in this analysis is the ability to serve the transportation needs of development in the East Bethany area with respect to connectivity and infrastructure costs.

CONNECTIVITY

Currently, the east Bethany area is served primarily by Springville Road, which passes east/west through the planning area, connecting Skyline Boulevard to the east and Kaiser Road to the west. In the planning area, Springville Road is a rural, two-lane facility with no curbs, sidewalks, or bike lanes. To the north is Germantown Road and Old Germantown Road, although these roads are outside of the planning area and there is no direct connection between them and Springville Road. Similarly, Laidlaw Road is south of the planning area with no direct connectivity.

In general, terrain in the East Bethany area becomes steeper as you travel east toward Skyline Boulevard. Accordingly, opportunities for connectivity are more available from the middle of the planning area to the west where the highest intensity of development is reasonably expected to occur. Successful development of this area would rely heavily on the ability to provide additional connectivity, particularly in the north/south direction, which is currently lacking. One potential option that I understand has been explored in the past is the northern extension of Saltzman Road from its current terminus near Laidlaw Road into the East Bethany planning area, forming an intersection with Springville Road. This would provide an essential north/south connection as well as an additional travel route to the Central Bethany area to the south and west.

Connectivity to the west would be favorable, as the East Bethany area could connect with the street system that is currently being planned for North Bethany. These connections will increase the number of east/west routes, minimizing out of direction travel and helping to reduce traffic demands on Springville Road. Moreover, the East Bethany traffic could make use of the significant infrastructure that will be constructed for North Bethany, improving the efficiency of this transportation investment.



Matt Wellner
February 26, 2009
Page 2 of 2

INFRASTRUCTURE COSTS

As mentioned above, terrain in the East Bethany area generally gets steeper and more arduous as you travel east through the planning area. Urban upgrades would be necessary on Springville Road, similar to those that are planned to the west in the North Bethany area. The eastern portion of Springville Road would also need to be upgraded. It may be possible to use a reduced roadway section since it is not likely that the steeply sloped abutting lands will be developed with intense uses. As such, features typically associated with intersections such as auxiliary lanes or center turn lanes will not be necessary.

As mentioned in the prior section, the development of East Bethany would be able to benefit from the significant infrastructure costs that are already being planned for North Bethany. A significant amount of East Bethany traffic would be to and from the west, which would utilize the North Bethany streets and intersections.

One concern that should be examined in more detail is the impacts of urban development on transportation infrastructure to the east. Much of the existing road network, such as Skyline Boulevard, Springville Road, and Germantown Road, consists of relatively narrow and curvilinear roads that are constructed to rural standards. With urban development in the East Bethany area, improvements to these facilities for both safety and capacity would be anticipated.

SUMMARY & CONCLUSIONS

In general, urban development of the East Bethany area appears to be feasible and could facilitate significant transportation improvements and connectivity, such as a possible northern extension of Saltzman Road. The ability to connect directly to the transportation infrastructure that will be constructed as part of the development of North Bethany will help reduce the cost of infrastructure to accommodate development of the area as well as provide a more efficient use of already-planned North Bethany streets and intersections. It is expected that with development of East Bethany, safety and capacity improvements will be necessary on what are now rural two-lane roads in the eastern vicinity of the planning area.

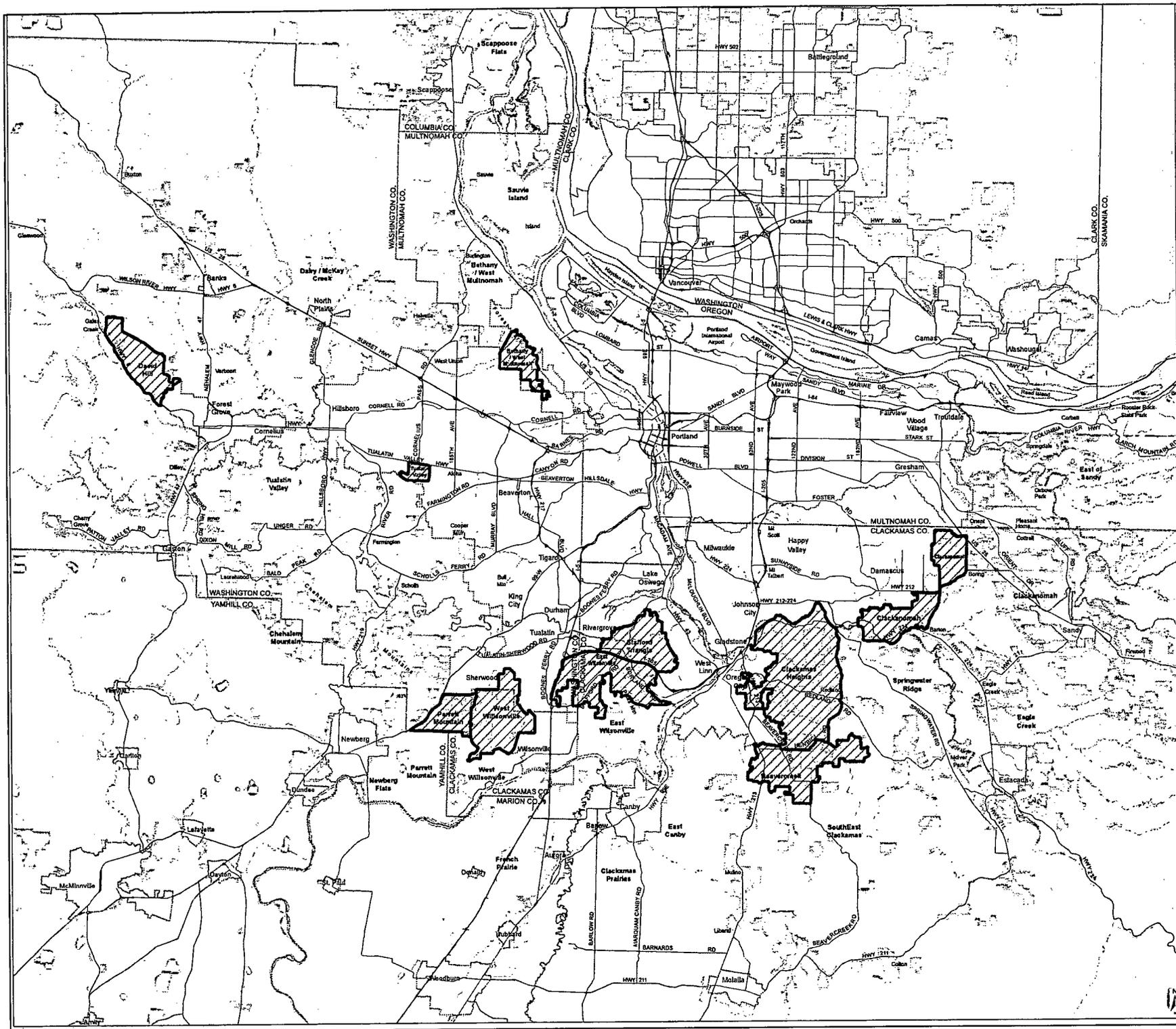
Exception Areas



Agriculture Land Inventory and Analysis

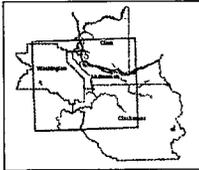
Conflicted Areas

-  Conflicted Areas
-  Metro UGB
-  Neighboring Cities' UGB
-  County Boundaries



This information is for informational purposes only and does not constitute a contract. The user assumes all responsibility for the use of this information. The Oregon Department of Agriculture is not liable for any damages or losses resulting from the use of this information.

1 inch equals 1.61 miles
 Miles



Location Map



ORIG. DATA BY REGIONAL LAND INFORMATION SYSTEM
 100 NORTHVALE AVENUE, PORTLAND, OREGON 97228-3134
 TEL: 503/281-1000 FAX: 503/281-1002
 WWW.OREGON.AG.EDU WWW.METRO.ORG

Matt Wellner
Submitted



CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

September 4, 2009

Charles Beasley
Multnomah County
1600 SE 190th Avenue
Portland OR 97233

RE: East Bethany Area

Dear Mr. Beasley:

During the course of the Urban and Rural Reserves review with the Multnomah County Reserves Citizens Advisory Committee, the area east of Washington County's North Bethany area was identified by local land owners and their representatives as a potential urban reserve. For the purposes of this letter, the area is referred to as East Bethany. The area has been graphically identified by maps submitted to the record by Tom Vanderzanden and/or Matt Wellner. Representatives of some land owners approached the City of Beaverton to inquire to the City's willingness to provide governance and urban services to the East Bethany area. The purpose of this letter is to inform Multnomah County that the City of Beaverton is willing to provide governance and urban services to the subject area.

The position of the Beaverton City Council is that the East Bethany area should be studied for suitability as an urban reserve. The primary reason for this recommendation is the fact that the lands in the area are not classified as "foundation" agricultural land but rather "important" or "conflicted" agricultural lands. If Multnomah County were to decide to recommend the East Bethany area as an urban reserve, the Beaverton City Council is willing to provide governance and urban services to the East Bethany area. The City would provide these services only when the City of Beaverton corporate limits are contiguous to the East Bethany area. Given the current distance of the City of Beaverton city limits from the subject area, it may be some time before the City would be in a position to provide that service. However, if a new city were established contiguous to the East Bethany area or if the City of Portland were able to demonstrate the ability to provide service to the East

Bethany area, the City of Beaverton would not object to those cities providing governance and urban services to the East Bethany area.

If you have any questions about this letter or the City's position on Urban or Rural Reserves, please feel free to contact me at 503-526-2429.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steven A. Sparks".

Steven A. Sparks, AICP
Interim Community Development Director

#12

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: 9-10-09

SUBJECT: URBAN / RURAL RESERVES

AGENDA NUMBER OR TOPIC: R-5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: MICHAEL M E CUNOCH

ADDRESS: 13000 NW Old Germantown Road

CITY/STATE/ZIP: Portland Ore. 97231

PHONE: DAYS: 503-286-4810 EVES: 503-380-5815

EMAIL: mike @ mmcarch . com FAX: ↓

SPECIFIC ISSUE: Planning experience -

WRITTEN TESTIMONY: URBAN RESERVES AREA 7
DON'T NEED TO plow farmland
to build houses

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.

#13

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: 9/10/09

SUBJECT: Urban/Rural reserves

AGENDA NUMBER OR TOPIC: 85

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: JAMES D. THAYER

ADDRESS: 4252 SW McDannell Ter.

CITY/STATE/ZIP: Portland, OR

PHONE: DAYS: 503 467-7137 EVES: (503) 220-0755

EMAIL: jim@thayers.org FAX: _____

SPECIFIC ISSUE: CAC member - supports
Recommendations

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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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.

Self intro: Jim Thayer, 4252 SW McDonnell terrace, Portland, Oregon 97239
Citizen Advisory Committee member,
Senior energy efficiency consultant for the Cadmus Group,
Previously served as PDC economic development manager,
As President of FoFP during the 1980's – negotiated the purchase of the last stand of old growth in the West Hills from Hampton Hardwoods.
Currently: Board member, Three Rivers Land Conservancy.
Author of a hiking guide for the Tualatin Mountains – I've surveyed the Forest park wildlife corridor all the way to Vernonia.

Background: As a CAC member – we were asked to perform land-use surgery on the County's undeveloped lands with two very blunt instruments: the urban reserve "ax" and the rural reserve "sledge hammer"!

To adequately design land use protections for the West Hills we needed more precise tools, such as Title 11 and 13 environmental and developmental overlays. Without them, the CAC ended up in the ironic position of trying to protect the wildlife corridor with a rural reserve designation that explicitly encourages hunting and logging inside the wildlife corridor.

Focus: Soon we'll be entering the "horse-trading: phase of this process and I'm sure all my CAC colleagues agree that you need to insist on protections for the West Hills slopes if you're pressed to relinquish land for development east of North Bethany. Remember that Metro is finally scheduled to weigh into this debate with the release of their staff report next week. I do believe that the forthcoming report will suggest a more nuanced approach that could lead to Forest Park's first westward-facing portal connecting to the Tualatin Valley. But Metro can only help if Multnomah County insists that any regional compromise preserves a viable way to protect and manage the sensitive hillsides between SW Springville and SW Cornelius Pass Rd.

Close: And finally, please do not re-categorize these controversial areas as "undesignated" – the so-called "white" option that is being proposed by some. Doing so would deny property owners any certainty about their property values and it would stymie efforts at public acquisition by Metro. To choose the "white" option effectively bankrupts the entire urban/rural reserves process we've gone through. This is not the time to raise the white flag! Our CAC worked really hard to make some really tough decisions, don't disregard our hard wrung efforts!

#14

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: 9/10/09

SUBJECT: URBAN/RURAL RESERVES

AGENDA NUMBER OR TOPIC:

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: KIRK Andrews

ADDRESS: 13110 NW Springsville Rd

CITY/STATE/ZIP: PORTLAND OR 97229

PHONE: DAYS: 503-956-9170

EVENINGS: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: Supports Rural Designation
from CAC Recommendation

WRITTEN TESTIMONY: letter - signed by 31 neighbors

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.

To: Multnomah County Commissioners
From: Springville Area Neighbors (list below)
Subject: Request for Rural Reserves Designation

Dear Commissioners,

The 31 undersigned neighbors from N.W. Springville Rd, N.W. Springville Lane, and N.W. Cherrio Lane request a rural reserve designation for the South West Hills area, and area 7 in particular. We are asking you to stick to the criteria established for developing great communities and designate this area as a rural, not urban reserve for the following reasons:

- Valuable wildlife and riparian resources that need protection. This area provides important buffer and habitat for wildlife such as elk and bobcat (not found in urban neighborhoods.)
- Family farms (trees, vegetables, fruit and livestock) and garden plots which promote local sustainability and buffer Forest Park from the high-density development in Bethany.
- Rural roads not served by any public transportation, which besides being expensive to upgrade offer no viable outlets to reach downtown jobs and retail opportunities (Cornell and Skyline are already over capacity.)
- Inadequate public school resources within close proximity to support urban density populations.
- Recreational opportunities such as bicycling, horseback riding, hiking, and bird watching.
- High costs related to development of small pockets of land disconnected from Portland UGBs. (For example, systems development fees in North Bethany have fallen far short of funding required to build needed schools, parks, roads, services west of Area 7 even though it is immediately adjacent to current development).

We appreciate the time and effort being spent gathering public inputs into the urban and rural reserves areas and hope that you will not be swayed by the lobbying efforts of a few landowners and their representatives who believe they will reap large financial gains as a result of potential development. The Citizen's Advisory Committee reviewed the relevant data and concluded that these areas can best serve the metro area's long-term interests preserved in a rural reserve. We endorse their recommendation that you designate the area of the South West Hills all the way south to the Washington County line as a rural reserve.



Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002



Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002

①
Theodore L Nelson
13512 NW Springville Lane

Portland OR 97229 162

Malcolm M. Nelson

13512 NW Springville Ln
Portland, OR 97229

Thomas W. Hamann

13340 NW Springville Ln
Portland OR 97229

Marcia L Hamann

13340 NW Springville Ln
Portland, OR 97229

Armi Malinowski

13450 NW Springville Ln

Portland, OR 97229

Sianna Cave

13145 NW Springville Rd
Portland, OR 97229

Michael Cain (503) 242-8655

13145 NW Springville Road
Portland, OR 97229

Brad Blomberg

13147 NW Cheerich Lane
Portland, OR 97229

Richard M Linowski
13130 NW Springville Rd
Portland OR 97229
Number a number 5112109

Raeann M. Luhn
11848 SW Windmill Dr
Beaverton OR 97008

Rose Marie Luhn
13341 NW Springville Ln
Portland, OR 97229

Mary Ellen Jelford
13508 NW Springville Rd.
Portland, OR 97229

John M. Telford
13508 NW SPRINGVILLE ROAD
PORTLAND OR 97229

Helen D. Telford
NW Springville Rd
Portland OR 97229

Oliver A. Telford
13011 NW Springville
Portland, OR 97229

(3)
W. Ann H. Luch
13751 N.W. Springwell
Portland, Oregon

Susan Beathfield
300 N Springwell Rd
Portland OR 97229

~~Susan Beathfield~~

Gregory P. Malinowski
13450 N.W. Springville Ln
Portland OR 97229

Milly Stach
3640 NW Springville Lane
Portland OR 97229

Annmarie Rubin
13411 N.W. Springville Ln
Portland, OR 97229

Willa R. Stach
13640 NW Springville Ln
Portland, OR 97229

COURTNEY CLINGAN
13147 NW CHEERIO LN.
PORTLAND OR 97229

KIRK ANDREWS
13410 NW SPRINGVILLE RD.
PORTLAND, OR 97229

SHAURI BUNCH
12931 NW SPRINGVILLE RD.
PORTLAND, OR 97229
Shauri Bunch

Stanley E Bunch
12931 NW SPRINGVILLE RD
PORTLAND OR 97229
Stanley E Bunch

Edward Passadore
13560 NW SPRINGVILLE RD.
PORTLAND, OR 97229
Edward Passadore

Edward Passadore
13560 NW Springville Rd
Portland, Oregon 97229

William C Miller
12535 NW Springville Rd.
Portland Oregon 97229

Joann L Miller
12535 NW Springville Rd.
Portland OR 97229
joannjordanmiller@comcast.net

#15

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: 9/10/09

SUBJECT: Reserves - Area 7

AGENDA NUMBER OR TOPIC:

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Michael Cerbone

ADDRESS:

CITY/STATE/ZIP:

PHONE: _____ DAYS: _____

EYES: _____

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**.
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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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2. Written testimony will be entered into the official record.

14

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

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MEETING DATE: 09/10/09

SUBJECT: Reserves - Area 7

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Todd Mobley

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ 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.

September 10, 2009

Matt Wellner
Metropolitan Land Group
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006



321 SW 4th Ave., Suite 400
Portland, OR 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

RE: East Bethany Urban Reserve Candidate Area – Transportation

Dear Mr. Wellner:

This memorandum is written to discuss the transportation considerations associated with the future urban development of the East Bethany Urban Reserve Candidate Area. This area is bordered by Washington County to the west and south.

Connectivity

Designation of the East Bethany planning area as an Urban Reserve will allow for eventual urban development in the future. This urbanization will facilitate the connection of higher-classification roadways that are currently in Washington County. A significant investment of infrastructure planning and construction has been made for the northern extension of Saltzman Road in Washington County to the south. This facility will stub to the County line and the eventual connection to Springville Road can only be made in Multnomah County.

Similarly, there will be a large amount of new construction and higher-classification streets in North Bethany. These streets connect to Springville Road, which will continue to be an important east/west connection that also passes through the East Bethany plan area.

Without an Urban Reserve status and eventual urban development in East Bethany, these adjacent facilities will not be connected, and the benefits of this connectivity cannot be realized. This connectivity would allow trips from the Saltzman Road area to North Bethany to be made more directly, as well as the reverse, with trips from North Bethany to the Saltzman Road area.

Further, trips from new development in East Bethany will be focused to the south and west, making use of the significant retail, employment, and school trip destinations in the surrounding area and greater Washington County. East Bethany development will allow more efficient use of the planned transportation system, focusing trips away from rural Multnomah County facilities.

Transit

The East Bethany planning area would be a logical extension of TriMet transit service, which currently serves the PCC Rock Creek campus with bus headways as frequent as every 20 minutes during peak periods. Transit service is also available on Springville Road west of Bethany. These services will extend into North Bethany as this area develops and the East Bethany area is a logical extension of that service. In fact, the connectivity provided by East Bethany would provide more options for efficient transit routes.

Matt Wellner
September 10, 2009
Page 2 of 2

Conclusion

Designation of the East Bethany planning area as an Urban Reserve will allow the eventual connection of higher classification roadways that are already in place or planned for in Washington County. Traffic from development in the East Bethany area will be focused to the west and south, making more efficient use of the transportation system that provides connections to the many trip destinations in Washington County.

As a logical extension of North Bethany, the East Bethany area will benefit not only from the significant transportation infrastructure that will be provided, but from other transportation services such as transit accessibility that is not currently provided to the area.

If you have any questions regarding this information or if we can be of any other assistance, please don't hesitate to call.

Sincerely,

Todd E. Mobley, PE, PTOE
Principal

#17

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: 9/10/09

SUBJECT: Reserves - Area 7

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Richard Boyle

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____

EVES: _____

EMAIL: _____

FAX: _____

SPECIFIC ISSUE: WANTS EAST BETHANY DESIGNATED
AS AN URBAN RESERVE

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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1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

MEMORANDUM



Shaping the Future

To: Board of Commissioners, Multnomah County, Oregon
From: Richard D. Boyle, PE
Civil Project Manager
Date: September 9, 2009
Project: East Bethany Concept Plan
Cardno WRG#: TCY 9149 SD 3
Re: Urban Reserves – Provision of Public Infrastructure Services

5415 SW Westgate Drive
Suite 100
Portland, Oregon 97221
USA

Phone (503) 419-2500
Fax (503) 419-2600

www.cardnowrg.com

Public infrastructure services can be efficiently and cost effectively extended to serve the East Bethany Concept Plan Area. This is clearly evident in the proximity of existing and planning investments in sanitary sewer and potable water facilities immediately adjacent to and within the Concept Plan Area.

Provisions to serve this area with sanitary sewer have already been made which is evident in the existing sanitary sewer service points of connection along the southern boundary of the plan area. These connection points consist of existing 8" sanitary sewers in NW Redfox Drive and MW 142 Ave. Additional sanitary sewer points of connection are available along the western boundary of the plan area. An existing 10" sanitary sewer in MW McGregor Terrace and an 8" from NW 145th Place can be extended to serve the area.

Currently Clean Water Services is designing a sanitary sewer trunk line to serve the North Bethany Area to the west. This trunk line is to be completed in 2012 and included in this effort for North Bethany is the systematic extension of sanitary sewer services for the area. The extension of sanitary sewer service from North Bethany to the East Bethany Concept Plan Area maximizes the return on the investment in public infrastructure and services.

Tualatin Valley Water District (TVWD) has current investments in infrastructure to serve this area with potable water. This is evident in the current Capital Improvement Program.

Currently, TVWD is adding a 10MG reservoir to its site along Springville Road and Skycrest Drive this located on the southwest corner of the East Bethany Concept Plan. This reservoir addition is to add capacity for existing and new development demand in the 485'-385' service area.

In addition, TVWD is actively pursuing the purchase of property for the Sunset Bethany reservoir per the 2007 Master Plan. TVWD is seeking a 5.0 acre parcel which is capable of containing 2 reservoirs for service to the 575' pressure zone.

Significant investments for public infrastructure have been made in and around the East Bethany Plan Concept Plan Area. In order to take full advantage of the existing, planning and future investments and maximization of the return on these investments can be accomplished by designating East Bethany an Urban Reserve.

Thank you.



Factor 1: Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments.

Yes!

Factor 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.

Yes!

#18

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: 9/10/09

SUBJECT: _____

AGENDA NUMBER OR TOPIC: Reserves

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Susan Goldfield

ADDRESS: 13410 NW Springville Rd.

CITY/STATE/ZIP: Portland OR 97229

PHONE: DAYS: 503 292 6034 EVES: Same

EMAIL: sgoldfield@aol.com FAX: _____

SPECIFIC ISSUE: Rural Reserves request

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:

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Dear Multnomah County Commissioners,

I am writing to urge you to be decisive in how you finish the great work started by the Citizen's Advisory Committee (CAC) in your deliberations over the potential urban and rural reserves for Multnomah County. The amount of data which the CAC reviewed, and the full range of issues and concerns they have addressed over many weeks of meetings puts them in a unique position to make choices that will have the best chance of being borne out over the long term. I urge you to follow their recommendations and especially to not leave areas undesignated.

In my area, reserve area 7, neighbors have told me of being pulled into discussions for the last 25 years to justify or explain the reasons why this area best serves the county in its current rural zoning. Over and over county officials have reviewed information about steep slopes, farming viability, significant wildlife populations and corridors, riparian corridors, transportation and services access, as well as access to schools and jobs. Each time, the area is left rural, but susceptible to future development consideration. This is a problem for two reasons. First, county officials are forced to gather, review and analyze all these data points every time the urban growth boundary discussion is raised. This is precisely why the state recommended a longer-term designation option of rural reserve. Most if not all of these factors are unchanging in the near term. Second, although the data is not changing, each time the question is asked, those areas under consideration experience land value fluctuations based on speculation about the possible outcomes, causing some landowners to make decisions about management of their property based on that speculation. We have heard owners in our area state that they wish to get out of farming and sell their land, but as long as the possibility of subdivision and development raises hopes of financial windfalls in the future, they hang onto the property leaving it in limbo, and leaving the landowners feeling jerked around each time the county arrives at the same conclusion as prior, that this is not an area that can support high density urban development.

Your committee has done an extensive review of these factors, and although you may not have been able to look at each point for each reserve exhaustively, you have as much information available to you about the attributes of each reserve at this point as any group considering urban growth boundary expansion will have over the next 15-20 years. There is a good reason for designating the areas reviewed rural. If you choose to leave a reserve area undesignated, you should recognize that this puts that area first in line for review of the same data points you've just had thoroughly analyzed by a county committee, and puts that area back through the speculation, landowner input process, and services access assessments. This is both inefficient for the county and costly for the impacted landowners and organizations.

You have been chartered with making the best choices for the long term in Multnomah County. Don't waffle and leave things undesignated, for the county to start over from scratch on in just a few years. Recognize the work of your Citizen Committee and forward on the rural reserves recommendations through the next level of review, letting both the government and the landowners impacted move forward from this moment with clear direction.

Best Regards,

Susan Goldfield
13410 NW Springville Road,
Portland, OR 97229

August 10, 2008

To whom it may concern,

I have been following the development of ideas that could lead to the future development of the neighborhood where I live. What concerns me the most, isn't that the area may one day be developed, but that our area may get slated for development at a time that is premature and unnecessary.

I read in the paper of how the City of Portland is working to expand up, as opposed to expanding out. I travel extensively, and often hear while in other states about Portland's model for development being well ahead of other major metropolitan cities, which gives me great pride.

I have had roots in this neighborhood since before I was born, when my grandparents first settled here in the mid 1900's, and now have the great fortune of living in the old family estate. This is important because it speaks to the fact that this area remains a small town pocket community and that many of the same families who settled here, remain here. This lends an historical value as well, although it seems our neighborhood is way ahead of it's time, we the community, have shaped and forged this area with sustainable practices.

For example, most of us have green houses, and gardens. In our neighborhood is a small family owned organic cattle farm, and vegetable gardens that supply Portland's farmer's market. This sort of local food production has recently been said to be necessary to the good nutrition and development of a healthy community. There are organizations like *The Barker Foundation* in partnership with *OHSU*, who are doing research on this very idea that communities like ours, on the outskirts of town that supply the town's farmers markets, are critical to our large cities and their food supply.

Our community has until recently had limited garbage service, encouraging us to recycle, compost, and waste very little. Many of us collect rain water for our plants, and keep our wooded areas, and fields in their natural state for the preservation of many native and endangered plants and wildlife.

Many of us live on gravel roads, lanes and easements and we have wells and septic fields. I have heard that *Tri-Met* has researched adding public transportation systems to our area, and have decided it would not be plausible.

In closing, I would feel differently if there were no where else to house our citizen's, but with all the emphasis on small, local and sustainable these days, it seems odd to change our rural community into anything larger, just for larger's sake.

I request that if you must label our neighborhood community, you mark it by what it is, and not what it could be: Unincorporated Multnomah County Rural Reserve Area.

Sincerely,

Eddie Passadore
13560 NW Springville Road
Portland, OR 97229
503.703.6096
eddiepassadore@gmail.com

August 10, 2009

To Whom it May Concern,

We bought our Property over 50 years ago because it was out in the country and away from development. We enjoy all the wild life on our property and think it would be disrupted if there were more development around. We have a family of deer on the property every day and there are many other species we enjoy seeing.

We haven't developed our property as much as we'd have liked, because we don't want to disturb the wildlife and native vegetation in the area, some that are endangered.

There are a lot of native trees and plants in the area and I request that you keep our neighborhood in the rural reserve area when making your future plans to preserve them.

Respectfully yours,

Winifred L. Miller
13525 NW Springville Road
Portland, OR 97229

503.706.1291 phone
winniemiller@gmail.com

#19

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: 9/10/09

SUBJECT: urban Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: NEIL ROBINSON

ADDRESS: 4025 SE Kelly Street

CITY/STATE/ZIP: Portland, OR 97202

PHONE: DAYS: (503) 232-9051 EVES: _____

EMAIL: NEIL@PEOPLES.COOP FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: I am a 4 year urban farmer, farming 1 acre at 13450 N.W. Springville Ln, on a larger 65 acre cattle & market garden farms - The Malinowski farm. we started 4 years ago on a 1/2 acre growing for ourselves, our families

PTO

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.

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.

and with great production, a farmer's market every wednesday at people's on SE 21st & Tibbetts. we are a certified organic farm, when we started on the 1/2 acre we were averaging around \$10,000 gross profit. This is our 1st season on the larger 1 acre piece and it looks like it will be another successful year, both financially & bringing healthy, locally grown food (20 miles away) to the urban community, we would like to have multnomah county support the designation of a Rural Reserve Corridor along the Route 26 passage, which is under threat of development from Washington County. our farm is farmageddon Grower's collective, which has been visited by Commissioner Jeff Cogan. In co-operation / NEIL ROBINSON

#20

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: 9/10/09

SUBJECT: Letters received in support of rural reserves - north of Hiway 26

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Cherry Amabisca

ADDRESS: 13200 NW Bishop Rd

CITY/STATE/ZIP: Hillsboro OR 97124

PHONE: _____ DAYS: 503 647-5334 EVES: _____

EMAIL: amabisca@kelveta.us FAX: _____

SPECIFIC ISSUE: Rural Reserves

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.

**Letters of Testimony and Signed Petitions Requesting Rural Reserves
for all land north of Highway 26
Submitted to SaveHelvetia
as of September 8, 2009**

	<u>Testimony Letters</u>	<u>Signed Petitions</u>	<u>Total</u>	<u>% Total</u>
Portland	152	231	383	36%
Washington County	172	365	537	50%
47 Cities in Oregon	32	66	98	9%
11 States	<u>18</u>	<u>35</u>	<u>53</u>	<u>5%</u>
TOTAL	374 (1)	697	1071	100%

(1) 83% unique = 312

Cherry Amabisca
13260 NW Bishop Road
Hillsboro, OR 97124
(503) 647-5334

September 10, 2009

Multnomah County Planning Committee
c/o Chuck Beasley, Senior Planner
Multnomah County Land Use Planning
1600 SE 190th Avenue
Portland, OR 97233

RE: Rural and Urban Reserves

SaveHelvetia.org is a citizens' group dedicated to preserving all land north of Highway 26 as RURAL RESERVES. This land spans both Multnomah and Washington Counties. The area north of Highway 26 has a thriving economy of more than 50 agriculture-based businesses. Our customers and visitors come from all over the region and the state to enjoy a variety of recreational experiences in a rural setting. Throughout this summer, as customers and visitors to the area north of Highway 26 became aware that this area is proposed as urban reserves, they have expressed their concern via the SaveHelvetia website and by signing petitions requesting that the area north of Highway 26 be designated as Rural Reserves.

When I last spoke to you a month ago, SaveHelvetia had received a total of 245 letters of testimony and signed petitions requesting Rural Reserve designation for land north of Highway 26. As of September 8, we had received 1071 letters of testimony and signed petitions that have been forwarded to the appropriate officials in the reserves process.

These letters and signed petitions come from 58 cities in Oregon and 11 states. Of the 374 letters of testimony, 83% (312) contain personal, individually-written testimony of anywhere from several sentences to several paragraphs.

We believe that the area north of Highway 26 represents a regional resource whose attraction reaches beyond the region to the entire state. Both Multnomah and Washington Counties share an interconnected corridor that is rich in wildlife, self-supporting, interactive and rich in recreational opportunities.



Dear Multnomah County Commissioners,

I am writing to urge you to be decisive in how you finish the great work started by the Citizen's Advisory Committee (CAC) in your deliberations over the potential urban and rural reserves for Multnomah County. The amount of data which the CAC reviewed, and the full range of issues and concerns they have addressed over many weeks of meetings puts them in a unique position to make choices that will have the best chance of being borne out over the long term. I urge you to follow their recommendations and especially to not leave areas undesignated.

In my area, reserve area 7, neighbors have told me of being pulled into discussions for the last 25 years to justify or explain the reasons why this area best serves the county in its current rural zoning. Over and over county officials have reviewed information about steep slopes, farming viability, significant wildlife populations and corridors, riparian corridors, transportation and services access, as well as access to schools and jobs. Each time, the area is left rural, but susceptible to future development consideration. This is a problem for two reasons. First, county officials are forced to gather, review and analyze all these data points every time the urban growth boundary discussion is raised. This is precisely why the state recommended a longer-term designation option of rural reserve. Most if not all of these factors are unchanging in the near term. Second, although the data is not changing, each time the question is asked, those areas under consideration experience land value fluctuations based on speculation about the possible outcomes, causing some landowners to make decisions about management of their property based on that speculation. We have heard owners in our area state that they wish to get out of farming and sell their land, but as long as the possibility of subdivision and development raises hopes of financial windfalls in the future, they hang onto the property leaving it in limbo, and leaving the landowners feeling jerked around each time the county arrives at the same conclusion as prior, that this is not an area that can support high density urban development.

Your committee has done an extensive review of these factors, and although you may not have been able to look at each point for each reserve exhaustively, you have as much information available to you about the attributes of each reserve at this point as any group considering urban growth boundary expansion will have over the next 15-20 years. There is a good reason for designating the areas reviewed rural. If you choose to leave a reserve area undesignated, you should recognize that this puts that area first in line for review of the same data points you've just had thoroughly analyzed by a county committee, and puts that area back through the speculation, landowner input process, and services access assessments. This is both inefficient for the county and costly for the impacted landowners and organizations.

You have been chartered with making the best choices for the long term in Multnomah County. Don't waffle and leave things undesignated, for the county to start over from scratch on in just a few years. Recognize the work of your Citizen Committee and forward on the rural reserves recommendations through the next level of review, letting both the government and the landowners impacted move forward from this moment with clear direction.

Best Regards,

Susan Goldfield
13410 NW Springville Road,
Portland, OR 97229

August 10, 2009

To Whom it May Concern,

We bought our Property over 50 years ago because it was out in the country and away from development. We enjoy all the wild life on our property and think it would be disrupted if there were more development around. We have a family of deer on the property every day and there are many other species we enjoy seeing.

We haven't developed our property as much as we'd have liked, because we don't want to disturb the wildlife and native vegetation in the area, some that are endangered.

There are a lot of native trees and plants in the area and I request that you keep our neighborhood in the rural reserve area when making your future plans to preserve them.

Respectfully yours,

**Winifred L. Miller
13525 NW Springville Road
Portland, OR 97229**

**503.706.1291 phone
winniemiller@gmail.com**

August 10, 2008

To whom it may concern,

I have been following the development of ideas that could lead to the future development of the neighborhood where I live. What concerns me the most, isn't that the area may one day be developed, but that our area may get slated for development at a time that is premature and unnecessary.

I read in the paper of how the City of Portland is working to expand up, as opposed to expanding out. I travel extensively, and often hear while in other states about Portland's model for development being well ahead of other major metropolitan cities, which gives me great pride.

I have had roots in this neighborhood since before I was born, when my grandparents first settled here in the mid 1900's, and now have the great fortune of living in the old family estate. This is important because it speaks to the fact that this area remains a small town pocket community and that many of the same families who settled here, remain here. This lends an historical value as well, although it seems our neighborhood is way ahead of it's time, we the community, have shaped and forged this area with sustainable practices.

For example, most of us have green houses, and gardens. In our neighborhood is a small family owned organic cattle farm, and vegetable gardens that supply Portland's farmer's market. This sort of local food production has recently been said to be necessary to the good nutrition and development of a healthy community. There are organizations like *The Barker Foundation* in partnership with *OHSU*, who are doing research on this very idea that communities like ours, on the outskirts of town that supply the town's farmers markets, are critical to our large cities and their food supply.

Our community has until recently had limited garbage service, encouraging us to recycle, compost, and waste very little. Many of us collect rain water for our plants, and keep our wooded areas, and fields in their natural state for the preservation of many native and endangered plants and wildlife.

Many of us live on gravel roads, lanes and easements and we have wells and septic fields. I have heard that *Tri-Met* has researched adding public transportation systems to our area, and have decided it would not be plausible.

In closing, I would feel differently if there were no where else to house our citizen's, but with all the emphasis on small, local and sustainable these days, it seems odd to change our rural community into anything larger, just for larger's sake.

I request that if you must label our neighborhood community, you mark it by what it is, and not what it could be: Unincorporated Multnomah County Rural Reserve Area.

Sincerely,

Eddie Passadore
13560 NW Springville Road
Portland, OR 97229
503.703.6096
eddiepassadore@gmail.com

To: Multnomah County Commissioners
From: Springville Area Neighbors (list below)
Subject: Request for Rural Reserves Designation

Dear Commissioners,

The 31 undersigned neighbors from N.W. Springville Rd, N.W. Springville Lane, and N.W. Cherrio Lane request a rural reserve designation for the South West Hills area, and area 7 in particular. We are asking you to stick to the criteria established for developing great communities and designate this area as a rural, not urban reserve for the following reasons:

- Valuable wildlife and riparian resources that need protection. This area provides important buffer and habitat for wildlife such as elk and bobcat (not found in urban neighborhoods.)
- Family farms (trees, vegetables, fruit and livestock) and garden plots which promote local sustainability and buffer Forest Park from the high-density development in Bethany.
- Rural roads not served by any public transportation, which besides being expensive to upgrade offer no viable outlets to reach downtown jobs and retail opportunities (Cornell and Skyline are already over capacity.)
- Inadequate public school resources within close proximity to support urban density populations.
- Recreational opportunities such as bicycling, horseback riding, hiking, and bird watching.
- High costs related to development of small pockets of land disconnected from Portland UGBs. (For example, systems development fees in North Bethany have fallen far short of funding required to build needed schools, parks, roads, services west of Area 7 even though it is immediately adjacent to current development).

We appreciate the time and effort being spent gathering public inputs into the urban and rural reserves areas and hope that you will not be swayed by the lobbying efforts of a few landowners and their representatives who believe they will reap large financial gains as a result of potential development. The Citizen's Advisory Committee reviewed the relevant data and concluded that these areas can best serve the metro area's long-term interests preserved in a rural reserve. We endorse their recommendation that you designate the area of the South West Hills all the way south to the Washington County line as a rural reserve.



Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002



Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002

①
Theodore L Nelson
13512 NW Springville Lane
Portland OR 97229 162

Melvin M Nelson
13512 NW Springville Ln
Portland, OR 97229

Thomas W. Hamann
13340 NW Springville Ln
Portland Or 97229

Marcia L Hamann
13340 NW Springville Ln
Portland, OR 97229

Daron Malinowski
13450 NW Springville Ln
Portland, OR 97229

Dianna Cave
13145 NW Springville Rd
Portland, OR 97229

Michel Ceur (503) 292-8655
13145 NW Springville Road
Portland, OR 97229

Bond Blomquist
13147 NW Cheenich Lane
Portland, OR 97229

Richard M Linowski
13130 NW Springville Rd
Portland OR 97229
Number a number 5/12/09

Roseann M. Luhn
11848 SW Windmill Dr
Beaverton OR 97008

Rose Marie Luhn
13341 NW Springville Ln
Portland, OR 97229

Mary Ellen Telford
13508 NW Springville Rd.
Portland, OR 97229

John M. Telford
13508 NW SPRINGVILLE ROAD
PORTLAND OR 97229

Helene D. Telford
NW Springville Rd
P. 112.2 OR 97229

Mae A. Telford
13011 NW Springville
Port. Or. 97229

1/4 24th St
13751 N.W. Springville
Portland, Oregon

Susan Co. Field
30 N. Springville Rd.
Portland OR 97229
Susan Co. Field

Gregory P. Malenowski
13450 N.W. Springville Ln
Portland OR 97229

Milly Stach
3640 NW Springville Lane
Portland OR 97229

Barbara Rubin
13411 N.W. Springville Ln
Portland, OR 97229

William P. Stach
13640 NW Springville Ln
Portland, OR 97229

COURTNEY CLINGAN
13147 NW CHEERIO LN.
PORTLAND OR 97229

MARK ANDREWS
13410 NW SPRINGVILLE RD.
PORTLAND, OR 97229

SHAURI BUNCH
12931 NW SPRINGVILLE RD.
PORTLAND, OR 97229
Shauri Bunch

STANLEY E BUNCH
12931 NW SPRINGVILLE RD
PORTLAND OR 97229
Stanley E Bunch

Edmond Passadore
13560 NW SPRINGVILLE RD.
PORTLAND, OR 97229
~~Edmond Passadore~~

Edmond Passadore
13560 NW Springville Rd
Portland, Oregon 97229

William C Miller
12535 NW Springville Rd.
Portland Oregon 97229

Joann L Miller
12535 NW Springville Rd.
Portland OR 97229
joannjordanmiller@comcast.net

#21

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: 9-10-09

SUBJECT: Rural Reserve

AGENDA NUMBER OR TOPIC: Reserve

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Greg Malinowski

ADDRESS: 13450 N.W. Springville Lane

CITY/STATE/ZIP: Portland OR 97229

PHONE: _____ DAYS: 503-297-9398 EVES: _____

EMAIL: gregory.malinowski@ymail.com FAX: _____

SPECIFIC ISSUE: Rural Reserve for Springville
German town Road areas

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**.
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.

MALINOWSKI FARM

13450 NW Springville Ln
PORTLAND, OREGON, 97229
USA

Phone 503-297-9398

September 10, 2009

To: Multnomah County Commission

From: Malinowski Farms

Request for Rural Reserve Designation

Dear Members of the Multnomah County Commission

Malinowski Farm is a Certified Organic Farm located in the EFU zoning in West Multnomah County. This Farm has been active and productive Farm in our family since the 1940s. We continue to develop our farming operation with new water rights, new Greenhouses, and new and expanded market gardeners serving the urban areas of the Portland area. Our neighbors, the Beovichs up Springville Rd toward Skyline are planting vegetable crops and planning greenhouses have also submitted a petition to the CAC be added into a Rural Reserve as well. Our Farm is made up of mostly class 2 and 3 soils, which place them near the top of 8 classes of soils. We believe that this area contains all the correct ingredients necessary to be of tremendous value to the Urban area as we go into this century. It contains Prime soils, as noted on your soil reference map, attached also to this letter. The 'L' along the county line and Springville Rd requested as undesignated by the County Staff, and recommended as Rural Reserve by the CAC is mostly in large ownerships, and is centrally located, within both 5 miles of Hillsboro and downtown Portland. Our farm provides wildlife habitat and food sources for Forest Park wildlife in the area including hawks, woodpeckers, grass nesting song birds, turkey vultures, owls, bobcat, members of the weasel family, deer, and elk. The County's Wildlife Overlay in the area is bearing fruit, We have more elk in our area than anytime in the last 150 years. This area has slopes that would be good for grapes and orchards and flatter terrain for gardens, row crops, and plant nurseries. The farming of land along Springville in the 'L' provides excellent buffering from Urban uses to the South and West from the more wildlife intense uses to the North and East. It provides view sheds for the urban area. It is within walking and biking distance from both Hillsboro and Portland. and will allow a rural feeling that is fast disappearing in that area. The state is allowing the continuing development of water resources in the area. Folks who don't have them need to get them the same as they would need to buy tractors or build barns to develop the potential of the area. Washington County appears to be working to designate almost all rural lands near the West Hills as Urban Reserves, so this area could be the only buffer available.

Just to show you what can be done. One of the market gardeners on our farm grossed between \$10,000-\$12,000 per acre, per year, and provided fresh organic produce for over 120 families on just under 6 acres. That's 20 families per acre. If you look at the land in this area, not just the EFU land, the even smaller MUA parcels, there are lots of opportunities to provide food for 1000s of families. Why the land that MLG sent you the letter on, which is EFU, and is almost 95% currently farmed, if only 32 of its 38 acres were farmed, could provide at least 640 families, weekly fresh produce, and all within 5 miles of downtown Portland.

I know there are a few folks who say that it is terrible to have Farming going on so close to downtown, and that we would be better off if all farming was at least 1 hour drive from downtown, but as we continue to be concerned with the cost of transport and our shrinking quality of life, this area maintained as a rural food producing area will be a great asset to the folks who will be here in 40 years. Our area has other issues as well. We have the Oat Field fault running through the Springville area, always better to have a fruit orchard on top of a fault than apartments or schools.

Another reason we are quite concerned about being undesignated as opposed to Rural Reserve, is that speculation of future Urban uses is a threat to developing the Rural Resources of the 'L' area. The land on the northwest corner of Springville and Skyline was logged about 20 years ago, and instead of being replanted as required by law, has been allow to be covered in Scotch Broom, and 6 to 10 ft tall blackberries, instead of being 20 years from a thinning harvest, it is a tinderbox across the road from the edges of Forest Park. A waste of resources, and a danger to people and wildlife and the park, It doesn't make economic sense to waste the resource, and County residents subsidize the taxes because it is still on forest deferral, except it is owned by speculators who are waiting for development to be allowed. This is repeated over and over. In other Resource areas of the County, new barns, water rights, reforestation, occur. All these things cost money. Just like the reforestation needed at Springville and Skyline. As undesignated, this area can be added to the UGB as soon as 10 years, How can a person get a loan to improve the resources on the property, when it could be bulldozed in 10 years, would a bank loan on a business for infrastructure in that situation? We fear that anything less than a Rural reserve will lead to clear cuts without reforestation, high wild fire risk as farm and forest land goes to brush, invasive weeds, illegal dumping, creeks not properly maintained, etc. and crime, just like in any urban neighborhood that is scheduled for demolition in the future.

A Rural Reserve would change the equation, proper stewardship of the land becomes more profitable, maybe that plot up at the corner of Springville and Skyline would get replanted, and the invasive plants removed. Suddenly that would make economic sense Maybe the bank would even loan you the money to do it.

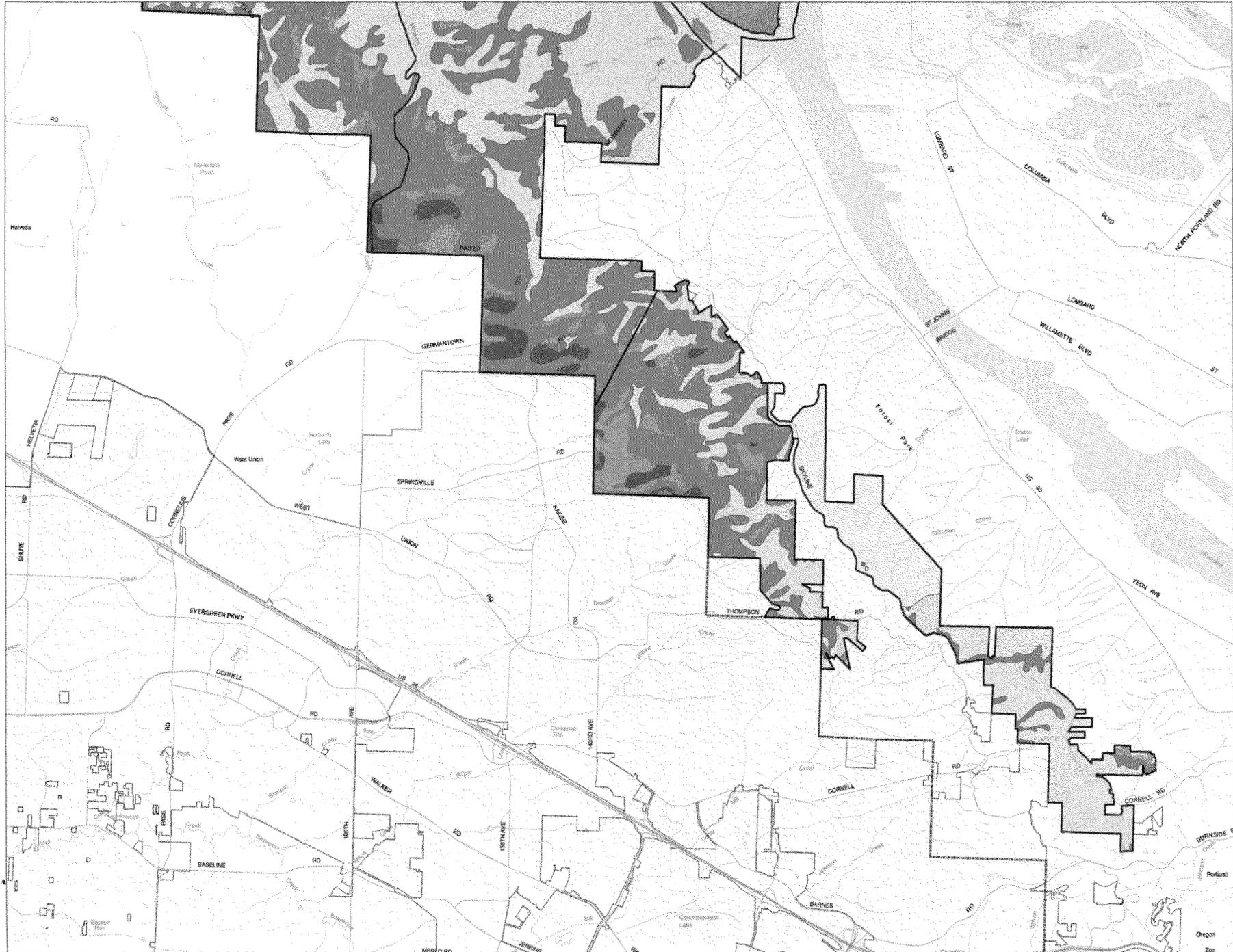
In closing, Malinowski Farm requests the total Springville and Germantown areas in West Multnomah County be listed as a Rural Reserve so that those who have no interest in living here, and farming will consider leasing or selling those who will.

A handwritten signature in cursive script that reads "Greg Malinowski". The signature is written in black ink and is positioned above the typed name.

Thanks for your time. Greg Malinowski Malinowski Farm

NW South, Multnomah County

Prime farmland soil classifications



Legend

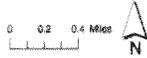
- Calculated Area
- Study Area Boundary
- Columbia River Gorge Boundary
- UGB
- City Line
- County Line

Soil Farm Classification

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- Prime farmland if drained
- Prime if drained -growing season

Data Source:
 Metro Data Resource Center
 Multnomah County GIS
 Portland, OR

DISCLAIMER
 The information on this map was derived from digital data created or obtained by Multnomah County. Care was taken in the creation of this map but the provider "as is". Multnomah County cannot accept any responsibility for errors, omissions, or substantial inaccuracies in the digital data or the underlying records.





Fifty Elk on Malinowski Farm, Springville Lane; Nov. 2002



I thank * you. * I * liked *

Seeing * the * ducks *
at * the * farm *.

Aidynrose

CITY OF PORTLAND Staff - need to testify
this morning -

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

#22

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 9/10/09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Joe Zehnder Bob Clay

ADDRESS: _____

CITY/STATE/ZIP: City of Portland

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: Reserves

WRITTEN TESTIMONY: Oral . City HAS CONCERNS
RE INFRASTRUCTURE & TRAFFIC IMPACTS TO EAST
BETHANY & BONNY SLOPE - ^{JUST} BOB CLAY put TOGETHER CITY
STAFF TASK FORCE - UNDECIDED AT THIS TIME BUT
"OPEN" TO RURAL DESIGNATION

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.

#23

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: 9-10-09

SUBJECT: URBAN & RURAL RESERVES

AGENDA NUMBER OR TOPIC: RS

FOR: AGAINST: THE ABOVE AGENDA ITEM

NAME: JIM EMERSON

ADDRESS: 13900 NW OLD GERMANTOWN RD

CITY/STATE/ZIP: PORTLAND OR 97231

PHONE: DAYS: 503.283.4096 EVES: 503.283.4096

EMAIL: opecheelske@hotmail.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: (via e-mail thru Board Clerk)

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.

13900 NW Old Germantown Road
Portland, Oregon 97231
September 10, 2009

Multnomah County Board of Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214

RE: Urban and Rural Reserves

Dear Chair and Commissioners,

In a world of PowerPoint and sound bites, the Reserves process is a unique chance to stretch our minds to encompass the Region in space and at least half a century in time. We are able to work together towards a truly sustainable future. Yet in many of the sessions we've attended there are many voices talking past each other. Agencies often focus on current regulations and responsibilities. Business advocates often focus on the hoped-for next iteration of the past 50 years of practice. Many landowners on the UGB fringe hope to cash in soon on speculative value increases of a rural-to-urban transition. Advocates for long-term agriculture, forest, and natural features values have not succeeded in changing the perceptions of those other groups.

You, our elected officials, must speak for our continued economic health; for the animals, plants, streams, and soils which enrich this region; and also for the many people struggling to cope due to poverty, chronic illness, age, or misfortune. In our common future there must be vision to not merely balance, but rather to synthesize these many factors. We literally cannot live long with a degraded or despoiled environment. We also do not want our grandchildren to be impoverished.

Many trends for the next 50 years are already becoming evident: a much higher proportion of older people, a greater need for smaller and cheaper dwellings, less driving and more transit requiring more compact development, higher food prices with greater demand for local food, much less energy use, an increased need for community-supporting neighborhood interactions, and a desire for natural experiences and education to be within 5 miles instead of 50 miles. In our judgment, to continue urban sprawl will deliver us poverty, inequality, and a ruined environment. To replace historically-successful agriculture with speculative and often short-term commercial and industrial uses and with unsustainable sprawl subdivisions is an error of Biblical proportions. It is trading our common birthright for a bowl of pottage.

The only way to meet all the Factors in the Reserves Administrative Rules is to maintain the Rural areas which still survive, while improving the utilization of our existing Urban areas within the UGB to create thriving and accessible urban uses. This is not an unrealistic dream. For two generations, Fred Meyer stores had parking lots on the roof. At SE 11th and Division is a Ford assembly plant which functioned for more than two decades on one acre along the rail lines and streetcar. What knowledge and sensibility did our forebears have, which our times have lost?

It is with these thoughts in mind that we implore you to follow through on the recommendation of the Multnomah County Reserves Citizens Advisory Committee, and make all of rural west Multnomah County a Rural Reserve. The shared vision of five contiguous neighborhood groups spanning the

Reserves
September 10, 2009
Page 2

Multnomah/Washington County border is for extensive Rural Reserves north of Highway 26 which will provide clean streams, accessible farms, healthy wildlife populations, continuing forestry, rural recreation, protection for Forest Park, and a strong sense of place for the Region. We also know that many infrastructure costs would be extreme if urbanized, and some, such as mitigation for heavier traffic on cross-mountain roads such as Cornell and Germantown, are virtually impossible.

The letters submitted by Forest Park Neighborhood Association, Hillside Neighborhood Association, Northwest District Association, and in Washington County, Citizens Participation Organization 7 and Save Helvetia, contain myriad examples and rationales explaining the regional value of Rural Reserves in this northwest quadrant of the region. To those let us just emphasize one more: our descendants will have more options available to meet their needs 50 years hence if we bequeath them a Rural Reserve today instead of initiating a one-way process of urbanization via Urban Reserves. Please make northwest Multnomah County a Rural Reserve.

Thank you for your consideration and vision.

Sincerely,

Jim Emerson
Forest Park Neighborhood Association President

Judith Emerson

cc: Rex Burkholder, Metro Councilor

#24

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Laura Masterson Please complete this form and return to the Board Clerk

READ *Katie's testimony* ***This form is a public record***

(SHE HAD to LEAVE)

MEETING DATE: 9/10/09

SUBJECT: RURAL/URBAN RESERVE S

AGENDA NUMBER OR TOPIC: R5

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Katie Pearmine

ADDRESS: 2515 SE 51ST #15

CITY/STATE/ZIP: PORTLAND, OR 97206

PHONE: DAYS: 503 226 7798 EVES: 503 313 7693

EMAIL: kpearmine@hotmail.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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1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#25

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: 9-10-09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: 5 RS

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: George Sowden

ADDRESS: 17817 NW Skyline Blvd

CITY/STATE/ZIP: Port OR 97231

PHONE: _____ DAYS: 503-621-2552 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.

#24

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: 09.10.09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Shelby Loenzen

ADDRESS: 11375 NW Skyline Blvd

CITY/STATE/ZIP: Portland

PHONE: _____ DAYS: 503-697-5545 EVES: _____

EMAIL: saloenzen@aol.com FAX: _____

SPECIFIC ISSUE: Reserve Designation

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.

#27

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: 09.10.09

SUBJECT: _____

Urban Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: urban AGAINST: ~~rural~~ THE ABOVE AGENDA ITEM

NAME: Sandy Baker

ADDRESS: 13493 NW Countryview

CITY/STATE/ZIP: Port OR

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: sjbaker12@verizon.net FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: READ testimony into Record

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.

September 10, 2009 Multnomah county reserves

Please submit for public testimony

Sandy Baker Address: 13493 NW Countryview Way Portland, Oregon 97229

Thank you for giving me time to address the committee.

We own 62 acres; the lower parcel abuts the UGB, follows the east side of Kaiser, north and south of Germantown. This is not farm land although it was miss-zoned in the mid 70's and because of this, the 5 Barker children were never allowed to build, even though we were born and raised on this property.

The first map represents the Washington co urban study area abutting west Multnomah. You can see that above our property is the Portland city limits with current subdivisions. South is the NB expansion, to the east is rural residential and, again, west is the WA. Co urban designation. This area will be surrounded by development.

This map identifies a ½ mile connecting WA co to the Portland city boundary, which I believe to be a responsible and logical line for Multnomah to adopt as urban study consideration: My rationale.

- Road improvements will be inevitable for Kaiser, Germantown and Springville. Being urban offers planning and available funding . Motorist and bicyclist need to be kept safe.
- The creeks will be better protected under Clean water services.
- Parks, wildlife and open spaces...such as nature in the neighborhood would be better served under Metro. Having this area locked out for 40 to 50 years is not a favorable option or an answer for protection of the wildlife corridor.
- Water and sewer. There is an aquifer problem in this area and still 80 buildable lots exist (see attached document), especially on Germantown road. This is a real concern according to the FPNA.

The second attached map shows property owners in west Multnomah wanting urban reserve. These owners gave me permission to represent their position because they have not been accurately represented by FPNA.

There is a total of 1,047 acres in this west Multnomah proximity, including 400 in the East Bethany plan

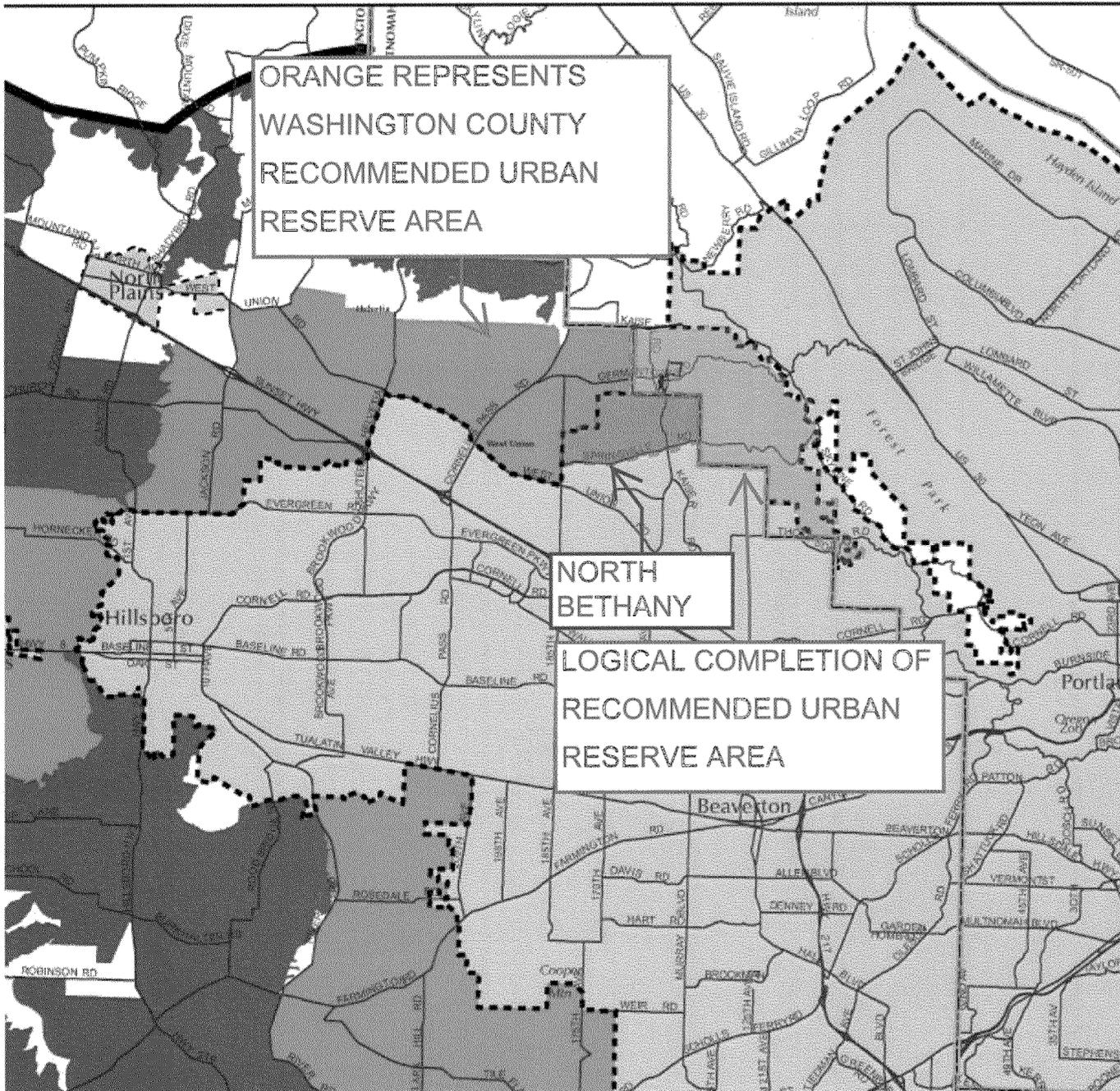
In conclusion. This is my opinion. I felt the Mult Reserve process was not open or fair. Material wasn't fairly balanced and was biased. One CAC member in particular was controlling, submitting material favoring rural, dominating the meetings, and believe orchestrated what material was presented or not presented. How this CAC member (in alliance with FPNA) influenced the process is evident in the low urban factor rankings. I disagree with the current low rankings and this needs to be addressed.

Thank you

Sandra J Baker
503-690-2031

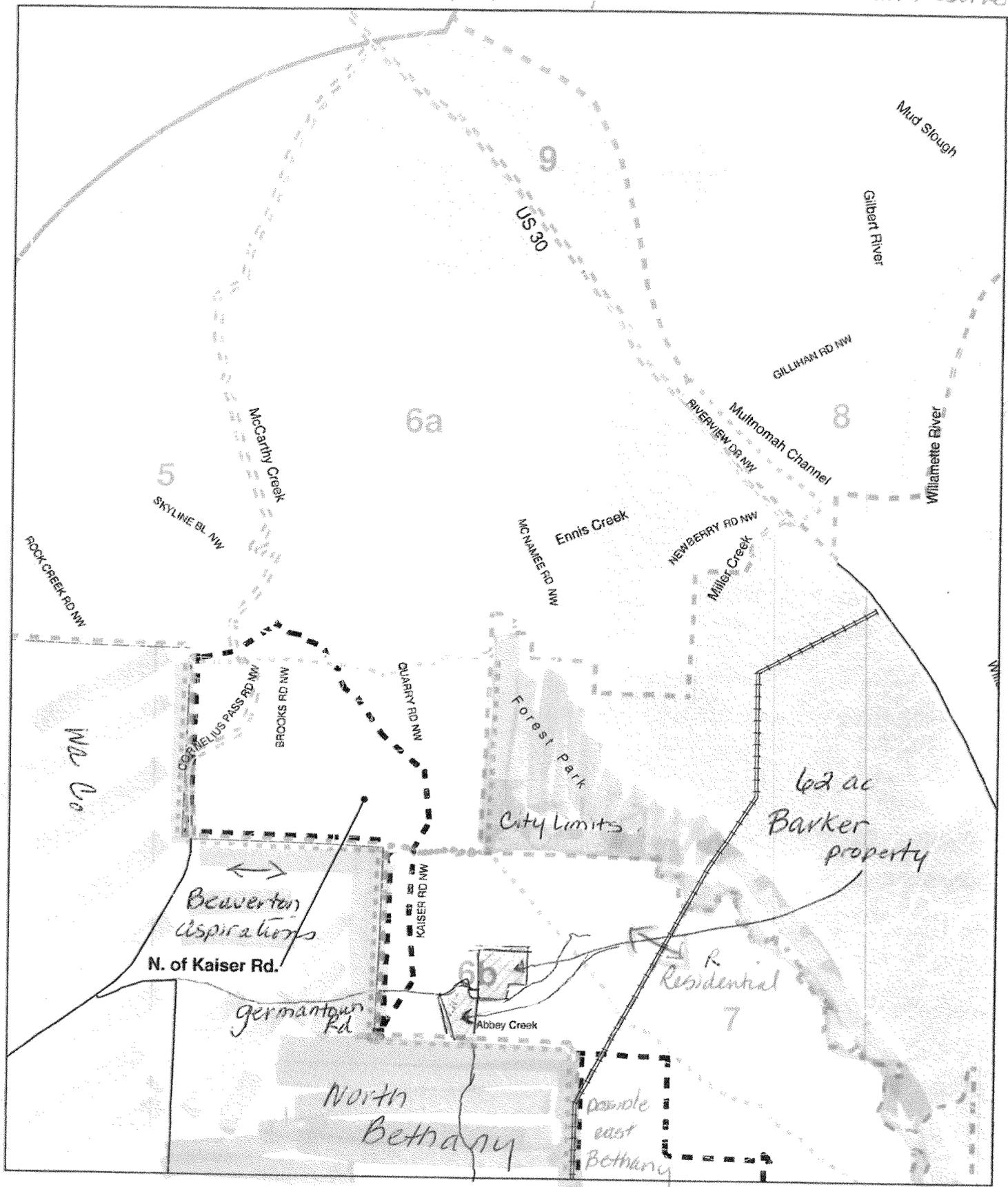
Washington County

Revised Recommended Rural and Urban Reserves *DRAFT*

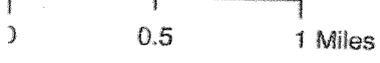


- Recommended Rural Reserve
- Recommended Urban Reserve
- Recommended Urban Reserve in Clackamas County
- Existing Urban Area
- Extent of Reserves Study Area
- Urban Growth Boundary
- County Boundary

Barker prop. in yellow
 our advisory for Urban Reserve



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



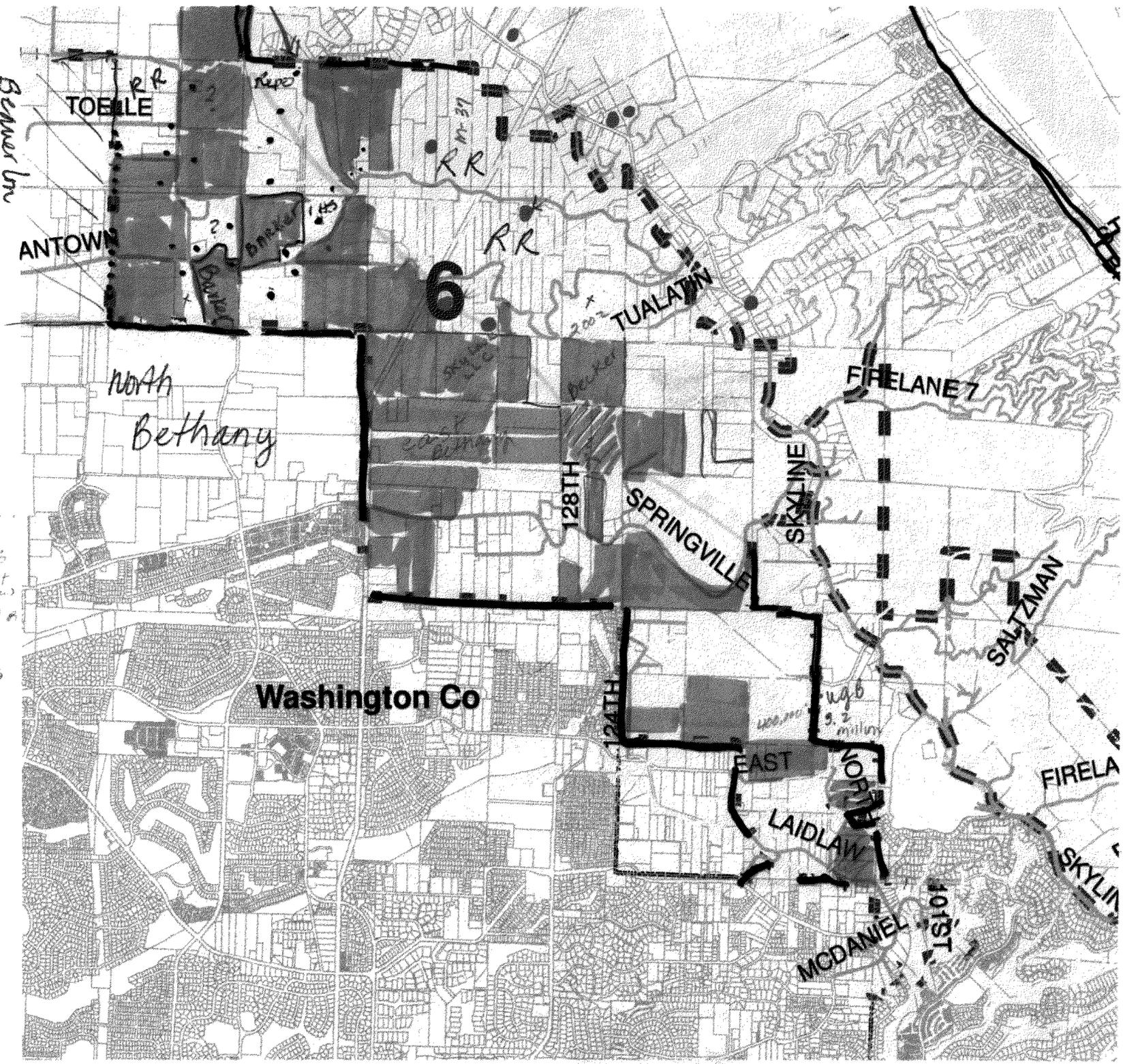
Draft (Rev. 08/03/09)

- Streams/Water Bodies
- UGB 3-mi Buffer
- Urban Candidate Area
- Rural Candidate Area

- Study Area Boundary
- Tax Lots
- 50 ft Contours
- Public Lands



dots:
represent
EPNA
Board
members



Aspirations
Banner Ln

ink:
Prop owners
wanting
urban R.
647 n. of
& east
(a.s. 2)
400 East
total
1047 acres
incomplete
survey.

push creek
area

467
15 ac
1.3 ac
1.3 ac

7/21/09 (this survey is incomplete)

Properties for Urban Reserve Acreage

Dysle	84	
Jennifer Cho	40	
Jimmy Monroe	38	
Greg Thomson	36	
Barker	62	
Andy Huserik	23	
Antoinette Arenz 8708 NW Kaiser	19	
Lawrence and Carolyn Perrin	40	
Floreen Hammack	25	
Bob and Sandy Simmons	50	
<u>Bill and Kathy Becker</u>	<u>46</u>	s/t 463
Rystadt	40	+ 40
Marjanna Hosler	25	
Joseph Kabdebo	55	
Pam and Ken Denfeld	5	
Henkhaus	14	
<u>Amy and Tim Sim</u>	<u>5</u>	s/t 144

Total acreage 607

Including East Bethany 400

Dennis Fenald
40 acres

503
144

647

~~1,007~~ 1,047

Balch Creek 65 125 55 245

*Zoning inconsistent with urban land use designation

WEST HILLS RURAL AREA LAND USE DESIGNATIONS, EXISTING DWELLINGS AND BUILDOUT UNDER CURRENT RULES*

RURAL DESIGNATIONS

Subarea	Commercial Forest Use		Exclusive Farm Use		Multiple Use Agriculture		Rural Residential & Rural Center		Total by Subarea	
	Existing Dwellings	Potential Dwellings	Existing Dwellings	Potential Dwellings	Existing Dwellings	Potential Dwellings	Existing Dwellings	Potential Dwellings	Existing Dwellings	Potential Dwellings
Balch Creek	39	+18				6	+10	45	+28	
Bonny Slope	3	+4	11	+2	13	+5	136	+38	163	+49
Germantown Road	16	+10	21	+8	29	+5	46	+57	112	+80
Cornelius Pass	27	+7	33	+9	17	+6	22	+10	99	+32
McNamee-Harborton	38	+13					33	+32	71	+45
Burlington	11	+1					30	+7	41	+8
Folkenberg	28	+25					48	+73	76	+98
Upper Rock Creek	69	+26	2	+2			17	+10	88	+38
Holbrook-Logie	57	+11					70	+25	127	+36
Wildwood-McKay	33	+12					9	+6	42	+18
Gilkison Road	30	+14					26	+4	56	+18

updated 1/9/2008

#28 3#32

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: 09-10-09

SUBJECT: Rural Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Gordon Sester

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: AGAINST RURAL RESERVING FARM 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.

#29

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: 9.10.09

SUBJECT: Urban & Rural Reserves

AGENDA NUMBER OR TOPIC: R-5

FOR: AGAINST: THE ABOVE AGENDA ITEM

NAME: Zeljka Carol Kekez

ADDRESS: 1700 S.W. 90th Ave.

CITY/STATE/ZIP: Portland, OR 97225

PHONE: DAYS: 503.228.3122

EVES: _____

EMAIL: zkekez@walkermacy.com

FAX: _____

SPECIFIC ISSUE: Supports CAC

Recommendations

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.

#30

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: 9-10-09

SUBJECT: Reserves

AGENDA NUMBER OR TOPIC: RS

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: CAC Recommendations

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**.
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.

Carol Chesarek
13300 NW Germantown Road
Portland, Oregon 97231

September 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.

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).

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 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).

The main reasons behind the committee recommendations are not ~~be~~ hard to understand – City of Portland told the committee that they didn't need 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. Those features almost all lie on Foundation or Important agricultural land.

CAC Suitability ratings and Overall Reserves Recommendations.

The CAC continued to receive important new information through our final meeting. Our time was limited and it wasn't possible to go back and revisit suitability ratings for individual areas, so we could only use the new information for our final Reserves recommendations. This resulted in a few overall Reserve recommendations that do not appear to be consistent with our suitability ratings. The most obvious example is Area 6. The Area 6 Rural Reserve suitability (part Low, part High) was decided at meeting #14 of 16. But the CAC's final recommendation was that all of Area 6 be designated Rural Reserve, demonstrating that the CAC found it all "suitable" in our final evaluation. Area 5, which is very similar, received a "High" Rural Reserve suitability rating at meeting #16 (in spite of earlier work that appeared to be heading towards a "Low" rating).

Two things in particular caused the CAC to rethink our approach at our last two meetings.

First, at our 15th meeting we were given revised instructions about how to use Rural Reserve factors 2a and 3a about "potentially subject to urbanization." The new instructions made it clear that the county has great latitude in how we interpret and weigh these factors. [see #1 in Background section below] This was a very significant change from previous staff instructions.

Then at our final meeting on July 30th, we were provided with an updated map for Natural Features. I think the new map made it clearer to the committee that the wildlife habitat across the West Hills had been extensively studied and found to be regionally significant.

Similarly, the factor ratings for all areas should be considered preliminary, and that information should be used only with great caution. The Overall Reserve Recommendations best represent the CAC's "final answer" about suitability.

Key Points about Urban and Rural Reserves [#s refer to Background section below]:

Rural Reserve Definition [#2]. SB 1011 says that 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."

The concepts of **scale** and **long term edges** are important. The CAC decided it was not appropriate to use Rural Reserves to protect individual stream corridors, for example, but that Rural Reserves should protect areas that urbanization should not cross, such as the Sandy River Gorge and the network of streams in the West Hills. [#3]

Timeline [#4]. According to SB 1011, Urban Reserves "must be planned to accommodate population and employment growth for at least 20 years, and not more than 30 years" of urban growth beyond the 20 year supply inside the UGB. So Urban Reserves will only contain a 20 to 30 year land supply. If the region grows as expected, Urban Reserves will be absorbed into the UGB in 20 to 30 years. Then the region will either return to the old UGB rules or define new Urban Reserves. This means that undesignated lands will be available for urban expansion long before Rural Reserves expire.

Trends. Changing demographics, rising energy prices, and Metro forecasts showing increasing numbers of households stretching to afford housing plus transportation all seem to favor walkable urban neighborhoods with access to good transit, preferably mass transit.

County Services Implications. I can't claim to be an expert, but it seems to me that access to good, frequent public transit will be critical for access to human services. Emergency services and public transit both depend on good road networks. So you might take an especially hard look at the transportation suitability of any Urban Reserve candidate area. The West Hills, for example, are so unsuitable for a road network that the area was "not rated" for transportation in the regional infrastructure assessment.

The county's ability to maintain roads and bridges could also be affected if development of new urban areas pulls public and private infrastructure funding away from existing urban areas. Constructing and maintaining upgraded rural roads in the West Hills is likely to be expensive.

Multnomah County Planning Commission:

- Endorsed the CAC's Overall Reserves recommendations with a few minor exceptions.
- Urged designating land as either Urban or Rural Reserves, and not leaving areas undesignated.
- Warned against "leapfrog" degradation of rural resources, where urban edges degrade adjacent rural resources, those degraded resources are then urbanized because their rural value is lower, which leads to degradation of the area adjacent to the new urban development, etc.

City of Portland. The CAC was told that the city believes that they can absorb 40 to 50 years of growth inside the existing city, and that they prefer to invest limited public and private funds in upgrading infrastructure and redeveloping areas inside the city to investing in new urban areas.

Washington County [#5]

- Their advisory committee has recommended broad Rural Reserves that stretch to the outer edge of the Reserves study area, including part of the southwest face of the West Hills.
- Additional urban development in Washington County areas north of Highway 26 will add significant traffic to Cornelius Pass Road and other rural roads in the West Hills. There are well understood safety issues for these roads, and this additional traffic would also impair the important wildlife corridors between Forest Park and the Coast Range.
- Development of the area between North Bethany and Cornelius Pass Road is likely to block a "pinch point" in the wildlife corridor on the southwest side of the hills.
- A November, 2007 county memo documents \$3.7B in Transportation Capital Needs. Over a 20 year period, these projects would require \$186M each year. Best case estimates, including a funding levy that hasn't been placed before voters, show \$100M in available funds "still considerably short of the annual requirement." The North Bethany funding plan documents \$289M needed for roads, but only identifies \$103M of funding. It is not clear that road improvements needed to serve existing Bethany and North Bethany will ever be built.

Key points about two areas where staff recommendations differ from the CAC's.

Lower Springville Road (adjacent to North Bethany)

The Great Communities study examined this area, and found that portions could be developed into a small community. However, the report makes it clear that the study team did not believe that urbanizing the area would be wise [# 7]:

"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)."

Points supporting a Rural Reserve designation:

- Metro and Oregon Court of Appeals have cited Abbey Creek, the powerlines, and the county line as forming a buffer between urban and rural uses (see the Background section for details). These elements form a defensible urban/rural boundary along the county line in the lower Springville Road area. [#6]
- The county's in-depth Goal 5 research and reports, wildlife habitat zoning overlays, and neighborhood documentation of elk (elk map and photos) in the area demonstrate that there is significant wildlife habitat here. [#8]
- The farmland along lower Springville provides an important buffer between the best wildlife habitat and urban Bethany.
- Greg Malinowski has testified that he is profitably farming in this area, he is investing in infrastructure and looking for additional land to expand his farm, and he wants to continue farming. The nearby urban area provides a built-in market.
- There is a county wildlife habitat overlay (SEC-h) over all of this area.
- There is a county significant stream overlay (SEC-s) across much of this area. About 40% of the area is in riparian corridors.
- Metro's 2006 Natural Areas Bond measure includes a Tier 1 target area for Rock Creek Headwaters that covers a large portion of this area.
- If left undesignated, Metro will still be able to add this area to the UGB in the future, even if there is no adjacent city to provide urban services.

Points opposing an Urban Reserve designation:

- "Not rated" for transportation – physical limitations for transportation due to the Tualatin Mountains and Forest Park are likely to still be there in 40 to 50 years.
- Washington County has not identified funding to pay for all the road improvements needed to serve existing Bethany area residents and new development in North Bethany. There is no "extra" road capacity planned that would be available for a new urban area in Multnomah County.
- Cost of building and maintaining upgraded rural roads in the West Hills to serve this area. Upgraded roads in the hills and additional traffic on those roads would harm wildlife and headwater streams.

- Several neighborhoods oppose development of this area. Additional traffic on constrained rural roads through Forest Park, including Cornell Rd, is a big concern.
- Development would require new bridges across streams and will bring other urban effects (impervious surfaces, loose pets, human intrusion) that are likely to degrade the regionally significant stream corridor and wildlife habitat. Once an area is “urban,” the priority for riparian corridors and other open spaces shifts to providing recreational resources for humans and adding bridges to “connect” neighborhoods that are otherwise separated by streams.
- A significant percentage (40%?) of the area is “constrained” land, making it likely that infrastructure will be less efficient and more expensive.
- Governance is doubtful. Candidate area is not adjacent to City of Portland, and Beaverton may not be able to annex areas up to the county line.
- Jim Emerson and I met with Beaverton’s Mayor Doyle, City Councilor San Soucie, and interim Community Development Director Steven Sparks. We were told that the city wanted Multnomah County to decide whether the Lower Springville Road area should be an Urban Reserve or not, and that if the county wanted the area to urbanize then the City of Beaverton would be happy to discuss governing the area. No one indicated that the city was requesting an Urban Reserve in this area. The city currently has a policy of not annexing areas unless 100% of property owners request annexation. I believe that this policy will limit the city’s ability to annex the Bethany area, making it difficult for the city to create an adjacent boundary that would allow them to annex and serve the Lower Springville Road area.
- Physical features making the area a poor Urban Reserve candidate (transportation rating, riparian corridors, impact on natural resources and nearby rural roads) are unlikely to change over time. Leaving this area “undesignated” would mean that we have avoided making a hard decision. Rural Reserve designation, while long lasting, is not permanent.

Areas 5 and 6: West Hills (a few key points not included in staff report)

- These areas, together with Area 7, include wildlife habitat and corridors that are critical to the health of Forest Park, the “crown jewel” of the regional parks system.
- Steep slopes, proximity to Forest Park, and difficulty in providing urban services didn’t deter Metro from adding Areas 93 and 94 to the UGB in 2002.
- There is a county scenic view overlay across the northeast side of the hills.
- Washington County preliminary recommendations include Rural Reserves across the southwest fact of the West Hills in Washington County, to the outer edge of the study area.

Conclusion

I hope that the Board will endorse the CAC's Overall Recommendations with just one small change.

As an individual (representing only myself), I agree with the staff recommendation that the area east of Bonny Slope West (Area 93) should be the top priority for Urban Reserves on the west side of the county. 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.

The CAC recommendations are also in accordance with letters from Forest Park Neighborhood, Hillside Neighborhood (Portland), Northwest District Association (Portland), and CPO-7 (Washington County, Bethany area) requesting Rural Reserves and no Urban Reserves north of Highway 26.

I also need to ask the Board to consider the 2002 UGB expansion candidate **Area 94**. The CAC recommended that it be included in a Rural Reserve. But because this area is inside the City of Portland, there is some controversy about whether the county can designate it as a Rural Reserve. I hope that if the city and county both agree that this land should be designated Rural Reserve that the many smart attorneys working for our governments will find a way to make it happen, but explicit Board support for a Rural Reserve may be needed to inspire the effort.

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 on the west side. I also support the CAC's east county Reserves recommendations.

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

BACKGROUND INFORMATION:

#1: Potentially Subject to Urbanization. Dick Benner (Metro attorney) and Jim Johnson of Oregon Department of Agriculture have both said that these factors (2a and 3a) were included to ensure that Rural Reserves were used to protect areas threatened by urbanization. The concern was that a county might designate only lands far from the UGB as Rural Reserves, leaving all land near the UGB unprotected.

Clearly there is a range of interpretations allowed for these factors. To unravel them a bit, first note that these factors say "Are situated in an area that is otherwise potentially subject to urbanization during the applicable period" (underline added) – the factor doesn't require that an area is subject to urbanization today, but asks if it is potentially subject to urbanization during the next 40 to 50 years if it is not protected with a Rural Reserve designation.

Here are a couple of helpful insights from Dick Benner:

'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.'

"I believe the rule may be interpreted this way: anything within our self-defined Study Area is "subject to urbanization." It is, of course, not the only way to interpret it."

Factor (2)(a) for farm and forest lands goes on to say "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;" This language does not appear in Factor (3)(a) for Natural Landscape Features.

The County Counsel memo dated July 23, 2009 says in part:

'Natural Landscape Features: OAR 660-027-0060(3)(a) also requires consideration of a factor that addresses suitability for urbanization. In relevant part it provides:

"(3) Rural Reserve Factors: When identifying and selecting lands for designation as rural reserves intended 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 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 OAR 660-027-0040(2) or (3)."

This factor differs from OAR 660-027-0060(2)(a) in that it does not identify "proximity" as an indicator for potential urbanization. However, proximity (actual distance, access distance and urban services functional distance) can be considered. Even if an area has a low potential for urbanization, a high ranking for other Rural Reserve designation factors could provide the necessary findings for a designation to protect features that, overall, define or limit well-planned urban growth.'

#1 (cont) and #2: The definition of Rural Reserve from 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.”

Further, The Purpose and Objective section (660-027-0005) in the administrative rules repeats this intention, and provides additional information (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.’

The County Counsel memo concludes:

‘**CONCLUSION:** The interpretation of the Rural Reserves designation factors, each of which must simply be “considered,” gives the County and Metro a great deal of discretion. The Planning Commission and the Board of County Commissioners can be given a range of options within that discretion in which they balance rural values and protections with constituent concerns, as well as the need to come to a “meeting of the minds” in order to execute the required IGA with Metro.’

Clackamas County's analysis of factors 2a and 3a for Rural Reserves considers proximity to a UGB and whether the area has access to a highway. Washington County planning directors have recommended extensive Rural Reserves extending to the outer edge of the study area, including the southwest face of the West Hills.

One other related point worth noting:

- Factors 2a and Factor 4 (the “safe harbor” provision) both refer to “a UGB” – we are not limited to considering proximity or distance to the Portland metro UGB, any UGB can be used including those of cities outside Metro's jurisdiction such as Scappoose or North Plains.

#3: Factor (3)(d) This factor for Rural Reserves for Natural Landscape Features reads: "Are necessary to protect water quality or water quantity, such as streams, wetlands and riparian areas;"

The committee received guidance that it was important to consider both scale and the purpose of this type of rural reserves to "limit urban development or help define appropriate natural boundaries of urbanization". The CAC decided that this factor was not intended to protect small stretches of creeks or small wetlands, but that we needed to consider whether it was important (for water quality and quantity) to stop urbanization short of a natural feature rather than including it in a new urban area and relying on Goal 5 and Title 13 to protect the feature. The standard that the CAC agreed on was "Is it important to stop urbanization short of this feature to protect water quality and water quantity?"

#4: Timelines for Urban and Rural Reserves. Section 6 of SB 1011 says :

"(4) Urban reserves designated by a metropolitan service district and a county pursuant to subsection (1)(b) of this section must be planned to accommodate population and employment growth for at least 20 years, and not more than 30 years, after the 20-year period for which the district has demonstrated a buildable land supply in the most recent inventory, determination and analysis performed under ORS 197.296."

Let's make a few simplifying assumptions. Assume that Metro decides in 2010 that the UGB already holds a 20 year land supply and does not need to be expanded. Assume that in 2010 the region decides to designate Urban Reserves to accommodate 20 years of growth, and that to meet that need 20 "units" of land are designated Urban Reserves (the average need being one "unit" of land per year). Further, assume that the region grows at the average rate. In that case:

In 2010, Metro would designate 20 units of land as Urban Reserves (UR).

In 2015, Metro would bring 5 units of UR land into the UGB, leaving 15 units in Urban Reserves.

In 2020, Metro would bring 5 units of UR land into the UGB, leaving 10 units in Urban Reserves.

In 2025, Metro would bring 5 units of UR land into the UGB, leaving 5 units in Urban Reserves.

In 2030, Metro would bring 5 units of UR land into the UGB, leaving 0 units in Urban Reserves.

By 2035 the region would have no more Urban Reserves, and would need to decide whether to designate new Urban Reserves or use the old UGB expansion rules.

But the applicable period for Rural Reserves designated in 2010 would be 40 years, until 2050. So only lands not designated as Rural Reserves could be brought into the UGB or designated as new Urban Reserves in 2035.

This means that undesignated lands could be brought into the UGB or designated as Urban Reserves 15 years before Rural Reserve designations expire. And there is no restriction on when additional Urban Reserves can be designated – the region could choose to designate additional Urban Reserves at any time. While it is doubtful that the region would do so any time soon, it might be prudent to designate additional Urban Reserves before the first set are consumed to avoid speculation around the urban edge.

Undesignated areas near neighboring cities (outside Metro's jurisdiction) can be added to those city's Urban Reserves or UGB. Rural Reserve areas cannot be added to any Urban Reserve or UGB.

#5: Washington County Transportation Funding.

The November, 2007 memo is available on page 58 of the North Bethany Funding Plan, which is available online:

http://www.co.washington.or.us/LUT/PlanningProjects/Bethany/upload/NB_funding_strategy_02-23-09_PRINT.pdf

#6: Boundaries and buffers (Rural Reserves factor 3f)

In Areas 6 and 7, Abbey Creek, the powerlines, and the county line have been cited by Metro and the Oregon Court of Appeals as forming a buffer between urban and rural uses.

These elements, together with the powerline corridor extending east of North Bethany that is supported by another riparian corridor along the UGB south of Springville Road, provide an appropriate buffered edge for a Rural Reserve.

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 same 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. LCDC 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."

#7: Great Communities Report

The regional Great Communities study included a large section of the West Hills, including the Lower Springville Road area. This "Northwest Hills test area" is referenced in three places in the summary report:

"1. Community Design

... The Northwest Hills test area is a good example of an area in which it would be difficult to create the level of connectivity required for communities with great design. The topography makes it necessary to build many costly bridges between isolated centers to create any level of connectivity. In addition, the presence of Forest Park and the West Hills may give the area stronger value for the region to remain if it remains as is."

"3. Ecological Systems

... In the Northwest Hills area for example, the buildable lands map revealed a major riparian system that feeds the Tualatin River as well as numerous riparian corridors within the rolling rural landscape. This ecological web modulates the landscape and defines potential development spaces. 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)."

"5. Governance

...An example of the issue involved in the application of the governance criterion is the Northwest Hills area. Of the three test areas, the Northwest Hills faces the greatest challenge for governance. Although the area is located in Multnomah County, its strongest connection to an existing community (and the accompanying services) is in Washington County and, more specifically, the City of Beaverton. While governing and providing services to this area in the future is possible through intergovernmental agreements, annexations, and creatively-financed infrastructure, it is significantly complicated by the fact that there is not one governing body that can easily provide the core urban services needed to create a Great Community in that area."

#8: Natural Features Inventory and related County reports

The Natural Features Inventory map is not the only indicator of whether natural features are present in an area. The Natural Features Inventory is focused on wildlife habitat and riparian areas. It makes no effort to include "sense of place" features, most notably scenic views but also recreational, historical, and cultural resources.

The map itself includes a note saying that the map "is to be used as a guide ... and not to be used on a site by site analysis. Individual sites will need separate assessment beyond this landscape overview." So "holes" on the map do not necessarily indicate that an important natural landscape feature is not present. Where there is other credible data about natural features, that data should be considered.

This is especially relevant in the West Hills, where the county did extensive research for its Goal 5 Reconciliation Report and West Hills Rural Area Plan. The Reconciliation Report makes use of at least two detailed studies of wildlife habitat in the West Hills, including one which analyzed transects through the area. These reports find that all of the West Hills are significant wildlife habitat except a small area in Bonny Slope.

Elk, for example, use both open fields for fodder and forest canopy for cover. Forest Park Neighborhood Association has documented elk using the open fields in Area 6 and Area 7 where there are "holes" in the Natural Features Inventory. This neighborhood documentation reinforces the validity of the county assessment of the wildlife habitat in the area, and the county wildlife habitat overlays that extend across almost all of the West Hills.

Here are some quotes from these county reports that document the value of this wildlife habitat in the West Hills (underlining is mine):

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.

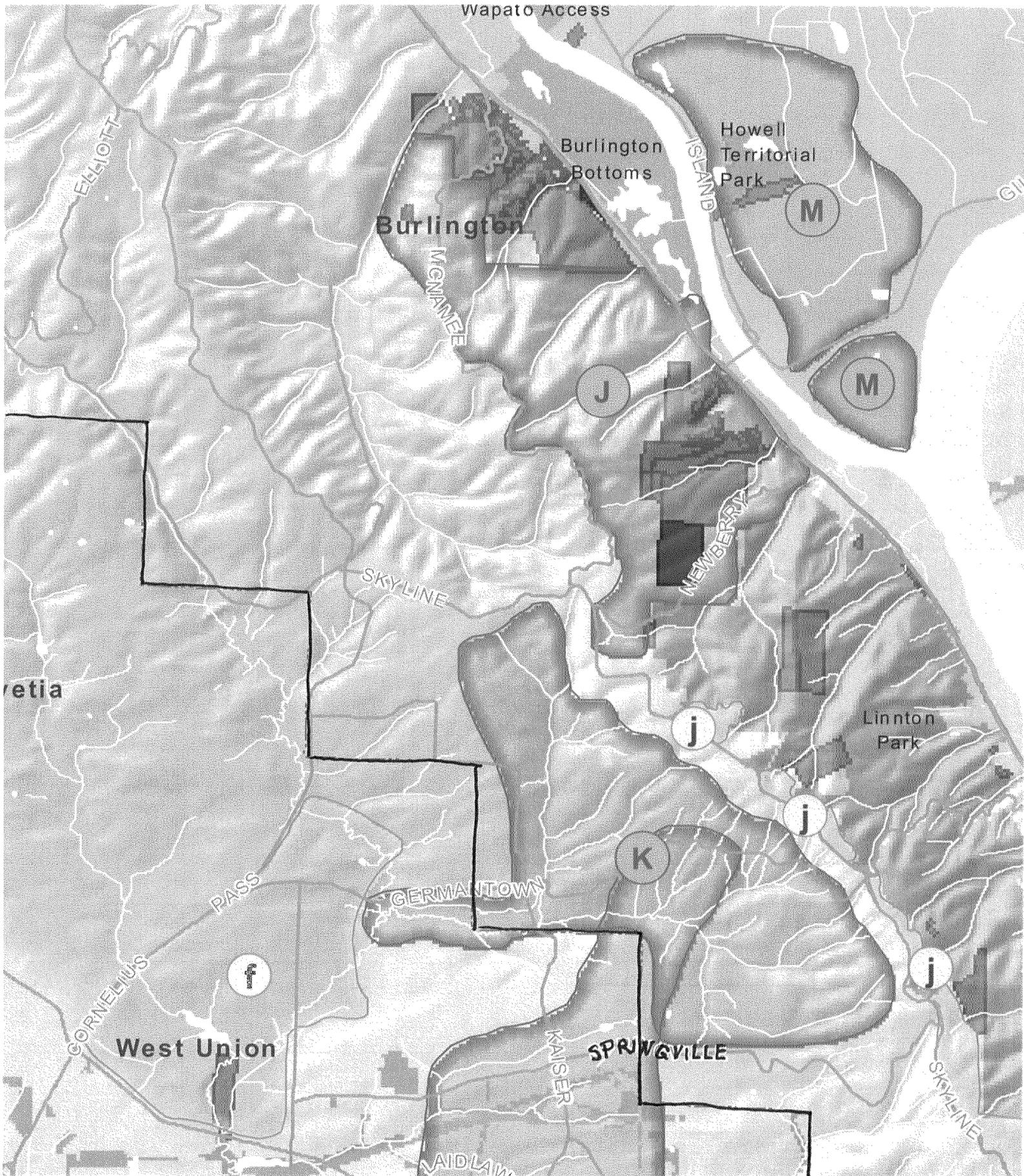
The environmental consequences of losing a small amount of West Hills wildlife habitat in certain locations are much greater than losing a great deal of habitat in other portions of Multnomah County. Simply put, loss of the prime wildlife habitat in the West Hills threatens the connecting link between Forest Park and the thousands of acres of wildlife habitat in the Coast Range.

From the county's West Hills Rural Area Plan:

"WILDLIFE HABITAT

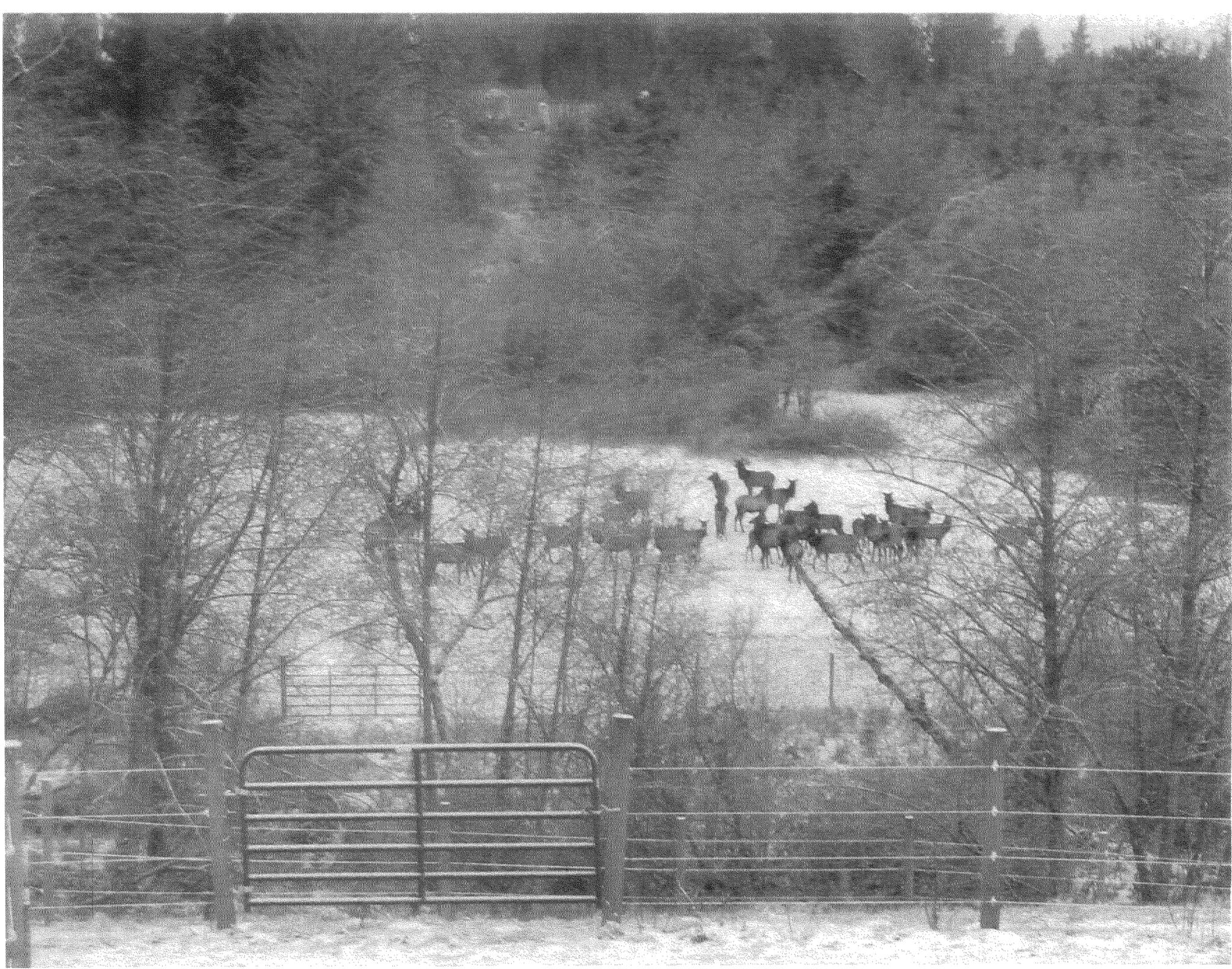
Wildlife Habitat has been identified as a significant Goal 5 resource in the West Hills. All of the West Hills, excepting a small area consisting of the Bonny Slope subdivision along Laidlaw Road and adjacent areas, has been determined to be significant wildlife habitat, because it is all part of an ecosystem which supports a diverse wildlife population relatively undisturbed by the rural levels of development in the West Hills. This ecosystem is part of a larger system which includes Forest Park to the south and east and natural areas in Washington and Columbia Counties, stretching eventually to the Oregon Coast Range, on the north and west. Forest Park is especially dependent upon a natural connection to the West Hills in order to retain the diversity of wildlife which makes the park a unique recreational facility not only in Portland, but throughout the United States. It should be noted that the Balch Creek area is also an integral part of this wildlife habitat resource, because it is adjacent to Forest Park and is also close to the Portland metropolitan area, and also because it has been demonstrated by the City of Portland that it has significant wildlife habitat values. The existence of the Portland Audubon Society lands and other adjacent parcels owned by the Oregon Parks Foundation are testament to Balch Creek's wildlife habitat value."

Metro Natural Areas Bond Acquisition Program



Red = 2006 NAB acquisition
 Purple = 1995 bond acquisition

Orange = 2006 Tier I Target Area
 Yellow = 2006 Tier II Target Area



Elk near Abbey Creek Stables

Washington County

Recommended Rural and Urban Reserves DRAFT

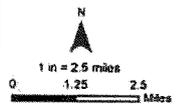
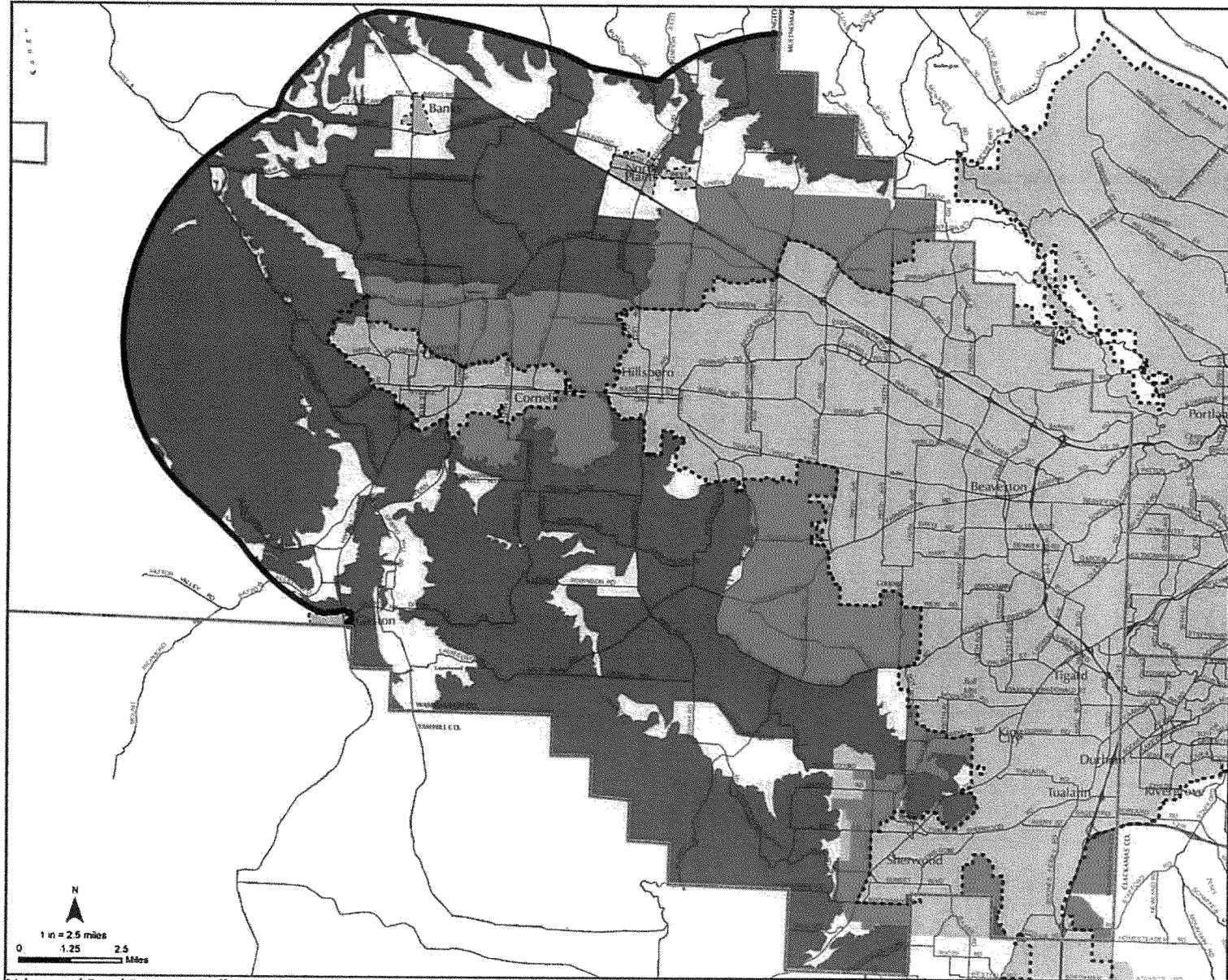
-  Recommended Rural Reserve
-  Recommended Urban Reserve
-  Area still under review
-  Recommended Urban Reserve in Clackamas County
-  Existing Urban Area
-  Extent of Reserves Study Area
-  Urban Growth Boundary
-  County Boundary

Disclaimer

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map, however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product. Notification of any errors will be appreciated.



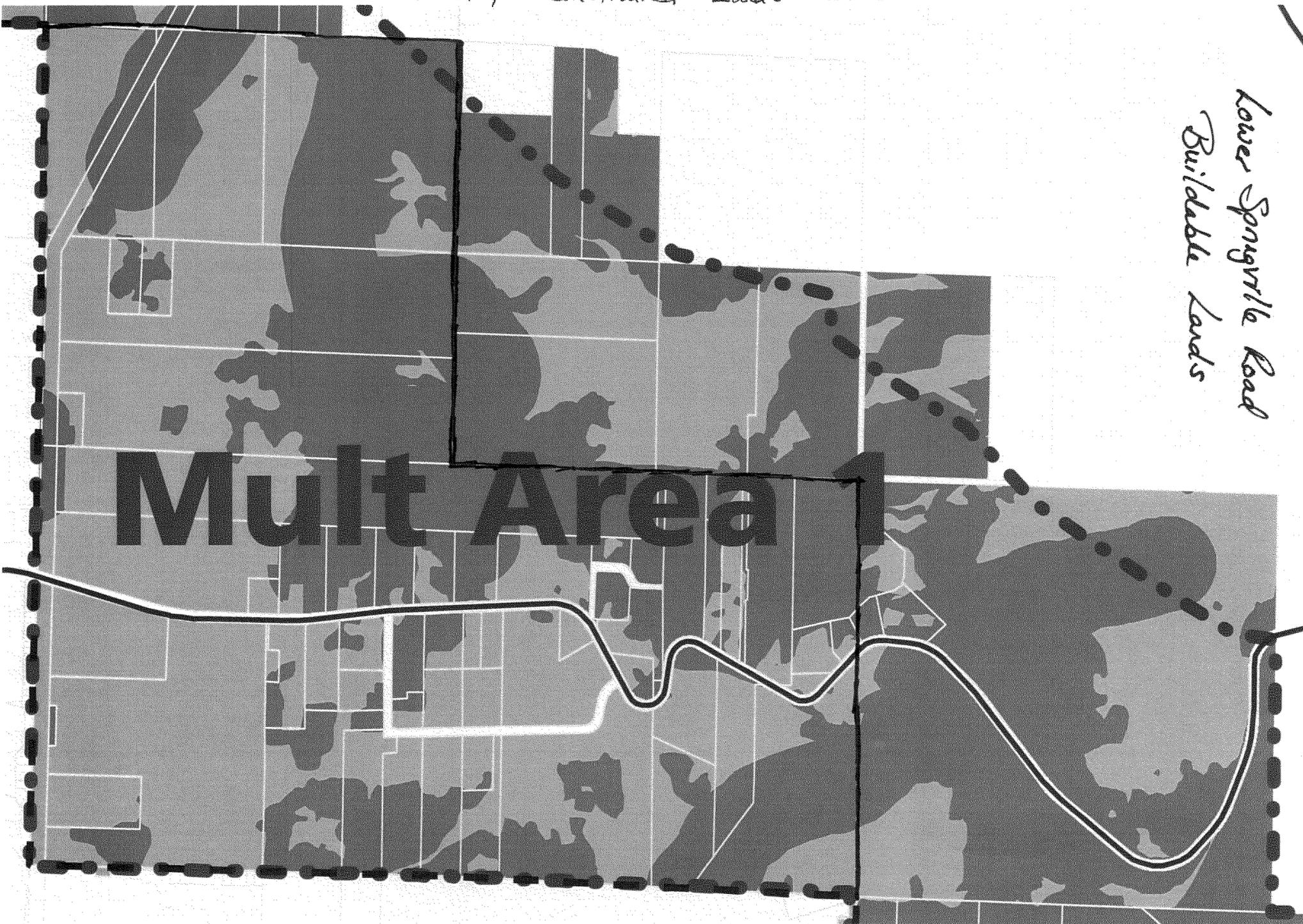
Washington County Long Range Planning Division
155 North First Avenue, Suite 350 MS 14
Hillsboro, OR 97124
ph (503) 846-3510
fax (503) 846-4412
lutplan@co.washington.or.us



Metro: "Buildable Lands" = Green, "Constrained" Lands = Blue

Lower Spryngile Road
Buildable Lands

Mult Area 1



Area 93

Metro

Blue = "Constrained" Land

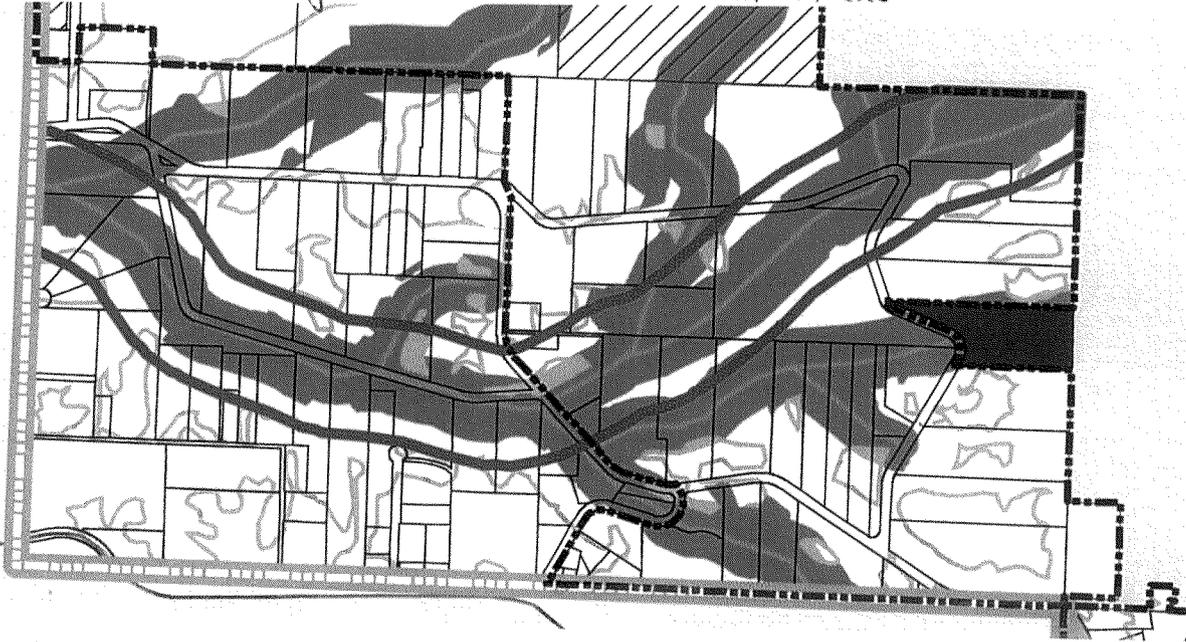
Green = "Buildable" Land

Area 93 /
Laid law Road
UR Candidate

proposed
UR
candidate

THOMPSON

Multnomah County Draft Habitat Protection Areas



Metro Goal 5 / Title 13 Habitat Inventory Blue = Riparian Green = Upland





#31

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: 9-10-09

SUBJECT: Vibran & Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Laura Masterson

ADDRESS: 6632 SE 47th Ave

CITY/STATE/ZIP: Portland OR 97206

PHONE: DAYS: 503-777-4213 EVES: _____

EMAIL: Laura@47thAveFarm.com FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: emailed to Commissioners

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.

#28 #32

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: 09-10-09

SUBJECT: Rural Reserve

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Gordon Sester

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: AGAINST RURAL RESERVING FARM 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.

Couldn't stay/return
for pm session

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: 9-10-09

SUBJECT: URBAN OLD GROWTH CANOPY LOSS TO
DEVELOPMENT TURNED INWARD (UNIFILL)

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: KEN FORCIER

ADDRESS: 6107 NE 82nd PL

CITY/STATE/ZIP: PORTLAND, OR 97211

PHONE: _____ DAYS: 503 522 7660 EVES: SAME

EMAIL: KEN@GRACEWOODDESIGN.COM FAX: _____

SPECIFIC ISSUE: TREE LOSS

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.

Couldn't stay/return
for pm session

**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: 9/10/08

SUBJECT: Urban Rural Reserves

AGENDA NUMBER OR TOPIC: _____

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Russell Mark Fel Johnson Creek Watershed Council

ADDRESS: 7319 N. Delaware

CITY/STATE/ZIP: Portland, Or 97217

PHONE: DAYS: 503-464-4350 EVES: 11

EMAIL: _____ FAX: 11

SPECIFIC ISSUE: JWC 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.

Johnson Creek Watershed Council



1900 SE Milport Rd, Suite B • Milwaukie, OR 97222
ph: (503) 652-7477 • fx: (503) 652-7188
info@jcwcc.org • www.jcwcc.org

Multnomah County Commissioners
501 SE Hawthorne Blvd., Suite 600
Portland, OR 97214

September 8, 2009

Dear Commissioners:

In anticipation of Commissioner Cogen delivering Multnomah County's urban and rural reserve recommendations to Core 4 and the Regional Steering Committee, the Johnson Creek Watershed Council would like to respectfully re-iterate its position that the entire Johnson Creek Watershed outside the Urban Growth Boundary (both Multnomah and Clackamas County portions) be designated a rural reserve. This position is consistent with what the Council requested in an April 14, 2009 letter to the Metro Reserves Steering Committee, which we e-mailed to you as well.

In making this request, we would highlight the regional ecological value of the upper Johnson Creek Watershed. For example, Oregon Department of Fish and Wildlife cites Upper Johnson Creek as an Endangered Species Act Recovery Plan priority area for actions to recover listed salmonids¹. Other key features for upper Johnson Creek Watershed listed by ODFW include "OCS Species of Concern" and "Wildlife corridors/connectivity – Sandy River to East Buttes connection."

We would also point out the heavy burden that the Johnson Creek Watershed has shouldered in providing urban lands (6000 acres, or more than one-sixth of the entire watershed) over the last decade, and the ongoing challenges we face to marshal sufficient public, private and civic resources to ensure the environmental success of urbanization within the existing UGB (Springwater, Pleasant Valley, and Damascus).

We would like to thank you in advance for your serious consideration of our proposal.

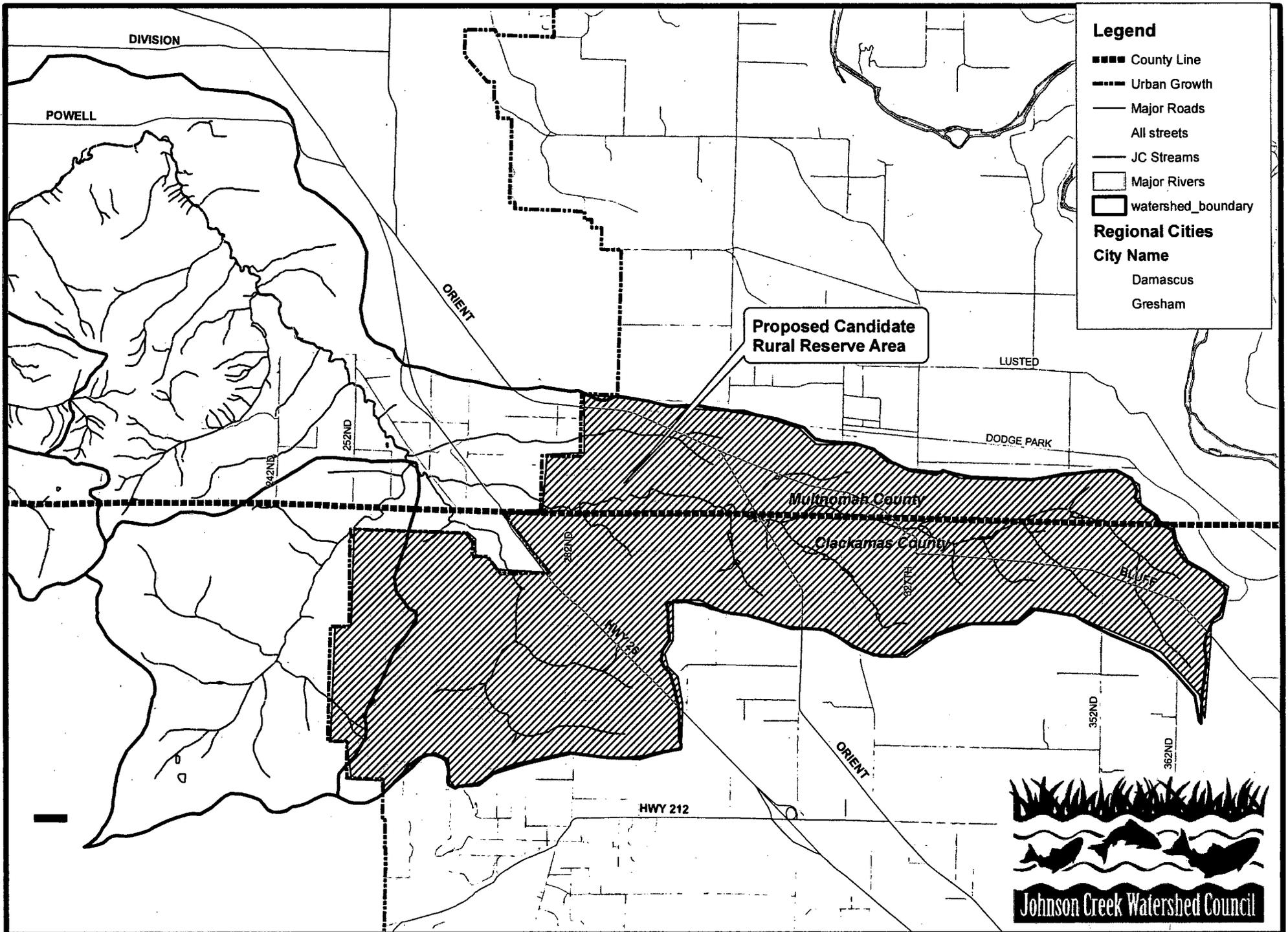
Matt Clark
Executive Director

Teresa Huntsinger
Board Chair

Cc Jason Howard, JCWC Land Use Committee Chair, Russell Mantifel, JCWC Land Use Committee member

¹ ODFW Prioritization of Metro Natural Landscape Features for Multnomah County

Upper Johnson Creek Watershed w/Proposed Candidate Rural Reserve



Legend

- ▣ County Line
- ▣ Urban Growth
- Major Roads
- All streets
- JC Streams
- ▣ Major Rivers
- ▣ watershed_boundary

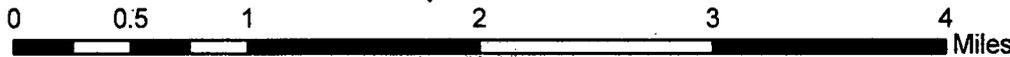
Regional Cities

City Name

- Damascus
- Gresham

Proposed Candidate Rural Reserve Area

Multnomah County
Clackamas County



HAD TO LEAVE

11:37 am

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: Sept. 10, 2009

SUBJECT: Urban & Rural Reserves

AGENDA NUMBER OR TOPIC: Hearing on Urban & Rural Reserves
(Scheduled for afternoon)

FOR: _____ AGAINST: X THE ABOVE AGENDA ITEM - For Section 4a - Troutdale

NAME: Lois D. Summers

ADDRESS: PO Box 762, 2205 SE Troutdale Road

CITY/STATE/ZIP: Troutdale, OR 97060

PHONE: DAYS: 503 887-1703 EVES: 503 887-1703

EMAIL: rjsmrs00@teleport.com FAX: _____

SPECIFIC ISSUE: Designation of my property in section 4a of the 40 year plan.

WRITTEN TESTIMONY: Attached is my letter to the commissioners requesting that my property at 2205 SE Troutdale Road be included in the UGRB. The letter lists reasons for this request. (I'm not able to testify due to a change in the agenda.)

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.

LOIS D. SUMMERS

- PO BOX 762
 - 2205 SE TROUTDALE ROAD, TROUTDALE, OR 97060
 - Phone: 503 887-1703 Email: rismrsco@teleport.com
-
-

September 10, 2009

Multnomah County Commissioners
Board of County Commissioners Hearing on Urban and Rural Reserves
Ted Wheeler, Multnomah County Chair
Deborah Kafoury, Multnomah County Commissioner
Jeff Cogen, Multnomah County Commissioner
Judy Shiprack, Multnomah County Commissioner
Diane McKeel, Multnomah County Commissioner

RE: Five acre parcel located at – 2205 SE Troutdale Road, Troutdale, OR 97060

The purpose of this letter is to request your consideration for including my property into the urban reserve area. My property is a five acre parcel and home located at 2205 SE Troutdale Road, Troutdale Oregon 97060. This property is included within the proposed recommended rural reserve area of Section 4a (N. of Lusted Rd.), as defined by the August 10, 2009 Planning Commission Hearing. Entrance to the property is across the street from the west access entry to SE Strebin Road. I have included a map that shows the rough dimensions of my property, and its adjacent location to the current City of Troutdale and urban growth boundaries.

Including my property into the urban reserve area is supported by the following situations.

1. The urban growth boundary currently surrounds my property on nearly three sides (north, east, and a portion of the west property line). Additionally, these same property lines represent the southern boundary of the City of Troutdale.
2. Including my property within the urban reserve would coincide with the usage of nearby and surrounding parcels. Within a short distance from my property, to the east along Strebin Road, is a new housing development currently under construction. Development was planned for the adjoining properties (back portion of 2111 SE Troutdale Road along the north property line and all of 2035 SE Troutdale Road on the partially adjoining west property line) after these

properties were annexed into the City of Troutdale in March 2008. Development of the 2111 and 2035 properties was reviewed and approved by Multnomah County, but was cancelled by the developer due to the economy.

3. Growth is facilitated by providing straight boundaries within the urban reserve area when consistent with property dimensions. My property creates a notch in an otherwise relatively straight boundary line. Including my property into the urban reserve area would smooth out the UGB boundary line.
4. When I purchased the 2205 SE Troutdale Road property, I was assured by the former owner, realtors, and conversations with the City of Troutdale staff that the property would most likely be brought into the urban reserve area within the near future. The City of Troutdale currently supports including my property in the urban reserve area.
5. My property is located two and a half miles from the center of downtown Troutdale. Troutdale is a community ripe for expansion and growth potential. Few communities of its size can offer such a variety of desirable nearby amenities; close freeway access to I-84, a local airport, community college, hospital, outlet mall, wide variety of large stores and shops, mass transit (including the MAX), and close proximity to the Columbia Gorge national recreation area.

I believe including my home, located at 2205 SE Troutdale Road, into the urban growth boundary will coincide with Multnomah County's intent and design of the urban reserves, enhance the logical layout of the UGB in my neighborhood, and will facilitate future growth.

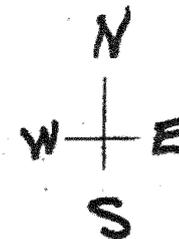
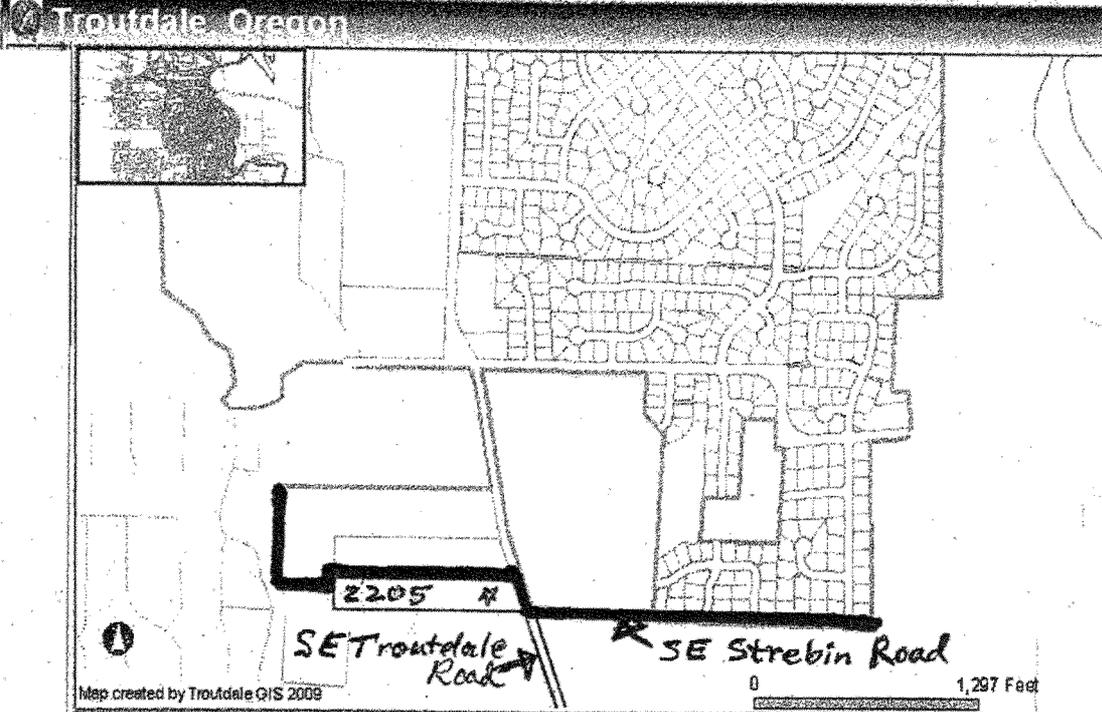
Thank you for considering my request.

Sincerely,



Lois D. Summers
PO Box 762
2205 SE Troutdale Road
Troutdale, Oregon 97060
503 887-1703

Lois Summers
2205 SE Troutdale Road



**The Forest Park
Conservancy**



1505 NW 23rd Ave
Portland, OR, 97210
503-223-5449
www.forestparkconservancy.org

September 9, 2009

To: Ted Wheeler, Chair, Multnomah County Board of Commissioners

CC: Multnomah County Board of Commissioners, Metro Council, Reserves Steering Committee

From: Forest Park Conservancy

Re: Urban and Rural Reserve Candidate Areas 5, 6, & 7

The Forest Park Conservancy would like to submit comments related to your decision regarding urban and rural reserve candidate areas 5, 6 and 7.

Our primary concern is to see long-term protection for the natural landscape features situated in close proximity to Forest Park. These areas contain important wildlife habitat and headwater streams that are critical to the long-term ecological health and biodiversity of Forest Park, and also represent important ecological connectivity with the Coast Range. For these reasons, we support the recommendations of the citizen's advisory committee to establish rural reserves in these areas, and believe that clear language in support of this position can be found in State law OAR 660-027.

In designating urban and rural reserves, Metro and the Counties must apply several factors identified in State law OAR 66-027 relating to ecological systems and natural landscape features. The purpose and objective statement (660-027-0005) of the law includes the following language:

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.

In section 660-027-0010, "important natural landscape features" are defined as:

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.

We believe that if the law is applied, significant portions of areas 5, 6, and 7 would be deemed suitable and appropriate for rural reserve designation.

State law also requires the use of Metro's February 2007 Natural Landscape Features Inventory (NLFI) and other pertinent information in making these decisions. The NLFI identifies the general location of natural features but not the relative suitability for urban or rural reserve designation based on the factors.

In order to apply the factors in OAR 660-027 and designate urban and rural reserves, Metro and the Counties must identify the relative suitability of important natural landscape features for designation as urban and rural reserves. While the NLFI does not assess relative quality, it does contain component layers identifying particularly unique wildlife habitats and corridors that are conservation priorities within the Metro region and within the Willamette Valley. As such, the NLFI does contain the necessary technical information to identify the relative suitability of some lands for inclusion in urban and rural reserves. In the NLFI, unique wildlife habitats and corridors are clearly identified in the vast majority of candidate areas 5, 6 & 7.

The Forest Park Conservancy supports the establishment of rural reserves in areas 5, 6 & 7. However, regardless of their ultimate designation, we want to reiterate the importance of protecting the natural landscape features contained within these areas.

Thank you for your consideration.

Sincerely,


Michelle Bussard
Executive Director
Forest Park Conservancy


Stephen Hatfield
Stewardship Director
Forest Park Conservancy

City of Troutdale

Mayor Jim Kight

Multnomah County Commissioners

Meeting September 10, 2009

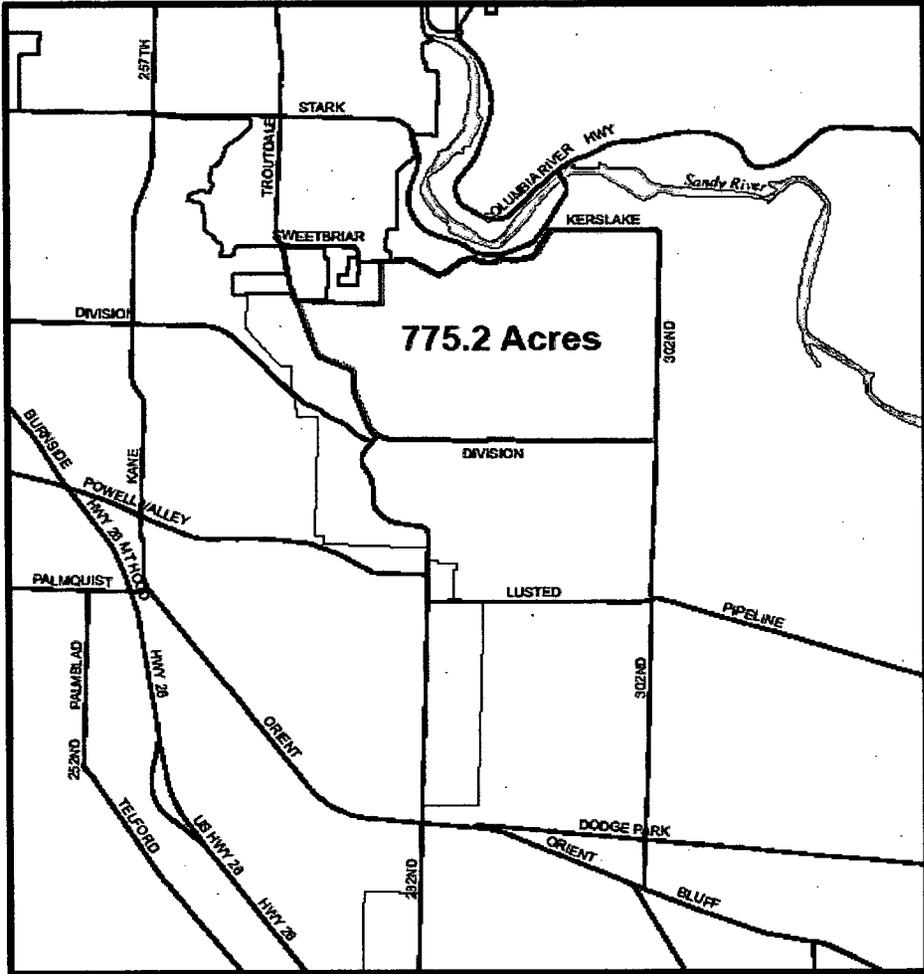
Urban Reserves

- The City of Troutdale seeks your support to dedicate land directly south east of our City as Urban Reserves.
- We understand that the Commission will be deciding how much, if any, land will be dedicated as Urban Reserves within Multnomah County.

Urban Reserves

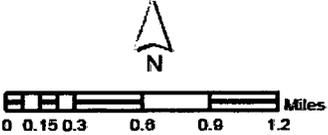
- The decision that the Commission is making today will affect our community, and the area outside our community, for the next 50 years.
- The City of Troutdale is seeking your support to have an area of approximately 775 acres outside of Troutdale to be dedicated as Urban Reserves.

Requested Urban Reserve



Legend

-  Requested Urban Reserve Area
-  Urban Growth Boundary
-  Arterials
-  Streams
-  Troutdale City Limits



City of Troutdale Current Growth Potential

- Currently the City of Troutdale has 127 acres outside our city limits but within our designated urban planning area (within current UGB).
- 78 of the acres are zoned for industrial use;
- 49 acres are for residential use.
- However, only about half of the 49, or about 25 acres are developable.

City of Troutdale

- The approximate 25 residential acres that can not be developed is due to the following reasons:
 - Floodplain
 - Steep Slopes
 - Riparian corridor protection standards

Build Out

- The reality is that the City of Troutdale is near build out unless additional land can be brought into the UGB and those lands are given the opportunity to be annexed into the City of Troutdale.
- In the last five years private property located south east of Troutdale has been annexed into the city. We see this trend continuing over the next 50 years, if the opportunity is provided.

City of Troutdale Services

- The primary reason that land is annexed into a Municipality is for water and sewer services.
- The City of Troutdale has the ability to provide those services with a fairly new waste water treatment facility and a brand new well.
- The City of Troutdale can produce as much as 7.8 million gallons of water per day.
- Currently the City of Troutdale uses about 1.7 million gallons of water per day, and a peak of 3.5 million during the summer.

Infrastructure continued:

- The City of Troutdale can treat up to 3.0 million gallons of waste water per day.
- Currently the City of Troutdale treats about 1.4 million gallons a day.
- As you can see the City of Troutdale has the ability to meet the service needs for future growth and development of the area that we have identified as Urban Reserves.

Population Growth in the Metro Area

- Recent estimates state that there will be an additional 1 million people moving to the Portland Metro area in the next 20-30 years.
- Where are they going to live?
- Under the current proposals from our neighboring counties they are seeking about 41,500 acres as Urban Reserves. Washington County is seeking 33,000 acres and Clackamas is seeking about 8,500 acres.

Recent Decisions

- Multnomah County Citizen Advisory Committee is recommending 0 (zero) land to be identified as Urban Reserves.
- We understand that the reasoning for not having additional acreage included in Multnomah County is because the area south east of Troutdale is considered “Foundation Farm Land”, so is the area that is being included in Washington and Clackamas Counties.

Jobs and Housing

- We support a jobs-housing balance.
- We want our residents to be able to live close to work reducing vehicle trips to and from work, which reduces the impact on our environment.
- To reach this goal we need Urban reserves to be able to expand our city.

Do we want all growth going to the West Side?

- If we want our communities to have family wage jobs and have the ability to live, work and recreate in the same area we need the ability to grow and develop.
- The reality is East Multnomah County is one of the few areas that has the ability to add its share of the estimated population growth.

Future East County Growth

- East Multnomah County has the largest potential for job growth than anywhere in the Portland Metro area.
- The Columbia Cascade River District is expecting a growth of 32,000 new jobs over the next 20-30 years. Where are these new workers going to live?
- The Troutdale Reynolds Industrial Park, which is over 700 acres is in the process of developing with FedEx as the hub of this park.

Summary

- Again, we seek your support in granting East Multnomah County less than 2% of what our neighboring counties are requesting as Urban Reserves.
- The future growth of Multnomah County is south east of Troutdale.
- Thank you!



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

August 18, 2009

Dear Multnomah County Commissioners:

Mayor

Jim Kight

City Council

David Hartmann

Matthew Wand

Norm Thomas

Glenn White

Barbara Kyle

Doug Daoust

City Attorney

David J. Ross

We are seeking your support to add about 775 acres to the urban reserves adjoining the city limits of Troutdale directly south east of our city.

Currently the City of Troutdale has about 127 buildable acres within the urban growth boundary (UGB) of which 78 acres are zoned for industrial use, 49 for residential. Of the 49 residential acres only about half, twenty-five (25) acres, are developable. The remaining approximate twenty-four acres is not developable due to floodplain, steep slopes or riparian corridor protection standards.

The reality is that the City of Troutdale is not far from build out unless some additional land can be brought into the UGB and there is an opportunity for those lands to be annexed into the City.

As you know one of the primary reasons property is annexed into a municipality is for water and sewer services. The City of Troutdale has the ability to pump as much as 7.8 million gallons of water per day. The current average daily usage is about 1.7 million gallons of water per day, with a peak usage of 3.5 million gallons during the summer. The City has a fairly new, less than 10 years old, wastewater treatment facility that can treat up to 3.0 million gallons a day; the current average is 1.4 million gallons per day.

As you can see from this data, the City has the capability to provide the infrastructure for additional land to be included within the City limits of Troutdale and the UGB.

Restricting all of the area south east of Troutdale as rural reserves would not allow the property owner(s) to seek annexation into the City of Troutdale. By restricting these properties with the designation of rural reserves private property rights are being taken away.

We appreciate your support in this matter and if we can be of any further assistance please feel free to contact staff at the City of Troutdale.

Visit us on the Web:
www.troutdale.info

104 SE Kibling Avenue • Troutdale, Oregon 97060-2099 • (503) 665-5175

Fax (503) 667-6403 • TDD/TEX Telephone Only (503) 666-7470

The below signatures also support our request to add additional urban reserves to the City of Troutdale.

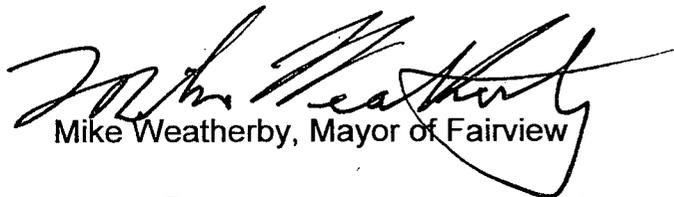
Respectfully,



Jim Kight, Mayor of Troutdale



Shane Bemis, Mayor of Gresham



Mike Weatherby, Mayor of Fairview



David Fuller, Mayor of Wood Village

Mayor
KIGHT



East Metro
Economic
Alliance

August 13, 2009

President
Brian Lessler

President Elect
Tom Perrick

Secretary
Dr. John Sygielski

Treasurer
Barb Cardinale

Executive Director
Travis Stovall

Multnomah County Chair Ted Wheeler
600 SE Grand Ave.
Portland, OR 97232

RE: Urban Reserves

Dear Chair Wheeler and Commissioners:
Deborah Kafoury
Jeff Cogen
Judy Shiprack
Diane McKeel

We are writing to communicate our support for the inclusion of the 775 acres of land south and east of the City of Troutdale into the urban reserves for the metropolitan area. These lands are critical for the future availability of buildable residential land to support the development and growth of the Columbia Cascade River District and other critical developable areas located in East County.

The proximity of housing and residentially supported commerce is critical to the responsible development of industrially developable land currently available inside the urban growth boundary. To overlook the opportunity to make this land available for future residential development could be short-sighted.

East Metro Economic Alliance fully supports responsible development and the availability of residential land in close proximity to industrially developable lands encourages people to locate closer to their places of employment which decreases the need to commute.

We fully support the inclusion of these 775 acres into the Urban Reserves and would urge you to support this effort.

Respectfully submitted,

Travis Stovall
Executive Director



Land Use	Area*	%
Low Density Residential	288	69
Med. Density Residential	40	10
High Density Residential	6	1
High Density Specialty	7	2
Mixed Use	5	1
Parks	6	1
Conservation Area Open Space	67	16
TOTAL	418	

*Calculation excludes all roads/ROW

Michael
LeBonche



Matt Wellner
Metropolitan Land Group, LLC
Tel (503) 970-5699
Email matt.wellner@MetLandGroup.com





Urban Reserve: East Bethany

BACKGROUND

The East Bethany Urban Reserve Candidate Area is located northeast of the Bethany Town Center, directly east of the North Bethany Concept Plan area. The area is bisected by Springville Road and provides the ultimate location for the extension of Saltzman Road to Springville Road. A power line runs through the western edge and there are two existing Tualatin Valley Water District reservoirs, with acquisition currently underway for a third location to the northeast. The area is characterized by varied topography and a mix of residential and open spaces zoned for a farm and agriculture use. The Metro Urban Growth Boundary runs along the western and southern border of the plan area.

Transportation improvements will be required to urbanize the area. However, planned improvements within the North Bethany area as well as those along Saltzman Road provide the opportunity to leverage existing and planned transportation infrastructure consistent with region wide expectations. Development of this area will provide the density necessary to effectively support the support the development of the Bethany Town Center and North Bethany area. Natural Corridors and topography have been utilized in the design of the area ensuring that areas identified for urbanization are well insulated from those areas that will remain in rural or agriculture or forest use.

CONCEPT PLAN

The proposed Concept Plan is designed to meet State, Metro, and local jurisdictional criteria as an urban reserve for future inclusion within a City. The design of the Concept plan sought to identify a logical boundary based on existing property lines further refined by topography and resources areas. Additional areas that can contribute to the development of the area have been identified. Some areas north of Springville Road east of the plan area are also appropriate for consideration for inclusion within the Urban Reserve.

The Concept Plan conforms to existing and proposed road patterns, property boundaries, and topographic and environmental constraints. Conservation areas are proposed to protect areas of critical habitat, steep slopes, and natural resources. These protected greenspaces will provide opportunities for trails, education, and wildlife habitat. The plan provides opportunities to connect in with existing and planned trails adjacent the plan area, providing recreational opportunities for residents and visitors alike.

The proposed plan area comprises approximately 418 acres and includes a mixture of six principle land uses:

- Low Density Residential – Provides the opportunity for low density residential development. Approximately 288 acres of the plan area are identified as Low Density Residential.

- Medium Density Residential – Provides the opportunity for affordable housing in close proximity to neighborhood services providing for a mix of attached and detached products. Approximately 40 acres of the plan area is identified as Medium Density Residential.
- High Density Residential – Provides opportunities for workforce housing with higher density attached units and/or condominium and apartments. Some areas may have retail and neighborhood service oriented uses as well. Approximately 12.25 acres of the plan area is identified as High Density Residential.
- Mixed Use – Provides opportunities for a more urban environment with higher density, attached or vertical residential units integrated with commercial and civic uses.
- Parks – Provides opportunities for passive and active recreation pursuits for residents and visitors. Approximately 5.75 acres of the plan area is identified for Parks.
- Open Space – Provides opportunities for conservation of sensitive areas, development of trails and conveyance and treatment of stormwater. Approximately 66.75 acres of the plan area is identified as Open Space.

The Concept Plan centers on the planned intersection of Saltzman and Springville Roads. This central node provides a neighborhood commercial area with higher density residential areas located adjacent. Portions of the plan can support the development of an additional school to compliment those planned in North Bethany. Located within walking distance of the Bethany Town Center, the transportation system can also accommodate the extension of transit to and through the plan area providing connections to the existing Max light rail line along the Highway 26 corridor. This configuration will provide opportunities for the type of mixed use development envisioned by the Metro 2040 Growth Plan and the Comprehensive Plan of the City of Beaverton.

TRANSPORTATION & INFRASTRUCTURE

Designation of the East Bethany Concept Plan area as an Urban Reserve and the resulting urbanization of the area will facilitate the connection of higher-classification roadways currently in Washington County. A significant amount of time and energy has been invested in the design and construction of the northern extension of Saltzman Road in Washington County. This facility will eventually connect to Springville Road in Multnomah County. Similarly, there will be new construction and a significant investment in higher-classification streets in North Bethany, many of these streets connect to Springville Road, which passes through the East Bethany plan area.

Designation of this area as an Urban Reserve ensures that the Saltzman-Springville Road connection is designed appropriately to function

as an urban facility. This connection will provide a direct and efficient link from the Saltzman Road area to North Bethany. This connection will also provide an alternate route for trips generated in North Bethany destined for areas south and east of the Bethany Town Center. Trips generated from new development in East Bethany will likely be focused primarily to the south and west toward the retail, employment, and school destinations in the surrounding area. Development of the East Bethany plan area will allow more efficient use of the planned transportation system, focusing trips away from rural Multnomah County facilities.

The East Bethany plan area would be a logical extension of TriMet transit service, which currently serves the PCC Rock Creek campus with bus headways as frequent as every 20 minutes during peak periods. Transit service is also available on Springville Road west of Bethany. These services will extend into North Bethany as this area develops and the East Bethany area provides a logical extension. In fact, the connectivity provided by East Bethany would provide more options for efficient transit routes.

The location of the plan area adjacent existing and planned development provides the ability to extend existing water and sanitary sewer service into the plan area efficiently and cost effectively. Sanitary sewer conveyance lines will need to be extended to serve the area. Sanitary Sewer treatment for the plan area can be provided by Clean Water Service (CWS). Likewise for water service, a distribution system will need to be extended to service new development. Potable water can be supplied to the plan area from Tualatin Valley Water District.

SUMMARY

Designation of the of the East Bethany Concept area as an Urban Reserve will assist the Portland Metropolitan Region in planning for its long term residential needs. Inclusion of this area provides for the efficient delivery of services and ensures that those areas appropriate for future urban development are factored into the regions overall land needs, reducing the need to impact high quality agricultural areas in other areas of the region. The plan area provides additional density that will compliment the development of the Bethany Town Center and the North Bethany Concept Plan area. The existing riparian corridors provide opportunities for connections to existing and planned trail systems in the area while also providing the opportunity to buffer the proposed development. The area serves to provide for the rational extension of North Bethany Concept plan area while providing for the urbanization of the future connection of Saltzman and Springville Roads. The development of this area will serve to provide a complete community, smoothing the edges of the existing Urban Growth Boundary and providing for the efficient delivery of urban services.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 09-112

Directing Commissioner Jeff Cogen to Forward Recommendations Regarding Urban and Rural Reserves in Multnomah County to Core 4 and the Reserves Steering Committee

The Multnomah County Board of Commissioners Finds:

- a. The 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 Citizens Advisory Committee for Urban and Rural Reserves (CAC) has studied lands within the County and assessed their suitability for urban or rural reserve. The CAC has produced a thoughtful, well-informed assessment, which will provide invaluable guidance to the County in arriving at conclusions about what lands should be designated as urban or rural reserve.
- d. The Multnomah County Planning Commission conducted a public hearing on August 10, 2009 to hear public testimony and provide their advice to the Board regarding CAC and staff recommendations. The Commissioners offered support for the CAC recommendations, with one Commissioner not in agreement with the rural reserve recommendation for areas adjacent to the City of Troutdale.
- e. Information used in the evaluation of land within the County and the region has been developed during the process; additional information important to fully understanding the scope of urban and rural reserve on a regional scale is forthcoming.

- f. The Multnomah County Board of Commissioners (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.
- g. 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.
- h. 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.

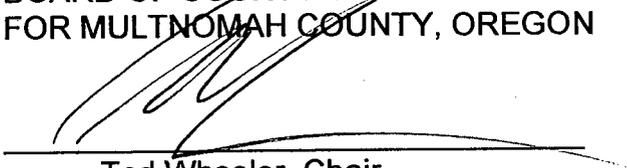
The Multnomah County Board of Commissioners Resolves:

- 1. The suitability assessment for urban and rural areas best reflects the current view of the Board and acknowledges that additional information that helps understand the scope of reserves is forthcoming.
- 2. Multnomah County Commissioner Jeff Cogen should advance the suitability assessment in Exhibit A into the regional process as the County's position to date.

ADOPTED this 10th day of September, 2009

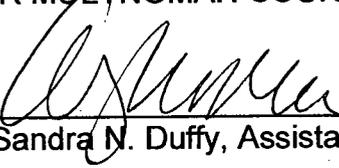


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


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



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

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.

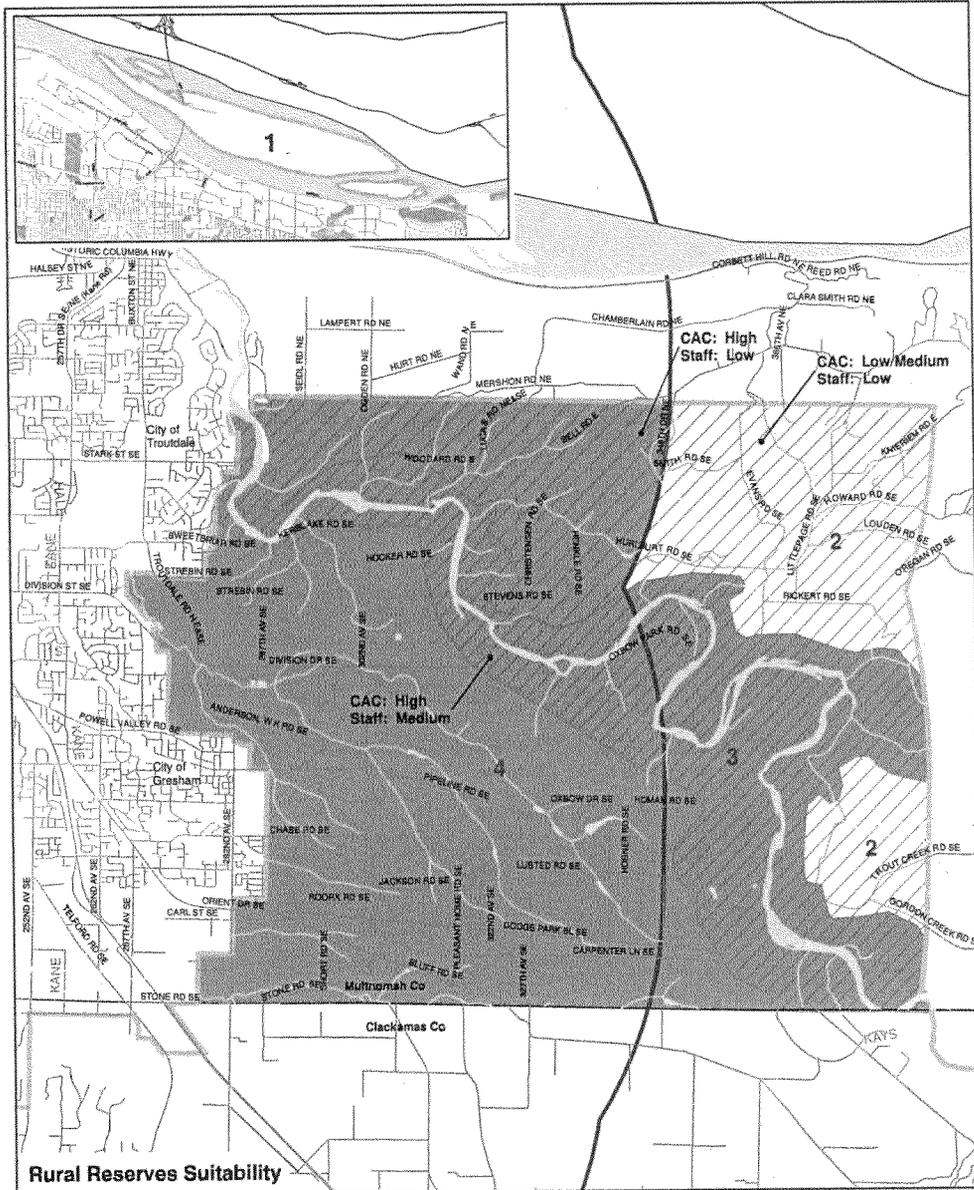
	Rural Reserves Suitability		Urban Reserve Suitability	
	CAC	Staff	CAC	Staff
Low	5,742	24,919	53,127	53,127
Med/Low	2,678	0	3,837	1,352
Medium	0	4,298	0	2,404
Med/High	19,566	0	473	0
High	29,451	28,220	0	554

Overview of Recommendations

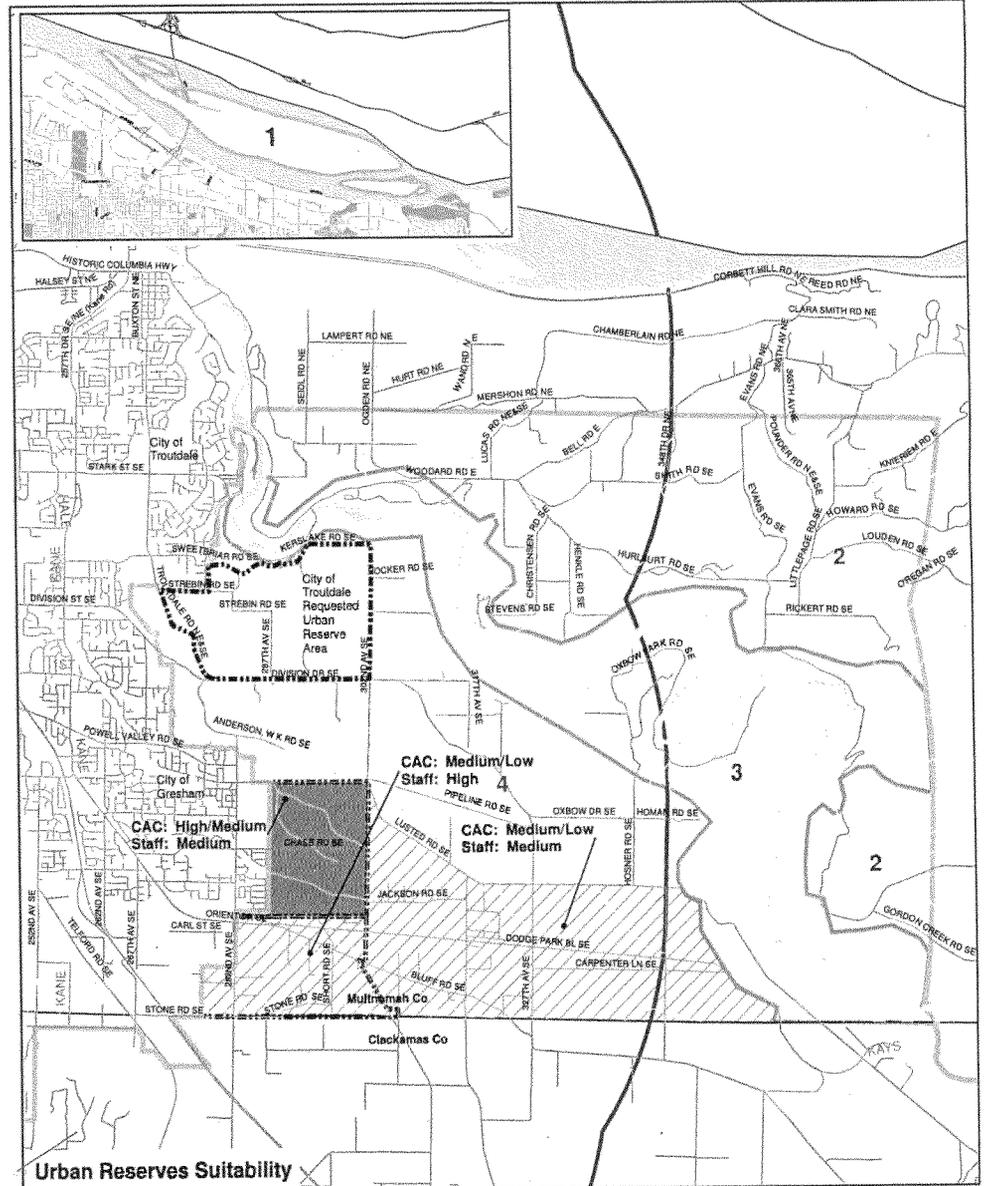
	Rural Reserves Suitability	Urban Reserves Suitability	Overall Recommendation
Area 1 Government Islands	<i>CAC: Low suitability</i> Staff: Low suitability	<i>CAC: Not a candidate for urban reserve</i> Staff: Low suitability	<i>CAC: Divided between no reserve designation and rural reserve to protect landscape 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 betw 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>

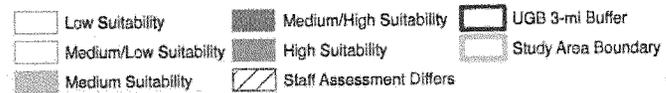


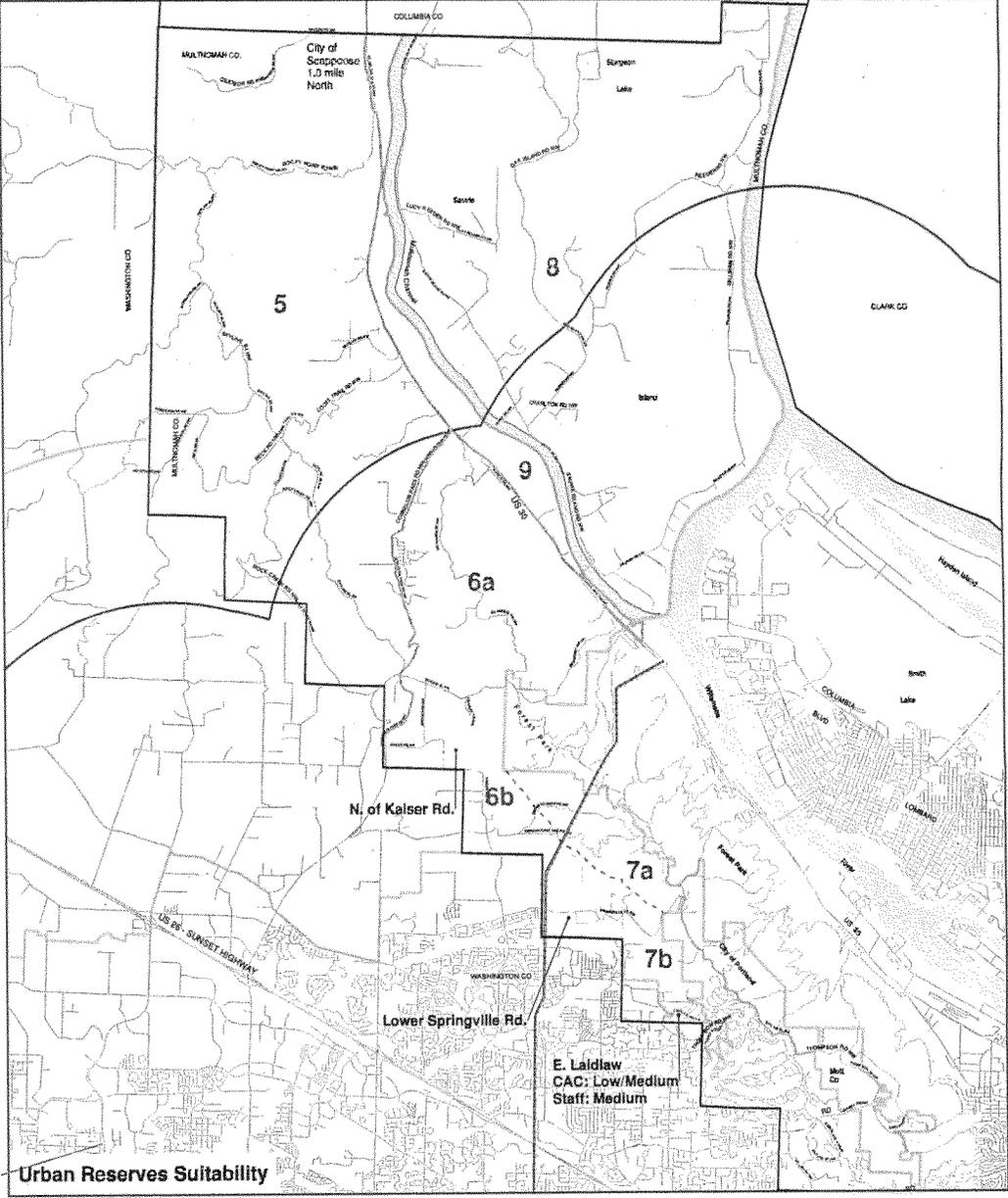
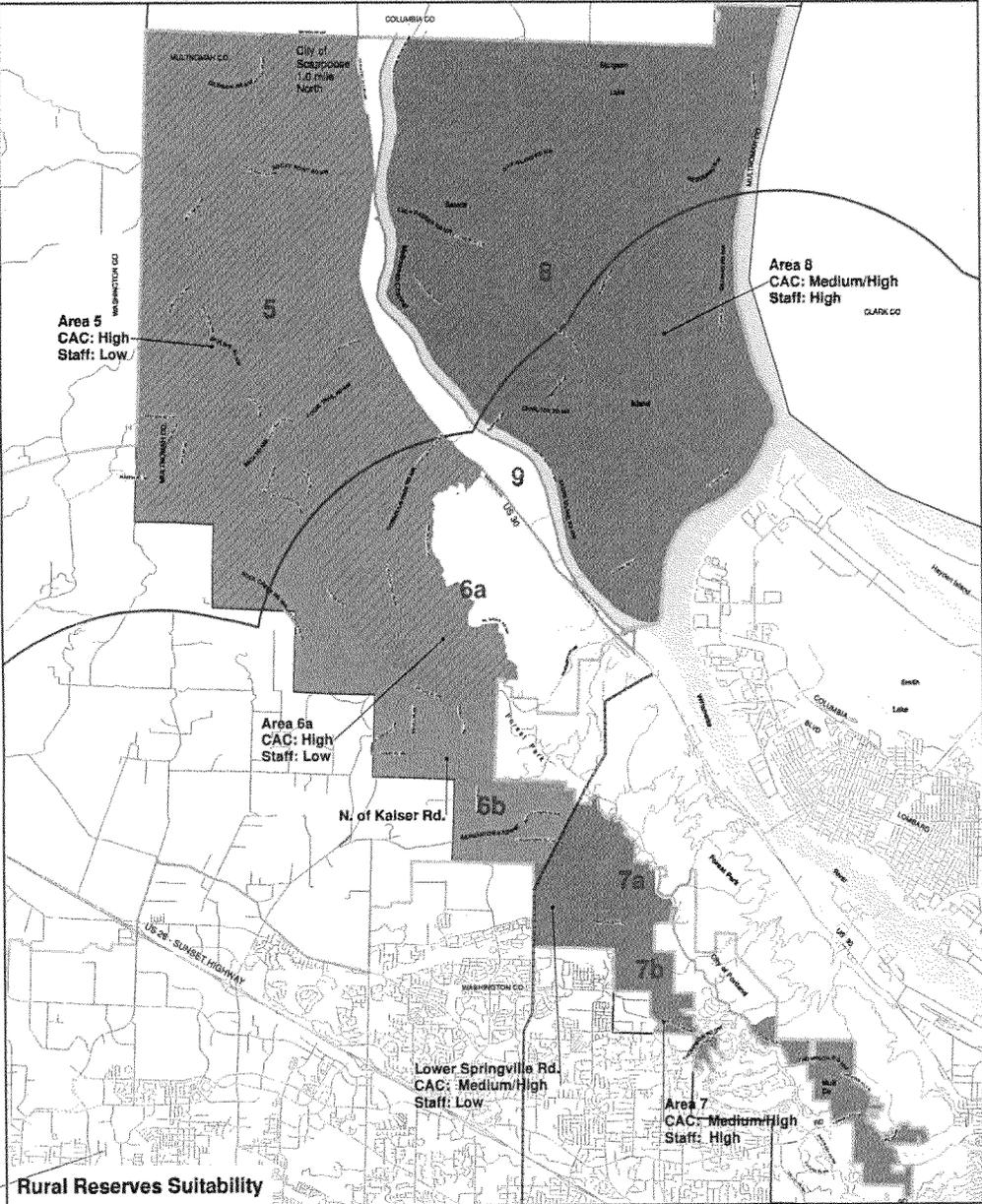
Rural Reserves Suitability



Urban Reserves Suitability

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	

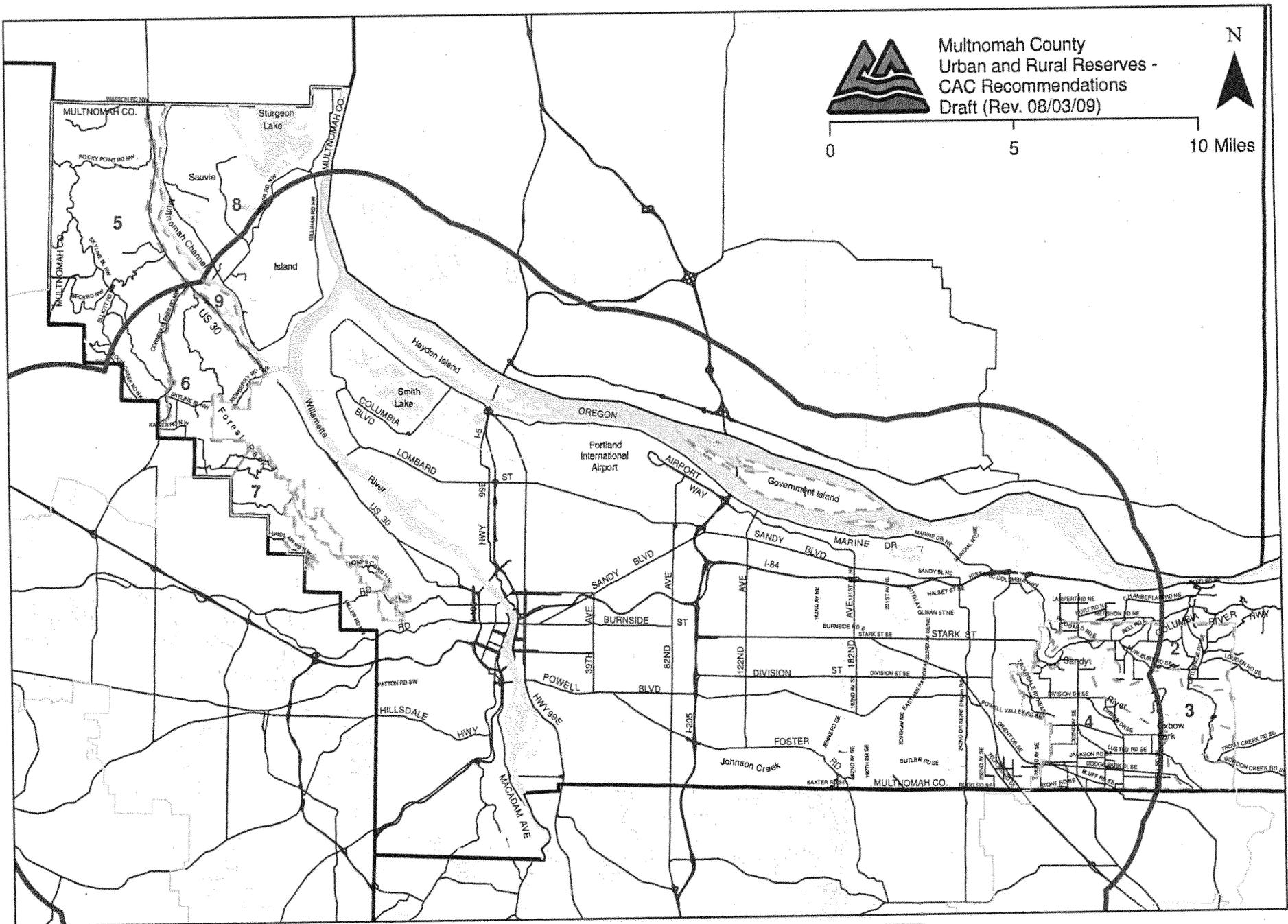




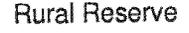
Multnomah County
Urban and Rural Reserves -
CAC Recommendations
Draft (Rev. 08/03/09)



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

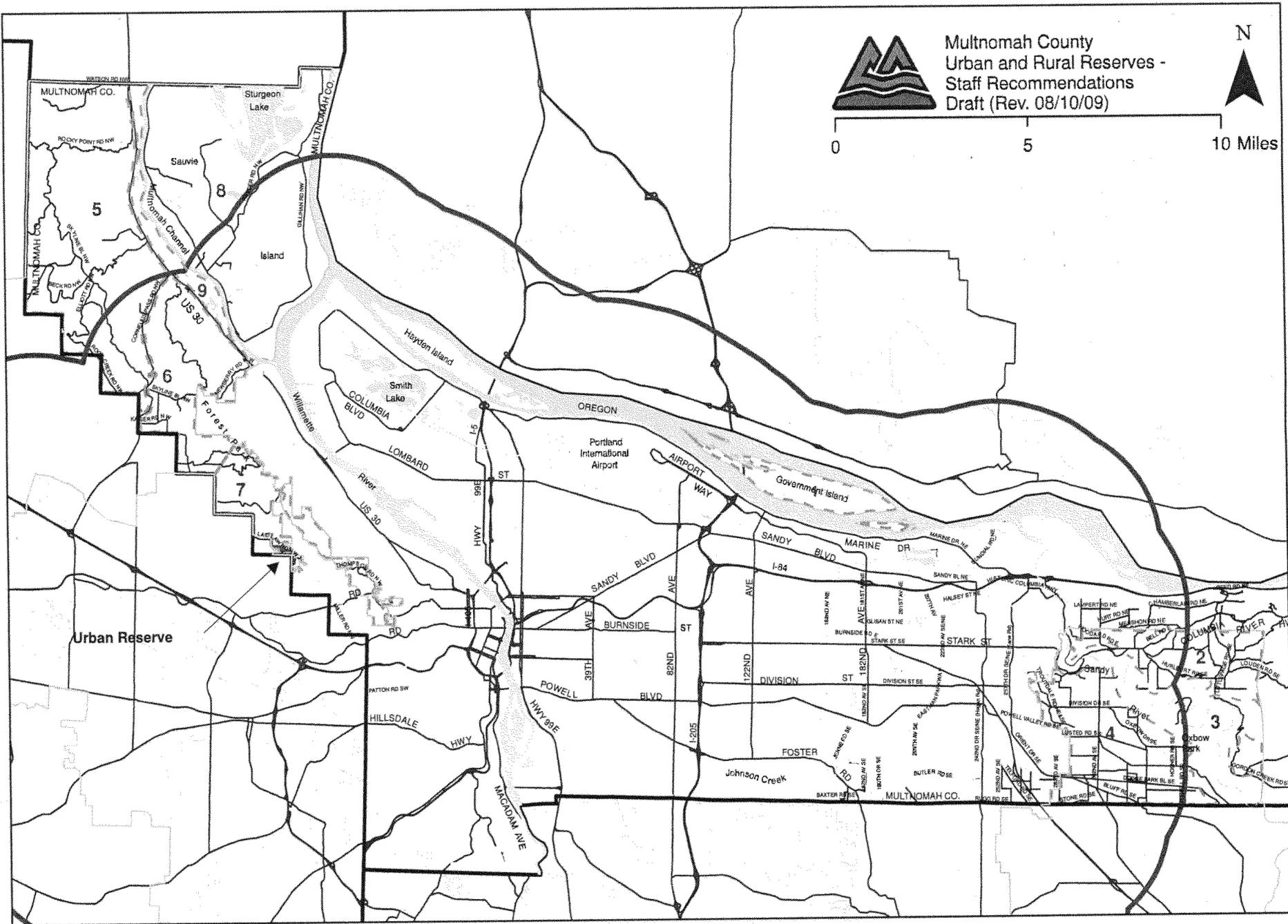
 UGB 3-mi Buffer	 Rural Reserve
 Study Area Boundary	 No Designation
 County Line	



Multnomah County
Urban and Rural Reserves -
Staff Recommendations
Draft (Rev. 08/10/09)



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		Rural Reserve
	Study Area Boundary		No Designation
	County Line		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

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.
- 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, 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.



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

Board Clerk Use Only

Meeting Date: 09/10/09
Agenda Item #: R-6
Est. Start Time: 11:00 AM
Date Submitted: 08/05/09

Agenda Title: **PROCLAMATION Proclaiming September 10, 2009 as Senator Margaret Carter Appreciation 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: September 10, 2009 **Amount of Time Needed:** 1 hour
Department: County Human Services **Division:** Director's Office
Contact(s): David Austin
Phone: 503 988-3691 **Ext.** 84746 **I/O Address:** 167/1/240
Presenter(s): Lorenzo Poe, Joanne Fuller, David Austin

General Information

1. What action are you requesting from the Board?

To honor Margaret Carter for her dozens of years of service to help Multnomah County residents.

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.

Senator Margaret Carter is a longtime legislator who has represented Multnomah County since 1984. She has been an inspiration to many people for her hard work, diligence and commitment to improve the lives of residents throughout the county and the state. No program offers impacted.

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

None

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.

None

Required Signature

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

Joanne Fuller

Date: 08/05/2009

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. _____

Proclaiming September 10, 2009 as Senator Margaret Carter Appreciation Day in Multnomah County, Oregon

The Multnomah County Board of Commissioners Finds:

Whereas, Margaret Carter has been a state legislator in Oregon since 1984 when she became the first African-American woman elected to the Legislature;

Whereas, Margaret Carter works as a tireless and staunch advocate for progressive policies and services that benefit Multnomah County residents;

Whereas, Margaret Carter always shows unwavering support for making sure ALL children in Oregon have a quality education;

Whereas, Margaret Carter fights for the needs of Oregon's most vulnerable citizens, including those with mental illness, those who are senior citizens, those who face adversity on a daily basis, and those who count on government services to survive;

Whereas, Margaret Carter continues to advocate for a government that is diverse and representative of all people;

Whereas, Margaret Carter recognizes the importance of ensuring that adequate health care is available to all citizens;

Whereas, Margaret Carter for years has worked hard on issues of consumer protection, including: keeping toxic toys out of the hands of children; making sure that harmful lending practices in Oregon are erased; ridding her district and the state of Oregon of discrimination; and helping low- and moderate-income families have a chance at owning homes;

Whereas, during the 2009 Legislature in her role as the Co-Chair of Ways and Means Committee, Senator Margaret Carter fought to make sure that mental health clients and those suffering for addictions did not lose critical services; and

Whereas, Senator Margaret Carter made sure that the citizens of Multnomah County and Oregon were protected and shielded from harm as best she could despite these tough economic times.

The Multnomah County Board of Commissioners Proclaims

On September 10, 2009, residents of Multnomah County will recognize a great public official and caretaker of the public good, Senator Margaret Carter. Hence, today will be officially known as **Senator Margaret Carter Appreciation Day in Multnomah County, Oregon.**

ADOPTED this 10th day of September 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

SUBMITTED BY:
Joanne Fuller, Director,
Department of County Human Services

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. 09-109

Proclaiming September 10, 2009 as Senator Margaret Carter Appreciation Day in Multnomah County, Oregon

The Multnomah County Board of Commissioners Finds:

Whereas, Margaret Carter has been a state legislator in Oregon since 1984 when she became the first African-American woman elected to the Legislature;

Whereas, Margaret Carter works as a tireless and staunch advocate for progressive policies and services that benefit Multnomah County residents;

Whereas, Margaret Carter always shows unwavering support for making sure ALL children in Oregon have a quality education;

Whereas, Margaret Carter fights for the needs of Oregon's most vulnerable citizens, including those with mental illness, those who are senior citizens, those who face adversity on a daily basis, and those who count on government services to survive;

Whereas, Margaret Carter continues to advocate for a government that is diverse and representative of all people;

Whereas, Margaret Carter recognizes the importance of ensuring that adequate health care is available to all citizens;

Whereas, Margaret Carter for years has worked hard on issues of consumer protection, including: keeping toxic toys out of the hands of children; making sure that harmful lending practices in Oregon are erased; ridding her district and the state of Oregon of discrimination; and helping low- and moderate-income families have a chance at owning homes;

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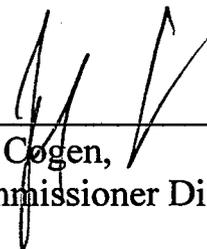
ADOPTED this 10th day of September 2009.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

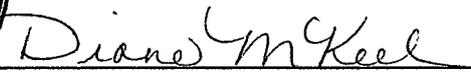

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