

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 09-153

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

The Multnomah County Board of Commissioners Finds:

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

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

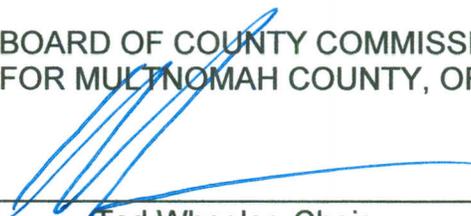
The Multnomah County Board of Commissioners Resolves:

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

ADOPTED this 10th day of December, 2009.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:
Jeff Cogen, Multnomah County Commissioner

Recommendations and Rationale for Reserve Designations

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

Government Islands - Map Area 1: No reserve designation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sauvie Island – Map Area 8: Designate rural reserve.

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

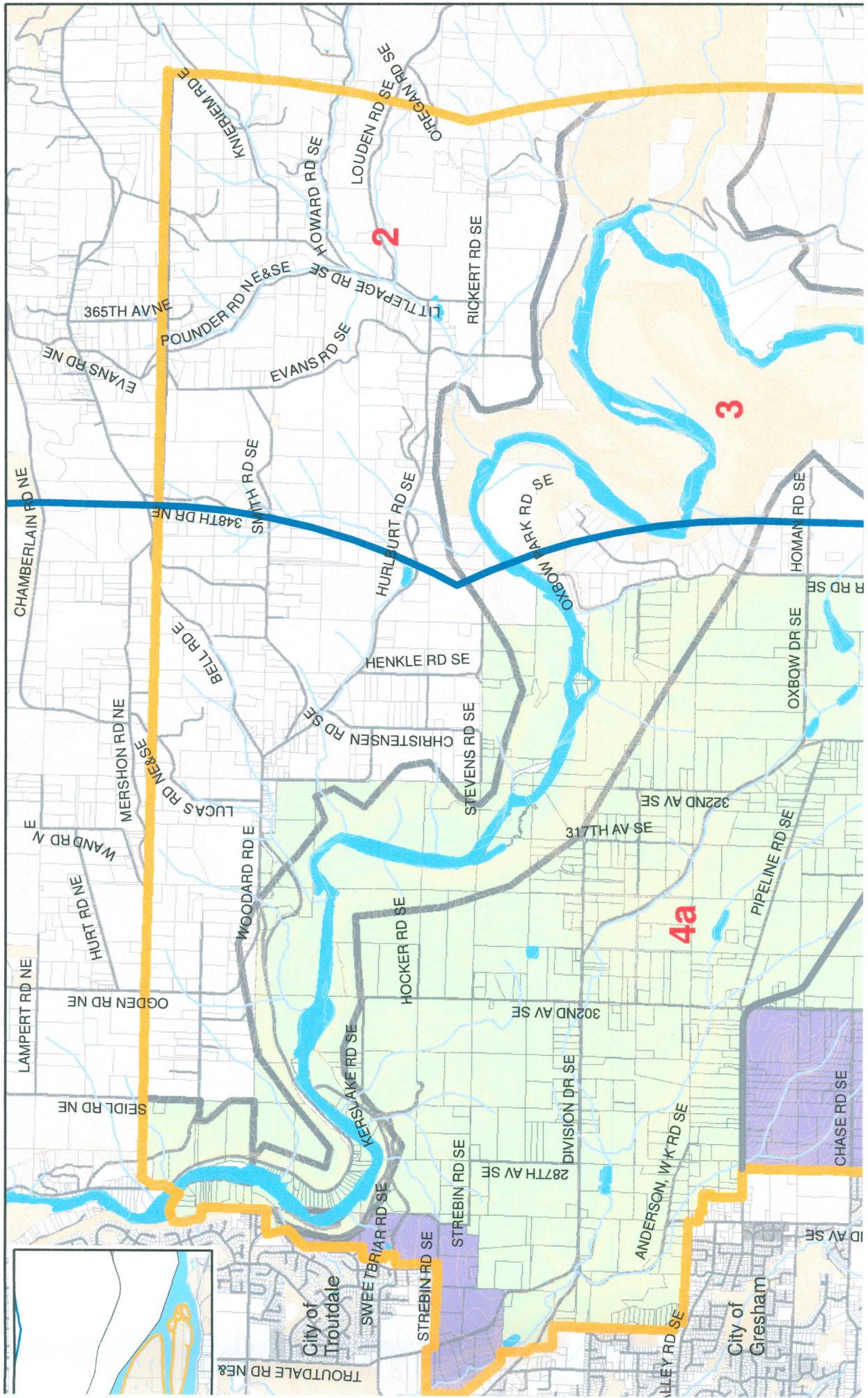
Multnomah Channel – Map Area 9: Designate areas within 2 miles of the City of Scappoose UGB and within 3 miles of the Portland Metro UGB as rural reserve.

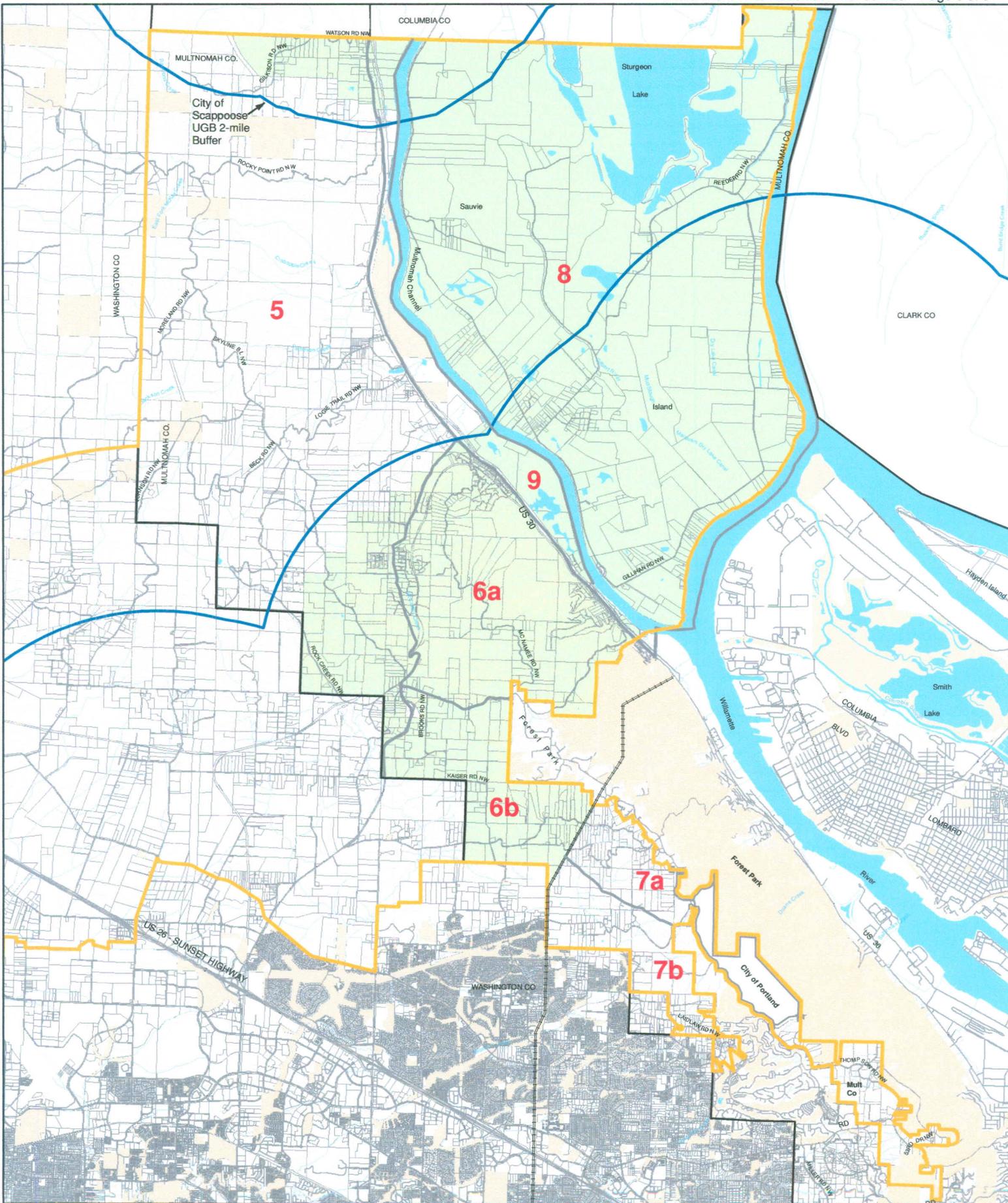
The channel strip is mapped as foundation land and as important landscape features. Potential for urbanization from Scappoose or US Highway 30 has been noted, although topographic constraints exist and the city indicates expansion south is not the most efficient direction.

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

Acreege of Multnomah County Reserve Recommendations

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





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

Rural Reserve
 UGB 3-mi Buffer
 50 ft Contours
 Study Area Boundary
 Public Lands

