

ANNOTATED MINUTES

Tuesday, June 1, 1999 - 9:00 AM
Multnomah County Courthouse, Boardroom 602
1021 SW Fourth Avenue, Portland

BOARD BRIEFING

Chair Beverly Stein convened the meeting at 9:08 a.m., with Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present, and Vice-Chair Diane Linn arriving at 9:13 a.m.

- B-1 Briefing, Discussion and Request for Policy Direction Regarding Land Use Planning Values for Rural Multnomah County. Presented by Kathy Busse, Susan Muir, Gary Clifford and William Frank.

KATHY BUSSE AND SUSAN MUIR PRESENTATION AND RESPONSE TO BOARD QUESTIONS. WILLIAM FRANK FACILITATED BOARD DISCUSSION ON ARTICULATING AND PRIORITIZING LAND USE VALUES. STAFF TO PREPARE DRAFT VALUES FOR FURTHER BOARD REFINEMENT AT A FOLLOW UP SESSION.

There being no further business, the meeting was adjourned at 10:35 a.m.

Thursday, June 3, 1999 - 9:30 AM
Multnomah County Courthouse, Boardroom 602
1021 SW Fourth Avenue, Portland

REGULAR MEETING

Chair Beverly Stein convened the meeting at 9:31 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.

CONSENT CALENDAR

**UPON MOTION OF COMMISSIONER KELLEY,
SECONDED BY COMMISSIONER LINN, THE**

***CONSENT CALENDAR (ITEMS C-1 THROUGH C-7)
WAS UNANIMOUSLY APPROVED.***

DISTRICT ATTORNEY'S OFFICE

- C-1 Amendment 3 to Intergovernmental Revenue Agreement 500167 with Tri-Met for the Continued Funding of 1 FTE Deputy District Attorney to the Tri-Met Neighborhood Based Prosecution Office

SHERIFF'S OFFICE

- C-2 Budget Modification MCSO 99-05 Adding \$4,000 Oregon State Sheriff's Association Revenue to the Enforcement Division Budget to Pay Overtime for Seatbelt Enforcement Activities
- C-3 Budget Modification MCSO 99-06 to Transfer \$15,000 Salary Savings to Equipment to Fund the Purchase of a Replacement Vehicle for the Motor Carrier Safety Unit

DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-4 ORDER Cancelling Land Sale Contract 15570 with Gayle G. & P. Laudenslager Upon Default of Payments and Performance of Covenants

ORDER 99-107.

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-5 Renewal of Intergovernmental Revenue Agreement 0010169 with Portland Community College/Portland Employment Program for Employment and Transportation Services for Individuals with Developmental Disabilities
- C-6 Amendment 2 to Intergovernmental Revenue Agreement 9910347 with the City of Portland Increasing Funding for Homeless Youth and Homeless Families Services and Decreasing Funding, Changing Subcontractor and Revising the Scope of Service for Intensive Supervision Services

DEPARTMENT OF HEALTH

- C-7 Budget Modification HD 22 Cutting 1 Program Development Specialist, Increasing Contracted Services by \$53,991 and Decreasing Indirect by \$5,851 in the Healthy Birth Initiative Program

REGULAR AGENDA

PUBLIC COMMENT

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

NO ONE WISHED TO COMMENT.

DEPARTMENT OF HEALTH

- R-2 Results from RESULTS: Emergency Medical Services Outcomes Database System Tracking Patients' Health from the Time a 9-1-1 Call is Received to Hospital Discharge. Presented by Bill Collins and Jon Jui.

***BILL COLLINS AND DR. JON JUI PRESENTATION
AND RESPONSE TO BOARD QUESTIONS AND
DISCUSSION.***

NON-DEPARTMENTAL

- R-7 Discussion and Request for Policy Direction Regarding the County Acquiring Space in the Portland Public School District's Blanchard Building and a Motion to Ask the Chair to Direct Staff to Develop an Intergovernmental Agreement and Report on Progress by September 1, 1999. Presented by Commissioner Diane Linn.

***COMMISSIONER NAITO MOVED AND
COMMISSIONER LINN SECONDED, TO ASK
CHAIR TO DIRECT STAFF TO DEVELOP AN
INTERGOVERNMENTAL AGREEMENT AND
REPORT ON PROGRESS BY SEPTEMBER 1, 1999.
COMMISSIONER LINN, BYRON KELLER, PAM
BROWN AND LARRY NICHOLAS
PRESENTATIONS AND RESPONSE TO BOARD
QUESTIONS AND DISCUSSION REGARDING
POSSIBLE PARTNERSHIP BETWEEN COUNTY
AND SCHOOL DISTRICT FOR USE OF THE
BLANCHARD EDUCATION SERVICE CENTER
FACILITY. BOARD COMMENTS REGARDING
LEGISLATURE AND SCHOOL FUNDING.
COMMISSIONER KELLEY REQUESTED A STUDY
TO MAKE SURE THIS WOULD BE A FISCALLY***

SOUND VENTURE FOR THE COUNTY. MOTION ASKING CHAIR TO DIRECT STAFF TO DEVELOP AN INTERGOVERNMENTAL AGREEMENT AND REPORT ON PROGRESS BY SEPTEMBER 1, 1999 UNANIMOUSLY APPROVED.

DEPARTMENT OF SUPPORT SERVICES

- R-3 Ratification of 1998-2001 Multnomah County and International Brotherhood of Electrical Workers (IBEW) Local 48 Collective Bargaining Agreement

COMMISSIONER KELLEY MOVED AND COMMISSIONER NAITO SECONDED, APPROVAL OF R-3. DARRELL MURRAY EXPLANATION FOR ITEMS R-3, R-4 AND R-5 AND RESPONSE TO BOARD COMMENTS IN SUPPORT. AGREEMENT UNANIMOUSLY APPROVED.

- R-4 Ratification of 1998-2001 Multnomah County and International Union of Operating Engineers (IUOE) Local 701 Collective Bargaining Agreement

UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER NAITO, AGREEMENT UNANIMOUSLY APPROVED.

- R-5 Ratification of 1998-2001 Multnomah County and Oregon Nurses Association Collective Bargaining Agreement

UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER LINN, AGREEMENT UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-6 Budget Modification DES 99-15 Adding 1.0 FTE Facilities Services Coordinator to the Multnomah Building, Beginning May, 1999

COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-6. CRAIG FLOWER EXPLANATION AND RESPONSE TO BOARD QUESTIONS. FOLLOWING BOARD DISCUSSION AND UPON AMENDED MOTION BY COMMISSIONER

***KELLEY, SECONDED BY COMMISSIONER LINN,
BUDGET MODIFICATION DES 99-15 WAS
UNANIMOUSLY CONTINUED TO THURSDAY,
JUNE 17, 1999.***

The meeting was recessed at 10:45 a.m. and reconvened at 10:47 a.m.

NON-DEPARTMENTAL

R-8 1999 Legislative Agenda Update. Presented by Gina Mattioda and Susan Lee.

***GINA MATTIODA, DAN NOELLE, JIM ROOD,
GINGER MARTIN, KATHY TREB, BARBARA
SIMON AND SUSAN LEE PRESENTATION AND
RESPONSE TO BOARD QUESTIONS AND
DISCUSSION ON LEGISLATIVE ISSUES
INCLUDING SB 686, HB 1145, HB 5029, HB 2700,
HB 2082, HB 3344, HB 3149, SB 764, HB 2007, SB
722a, HB 5505, SB 856 AND 857, HB 2039, HB 2050,
HB 2139A AND SB 1104.***

COMMISSIONER COMMENT/LEGISLATIVE ISSUES

R-9 Opportunity (as Time Allows) for Commissioners to Comment on Non-Agenda Items or to Discuss Legislative Issues.

NO ONE WISHED TO COMMENT.

There being no further business, the meeting was adjourned at 11:56 a.m.

OFFICE OF THE BOARD CLERK
FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad

Deborah L. Bogstad



MULTNOMAH COUNTY, OREGON

BOARD OF COMMISSIONERS

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Email: sharron.e.kelley@co.multnomah.or.us

ANY QUESTIONS? CALL BOARD CLERK DEB BOGSTAD @ 248-3277

Email: deborah.l.bogstad@co.multnomah.or.us

**INDIVIDUALS WITH DISABILITIES
PLEASE CALL THE BOARD CLERK
AT 248-3277, OR MULTNOMAH
COUNTY TDD PHONE 248-5040, FOR
INFORMATION ON AVAILABLE
SERVICES AND ACCESSIBILITY.**

JUNE 1 & 3, 1999

BOARD MEETINGS

FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:00 a.m. Tuesday Discussion and Policy Direction Regarding Land Planning Use Values for Rural Multnomah County
Pg 3	9:30 a.m. Thursday Health Department RESULTS Presentation
Pg 3	9:40 a.m. Thursday Ratification of Three 1998-01 Collective Bargaining Agreements
Pg 4	10:00 a.m. Thursday Discussion and Policy Direction Regarding County Acquiring Space in the Portland Public School District's Blanchard Building
Pg 4	10:15 a.m. Thursday Legislative Update
★	Check the County Web Site: http://www.multnomah.lib.or.us

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:

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

Friday, 10:00 PM, Channel 30

Sunday, 1:00 PM, Channel 30

Produced through Multnomah Community
Television

Tuesday, June 1, 1999 - **9:00 AM**
Multnomah County Courthouse, Boardroom 602
1021 SW Fourth Avenue, Portland

BOARD BRIEFING

- B-1 Briefing, Discussion and Request for Policy Direction Regarding Land Use Planning Values for Rural Multnomah County. Presented by Kathy Busse, Susan Muir, Gary Clifford and William Frank. 1.5 HOURS REQUESTED.
-

Thursday, June 3, 1999 - 9:30 AM
Multnomah County Courthouse, Boardroom 602
1021 SW Fourth Avenue, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM

DISTRICT ATTORNEY'S OFFICE

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DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-4 ORDER Cancelling Land Sale Contract 15570 with Gayle G. & P. Laudenslager Upon Default of Payments and Performance of Covenants

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DEPARTMENT OF SUPPORT SERVICES - 9:40 AM

- R-3 Ratification of 1998-2001 Multnomah County and International Brotherhood of Electrical Workers (IBEW) Local 48 Collective Bargaining Agreement
- R-4 Ratification of 1998-2001 Multnomah County and International Union of Operating Engineers (IUOE) Local 701 Collective Bargaining Agreement
- R-5 Ratification of 1998-2001 Multnomah County and Oregon Nurses Association Collective Bargaining Agreement

DEPARTMENT OF ENVIRONMENTAL SERVICES - 9:55 AM

- R-6 Budget Modification DES 99-15 Adding 1.0 FTE Facilities Services Coordinator to the Multnomah Building, Beginning May, 1999

NON-DEPARTMENTAL - 10:00 AM

- R-7 Discussion and Request for Policy Direction Regarding the County Acquiring Space in the Portland Public School District's Blanchard Building and a Motion to Ask the Chair to Direct Staff to Develop an Intergovernmental Agreement and Report on Progress by September 1, 1999. Presented by Commissioner Diane Linn. 15 MINUTES REQUESTED

- R-8 1999 Legislative Agenda Update. Presented by Gina Mattioda and Susan Lee. 1 HOUR REQUESTED.

COMMISSIONER COMMENT/LEGISLATIVE ISSUES - 11:15 AM

- R-9 Opportunity (as Time Allows) for Commissioners to Comment on Non-Agenda Items or to Discuss Legislative Issues.

Meeting Date: JUN 01 1999
Agenda No: B-1
Est. Start Time: 9:00

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Briefing regarding Land Use Planning Values for Rural Multnomah County.

BOARD BRIEFING Date Requested: June 1, 1999
 Amt. of Time Needed: 1.5 hours
 Requested By:

REGULAR MEETING Date Requested:
 Amt. of Time Needed:

DEPARTMENT: DES **DIVISION:** Land Use Planning
CONTACT: Kathy Busse **TELEPHONE:** 248-3043
 BLDG/ROOM: 412 / 109

PERSON(S) MAKING PRESENTATION: Kathy Busse, Susan Muir, Gary Clifford &
 William Frank

ACTION REQUESTED

☐ Informational Only ☒ Policy Direction ☐ Approval ☐ Other

SUGGESTED AGENDA TITLE

A briefing regarding Land Use Planning Values for Rural Multnomah County

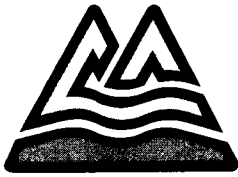
SIGNATURES REQUIRED

Elected Official: _____

or

Department Manager: CB Larry F. Nicholas pro

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
99 MAY 26 PM 11 16



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING
1600 SE 190TH AVE.
PORTLAND, OREGON 97233
(503) 248-3043

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DIANE LINN • DISTRICT 1 COMMISSIONER
SERENA CRUZ • DISTRICT 2 COMMISSIONER
LISA NAITO • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMO

TO: Board of County Commissioners
FROM: Kathy Busse, DES Land Use Planning Division *Kathy*
CC: Larry Nicholas, DES Director,
SUBJECT: Packet for Land Use Values Discussion
DATE: May 26, 1999

The Board of Commissioners has scheduled a 1.5 hour discussion of Land Use Values that drive land use decisions on June 1st. The attached material provides some data to assist in the discussion.

Background: The BCC has responsibility for adopting policies that guide land uses for the rural areas of Multnomah County; and hears appeals of land use decisions. These present difficult and controversial issues that can involve competing values. The BCC has scheduled this facilitated discussion to help organize and articulate the Board's overarching values into a statement(s). The outcome will assist planners, and planning commissioners in making land use decisions and recommendations in alignment with the County Commissioners' visions and values.

The Process:

Land Use Planning and Board Staff have come up with general, broad topics for Board values (ESA, customer service, farm and forest protection, etc.)

Planning Commission met on May 21st to generate ideas and articulate their own values to provide to the Board for the June discussion.

June Board Meeting

Will Frank will facilitate June meeting with BCC

Packet contains:

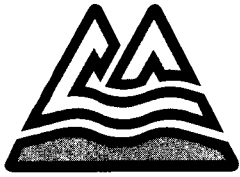
- Sample values statements related to Land Use expressed by other organizations
- trend data
- draft stakeholder list
- Results from PC meeting—minutes and summary statements (draft)

Goal of Meeting: Preliminary Draft of Board Values

Post June Meeting

- Distribute draft values to stakeholders for comments
- Report stakeholder comments to Board
- Board to refine values --

Completed Board Land Use Values statement



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING
1600 SE 190TH AVE.
PORTLAND, OREGON 97233
(503) 248-3043

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LISA NAITO • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

Board of Commissioners' Land Use Values Discussion June 1, 1999

AGENDA

9:00....Why we're here. Guide staff in bringing their decisions into alignment with BCC values. Hope to have a statement(s) expressing those values related to land use.

9:05....Key trends....

1. Transition from Urban to Rural

2. Resource Preservation uses a) minimum lot sizes, b) urban growth boundary, and c) approval criteria that severely limits the occurrence of non-farm or non forest uses.

3. Majority of regulatory activity changes from "use" to environmental mitigation.

9:20.....Values discussion

10:15...Summarize

Regional thoughts on Land Use Values

"Our constituents value, and Statewide planning rules require, the protection of our environment. By incorporating and implementing statewide rules through local regulation, we retain the rural character of the County while conserving and protecting natural resources."

Multnomah County Land Use Planning Value Statements
2/16/99

"How do we resolve the conflict between private property rights vs. community-wide benefit?"

Memo from Beverly Stein, Chair of the Board of County Commissioners
Value issues that need to be discussed
5/27/97

"For our environment, we envision:

- The people of our community living in close proximity to nature, conserving and caring for our precious natural resources.
- Healthy and unpolluted air, soils and streams.
- Diverse and robust native plants and wildlife.
- A night sky free from increased light pollution and a community free from increased noise pollution."

East of Sandy River Rural Area Plan
Preamble/Vision Statement
July 1997

Metro 2040 Growth Concept Regional Values: Clean air and water, access to nature, the ability to get here to there, safe, stable neighborhoods, resources for future generations and strong regional economy.

Metro's Regional 2040 Update
Fall 1997

"Prevent low-density residential sprawl on farm, forest, and range lands, and strengthen the legal protections for these lands."

1000 Friends of Oregon
1999 Legislative Guide

"In 1975, there was a proposal before Multnomah County to subdivide 4,000 acres of prime farmland into 5-acre parcels on Sauvie Island. The county denied the subdivisions because they would have violated brand-new Statewide Planning Goal 3, the Agricultural Lands Goal. Twenty-four years later there is virtually the same amount of land in crops on Sauvie Island as the day the county said no to those subdivisions. Next time you buy a pumpkin at the Pumpkin Patch, offer a thank-you to Oregon's land use program."

The State of the Statewide Planning Program

Portland City Club

Remarks by Richard P. Benner

4/30/99

1. Encourage and develop connections between environmental quality and economic vitality. Promote development that reduces adverse effects on ecology and the natural resource capital base and supports employment opportunities for our citizens.
2. Include cumulative and long term impacts in decision making and work to protect the natural beauty and diversity of Portland for future generations.
3. Ensure commitment to equity so environmental impacts and the costs of protecting the environment do not unfairly burden any one geographic or socioeconomic sector of the City.
4. Ensure environmental quality and understand environmental linkages when decisions are made regarding growth management, land use, transportation, energy, water, affordable housing, indoor and outdoor air quality and economic development.
5. Use resources efficiently and reduce demand for natural resources, like energy, land, and water, rather than expanding supply.
6. Prevent additional pollution through planned, proactive measures rather than only corrective action. Enlist the community to focus on solutions rather than symptoms.
7. Act locally to reduce adverse global impacts of rapid growth population and consumption, such as ozone depletion and global warming, and support and implement innovative programs that maintain and promote Portland's leadership as a sustainable city.
8. Purchase products based on long term environmental and operating costs and find

ways to include environmental and social costs in short term prices. Purchase products that are durable, reusable, made of recycled materials, and non-toxic.

9. Educate citizens and businesses about Portland's Sustainable City Principles and take advantage of community resources. Facilitate citizen participation in City policy decisions and encourage everyone to take responsibility for their actions that otherwise adversely impact the environment.

10. Report annually on the health and quality of Portland's environment and economy.

City of Portland
SUSTAINABLE CITY PRINCIPLES
November 1994

Objective

Develop a more sustainable relationship between human residents and the ecosystems of this region;

- (a) Reducing consumption (particularly of non-renewable resources), pollution, and waste;
- (b) Changing the patterns of urban expansion from low-density suburban sprawl, which relies on the automobile and wastes valuable farm and forest lands and other natural resources, to more compact neighborhoods with a mix of uses conveniently served by public transportation;
- (c) Expanding transportation options, including reducing dependency on automobiles and vehicle miles traveled per capita and increasing transit, bike and walking opportunities throughout the region;
- (d) Protecting, restoring and maintaining healthy watersheds, fish and wildlife and their habitats, greenspaces, and other natural resources within and outside urban growth boundaries;
- (e) Ensuring that the built and natural environment are integrated in a sustainable manner that supports neighborhood livability and protects wetlands, streams, water quality, air quality and the natural landscape and recognizes that both natural resources and humans are part of the urban ecosystem;
- (f) Addressing past, present and future issues of environmental equity including: the siting and clean up of polluting industries and waste disposal sites, remediation of toxic waste sites and water pollution, and the distribution of neighborhood parks, trails, and greenspaces;

Coalition for a Livable Future

"AFT (American Farmland Trust) believes that private property rights should be recognized and protected because they are a foundation of the market economy that gives farmers an incentive to produce food and fiber. Along with these rights some a responsibility to practice good stewardship so that land and water resources are not wasted, and their use does not harm neighbors or the environment we share. To conserve agricultural resources and protect the environment, AFT favors voluntary incentives to landowners and the elimination of government subsidies to inappropriate land uses. When land use regulation is necessary to achieve these objectives, it should be balanced by measures to protect landowners' equity."

American Farmland Trust
Position Statement
Adopted by the Board of Directors
No date

"Natural resources such as parks and open spaces, healthy streams and rivers and clean air and water not only help define the overall character of the region but - just as important - provide direct benefits to fish, wildlife and people. "

Metro Natural Resources Strategy
March 3, 1999

"We urge representatives of governmental and quasi-governmental bodies elected and appointed officials to evaluate present and projected plans, policies, laws, operations and structures with a view toward promoting greater care for our ecosystem and greater concern for the needs of ordinary citizens and working people. Nonpartisan and community-informed solutions should be sought to resolve areas of conflict and promote the common good and the good of the commons."

The Columbia River Watershed: Realities and Possibilities
A Reflection in Preparation for a Pastoral Letter
An International Reflection by the Catholic Bishops of the Region
May 13, 1999

- Long term vision is needed
- Provide fair and open forum for debate
- Protection of natural resources - if state rules go away, we will still want to protect.
- Give the citizens a direct connection to their government.
- Keep the public informed in a timely fashion in order to facilitate informed participation.
- Encourage better communication between the Board and Planning Commission. We need to make a special effort to clearly communicate between these two stakeholders.
- Prevent density in rural areas
- Protect forest and farmlands
- Respect the laws that are on the books
- Treat everyone the same whether you agree or disagree.
- Contribute fairness and balance.
- Contain urban sprawl, urban kinds of development and urban services.
- Increase public involvement, we need to try and be better at it.

We value upholding the laws for resource protection not only because of the statewide requirement to protect it for resource production but also for its aesthetic and resource-based recreational value. The pressure to extend urban uses beyond the growth boundary is felt more intensely at our boundaries than other areas of the state.

Draft Summary of values from
Planning Commission discussion
May '99

Notes from Chartpack:

Vision

Long vision - 20 year/backward and forward vision, analyzing cumulative effects of development

Communication

Provide a fair, open forum for debate

Sharing knowledge

Connecting community with their government

Consideration of property rights

Stakeholder/citizen involvement, broadly based, broader perspective, more expertise

Honor timeliness

Notification - inform to encourage participation

Clear communication between Board and Planning Commission

Resource Preservation

Preserve Rural experience

Contain urban sprawl (responsible development and services)

Resource based utilization, not just extraction of resource but recreation, aesthetic, etc.

Protection of natural resources (mandated)

Prevention of urban level density in rural areas

Uphold the law - to resist the urban pressures (not just because it is a state mandate).

**Multnomah County Oregon
Board of County Commissioners**

June 1, 1999

Land Use Planning Values Worksheet

Please take a few minutes to reflect on the following questions related to land use in Multnomah County. Your ideas will help guide our discussion.

1. When you consider the pros and cons of how land is used in the unincorporated areas of Multnomah County, what are your main considerations?

2. Which of these considerations takes priority?

3. What additional information would be helpful in making decisions concerning how land is used in Multnomah County?

Values Worksheet

What do you value about:

Streams - (ex. Water quality, fish habitat, ecosystem, etc.)

Farm Preservation -

Forest Preservation -

Rural Character -

Wildlife habitat -

Transportation -

Regionalism -

Columbia River Gorge -

Liveability -

Property Rights -

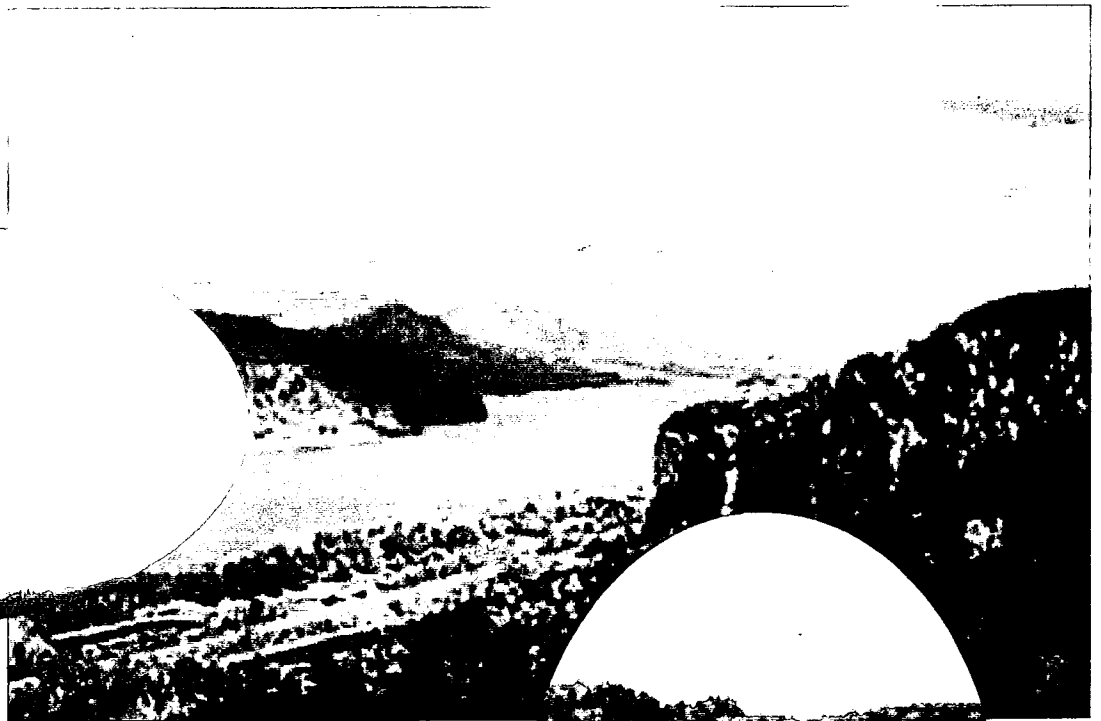
Local Control -

Citizen Involvement -

Other?

Land Use Planning TRENDS

1980 to 1998



Multnomah County Land Use Planning
1600 SE Park Avenue
Portland, Oregon 97233

LAND USE PLANNING TRENDS IN MULTNOMAH COUNTY

May, 1999

This report contains important land use planning trends of the past two decades. Included are illustrations of:

- **The shifting emphasis of the County Planning Program**
- **An overview of the status of the farm and forest resource lands**
- **Example changes in land use regulations affecting those farm and forest lands**

An appendix contains:

- **A summary of important rural land use planning milestones affecting Multnomah County**
- **Selected pages containing land use related “benchmarks” taken from the March, 1999 report to the Legislative Assembly by the Oregon Progress Board as part of the *Oregon Shines* program**

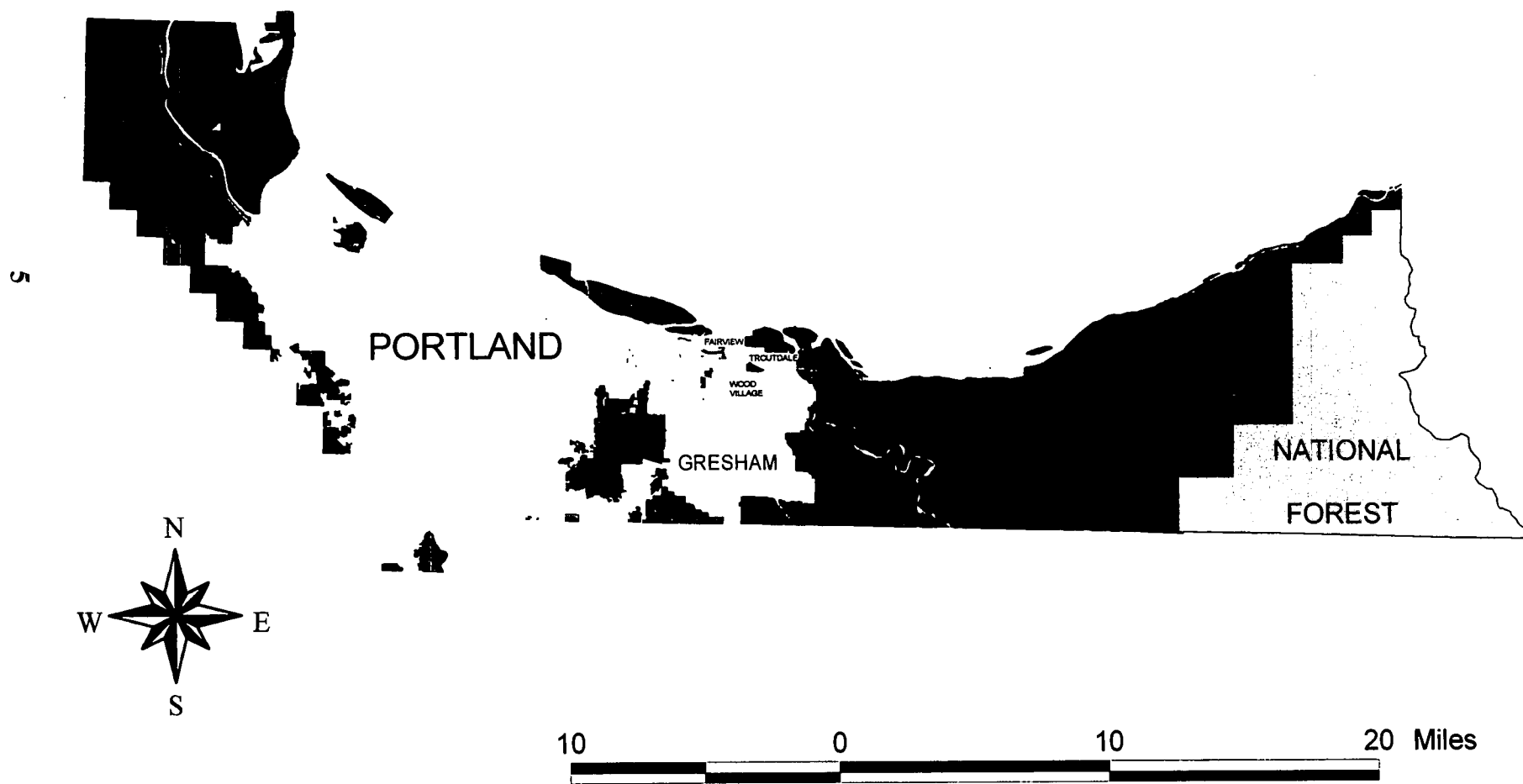
**City annexations during the 1980s
and 1990s have resulted in a shift in
the emphasis of the Multnomah
County Land Use Planning Program
from Urban to Rural.**

MULTNOMAH COUNTY

PLANNING JURISDICTION 1980

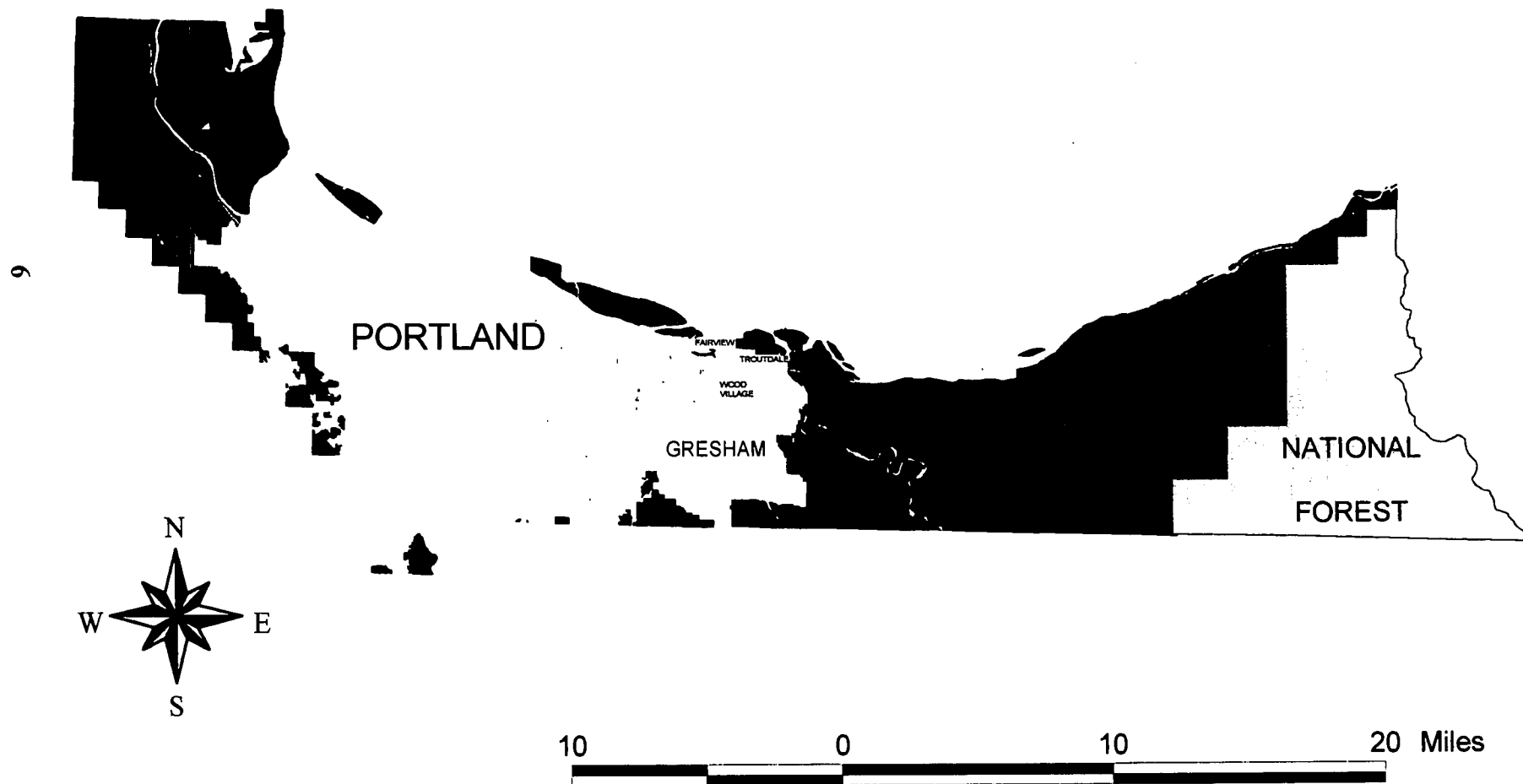


MULTNOMAH COUNTY PLANNING JURISDICTION 1990

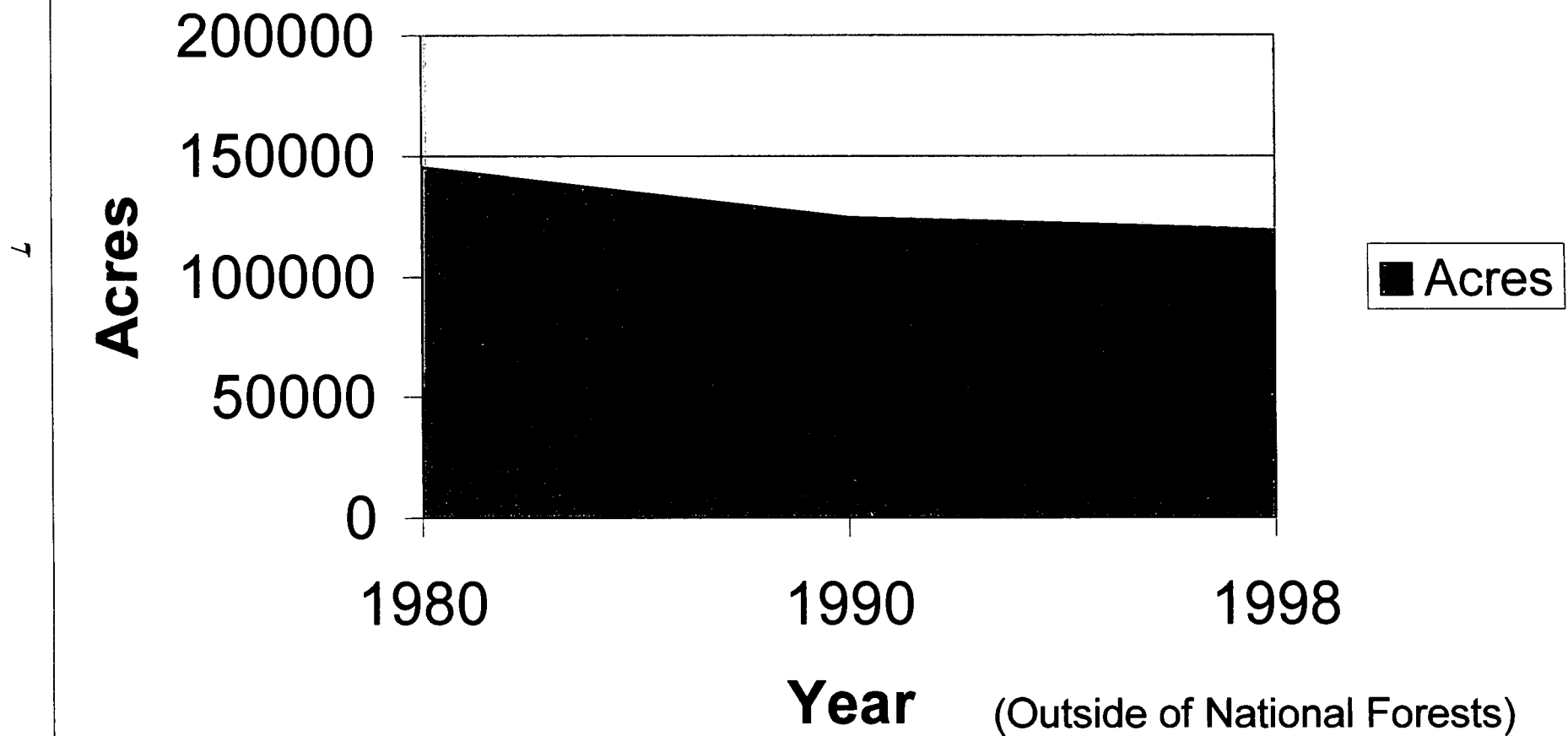


MULTNOMAH COUNTY

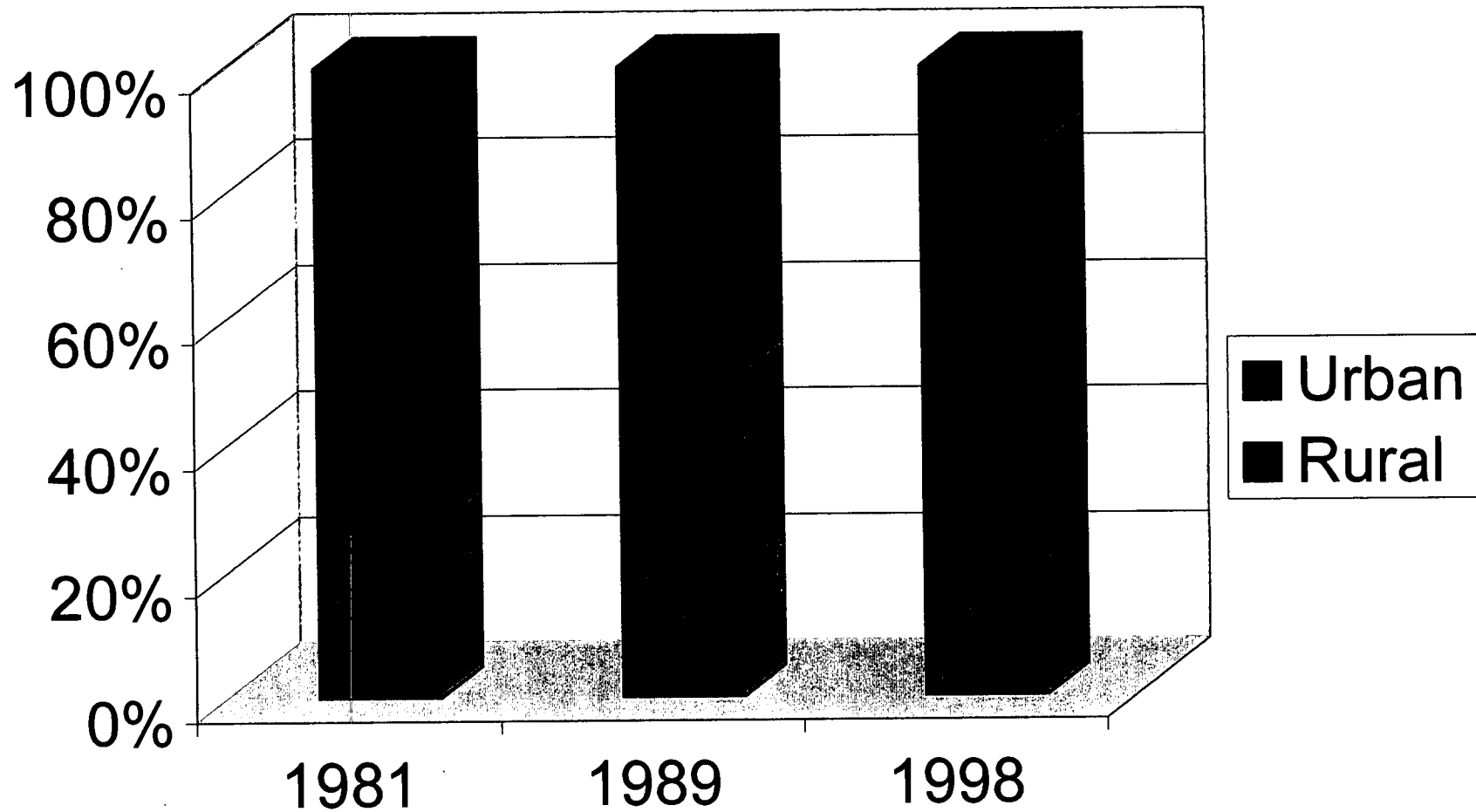
PLANNING JURISDICTION 1999



Acres of Land in County Planning Jurisdiction



Land Use Planning Cases

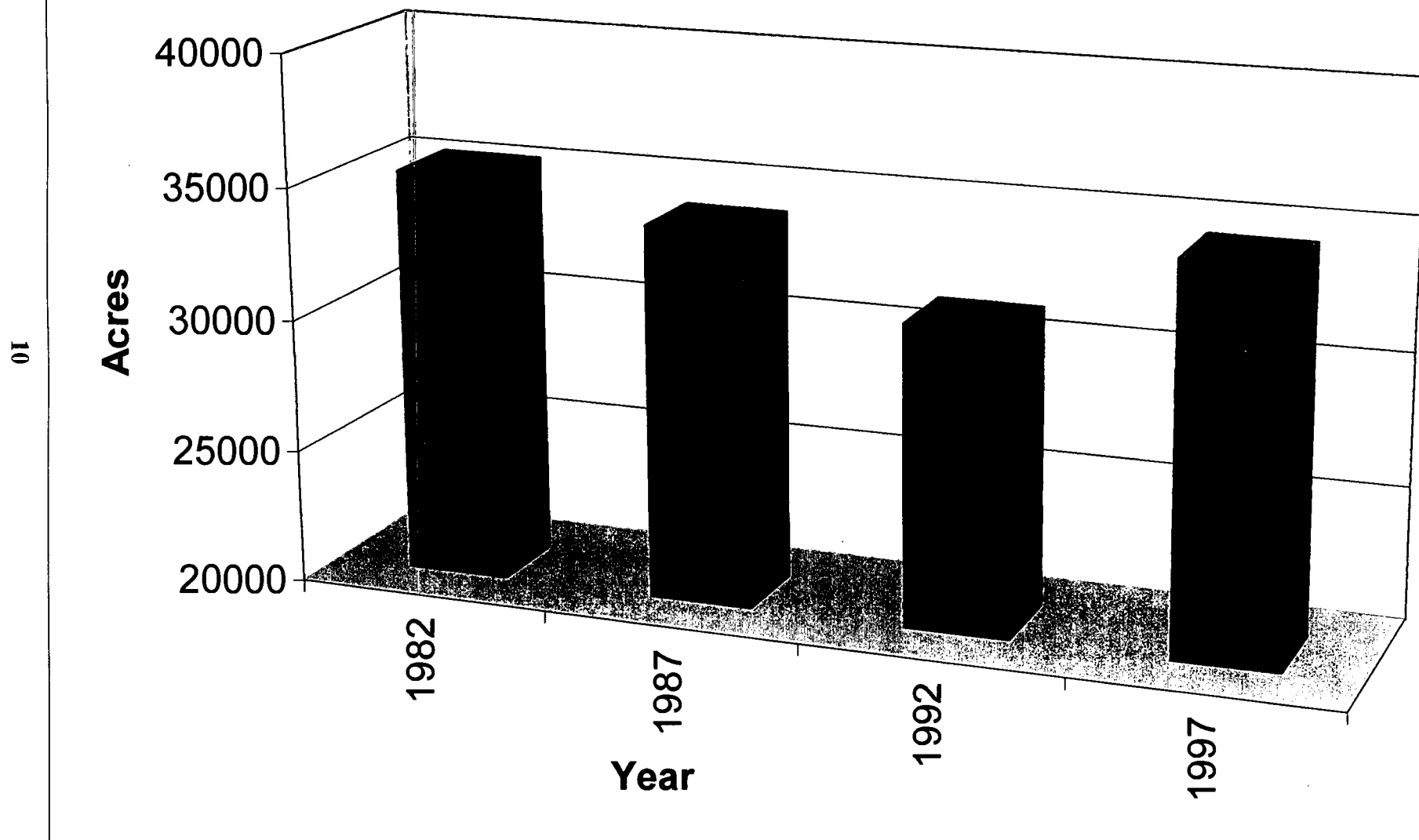


The economic value of agricultural products produced in Multnomah County is increasing dramatically. This has occurred when the amount of land listed as farmland in the agricultural census has decreased slightly.

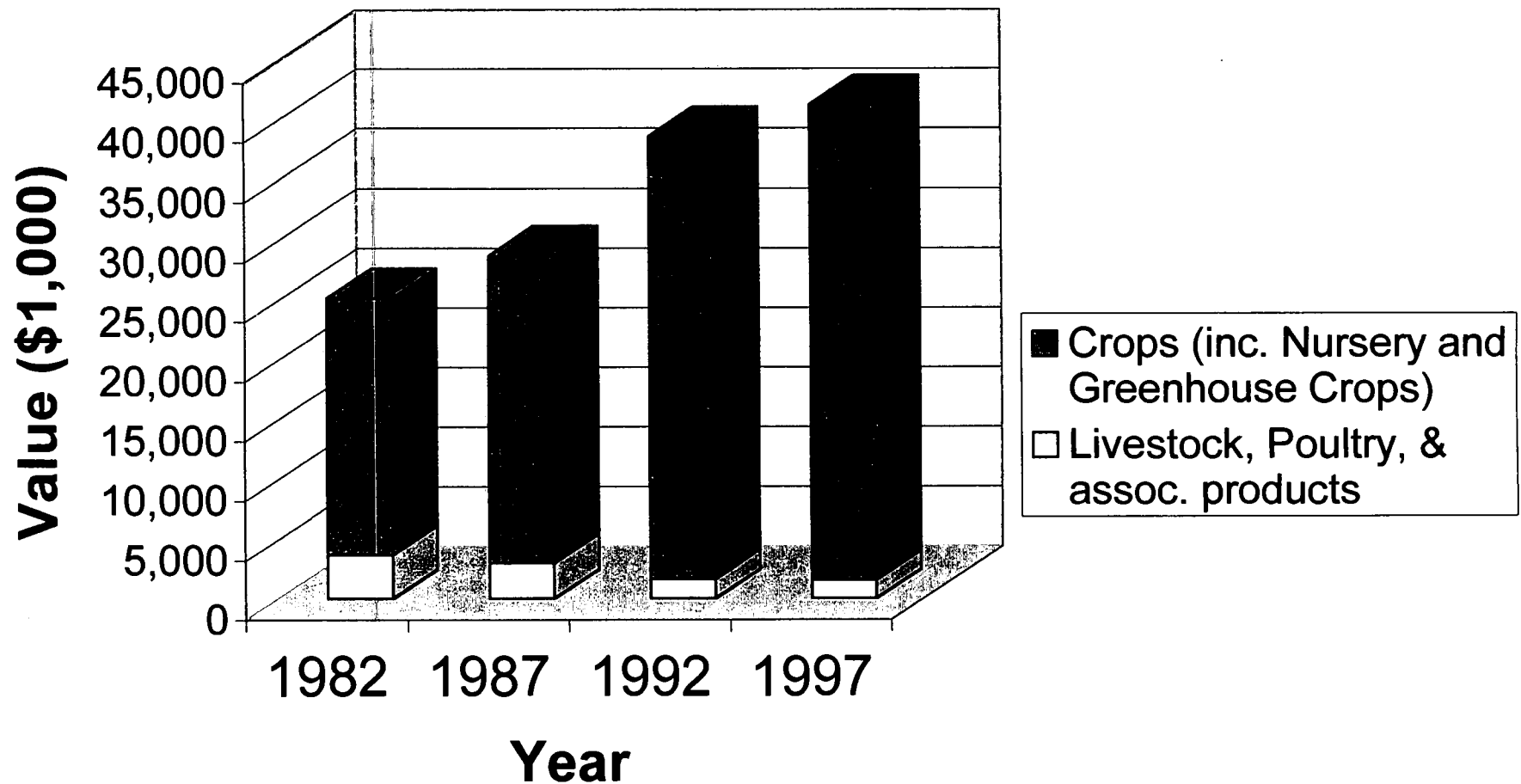
That increase in value has occurred from the production of more labor intensive and value-added agriculture such as nursery stock and truck gardening (vegetables). That trend also parallels the state trend.

The production of livestock, poultry and other animals in Multnomah County is decreasing, unlike state production that is increasing slightly.

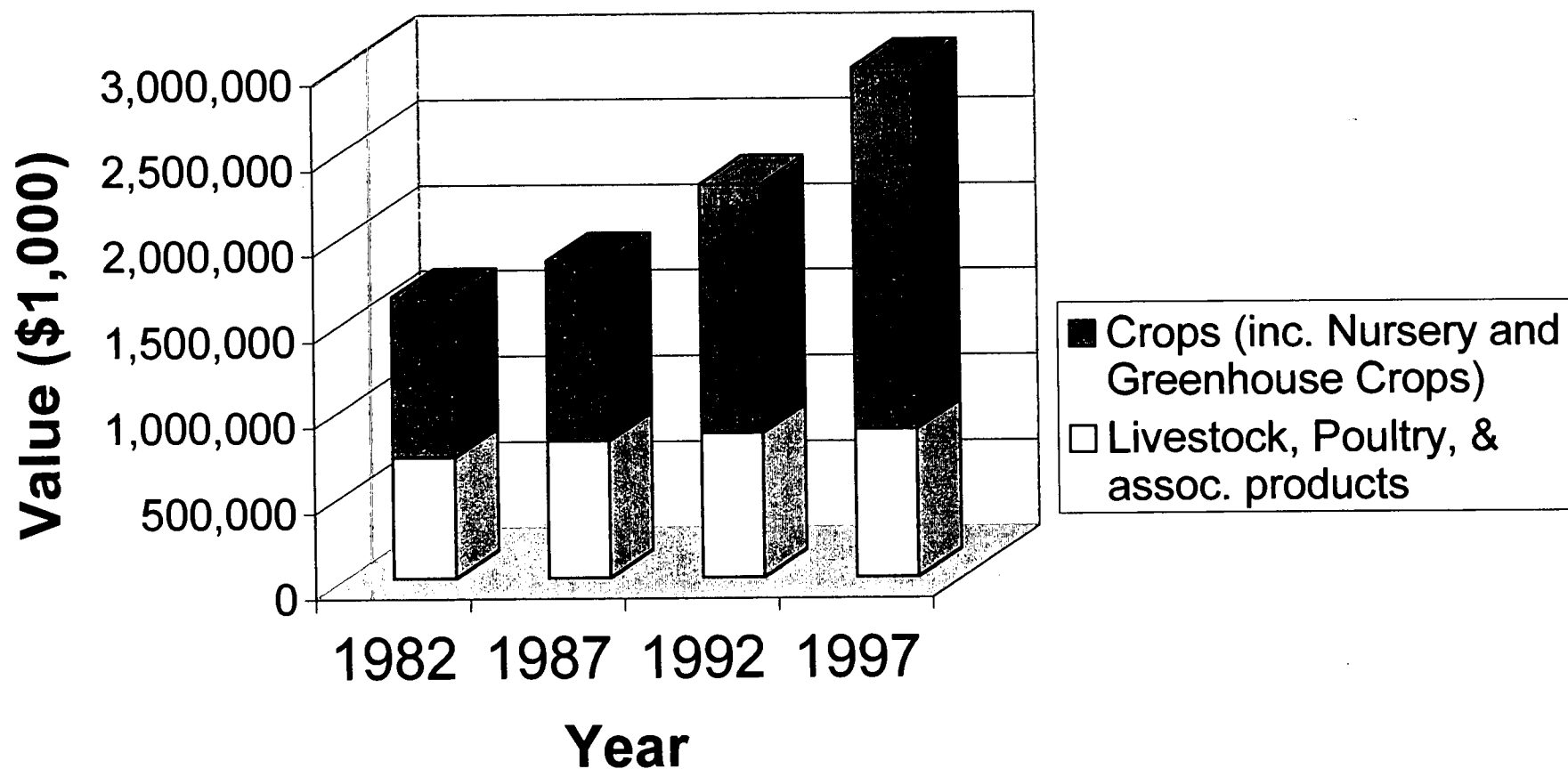
Farm Acreage in Multnomah County



Market Value of Agricultural Products Multnomah County



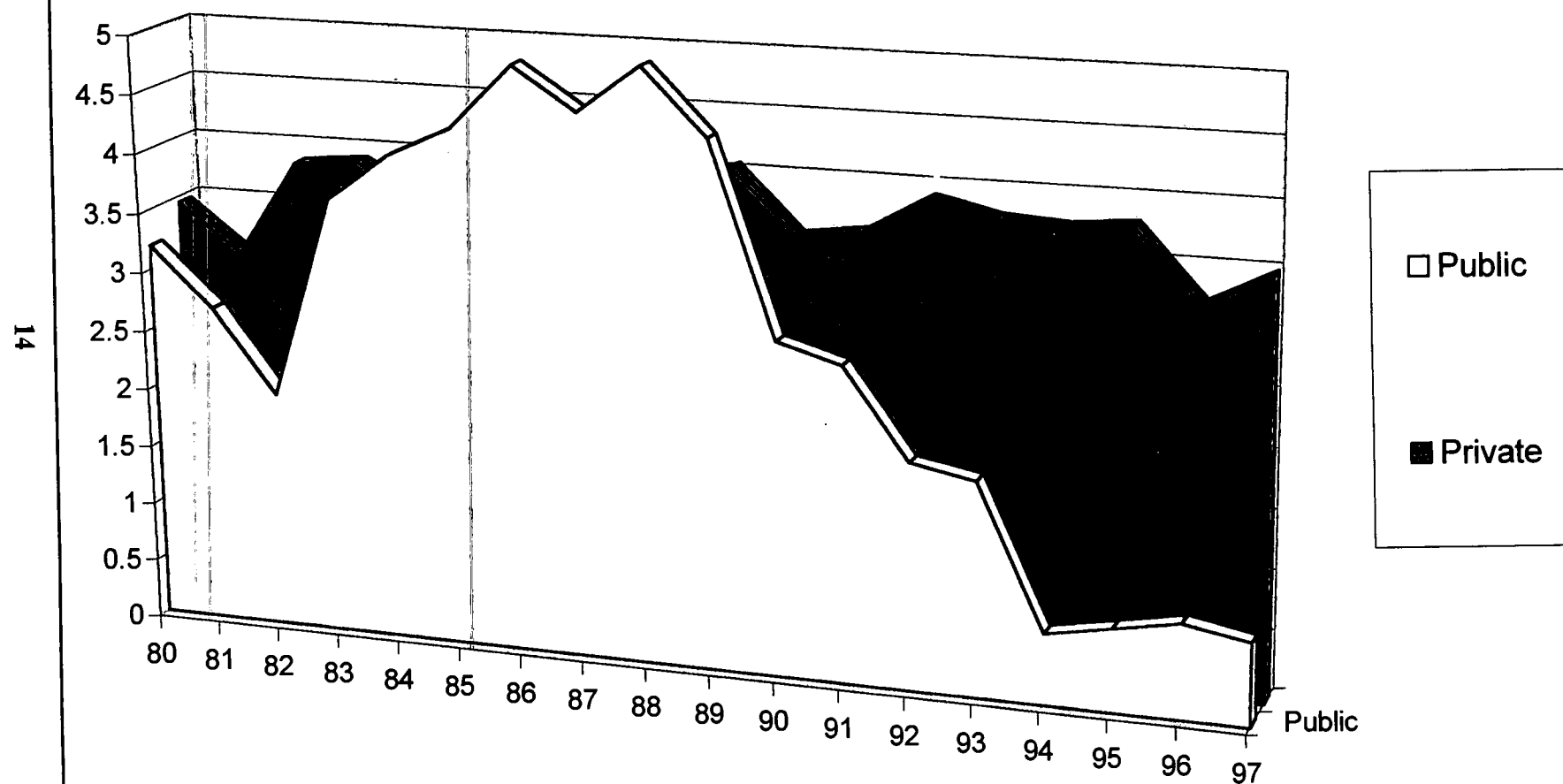
Market Value of Agricultural Products State of Oregon



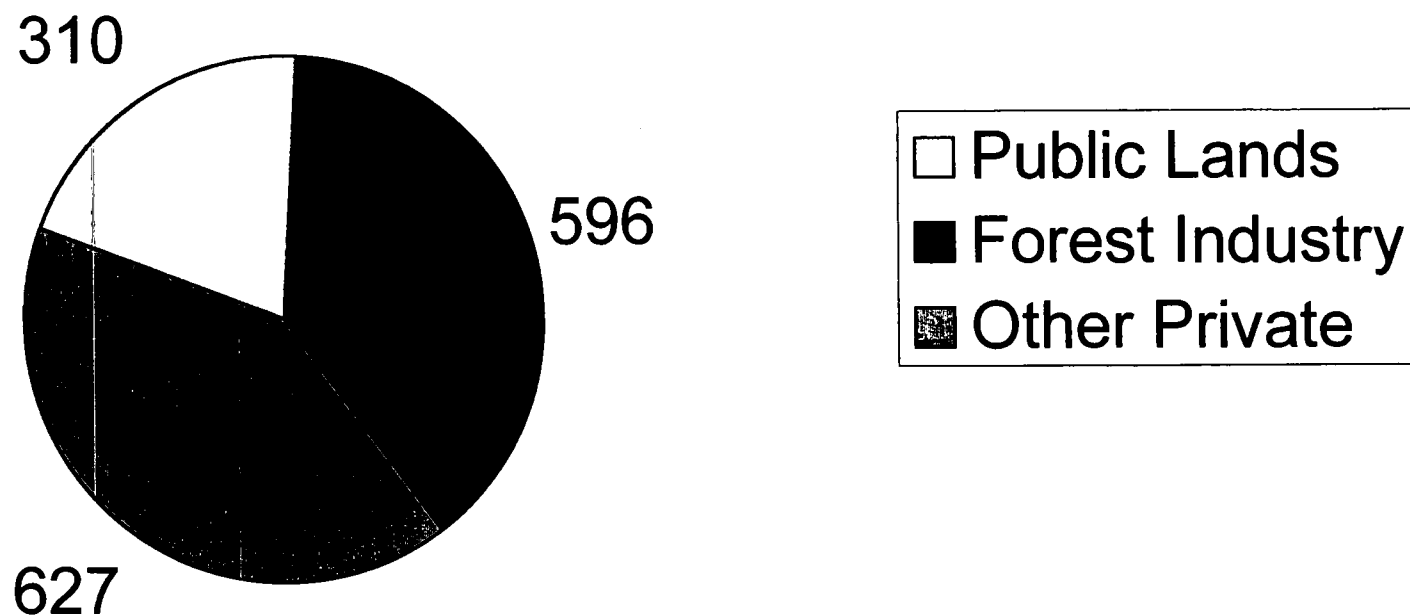
Timber harvests on private lands in the state have remained generally constant in volume, while harvest from public lands in the 1990s has dropped to a small fraction of prior levels.

The largest volume of timber harvest in Multnomah County is from private lands that are not owned by forest industry companies.

Timber Harvests on Public and Private Lands State of Oregon (Billions of Board Feet)

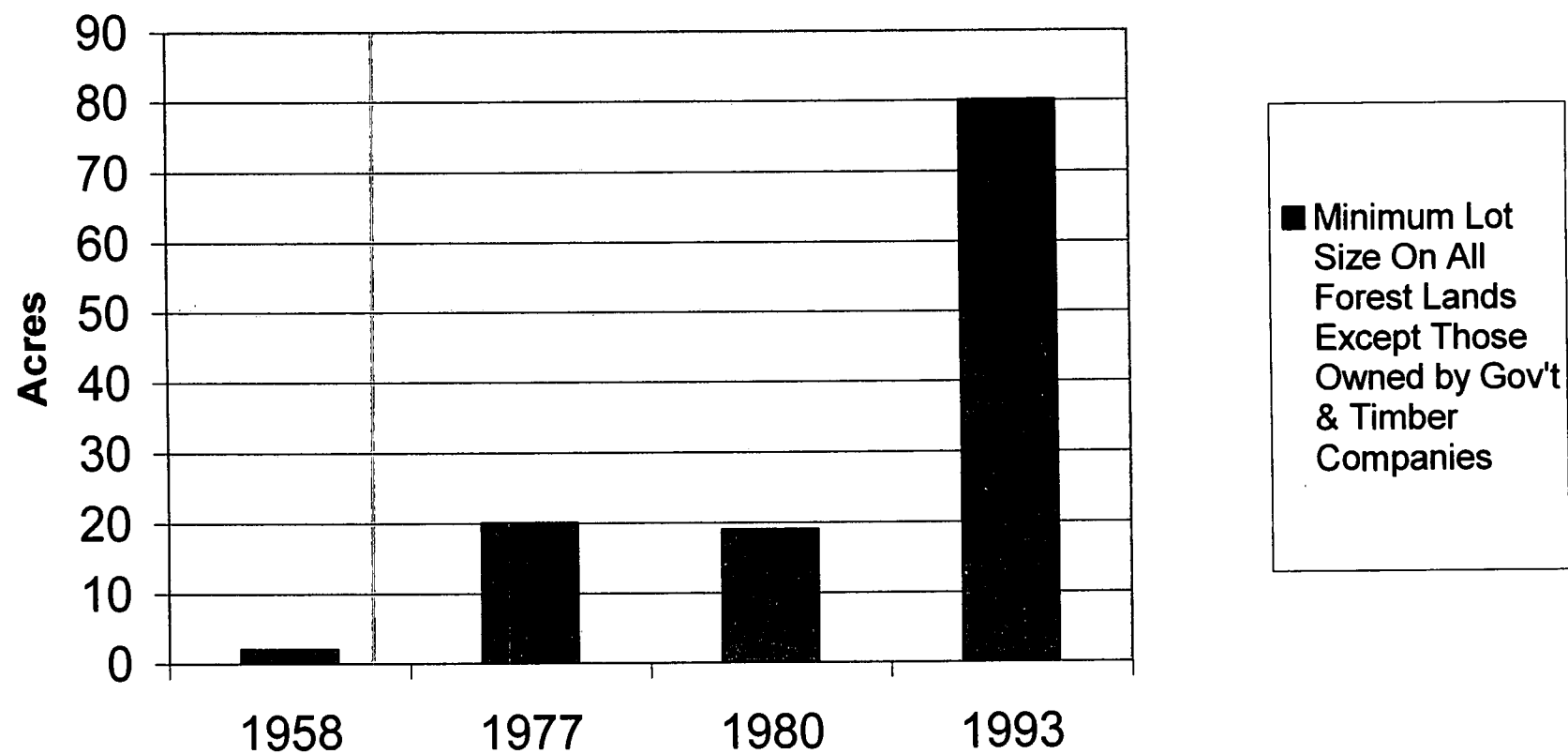


Volume of Timber Harvest by Ownership in Multnomah County, 1996 (Thousands of Cubic Feet)

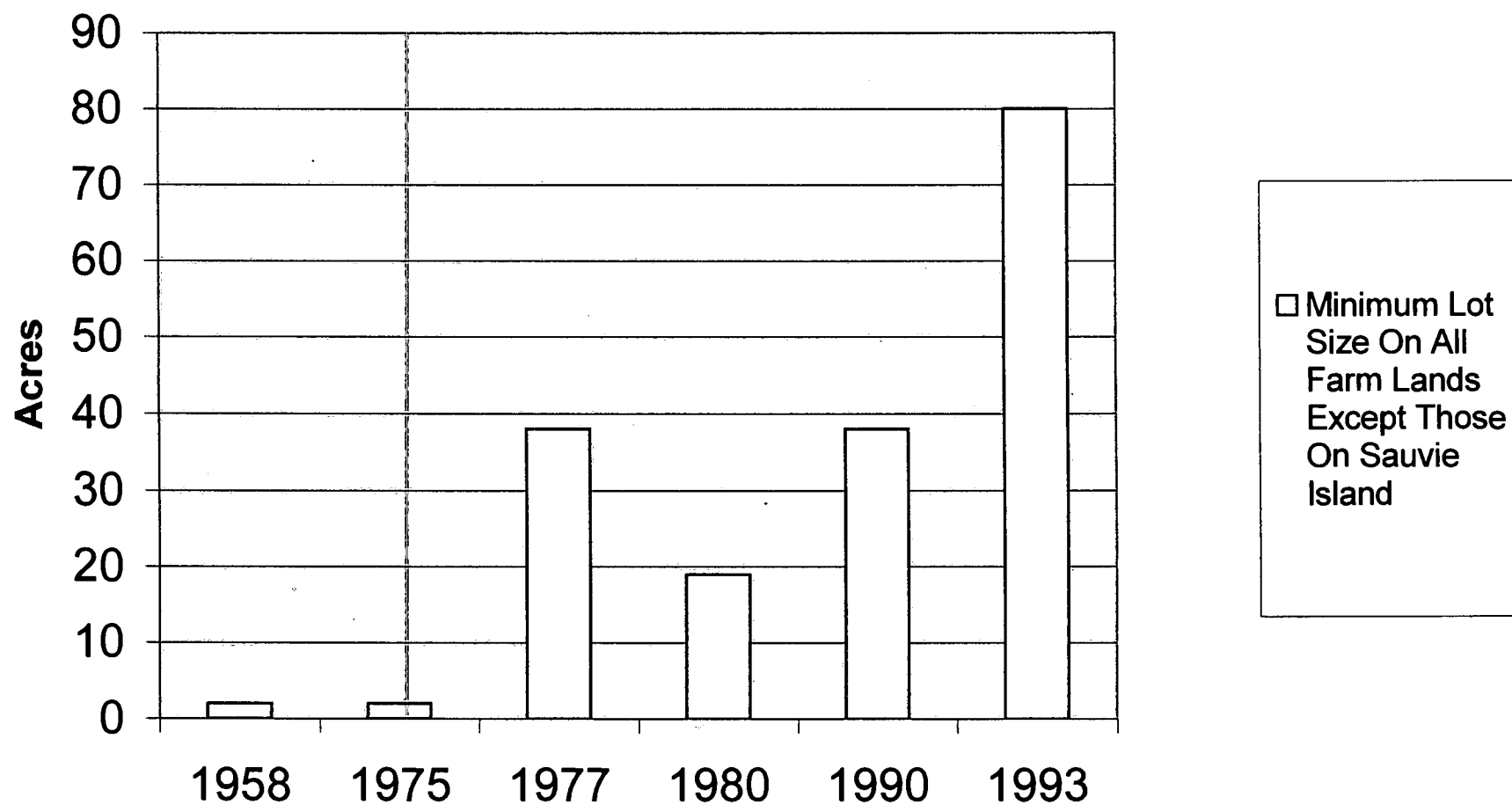


**Land Conservation and Development
Commission Rules have required
increasingly larger minimum lot sizes
for new lots on farm and forest lands.**

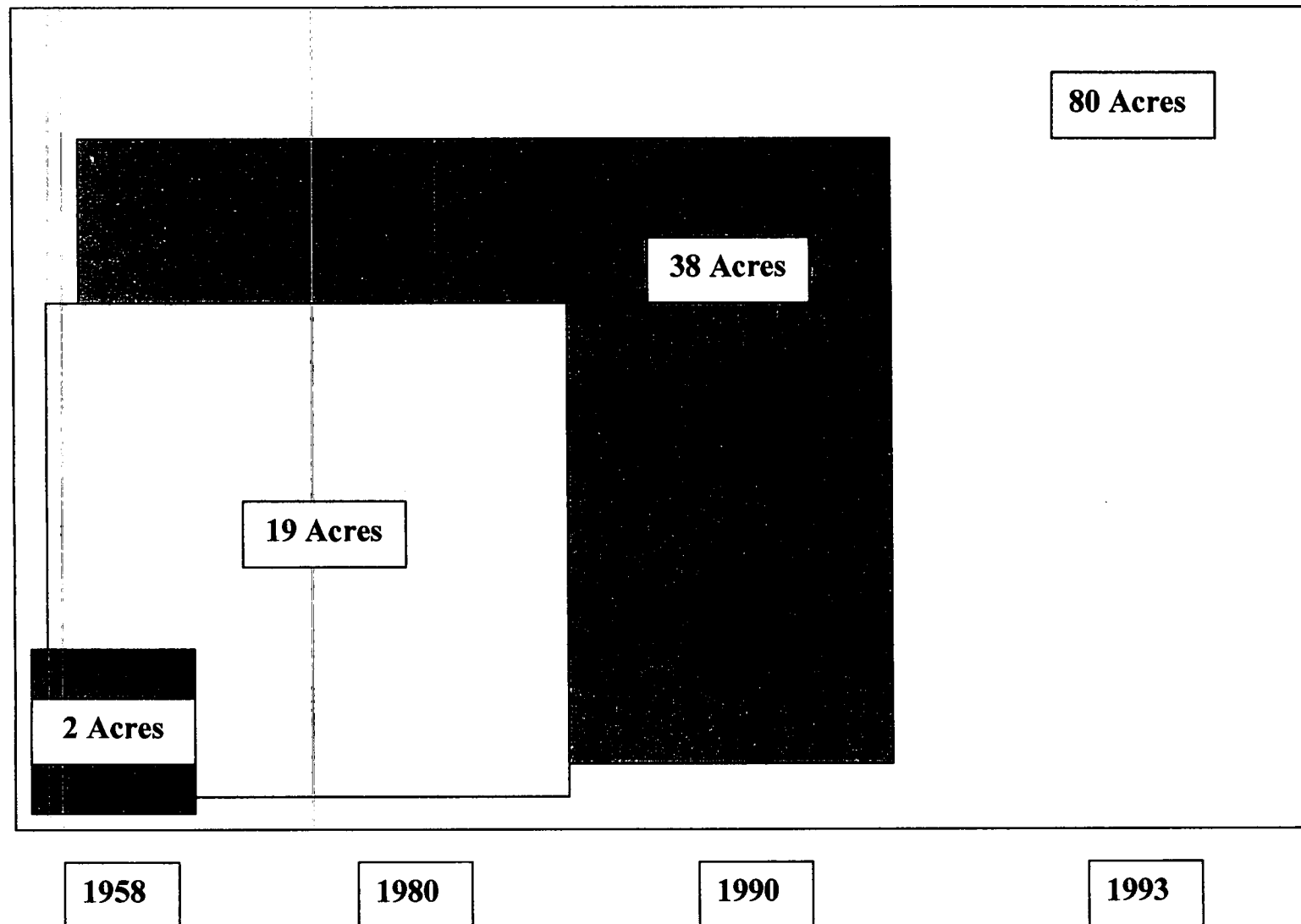
Forest Land Minimum Lot Size For New Lots



Farm Land Minimum Lot Size For New Lots



**Minimum Zoning Lot Area for New Lots On Farm Land
In East Multnomah County**



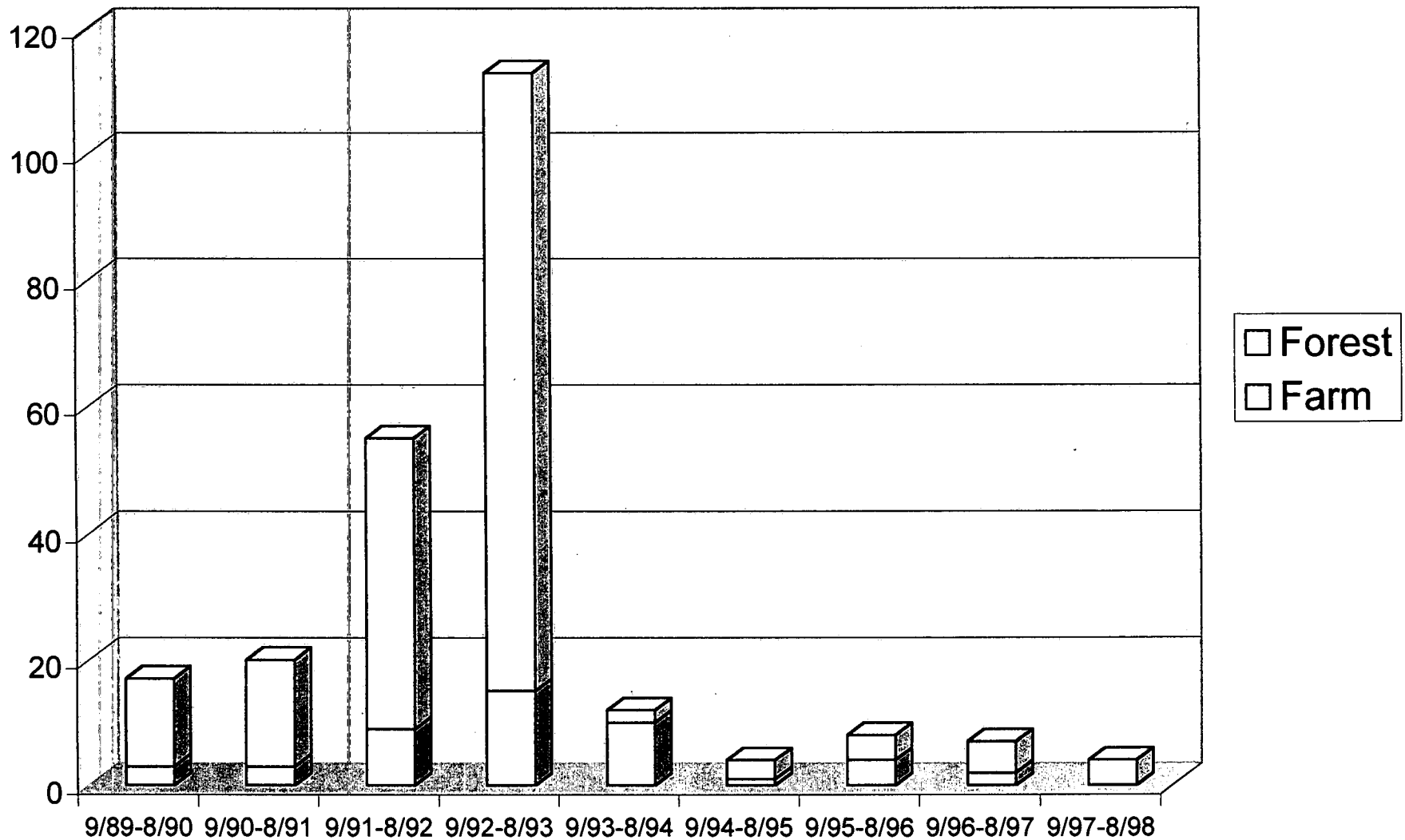
Land Conservation and Development Commission (LCDC) Rules restrict non-farm and non-forest land uses to keep farm and forest lands available for production and to reduce potential interference with nearby farm or forest operations.

Planning tools in those Rules include minimum lot sizes, urban growth boundaries, and dwelling approval criteria that severely limit the occurrence of non-farm or non-forest related dwellings.

In 1990, LCDC adopted new Rules for forest lands that counties were required to adopt by 1993. Also, in August 1993 new LCDC Rules for farm lands were adopted. Applications for dwellings submitted prior to the effective date of the 1993 Rules were not subject to the new more restrictive approval standards. The large increase in dwelling approvals in 1991 through 1993 shows that many property owners chose to build under the prior less restrictive standards.

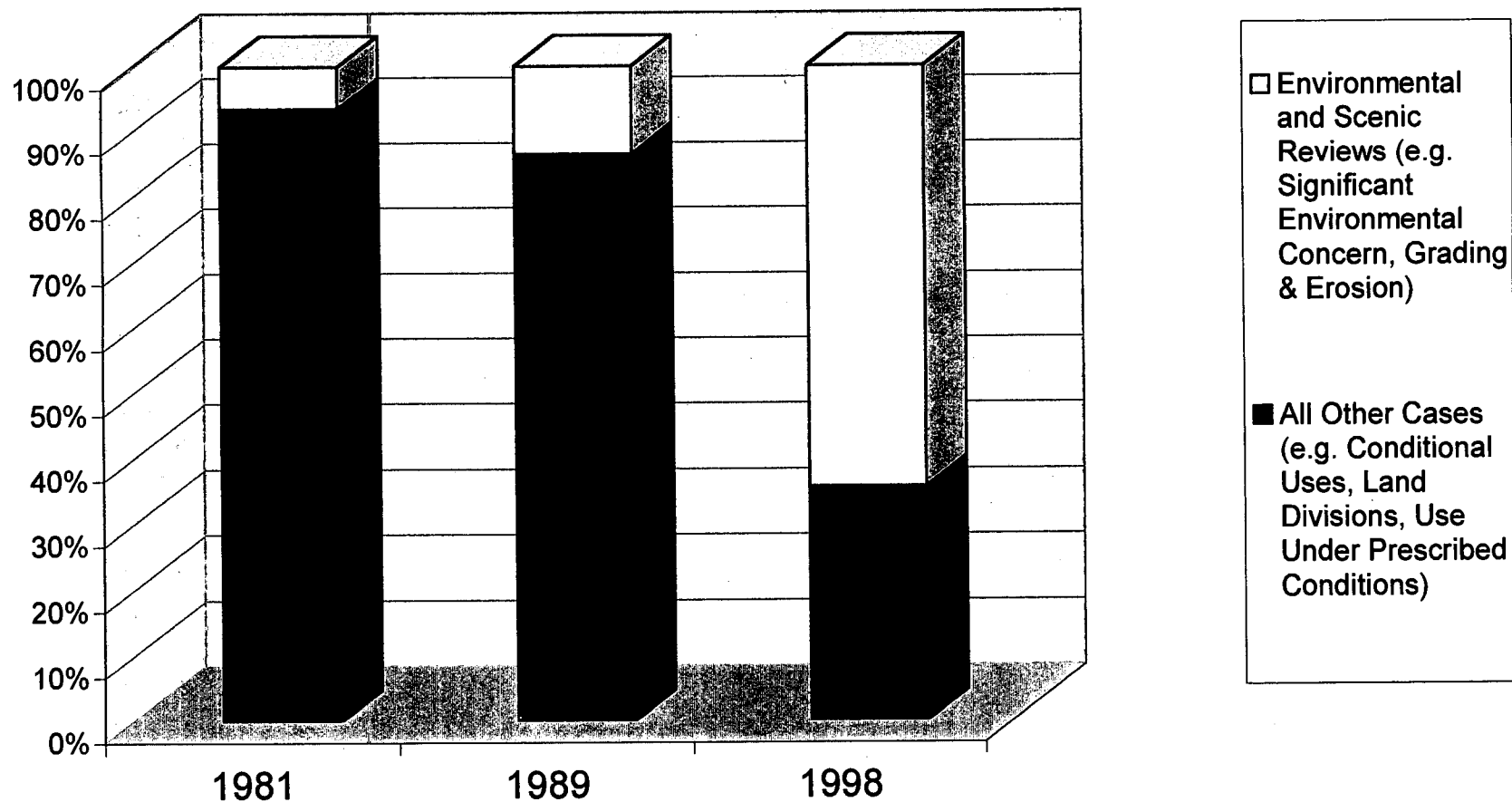
New Dwellings in Farm and Forest Zones 9/89 through 8/98

21



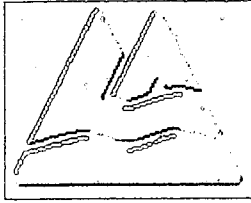
In the last decade there has been a pronounced shift in focus towards environmental and scenic review of development proposals. This trend is the result of the adoption of new code regulations and placement of overlay zoning by Multnomah County covering: hillside development, grading and erosion control, the Columbia River Gorge National Scenic Area, wildlife habitat, scenic views, streams, and wetlands.

Environmental and Scenic Cases as a Percentage of Total Case Load
1981, 1989 and 1998
(Multnomah County Land Use Planning)



APPENDIX

- **Summary of important rural land use planning milestones affecting Multnomah County**
- **Selected pages containing land use related “benchmarks” taken from the March, 1999 report to the Legislative Assembly by the Oregon Progress Board as part of the *Oregon Shines* program**



Summary of Important Rural Land Use Planning Milestones Multnomah County May, 1999

- **1969** - State adopted Senate Bill 10 requiring counties and cities to prepare comprehensive plans.
- **1973** - State adopted Senate Bill 100 creating the Land Conservation and Development Commission (LCDC) and directed the commission to prepare new statewide planning goals and guidelines.
- **1974 to 1976** - The LCDC adopted 19 goals which established a statewide planning framework for the development of county and city comprehensive plans. The first fifteen of the nineteen statewide planning goals apply to Multnomah County. Goals cover resources and issues of statewide interest such as: preserving and maintaining agricultural lands (Goal 3), protecting natural and scenic resources (Goal 5), protecting life and property from natural disasters and hazards (Goal 7) and providing for an orderly and efficient transition from rural to urban land use (Goal 14).
- **1975** – Ordinance 115 added Rural Lands-Conservation (RL-C) zone only on Sauvie Island farm land with a minimum lot size of 38 acres.
- **1975 to 1980** - County reevaluated its planning program in the context of state planning requirements. The Comprehensive Framework Plan and eleven Community Plans for urban unincorporated areas were completed and acknowledged by the LCDC. The first version of the County's Comprehensive Framework Plan was adopted in 1977 and was subsequently revised in 1980. Community Plans refined the more general framework plan policy on a community by community basis.
- **1977** – Ordinance 148 replaced the F-2 and RL-C zones in rural areas with Exclusive Farm Use (EFU), Commercial Forest Use (CFU), Multiple Use Forestry (MUF), Multiple Use Agriculture (MUA), Rural Residential (RR) and Rural Center (RC) zones.
- **1978** – Ordinance 174 added land division code that for first time required prior review of land partitions, in addition to subdivision (4 or more lots).

- **1979** - Metro Council adopted a unified Urban Growth Boundary (UGB) for the Portland Metro Regions. The Urban Growth Boundary line distinguishes urban areas from rural areas.
- **1980** - LCDC acknowledged Multnomah County Planning Program as meeting all state goals. As part of LCDC's review all rural zones underwent significant code language changes which were adopted in Ordinance 236.
- **1983** - County amended the Comprehensive Framework Plan to address some rural exceptions lands and to reclassify some agricultural and forest lands. (This is also the year the County adopted Resolution "A" which in part established the County's intent to transfer urban planning responsibilities to the cities.)
- **1986 to 1993** - The Columbia National Scenic Area was established per P.L. 99-663. The Columbia River Gorge Commission adopted the Management Plan in October 1991 and the U.S. Secretary of Agriculture concurred in February 1992. The 1991 Legislature passed a bill deeming the Management Plan to be consistent with Statewide Planning Goals and defined a non-LUBA legal track for the review of contested land use decisions for properties within the NSA area. County completed planning work and adopted requisite Comprehensive Framework Plan and Zoning Code amendments in 1993. The Gorge Commission and the U.S. Secretary of Agriculture deemed the County's plan and code amendments to be consistent with the Management Plan.
- **1987 to 1996** - County received Periodic Review notices and initiated a work program to bring the Comprehensive Framework Plan into compliance with state statutes and administrative rules. Majority of the code and plan amendments adopted by the County during Periodic Review resolved Goal 5 issues, *i.e.*, the protection of significant wildlife, streams, mineral/aggregate and scenic view natural resources situated in rural west and east county. Two major Goal 5 policy documents resulting from this process were the "West Hills Reconciliation Report" May, 1996 and the "Howard Canyon Reconciliation Report" last amended June, 1996.
- **1990 to 1996** - The legislature and the LCDC made significant amendments to the statutes and administrative rules pertaining to Agricultural and Forest lands. In 1992, 1993 and 1996, the County adopted major amendments to both plan and zoning code to comply with state requirements. These mandated changes departed significantly from prior single-family dwelling standards on resource lands. Ordinance 859 in 1993 eliminated the Multiple Use Forest zone and applied a revised Commercial Forest District on all forest lands. Ordinance 876 in 1997 replaced in its entirety the Exclusive Farm Use zone with an EFU district that met new state statute and rule requirements.
- **1995** - Metro Council adopted the 2040 Concept and Regional Urban Growth Goals and Objectives which embody the regional policy choice for directing the region's long term urban form, *i.e.*, increase density within the UGB rather than significantly

expanding the existing Urban Growth Boundary. The Board approved Resolution 95-204 in support of this policy choice.

- **1996** - The West Hills Rural Area Plan was completed and adopted by the Board in October. This was the first of five rural area plans (RAPs).
- **1997** - The Sauvie Island Rural Area Plan was completed and adopted in October.
- **1997** - The East of Sandy River Rural Area Plan was completed and adopted in July.
- **1997**-Legislature met and revised language in statute to extend 120 day limit on land use review to 150 days and sunset in 1999. The notice requirement on all land use changes that could reduce the value of property was referred to voters for the 1998 general election. The state contribution to Columbia River Gorge Commission was reduced and \$100,000 2yr funding to administer the NSA was passed through and equally divided among the three counties performing that function.
- **1998** - Ordinance 916 and 924 added the CFU-1, CFU-2, CFU-3, CFU-4, and CFU-5 zones to the zoning code and forest lands within the West Hills and East of Sandy River Rural Area Plans were given the new designations in compliance with those Rural Area Plan Policies.
- **1998**- The Ballot Measure #56 requiring notification in certain land use changes passed and became effective in December 1998.

(List modified 5/99 by Gary Clifford)

ACHIEVING THE OREGON SHINES VISION:

The 1999 Benchmark Performance Report



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Cover: With the Elkhorn Mountains in the background, members of the Baker Progress Board and friends pose in front of the Oregon Trail Interpretive Center outside Baker City, Oregon. Local strategic planning groups, fashioned after the Oregon Progress Board, are active in seven counties.

Chapter 1

Introduction

The Progress Board, an independent state planning and oversight agency created by the Oregon Legislature, is the steward of the state's 20-year strategic plan, *Oregon Shines*. The 10 member panel, chaired by the Governor, is made up of citizen leaders and reflects the state's social, ethnic and political diversity.

The Board focuses Oregon on outcomes that support the overall goals of *Oregon Shines*.

- Quality jobs for all Oregonians
- Safe, caring and engaged communities
- Healthy, sustainable surroundings

The Progress Board tracks these outcomes through 92 indicators known as the Oregon Benchmarks. The benchmarks are a broad array of social, economic and environmental health indicators, including student achievement, income, air quality, crime rates and infant health. Twenty-five "key" benchmarks are considered deserving of special attention. *Oregon Shines* is summarized on pages four through six.

The Progress Board is a catalyst for change. It gathers and distributes data on the benchmarks, encourages state and local government agencies, businesses and non-profit and citizen groups to use the benchmarks in their planning and reporting, and assists its Oregon partners in developing their own benchmarks. It also helps create programs that support the achievement of benchmark performance targets. Both *Oregon Shines* and the benchmarks were created with extensive citizen involvement.

Oregon Shines and the Oregon Benchmarks have undoubtedly helped make Oregon more results oriented. The Progress Board's fingerprints can be found on state legislation like Oregon's landmark education and welfare reform laws, on the state budget where agencies are now required to identify their benchmarks; and in local communities that have formed their own progress boards.

As part of its efforts to promote collaboration, the Oregon Progress Board is working with state agencies to tie their efforts to the benchmarks. The benchmarks are used to develop state agency performance measurement systems and form agency policies, programs and budgets. Projects are also underway to create graphical reporting systems for broad-based state initiatives like recovering wild salmon runs.

And the benchmarks have attracted much attention outside Oregon as well. Every state and more than a dozen foreign countries have requested information. Several states have adapted the benchmarks for their own uses. Oregon has also won many awards for its visionary strategic planning process.

"What we do in the next few years to achieve the goals of *Oregon Shines* will shape our future for decades," said Brett Wilcox, vice chair of the Progress Board and president of Northwest Aluminum. "We are committed to assuring that Oregon continues as a national model in using benchmarks to clearly state where we want to go and to help guide us in reaching those goals."

Benchmark Performance Summary Environment

KEY BENCHMARKS	GRADE	SEE PAGE
79. Percentage of Oregonians Living Where Air Meets Gov. Standards	A	62
81,85,86. Agricultural and Forest Land and Wetland Preservation	A	64-69
89. Wild Salmon and Steelhead Restoration	F	70
Other Environment Benchmarks	C+	82
OVERALL GRADE – ENVIRONMENT	C+	

(Note: A new set of environment benchmarks and targets is under development.)

Key Benchmarks

Since 1994 all Oregonians have lived where air quality meets government standards and that is expected to continue through the year 2000. Oregon has preserved its wetlands and forest lands, losing no net acreage of either during the 1990s. Agriculture land has been slowly diminishing, but is expected to reach the year 2000 target. The salmon benchmark, the number of key sub-basins that are at target levels, has dropped from 48% in 1990 to 2% in 1997. Oregon will probably not achieve its year 2000 target of 13% of key sub-basins at target levels.

(FOR MORE INFORMATION ON KEY ENVIRONMENT BENCHMARKS, SEE PAGES REFERENCED ABOVE.)

Other Benchmarks

While Oregon is meeting its ambient air standards, carbon dioxide emission has gone up sharply during the 1990s increasing by 19% in six years. Hazardous waste clean up is at target levels and will probably achieve the year 2000 target. Water quality and water quantity measures have all improved during the 1990s and could meet or exceed Oregon's year 2000 targets. In 1997, 52% of monitored streams had significantly increasing water quality trends, compared to 0% with significantly decreasing trends. Similarly, streams with adequate water supply 12 months per year jumped from 44% in 1990 to 70% in 1997. The percentage of "assessed groundwater" that meets drinking water standards is at the target level of 95%.

Four important environmental benchmarks are not trending toward their year 2000 targets. Solid waste generation has increased from 1,519 pounds per person to 1,640 pounds with a year 2000 goal of 1,506 pounds. The percentage of native fish and wildlife species that are healthy declined to 72% in the last few years and will probably not reach the target of 77%. The percentage of healthy plant species has leveled off at 85% and will probably not reach the year 2000 target of 90%. Finally, the number of acres of state owned parks has declined from 31 to 29 during the 1990s.

(FOR MORE INFORMATION ON OTHER ENVIRONMENT BENCHMARKS, SEE CHAPTER 3.)

Comparison with the 1997 Report Card

All of the graded benchmarks received the same grades in 1997.

(FOR MORE INFORMATION ON GRADES, SEE APPENDIX A.)

Benchmark 81	Grade	Trend
Wetland Preservation (Percentage of wetlands in 1990 still preserved as wetland.)	A	No Change

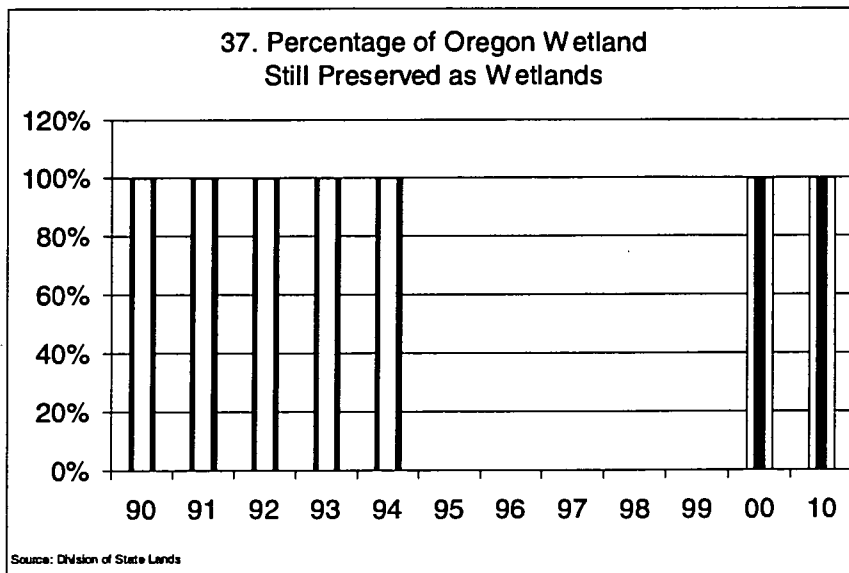
100 Percent of Wetlands Base is Still Preserved

Trend Analysis

One hundred percent of Oregon's 1990 wetland base is still preserved as wetlands. Monitoring studies show a small loss of wetland acreage through the wetland permitting process, primarily due to mitigation projects that do not fully replace filled wetlands. These losses, however, are more than made up for by voluntary restoration projects. In effect, there has been no-net-loss of wetlands since 1990.

Why this Benchmark is Important

This benchmark measures the percentage of wetlands in 1990 still preserved as wetlands. Wetlands provide multiple ecological and public benefits including habitat for plants and animals, reduction of flooding, maintenance of water quality and stream bank stabilization.



For benchmark tracking purposes, wetlands may be classified as estuarine (tidally influenced) or freshwater (non-tidally influenced). Estuarine wetlands are estimated to be the same amount of acreage as in 1990. Reasons for this high level of protection include the national Coastal Zone Management Act and Oregon's Coastal Management Program. Also cited is the relative ease of identifying and mapping estuarine wetlands compared to freshwater wetlands. State fill permit records indicate that very few permits are issued for estuarine wetland fills and that those issued require compensatory mitigation. In addition, there have been a number of estuarine wetland restoration projects in recent years which probably results in a net gain.

Freshwater wetlands receive far less protection than estuarine through local comprehensive plans. Most of the permits the Division of State Lands (DSL) issues is for work in these systems or in streams. A recent study by DSL showed freshwater wetland loss at an annual average of 546 acres per year, or a 2.5 % loss during the 12-year study period (1982-1994). The loss rate may be higher than other regions of the state, however, as the Willamette Valley has a relatively high proportion of wetlands and has been subject to intensive agricultural use and urban development pressure. A DSL field study of state fill and removal permits issued during the 1995-1997 biennium also indicates a slight loss of wetlands during the time period. Therefore, the wetland losses in the Willamette Valley may represent the "worst case" of modern day wetland loss trends. Future studies will help clarify wetland trends in additional regions of the state.

Factors Influencing this Benchmark

The wetland resource base is affected by the following factors:

- State wetland regulations and unregulated or illegal wetland alterations
- Voluntary wetland restoration, including the Oregon Plan for Salmon and Watersheds

- Local government land use plans and strengthened state rules requiring wetland planning
- Continuing population growth, especially in the Willamette Valley, central Oregon and along the coast
- Shifts in agricultural crops that may require increased soil drainage

How Oregon Compares to Others

According to the U.S. Fish and Wildlife Service, historic wetland losses for Oregon have been estimated at 38%, as compared to approximately 54% nationally and 90% for California. Nationally, no comparable data are available for the 1995-1997 biennium.

What Works

- Acquisition of regionally important wetlands. Successful examples include Oregon Wetlands Joint Venture and Nature Conservancy efforts.
- Strong, voluntary wetland restoration programs for private landowners. The U.S. Department of Agriculture's Wetland Reserve Program is an example of this approach.
- More effective compensatory mitigation for wetland fills, including mitigation banking.
- Integrating wetland restoration and acquisition as a key element of comprehensive flood prevention programs as a cost-effective, multiple-benefit method for reducing flood flows and damage. This has been used most extensively in the Mississippi River Valley.
- Restoring former and degraded wetlands on public lands.
- Adopting a long term "net gain" of wetlands goal.

More Information

North Carolina Wetlands Restoration Program
<http://h2o.ehnr.state.nc.us/>

Delaware Wetlands Rehabilitation Program
<http://www.dnrec.state.de.us/twrehab.htm>

Oregon Division of State Lands
<http://statelands.dsl.state.or.us>

Benchmark 85	Grade	Trend
Agricultural Lands Preservation <i>(Percentage of Oregon agricultural land in 1970 still preserved for agricultural use.)</i>	NA*	Worsening

Agricultural Lands Remain at Benchmark Target Level

Trend Analysis

Oregon is slowly losing its agricultural lands[†] to other uses. The federal Natural Resources Conservation Service (NRCS) estimates that Oregon lost approximately 9,000 acres of agricultural land per year between 1982 and 1992. Crop land losses are greatest at 4,300 acres per year, then pasture land at 2,800 acres per year and range land at 1,700 acres. Data reported for years after 1992 are based on past estimates.

Why this Benchmark is Important

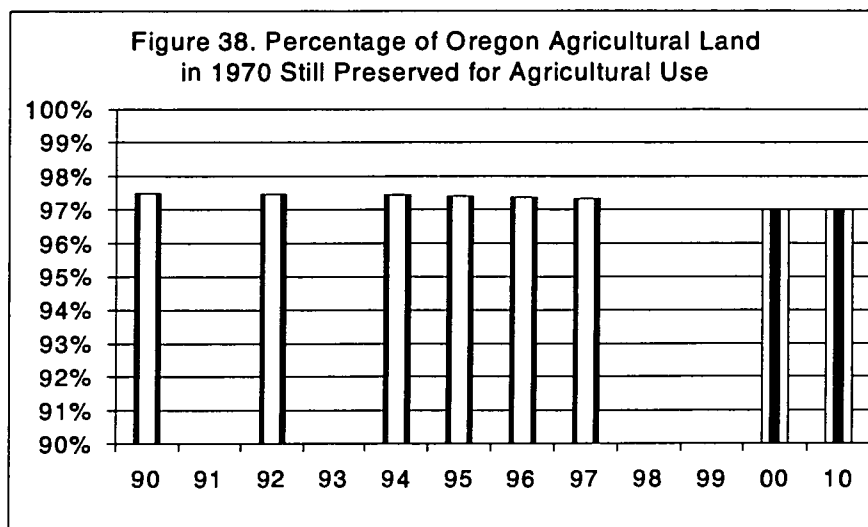
Goal Three of the Oregon Land-Use Planning Program calls for the preservation of agricultural land. Preservation of agricultural land in Oregon is important because of the high-value commodities it produces and because it adds to Oregon quality of life. This benchmark does not differentiate between agricultural land loss that is planned, such as acreage inside urban growth boundaries, and those losses that are unplanned.

Critics of Oregon's land-use planning system argue that attempts to preserve farmland through zoning are counter-productive. They believe that market conditions should dictate land-use. One example cited is land-use policies that target highly productive farms on rich soil for development because they are inside urban growth boundaries, while restricting development on far less productive lands in rural areas.

Factors Influencing this Benchmark

The degree to which growth is contained within urban growth boundaries is a key factor influencing this benchmark. The state planning process envisions an orderly and strategic loss of agricultural lands as the state grows.

Another important factor is continued economic viability of certain lands for agricultural uses. Good planning alone cannot maintain Oregon agricultural land inventories, especially in high-growth areas, without a healthy farm economy and innovative farming practices.



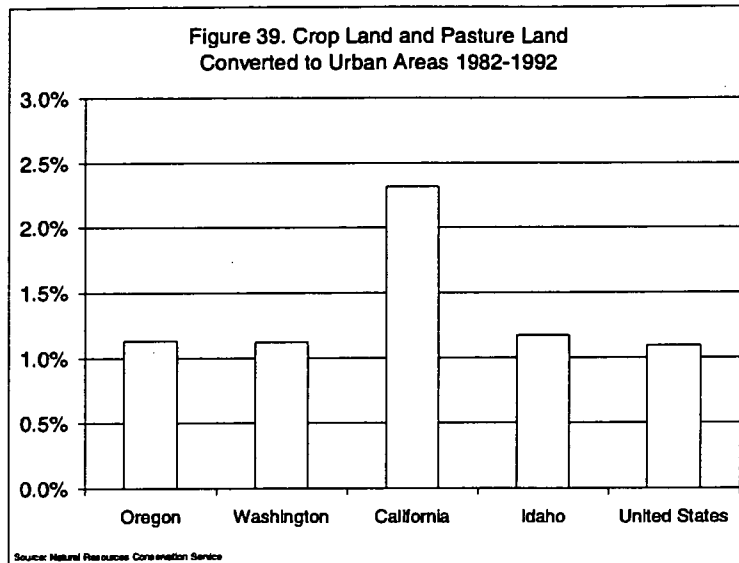
*Because data is not currently available after 1992, no grade has been assigned. New NRCS estimates are expected in late 1999.

[†]For more information, see endnotes.

How Oregon Compares to Others

While Oregon has designated 16 million acres of agricultural land into exclusive farm use zoning, the actual significance of the amount converted to development uses is somewhat difficult to track and evaluate. The

NRCS shows Oregon lost 1.13% of its crop and pasture lands to urban uses between 1982 and 1992. This is less than California and Idaho, but slightly more than Washington and the national average. (Figure 39.)



The loss for Oregon is even higher for "prime" crop (the best in terms of soil suited for agriculture) and pasture land at 1.31%, and higher still for prime crop and pasture land in the Willamette Valley (technically the Willamette watershed) at 2.65%. The most recent data available (1992) shows that Oregon's prime farmland loss is right at the U.S. average, much greater than Washington state and California, and less than Idaho. The reasons for Oregon's relatively high loss rate are subject to conjecture.

What Works

For over 25 years, Oregon has been committed to agricultural land preservation through its statewide land-use planning law. Loss of prime agricultural land became a high priority in 1993 when the Oregon Legislative Assembly provided stricter protections for "high-value" farmland. The Oregon Land Conservation and Development Commission followed in 1994 by reducing the number of dwellings, golf courses, schools, churches and other non-farm uses on high-value farmland. Since then, the loss of farmland to other uses has declined, according to the Department of Land Conservation and Development (DLCD).

Today, the largest threat to prime farmland is expansion of urban growth boundaries, according to the Department of Land Conservation and Development. As development bumps up against existing boundaries, cities are faced with expansion choices that often include prime farmland. Maximizing the use of existing urban land will be one of the most effective strategies for continuing to preserve these prime lands.

Other approaches to preserving farmland include:

- **Establishing special farm districts** – New York state has developed a program that allows counties to establish special farming districts that protect farmers from some development pressures, like water and sewer line extensions. Between 1971 and 1995, farmers and counties have voluntarily sheltered 8.4 millions acres.
- **Offer state tax credits** – Michigan offers farmers reductions in income tax to offset high local property taxes as an inducement to preserve farmland. Forty-three percent of eligible land was enrolled in the program in 1995.

Other Sources of Information

American Farmland Trust
<http://www.farmland.org>

The National Resources Inventory (NRI)
<http://www.nhq.nrcs.usda.gov/NRI/intro.html>

Oregon Department of Agriculture
<http://www.oda.state.or.us/oda.html>

Benchmark 86	Grade	Trend
Forest Lands Preservation <i>(Percentage of Oregon forest land in 1970 still preserved for forest use.)</i>	A	Improving

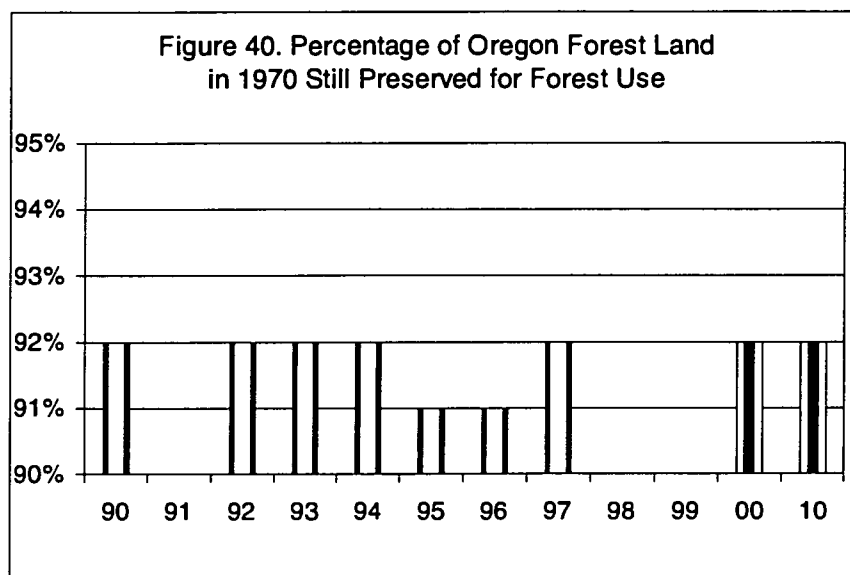
Forest Lands Return to Early '90s Level

Trend Analysis

In 1970, Oregon had 30.3 million acres of forest land. In 1997, approximately 27.5 million acres, or 92% of the baseline resource, was still preserved as forest land, a return to early 1990s levels. Figure 40 shows the trends and the 2000 and 2010 forest preservation targets.

Why this Benchmark is Important

Forest ecosystems provide a wide range of ecological and economic goods and services, including fish and wildlife habitat, clean drinking water, recreation, aesthetics, timber, amelioration of climatic extremes, and biological sources for pharmaceuticals.



Factors Influencing this Benchmark

The benchmark target of 92% for 2000 and 2010 depends on land-use conversion pressures, especially in high-growth areas of the state. Major factors affecting this benchmark are conversions from:

- Forest to agriculture
- Forest to urban development
- Forest to rural development
- Forest to other uses, primarily roads and rights-of-way
- Agriculture to forest
- From other uses to forest

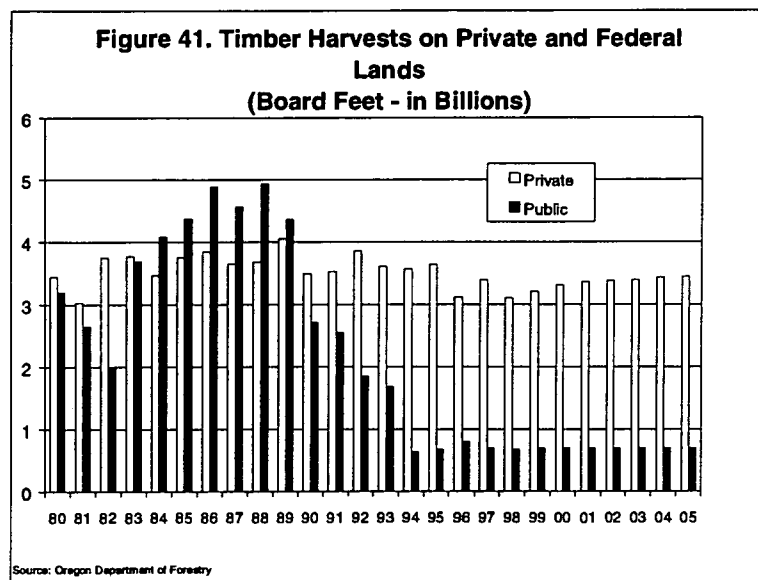
Despite Oregon's statewide land-use planning program, forest conversion to agricultural land-use is generally neither prohibited nor discouraged by local ordinance. Since 1985, conversion from other uses to forest plus in-growth, have offset losses leading to "no net-loss" of forest land. For example, wild land fire prevention and suppression efforts in central and southeastern Oregon have expanded the acreage of Juniper woodlands. Also during the past 13-14 years, tens of thousands of acres of former Christmas tree plantations in the Willamette Valley have reverted back to forest conditions.

These offsets do not mean that forest land is productive or provides economic and environmental benefits. Expansion of Juniper woodlands east of the Cascades, for example, is occurring on lands once suited for grazing. Now, these woodlands are no longer as good for grazing, nor are they productive lands for forestry. Forest health, particularly in the central and eastern part of the state, remains at-risk. Dense stands of small-diameter trees are vulnerable to fire, disease, and insects.

Over 50% of Oregon's forest lands are federally owned and managed. Historically, forest products manufacturing has been a leading industry in Oregon, and timber production has been a dominant use of forests. Between 1988 and 1995, however, harvest levels on public and private lands combined dropped dramatically from 8.6 billion board feet (bbf) to 4.3 bbf. Listing of the spotted owl under the federal Endangered Species Act in 1990 and changing societal values contributed to 75% of federal forests being withdrawn from timber production. Salmon recovery and watershed restoration efforts may further restrict harvest on public and private lands. Figure 41 shows the reduction of federal harvest levels on both land categories and the projected estimate of future harvests.

How Oregon Compares to Others

The latest national comparison for this benchmark dates from 1992. At that time the national figure was 97.6% of 1970 forest land still preserved, while Oregon stood at 92%.



The variance between Oregon and the U.S. is largely attributable to a definitional change by the federal Forest Inventory and Analysis program

What Works

Some economists from the Pacific Northwest believe that the key to the region's future economic prosperity rests on further reductions in timber production and protecting the forests environmental benefits. This will attract new residents, businesses and industries, such as high-tech, and help diversify local economies by supplying a high quality of life, they contend. Others disagree strongly, maintaining that higher harvest levels can be sustained without detriment. Still others advocate a middle course of low-impact forestry and

management for high-quality forest products that will allow Oregon to take advantage of superior growing conditions, provide sustainable development opportunities for rural communities and enable the state to continue to diversify its economy. Together natural resource and economic development policy, at least indirectly, will affect the mix of forest land and types of uses relative to other land uses.

Other Sources of Information

American Forests

<http://www.amfor.org>

Cascade Policy Institute

<http://www.cascadepolicy.org/growth/zoning.htm>

1000 Friends of Oregon

<http://www.friends.org/>

Oregon Forest Resources Institute

<http://www.oregonforests.org/>

Pacific Northwest Research Station

<http://www.fs.fed.us/pnw/welcome.htm>

Benchmark 89	Grade	Trend
Wild Salmon and Steelhead Restoration <i>(Percent of wild salmon and steelhead populations in key sub-basins that are at target levels.)</i>	F	No Change

Wild Salmon Stocks Have Fallen Dramatically

Trend Analysis

During the 1990s, wild salmon and steelhead stocks fell precipitously, leveling off at only 2% of all populations at target levels in 1997. A 20-year cycle of unfavorable ocean conditions for fish have in recent years coincided with El Niño weather patterns that further harm fish survival. With weather patterns improving and some recovery efforts in place, wild salmon runs are expected to increase in the next two years, but the benchmark target will probably not be achieved in 2000. The longer term outlook for recovery of wild stocks salmon and steelhead is reasonable to good.

Why this Benchmark is Important

This decline is important to Oregon for three reasons. First, as an "indicator species," salmon reductions could mean that many of Oregon's watersheds are not functioning well. Second, drops in healthy stocks of wild fish causes economic hardships in fishing and related industries. Finally, the severe reduction of salmon represents a large cultural loss to Oregonians in general and to Native-American tribal members in particular.

Factors Influencing this Benchmark

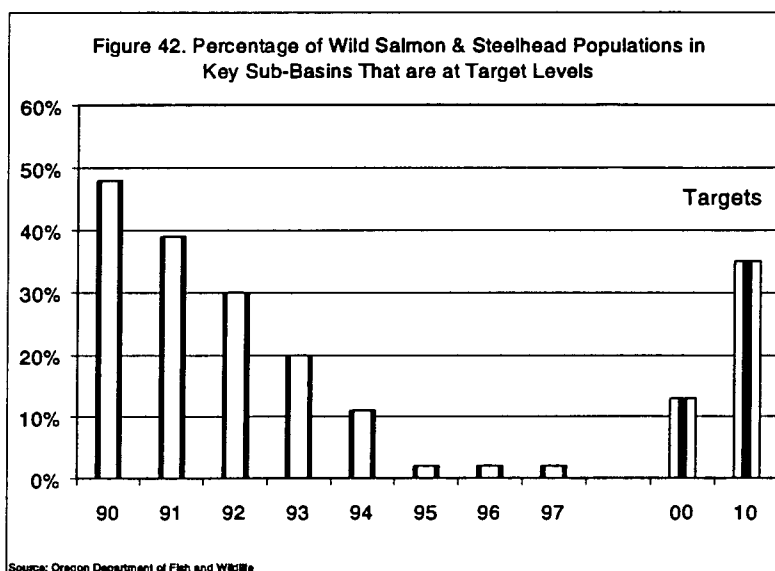
Five major factors are harming wild salmon abundance:

- Habitat and water quality degradation
- Excessive harvesting
- Poorly-functioning dams and other barriers
- Influence of hatchery fish
- Adverse ocean conditions

The relative importance of each factor varies with the type of fish. For coastal coho, habitat in the lower stream is extremely important. For Columbia River species, the effect of dams is significant. The Willamette basin faces each of these factors, with the added challenges of higher urban density. Poor ocean conditions harm all stocks.

How Oregon Compares to Others

Oregon's wild fish are in better condition compared to California and may not be as strong overall compared to Washington. California is at the southern end of the fish range and has smaller and weaker populations. Washington has a greater diversity of wild fish, but there are declines in wild stocks throughout the Pacific Northwest.



What Works

As an individual state, Oregon should be able to have the greatest impact over wild salmon and steelhead recovery by improving fish habitat and fish passage. Over 70 watershed councils work in conjunction with the Oregon Plan for Salmon and Watersheds to address the range of watershed-specific factors impacting the decline of populations. Watershed councils emphasize public outreach through diverse stakeholder representation and voluntary habitat restoration projects such as the placement of downed trees in streams to create pools for salmon habitat. Forest land management practices are also improving.

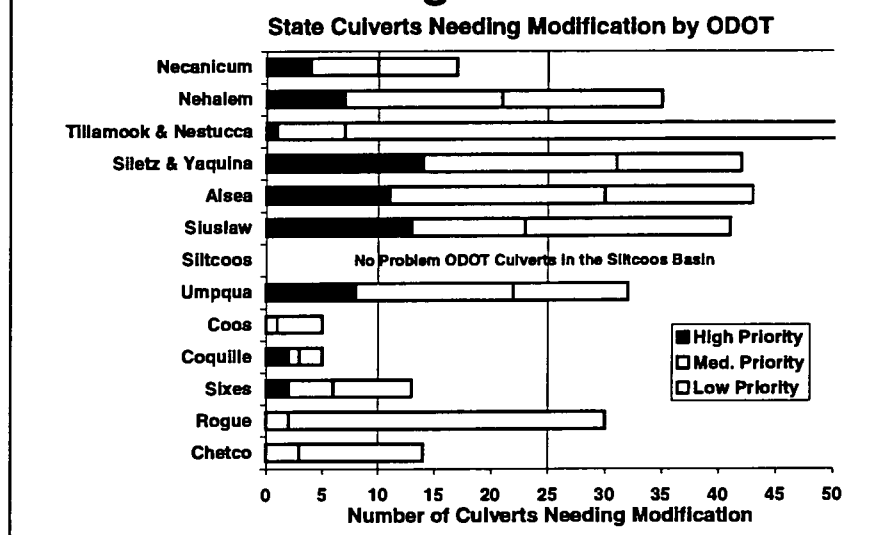
State agencies can also take the lead on some key issues. As an example, Figure 43, shows the number of culverts in each coastal watershed that have been identified by the Oregon Department of Transportation for modification to allow easier fish passage.

Oregon is also working to control over-harvesting by increasing enforcement of illegal catches and targeting fishing seasons at hatchery runs. Oregon is changing the emphasis from hatchery production to strengthening wild fish populations. At the same time, the state is working with other northwestern states, Native-American tribes and the federal government to improve water management on the Columbia River.

Ocean conditions are beyond Oregon's control. They tend to go up and down over time. Oregon's strategy is to improve all the factors that it can so when ocean conditions improve, salmon recovery will have the best possible chance of improvement.

Figure 43

Fish Passage at State Culverts



Other Sources of Information

The Oregon Plan on the World Wide Web
<http://www.oregon-plan.org>

For the Sake of Salmon
<http://www.4sos.org>

The Columbia River Intertribal Fish Commission
<http://www.critfc.org>

The Northwest Power Planning Council
<http://www.nwppc.org>

ENVIRONMENT													
Air	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	2000	2010	GRADE
79. Percentage of Oregonians living where the air meets government ambient air quality standards	30%	54%	51%	58%	100%	100%	100%	100%	100%		100%	100%	A
80. Carbon dioxide emissions as a percentage of 1990 emissions		100%	112%	125%	124%	132%	117%	119%			100%	100%	F
Water	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	2000	2010	GRADE
81. Percentage of Oregon wetlands in 1990 still preserved as wetlands		100%	100%	100%	100%	100%	100%		100%	100%	100%	100%	A
82. Stream water quality index													
a. Percentage of monitored stream sites with significantly increasing trends in water quality		8%					21%	32%	52%		25%	25%	A
b. Percentage of monitored stream sites with significantly decreasing trends in water quality		20%					8%	2%	0%		5%	0%	A
83. Percentage of assessed groundwater that meets drinking water standards	87%	95%		95%		94%		94%		95%	94%	94%	A
84. Percentage of key rivers meeting instream water rights													A
a. 9 or more months of year	53%	39%	50%	56%	72%	61%	94%	94%			60%	65%	A
b. 12 months a year	47%	44%	39%	22%	22%	28%	35%	70%			35%	40%	A

Environment Tables Continued on Next Page

Land	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	2000	2010	GRADE
85. Percentage of Oregon agricultural land in 1970 still preserved for agricultural use		98%		98%		97%	97%	97%	97%		97%	97%	A
86. Percentage of Oregon forest land in 1970 still preserved for forest use		92%	90%	92%	92%	92%	91%	91%	92%		92%	92%	A
87. Pounds of Oregon municipal solid waste landfilled or incinerated per capita				1,519	1,501	1,516	1,511	1,570	1,640		1,506	1,495	F
88. Percentage of identified hazardous waste sites that are cleaned up or being cleaned up		67%	68%	71%	70%	67%	66%	69%	69%	68%	67%	56%	A
a. Tank sites		66%	67%	71%	69%	66%	65%	69%	69%	68%	67%	55%	A
b. Other hazardous substances		97%	75%	79%	76%	73%	70%	69%	71%	74%	70%	69%	A
Plants and Wildlife	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	2000	2010	GRADE
89. Percentage of wild salmon and steelhead populations in key sub-basins that are at target levels		48%	39%	30%	20%	11%	2%	2%	2%		13%	35%	F
90. Percentage of native fish and wildlife species that are healthy			76%	76%	76%	76%	75%	75%	72%	72%	77%	80%	F
91. Percentage of native plant species that are healthy			83%	86%	88%	86%	88%	85%	85%	85%	90%	95%	C-
Outdoor Recreation	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	2000	2010	GRADE
92. Acres of state-owned parks per 1,000 Oregonians	35	31	31	31	30	30	29	29	29		35	35	F

LAND USE PLANNING STAKEHOLDERS

May 21, 1999

- APPLICANTS/CASE PARTICIPANTS

County:

- BOARD OF COUNTY COMMISSIONERS
- PLANNING COMMISSION
- DES ADMINISTRATION
- COUNTY COUNSEL
- TRANSPORTATION DIVISION
 - Engineering
 - Transportation Planning
 - Survey
 - Right of Way
- SHERIFF
- AGING AND DISABILITY SERVICES
- ANIMAL CONTROL
- HEARINGS OFFICERS

Regional:

- METRO

Community /Interest Groups:

- NEIGHBORHOOD ASSOCIATIONS
- CIC (Citizen Involvement Committee)
- GRANGES
- WATERSHED COUNCILS
- FRIENDS OF THE GORGE
- FRIENDS OF FOREST PARK
- ENVIRONMENTAL COUNCIL
- 1000 FRIENDS
- OREGONIANS IN ACTION
- REALTORS
- HOMEBUILDERS
- STATE PLANNING DIRECTORS ASSOC
- APA (American Planning Association)
- NON-PROFIT LAND TRUSTS

Cities:

- PORTLAND
 - Bureau Of Buildings
 - Sanitation
 - Building permitting
 - Planning
 - Emergency services
- GRESHAM
 - Bureau Of Buildings
 - Planning
- TROUTDALE

- Bureau Of Buildings
- Planning
- MAYWOOD PARK

State:

- DLCD (Department of Land Conservation and Dev.)
- LUBA (Land Use Board of Appeals)
- DSL (Division of State Lands)
- ODOT (Oregon Dept. of Transportation)
- DEQ (Dept. of Environmental Quality)
- DEPT OF AGRICULTURE
- DEPT OF FORESTRY
- FISH AND WILDLIFE
- WATER RESOURCES
- SHPO (State Historic Preservation Office)
- BLM (Bureau of Land Management)
- PARKS AND RECREATION
- MARINE BOARD
- CONTRACTORS BOARD
- DOGAMI (Dept. of Geological and Mineral Industries)
- SOIL AND WATER CONSERVATION SERVICE
- OLCC (Oregon Liquor Control Commission)

Special districts:

- SCHOOLS
- FIRE DISTRICTS
- WATER DISTRICTS
- USA (Unified Sewerage Agency)
- DRAINAGE DISTRICTS

Federal:

- CORPS OF ENGINEERS
- NATIONAL MARINE FISHERIES SERVICE
- FEMA (Federal Emergency Management Agency)
- NSA (National Scenic Area)
- EPA (Environmental Protection Agency)
- TRIBAL COUNCILS
- NATURAL HERITAGE PROGRAM
- US FISH AND WILDLIFE
- US FOREST SERVICE
- NATURAL RESOURCES CONSERVATION SERVICE

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Planning Commission Minutes 5/21/99

Commissioners Present: Craghead, Brothers, Kearns, Foster, Wilson and Ingle.

Planning Staff Present: Kathy Busse, Planning Director, Gary Clifford, Senior Planner, Susan Muir, Principal Planner

No minutes to approve

Public comment: none

Director's items: A representative is needed on the rezone case that was heard last month. It has been appealed and will be before the Board of County Commissioners on June 1, 1999. Dan Kearns volunteered to be Planning Commission liaison. Copies of the Goal 5 ESEE natural resource inventory document for the Portland urban planning area is available at this meeting. That item will be discussed on June 21 at the Planning Commission meeting.

Planning Values for rural Multnomah County

Summary - The following bullets are a staff summary of the values from the discussion that follows:

- Long term vision is needed
- Provide fair and open forum for debate
- Protection of natural resources - if state rules go away, we will still want to protect.
- Give the citizens a direct connection to their government.
- Keep the public informed in a timely fashion in order to facilitate informed participation.
- Encourage better communication between the Board and Planning Commission. We need to make a special effort to clearly communicate between these two stakeholders.
- Prevent density in rural areas
- Protect forest and farmlands
- Respect the laws that are on the books
- Treat everyone the same whether you agree or disagree.

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- Contribute fairness and balance.
- Contain urban sprawl, urban kinds of development and urban services.
- Increase public involvement, we need to try and be better at it.

We value upholding the laws for resource protection not only because of the statewide issue to protect it for resource production but also for other reasons such as aesthetic and resource based recreational values. We are feeling the pressure more intensely than other areas of the state that do not have the same pressures we do (urban growth).

DISCUSSION:

Kathy Busse, Planning Director started the discussion: Out of today, we'll end up with a set of values for the PC that will go forward to the Board as a major stakeholder, the BCC will get that and begin to discuss their own values. The purpose of this is to provide focus and to allow for better coordination and communication between the two.

Busse introduced the board staff present: Robert Trachtenberg - Comm. Kelley, Mary Carroll - Comm. Cruz and Jason Dimen - Chair Stein's staff. Also in the meeting was Will Frank - consultant to facilitate the meeting here to help focus the discussion on values.

Will Frank outlined the content of the meeting: Trends for 30 minutes, questions, review the materials in the packet, move towards 1:30 working through the values.

Busse introduced the trend discussion, by giving the big picture of what has happened over the last 20 years, and introduced Gary Clifford of the planning staff. She asked the Planning Commission to remember that when you think about the past 10-20 years, think ahead to how that would apply to the next 10-20 years. What would be the ideal land use program, how would you see the rural lands in Multnomah County?

Gary Clifford presented the trend document: We wanted to look at 3 different ideas on this how has the planning shifted through time. We provided information regarding what the primary resource is for Multnomah County, farm and forest, and how regulations have changed through that time period and then a short appendix outlining

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important milestones and events that affected regulations. The document includes sample pages of the state land use planning program.

First concept: urban issues - the map showing how rapidly the lands were annexed and how half of the urban area was annexed and almost the other half annexed in the last ten years. Essentially all we have left is some pockets that you will be familiar with in the 2040 discussion. That leaves us those lands outside the Urban Growth Boundary. Lands have changed drastically in terms of our case load, this only includes land use cases (not building permits). We're moving on to having only rural cases. Kearns and Brothers asked questions about the actual numbers of cases. First topic is the ag situation and the first diagram is farm acreage in Multnomah County which shows those that are claimed "farm" on the census. This may include some urban areas that are still urban, it is total for the county. Market value graph, starting in 82-97, shows even though the population is growing, that the actual value of that ag product is not going down, it's very much a part of our economy. Band across the bottom of the chart is changing, the things that are less labor intensive (grazeland/rangeland) is decreasing which means nursery stocks and that type are increasing which is becoming big part of our economy. Next chart is a comparison on state level. State level shows similar trend. Next chart is timber harvest for state as a whole, you can see the dramatic drop of timber harvest on public lands in light green. Follow by year and understand what occurred on that date (spotted owl). It is just a small fraction today than what it was before. This type of trend shows that we can no longer rely on public lands for our timber, we have to rely on private lands. Craghead: new study showing habitat for spotted owl can be sustained through short term trees. There have been a lot of changes in regs that make the changes evident. Next chart: pie chart of Multnomah County. Shows public lands is small part of harvest, but also the dark green is (Commercial Forest Use zoned) actually not producing as much timber as the private lands. The middle green is actually producing more timber than the forest industry lands. Foster: that reflects a change in ownership, a lot of public lands have been sold to private owners. He can think of at least 1500 acres that went from forest industry to 38 acre parcels in the late 80's, early 90's. That's one of the reasons for the shift. 1977 was the first attempt to meet senate bill 100 and protect resource lands, and at that time we had 20 acre zoning, 1980 we had regulations (MUF 19 zone) that were acknowledged by the Land Conservation and Development Commission (LCDC). Our regulations had some provisions that aggregated small lots but you were still able to create some small lots (19 acres). In 1993 the new state forest rules went into effect and all of our forest zones jumped to the 80 acre min. lot size.

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In farm zone you can see the same pattern (chart does not include Sauvie Island lands because they were treated differently). You can see steady increase in lot size throughout the last 40 years. Next chart: visual impression about how large your lots would need to be outside of Sauvie Island. Essentially no minimums prior to 1958.

Included in the new OAR's was minimum lot size requirements and also Urban Growth Boundaries and special dwelling approval guidelines to keep nonfarm and nonforest uses out of resource lands. In 1990, LCDC adopted new forest rules which gave people 3 years to get permits before the new dwellings went into effect. The last bar graph shows what has been more recently which is the general category that we're calling environmental review: how you develop the property not whether you develop the property and how you can mitigate the impacts of the development. Includes HDP, GEC, SEC, WRG and NSA (Hillside Development, Grading and Erosion Control, Significant Environmental Concern, Willamette River Greenway and National Scenic Area). The switch is it that it used to be a small part of our workload and now it is the biggest part. Wilson: when did county take over permitting in the Gorge? It was a combined effort, but in 1993 we had our code amended to reflect the NSA and we started implementing it solely. HDP and GEC started in 1990. Even though there is less development occurring, each time a development does occur in the rural areas, there are 2, 3, 4 and sometimes 5 permits that have to be initiated in order to get the one development. That's an overview of where we've been and will give us an idea of where we want to go.

Busse summarized by noting in the last 20 years the face of land use planning is changing and the less obvious change is the quality of the kind of permitting we're doing. We're emphasizing the environmental things instead of just the use. The quality of that is much more intense in that all of these permits are constantly updated and we're being much more vigilante at looking at all of the environmental impacts and looking at the impacts to the land. These are things we didn't even consider 10-15 years ago. That's why our decisions are so much more complex, and long. We've been changing and evolving our policy at both the state and local level and we expect that will continue to occur. That's where we need your help because you are the experts in the county and you all spend a lot more total hours than even our board does. So, that's why we're here.

Any questions on the trends?

Foster: Has anyone taken a stab at what the vacant rural residential lands? We've had pieces of it throughout the rural area plans which he doesn't think staff did correctly.

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Busse noted we're getting better and better tools and that is a priority and there are some problems projecting that.

Foster: It's quite an issue when someone tries to claim we need more buildable lands. That info would help when we see requests for more.

Busse noted we'll find out what it will take and bring that to the next PC meeting.

Busse presented the next item in the packet which was simply to give some samples/language to give an idea of what we were looking for. This includes a list of issues or subject areas that might help organize thinking about land use.

Kearns: How will the Board use this?

Busse clarified that a couple of years ago we had some values discussions because when the Board hears appeals or when they need to adopt full sets of policies for rural area plans, they don't have a strong sense of what their guideposts are, their overarching values. With each issue they start over new and just sort of listen to the testimony. They'd like to have that discussion to find out if they have consensus on their values to drive their decisions on appeals cases and in driving new legislation.

Frank stated that working with multiple organizations and groups, this is sometimes an uncomfortable and hard concept to get your hands around, that is why he asks "why do this"? The practical purpose of a discussion like this will allow a group hopefully to generate some consensus to develop guidelines against which we measure our decisions. If we make a decision and it's clear that it's in alignment with what we truly endorse, then we can walk away with a fair sense that this is a reflection of what we're supposed to be doing. If you don't do this, many times you'll get various members who approach things inconsistently, or outside groups can view the mission as waffling and it's truly a way to help us build courageous and creative leadership. When you come up against contentious issues, this is the kind of work that comes in handy. If you've articulated where you stand on things then those hard choices become a little bit more clear and they can assist in the decision making process.

Kearns: Overtime, PC's and BCC's change, how will this be used? Will this become part of the comp plan? How will this be memorialized?

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Frank noted that anytime you get new membership you will have change and slow movement, but you would hope that it would minimize the rapid changes in policy. Does that answer the question?

Kearns: No, it is not binding unless it is adopted by comp plan. Can this be adopted that way? They sound like comp plan policies.

Jason Dimen noted that this is supposed to be some kind of values to abide by, not to incorporate it into the comp. Plan.

Busse stated what we want to concentrate on is "what values are you using to drive your decisions and your actions?"

Ingle: kind of like the boyscout motto: I will be kind, courteous, etc...

Busse stated that if you're aware of the values that are driving each other and each of the board members, it will assist you in coming up with thoughts on how to move through a process.

Mary Carol noted this request really came out of a couple of land use cases that were really tough, and for Serena she thought "well, these are tough, what are our thoughts and how do we do this?" With three new board members it's good to have this kind of discussion as a whole board and what we're asking you to do is to give them something to start with, help them frame it so they don't struggle though it for an hour and a half.

Jason noted their values will be good for about a year and a half (the ones from June 1).

Kearns: one warning - he hasn't reviewed the comp plan and no matter what the product is, we should compare that with the comp plan and that will drive all decisions. We don't want to conflict with that.

Busse noted value statements should be broader and more philosophical than a land use goal so that they can guide your discussion on policies.

Frank asked to find out what are some of the central principles and values you approach your work with?

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Foster: Trigger for him: statement by the chair in the handout "How do we resolve the conflict between private property rights vs. community-wide benefit?" there's no way we can solve this. It's always going to be contentious, new legislators, new rules, new everything, so it's always going to be that way and we just need to get beyond that and say "look, it's a tough deal". Some people are going to be happy and some are going to be unhappy, the idea that we are all going to hold hands, when he sees statement like that, there's an assumption that we're going to resolve.

Frank: what's the value here?

Wilson: We have to find middle road and compromise for issues that are near and dear to people.

Craghead and Foster: Not always, our task is to protect farm and forest lands and that's our mission and it doesn't always involve a compromise. You do it or you don't. It's being tough and having a long, long term vision.

Frank: Value: Long term vision is needed

We provide fair and open forum for debate

Foster: We have finite resource base and if we keep compromising pretty soon we have nothing and there is a point where compromise is not the answer.

Wilson: Sharing knowledge is the answer...it's not a flat no rather a "no but did you know that..."

Craghead: Protection of natural resources - if state rules go away, we will still want to protect.

Brothers: Out in East County it's quite rural and the things that have happened out there including the gorge act really don't address some specific needs in the area. Regionalism does not work out there.

Wilson: A lot of the frustration that people who live in East of Sandy Rural Area Plan, a lot of the anger and frustration was because they didn't know what was going on.

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People in the community feel disenfranchised and totally confused about where they go and who they ask. They're at a loss, they feel no ownership of the levels of government that are applied to them and they don't understand it.

Frank: what's the value you're suggesting?

The value is to give the citizens a direct connection to their government

Kearns: A large part of what we do is already dictated by state code and local codes. This is a chance to validate what's embodied in local code already. Preservation of land for resource use and prevention of low density resource sprawl on resource lands. Those are things that I endorse (1000 friends quote). The mechanisms to do that are hotly debated. The aggregation requirement gives us a way to advance that but it pisses off the property owners. People are out there buying land to give to their kids and really what it really does is make people angry that what has happened to them is that they can't do what they thought they could do.

Frank: the charge to this group is that they will have to deal with the contention that this is not what they wanted to do with it. Is the charge to come up with creative solutions to that or is it to say sorry, this is the letter of the law or the intent of the law?

Kearns: No, it's a policy choice. As a point of law when a parcel is divided you never see it reaggregated and in order to promote the desire to preserve resources for resource uses, prevention or dissuasion for people to divide into smaller and smaller lots and that's why you have a winner and a loser outcome. What I see too is more of this kind of environmental concern that is expressed in Metro's title 3 and embodied in the Gov's plan on salmon restoration and that's something he thinks is fair game for us to talk about, general and specific measures.

Craghead: So, is that another value?

Kearns: Stream corridors including riparian areas should be preserved and in bringing that about it's important to consciously analyze applications for indirect effects on water quality and health of riparian and also cumulative effects of development, parcelizations.

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Craghead: Notification values - people were saying 'when did this happen?' we need advanced notification. We value keeping the public informed in a timely fashion in order to facilitate informed participation.

Busse: What kind of values come up when you have conflict?

Looking at the big picture, looking at the impacts in the future, forward and backward vision

Trachtenberg: One of the issues that came up was that the Citizen Advisory Committee and Planning Commission recommendations were different. What deference should they give to the PC distinct from the community. Sharron was involved in some of our meetings and helped facilitate them and it was a painful process. Each one had painful parts on everything. Let's get back to 'what's the central piece?'.

Underlying principle is you have more than one board giving advice, they were both advisory opinions and ultimately the decisions were made.

Value better communication between the BCC and PC. We need to make a special effort to clearly communicate between these two stakeholders.

Busse: A lot of key issues in dealing with process have come up, noticing, processing, etc. There also a whole set of values that drive your decisions that aren't process. What are those?

Frank: Why did you sign up for the Planning Commission, what did you hope to accomplish? What did you think you could do?

Prevention of low density in rural areas

Protect forest and farmlands

Respect the laws that are on the books

Treat everyone the same whether you agree with it or disagree with it.

Feeling a need to contribute fairness and balance (in terms of interpreting the law) and balance in terms of analyzing it.

Law and Order (we uphold the policy).

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What is it that differentiates us from the state? Why don't we just adopt the state code? Is there anything unusual or different about the county that we need to deal with?

Foster: Take state laws and apply it to local situation. The patterns of development and configurations of the land enter in to how it will play out on the ground. We recognize we have a very finite inventory (diminishing resources) as compared with other counties. Compared to other counties ours are small. We're at half the water being out of the damn.

Kearns: In the bigger counties, the whole statewide program is used to protect the resource. Whereas here, the highest priority here is not resource protection, it's recreation area, open space, etc. The last thing we'd want here is clear cuts. That would be tolerated in a more urbanized setting. The balance is shifting. In the East of Sandy River area, he saw the "oldsters" and the "newsters", he watched people wanting a nice peace and quiet, rural atmosphere but not because of the resources being protected (chainsaws, etc.) Even the "oldsters" were not particularly interested in having these timber lands for massive timber production, they too saw it as where they lived.

Foster: That is two diff. discussions. One is to protect the resource and the other is to protect it for forest production. The question isn't a forest practice issue, rather it's to protect the resource for other uses. Protecting resource base for economic issues but also protecting a lifestyle the rural experience for aesthetic, recreational values. In the west hills, if you really want to promote real production forest, is it better to have larger lots or smaller lots? That question came up during the rural area plan.

We value upholding the laws for resource protection not only because of the statewide issue to protect it for resource production but for other reasons such as aesthetic and resource based recreational values because we are feeling the pressure more intensely in areas of the state that are not having the pressures that we are (urban growth). This applies to other things as well (stream resources, etc.)

We value containment of urban sprawl, urban kinds of development and urban services.

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Citizen involvement, stakeholder involvement - what are the values about that? How do they impact you when you make your decisions?

Kearns: We need to increase public involvement, we need to try and be better at it. WE get almost nothing. Compared to other counties, we're in a dark county. One problem we have with a Citizen Advisory Committee and staff will come to you with a package and go "here, what do you think?". Having citizen involvement on all aspects of the decision is important. There are lots of policy implications with what could happen so we need to have special interest groups get involved in our decisions. It's not just more is better, that's a qualitative issues as well. We want both sides, or several sides of the issues. It takes so much energy to get to that. We value citizen and stakeholder issue, but we make our decision based upon these principles and part of that is the info from our stakeholders. That area where we do have policy questions, squeaky wheel gets the grease, we need more squeaks (wider range of squeaks). Not just people who have a stake in the issue, but expertise. That is why the Planning Commission decision may differ from the Citizen Advisory Committee, the ability to see big picture and the ability to detach emotionally.

Busse: How do you weigh the input?

Long term vision has the highest value in weighing input. We need to get experts.

If your overarching value is to get broader input, we will have to work harder on this.

Trachtenberg: There are other uses out in the rural areas that we need guidance on. How do you weigh that? At the board we see a lot of issues on quasi-judicial but the underlying context is how do we want this to happen?

What's the value? Because our Farm & Forest lands are the closest to the biggest urban area in the state, the use of those resource lands are different. Recreational uses around this urban area should be considered. Has to be legitimate rural recreational use.

We value resource based utilization not just resource extraction.

Kearns: We can't forget about property rights: streamside protection is going to be a big issue. There needs to be some alternative to taking of property rights. In promoting the values, you can't extinguish property rights without compensation.

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Link to balance and fairness discussion. Larger values are not absolute, and when they are the individuals need to be compensated.

Notes from Chartpack:

Vision

Long vision - 150 year/backward and forward vision, analyzing indirect/cumulative effects of development

Communication

Fair, open forum for debate

Sharing knowledge

We are sounding Board for public

Connecting community with their government

Consideration of property rights

Stakeholder/citizen involvement, broadly based, broader perspective, more expertise

Honor timeliness

Notification - inform to encourage participation

Keeping public informed in a timely manner

Clear communication between Board and Planning Commission

Resource Preservation

Rural experience preservation

Containment of urban sprawl (development and services)

Resource based utilization, not just extraction of resource but recreation, aesthetic, etc.

Protection of natural resources (mandated)

Prevention of density in rural areas

Uphold the law - to resist the urban pressures (not just because it is a state mandate).

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