

BEFORE THE BOARD OF COMMISSIONERS
OF MULTNOMAH COUNTY, OREGON

In the matter of reviewing METRO's Region 2040)	RESOLUTION
Preferred Alternative and recommending amendments)	94-223
to be forwarded to the METRO Regional Council for)	
their consideration)	
)	

WHEREAS, METRO determined that, in order to consider alternative futures for the Portland Metropolitan Area, a long-range regional plan with a 50 year time horizon is necessary, and

WHEREAS, the State of Oregon has mandated through the Oregon Administrative Rules that local jurisdictions must designate urban reserves, or areas where the urban growth boundary could be extended considering the thirty years beyond the 20 year urban growth boundary, and

WHEREAS, the METRO Charter adopted by voters in 1992 requires adoption by METRO of a future vision for the Portland Metropolitan Area, to be implemented by the region's local governments; and

WHEREAS, METRO has undertaken a planning process entitled Region 2040: Decisions for Tomorrow in order to provide a future vision for the Portland Metropolitan Area; and

WHEREAS, Multnomah County has been an active participant in the formulation of the Region 2040 process, participating on the 2040 Management Committee, the METRO Policy Advisory Committee, the METRO Technical Advisory Committee, the Joint Policy Advisory Committee, and the Transportation Policy Advisory Committee, and receiving several briefings before the Multnomah County Planning Commission and Board of Commissioners from METRO staff; and

WHEREAS, Multnomah County has reviewed the Region 2040 Preferred Alternative produced by the METRO Executive Officer; and

WHEREAS, the recommendations within the Region 2040 Preferred Alternative would directly affect land use planning for unincorporated land in Multnomah County, and would also affect the social, public safety, and other services provided to all Multnomah County residents by Multnomah County; and

WHEREAS, The Multnomah County Board of Commissioners has authorized the completion of five rural area plans by January 1998 encompassing all of the rural areas of the County; and

WHEREAS, Multnomah County is in the process of completing the West Hills Rural Area Plan, a community plan for the West Hills Rural Area of Multnomah County; and

WHEREAS, through a planning process which has included significant public input from residents, property owners, and other interested parties in the West Hills Rural Area, Multnomah County staff has brought forth a recommendation for establishment of urban reserves in the West Hills Rural Area which differs from those in the Region 2040 Preferred Alternative; and

WHEREAS, Multnomah County supports the concept of protecting a belt of rural land around the Portland Metropolitan Area as a "Rural Reserve," with such lands being preserved for rural resource and residential use, as well as protection of open space and natural areas; in particular because of the recognition such a concept gives to the important role that Commercial Forest lands play in providing rural buffer areas adjacent to urban lands, a role perhaps even more important than that played by Exclusive Farm Use lands; and

WHEREAS, on November 7, 1994, the Multnomah County Planning Commission adopted a resolution supporting the adoption of the Region 2040 Executive Officer's Recommended Alternative, with amendments;

THEREFORE BE IT RESOLVED that the Multnomah Board of Commissioners supports the general direction of the Region 2040 Executive Officer's Recommended Alternative and the proposed amendments dated November 4, 1994 of the METRO Technical Advisory Committee (MTAC) with the following changes;

1. Remove the area shown on Attached Exhibit 1 as "Area Recommended by Metro for Urban Reserve Study" from the Urban Reserve Designation and instead designate it Rural Reserve.

Rationale: This area consists predominately of Exclusive Farm Use designated and zoned lands. It is within the area of the West Hills designated and protected as significant Goal 5 wildlife habitat. It is bounded on only one and one-half sides by the existing Urban Growth Boundary.

2. Add the area shown on Attached Exhibit 1 as "Area Recommended by Multnomah County for Urban Reserve Study" from the Rural Reserve Designation to the Urban Reserve Designation

Rationale: This area consists predominately of rural residential exception lands, and has already been subdivided into lots of one to five acres. It is not within the area of the West Hills designated and protected as significant Goal 5 wildlife habitat. It is bounded on three sides by the existing Urban Growth Boundary.

3. Amend Housing Objective 12, Executive Recommendation, page 22 (underlined additions)

2. Diverse Housing Needs. The diverse housing needs of the present and projected population of the region shall be correlated with the available and prospective housing supply, using the best available data including, but not limited to, the Multnomah, Clackamas and Washington Counties Comprehensive Housing Affordability Strategies (CHAS), the soon to be completed Comprehensive Plans for these areas, and data provided by community groups. Upon identification of unmet housing needs, a region wide strategy shall be developed which takes into account subregional mandates, opportunities and constraints, and the relationship of market dynamics to the management of the overall supply of housing. In addition that strategy shall address the "fair share" distribution of housing responsibilities among jurisdictions in the region, including fair and equitable access and the provision of social services. The "fair share" distribution strategy shall include specific goals for low and moderate income housing for each jurisdiction to ensure that sufficient affordable housing is available to people of all income levels who live and/or work in the jurisdiction.

3. Housing Affordability. (Delete the existing language and replace as follows) Multnomah, Clackamas and Washington Counties have completed Comprehensive Housing Affordability Strategies (CHAS) which have demonstrated the lack of affordable housing for certain income groups and special needs population throughout the region. They also demonstrate the regional nature of the housing market. Therefore, the Regional Framework Plan shall include an element on housing affordability which includes development density, housing mix, and a menu of actions (zoning tools, programs, financial incentives, etc.) for uses by local jurisdiction to address the identified deficiencies. Each jurisdiction shall be required to ensure that sufficient affordable housing is available for all people who live and/or work in their communities. The fundamental goals of these efforts shall be to eliminate de facto and de jure housing discrimination in all our communities, provide decent, safe, and affordable housing for all the region's citizens, and expand the housing choices available to low-income people.

4. The uses of public policy and investment to encourage the development of housing in locations near employment that is affordable to employees in these enterprises shall be evaluated and, where feasible, implemented. The transportation system's ability to provide accessibility shall also be evaluated, and transportation policy shall be examined, and if necessary, modified, to facilitate the development of sufficient affordable housing in all our communities.

5. METRO shall create and implement policies that facilitate and encourage regional cooperation and coordination by local governments, agencies, and other organizations that provide affordable housing opportunities in their communities or in the region.

BE IT FURTHER RESOLVED, that the Board of Commissioners supports the original concept of Rural Reserves as outlined in the Region 2040 Preferred Alternative. The Board of

Commissioners recommends that all lands shown as Rural Reserve in Multnomah County on the Region 2040 Preferred Alternative Map remain so designated and all lands east of the Sandy River in Multnomah County also be designated Rural Reserves.

BE IT FURTHER RESOLVED that the Board of Commissioners recommends that the review and potential adjustment of the urban reserve areas be conducted at intervals of not less than ten years, in order to provide for more stability and less uncertainty in the on-going designation of urban reserve areas.

BE IT FURTHER RESOLVED that the Board of Commissioners is forwarding this resolution to the METRO Regional Council for their consideration.

ADOPTED this 22nd day of November, 1994.



By Beverly Stein
BEVERLY STEIN, CHAIR
MULTNOMAH COUNTY, OREGON

REVIEWED:

Laurence Kressel, County Counsel
of Multnomah County, Oregon

By: Laurence Kressel

EXHIBIT 1

METRO REGION 2040 CONCEPT PLAN

MULTNOMAH COUNTY URBAN RESERVE ISSUES

WEST HILLS RURAL AREA PLAN - BONNY SLOPE - GERMANTOWN ROAD AREA

