

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS
Staff Presentation Worksheet

Presentation Date: September 8, 2009 **Time:** 9:30 AM **Length:** 90 minutes

Presentation Title: Regional Reserves project – Policy Advisory Committee, staff and Planning Commission polling, suggestions and recommendations on areas to consider further for URBAN and RURAL Reserve designations

Department: Transportation and Development, Planning Division

Presenters: Rick Gruen, Chair of the Reserves PAC; Doug McClain, Maggie Dickerson & Martha Nix, Planning Division; Ellen Rogalin, DTD Community Relations Specialist

POLICY QUESTION

Are the right areas identified for further consideration as URBAN and RURAL reserve areas?

ISSUE & BACKGROUND

The region-wide Reserves project is aimed at identifying urban reserves (places where the Portland Metro Urban Growth Boundary [UGB] can expand in the next 40–50 years) and rural reserves (places the UGB will not expand in the next 40–50 years). In Clackamas County, there have been three major steps in the process:

1. The staff reviewed the suitability factors for urban and rural reserves and developed suggestions and options.
2. The 21-member Clackamas County Reserves Policy Advisory Committee (PAC) met 22 times since the spring of 2008 and went through extensive discussions and polling to provide its advice for the Board of County Commissioners (BCC).
3. The Planning Commission held a special public hearing on August 10, and then deliberated at meetings on August 17 and on August 24 to develop recommendations for the BCC.

Throughout this time, the County has been involved in numerous local and regional public outreach activities, including open houses, presentations at community meetings and to cities, media coverage and information on the web.

The fourth major step is about to begin. The BCC is holding a special public hearing the evening of September 8, and developing urban and rural reserve recommendations on September 10. Clackamas County's recommendations, along with those from Multnomah and Washington counties, will be presented to the Regional Steering Committee on September 23. In October, the RSC is expected to present its own recommendations to the Core 4 – one representative from each county and Metro – and Core 4 will develop final urban and rural reserve recommendations.

Today we are holding the third in a series of study sessions to help the BCC prepare to make the County's recommendation. The first study session focused on the PAC's polling for rural reserves, the second on the PAC's polling for urban reserves. For this third study session we

have combined urban and rural reserves, along with straw poll results from the PAC, staff suggestions and Planning Commission recommendations.

Our purpose this morning is to help you review the options, recommendations and rationale for the recommendations, but not to make a decision. Our intent is to provide you with sufficient data about the urban and rural reserves process and factors, and information about the views of the PAC, staff, Planning Commission and public, so you can make an informed recommendation to the region.

Several documents attached to this worksheet explain the polling, suggestions, options and recommendations offered.

- 1) A summary of the urban and rural reserve factors from OAR 660, Division 27.
- 2) PAC Polling on Reserve Discussion Areas, with Input from Staff and Planning Commission. This document combines the polling, suggestions, options and recommendations and rationale of the PAC, staff and Planning Commission, organized by the geographic areas to be discussed by the Board. Maps in this document show each discussion area that was reviewed by the PAC, staff and Planning Commission.
- 3) Maps reflecting the PAC majority polling for urban and rural reserves. These maps show the PAC's final polling for urban and rural reserves.
- 4) Fact sheet with data from the PAC majority polling map.
- 5) Summaries of OAR 660, Division 27 factors ratings for discussion areas for both urban and rural reserves. These summarize the factors ratings for all the discussion areas. Attached are maps of the discussion areas for reference.
- 6) Map of the Board's priorities for which areas should be considered subject to urbanization and therefore eligible to be considered for rural reserve designation. (The PAC chose to eliminate the highway corridors in its final review of potential rural reserve areas.)
- 7) Map of delineated Inventoried Important Natural Features. The PAC chose to delineate the important natural features identified by Metro and others in the 2007 and 2008 inventories as shown on this map. A written attachment explains how these areas were delineated.
- 8) Quantitative summary of public comments. This summary is taken from the written submissions to the PAC since March of 2009, and letters and testimony to the Planning Commission.

QUESTION(S) PRESENTED FOR CONSIDERATION

These questions are intended to provide a basis for continued deliberation and discussion among Commissioners as you come to a decision on urban and rural reserve recommendations.

- Which areas should the Board recommend for designation as urban reserves and as rural reserves, considering the advice provided by the PAC and the Planning Commission? Specific areas to consider include those listed below.
 - Sherwood Area of Interest/West of Wilsonville
 - French Prairie
 - East of Wilsonville
 - Stafford

- Pete's Mountain/Peach Cove
 - South/Southwest of Oregon City
 - Beaver Creek/Southeast of Oregon City
 - Northeast of Oregon City
 - South of the Clackamas River
 - South of Damascus
 - East of Damascus/Clackanomah/Areas Around Sandy
 - Areas around Estacada
 - Areas around Molalla
- What does the Board think about "islands" of rural reserve or undesignated lands?
Primary issues to consider are transportation connectivity and service line extensions.
 - What does the Board think about what should be used as the edges of reserve areas?
 - Roads as edges, as opposed to edges being at least 200 feet (or one property or some other distance) from the road?
 - Property lines as edges, as opposed to using lines that are likely to cross property lines, such as the current delineation of natural areas, or lines like *200 feet east of 282nd Avenue*
 - What about the possibility of including properties to smooth out the edges, especially properties that are adjacent to stubbed sewer lines, etc.?

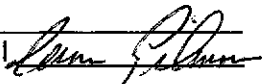
OPTIONS AVAILABLE

The attached documents and today's discussion are intended to help prepare you for your public hearing and deliberations this week.

RECOMMENDATIONS

Consider the information shared with you as you receive input at the September 8 public hearing, and deliberate and develop a recommendation on September 10.

SUBMITTED BY:

Division Director/Head Approval _____
 Department Director/Head Approval 
 County Administrator Approval _____

For information on this issue or copies of attachments, contact Maggie Dickerson @ 503 742 4534.