

AGENDA
City of Oregon City
WEDNESDAY, SEPTEMBER 16, 2009

JOINT WORK SESSION OF THE CITY COMMISSION
AND PLANNING COMMISSION
City Hall, Commission Chambers
320 Warner Milne Road, Oregon City, OR 97045
5:30 P.M.

City Commission:

Alice Norris, Mayor
Daphne Wuest, Commission President
Doug Neeley
James Nicita
Rocky Smith, Jr.

Planning Commission

Tim Powell, Chair
Dan Lajoie
Allan Dunn
Chris Groener
Carter Stein

1. Convene Joint Work Session of September 16, 2009, and Roll Call
2. Discussion Items
 - a. Update on Urban and Rural Reserves Process
Mayor Alice Norris
 - b. Urban and Rural Reserves Recommendation
Staff: Dan Drentlaw, Community Development Director
3. Adjournment

Agenda Posted September 11, 2009 at City Hall, Pioneer Community Center, Library, City Web site.

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting.

City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City Recorder prior to the Commission meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891,



Agenda Item No. 2a
Meeting Date: 16 Sep 2009

COMMISSION REPORT: CITY OF OREGON CITY

TO:	City Commission and Planning Commission
FROM:	Dan Drentlaw, Community Development Director
PRESENTER:	Dan Drentlaw, Community Development Director
SUBJECT:	Update on Urban and Rural Reserves Process
Agenda Heading: General Business	
Approved by: Larry Patterson, City Manager	

RECOMMENDED ACTION (Motion):

Mayor Alice Norris, member of the Regional Reserves Steering Committee; Commissioner Doug Neeley, member of the County Reserves Citizen Advisory Committee; and Planning staff will discuss Oregon City's recommendations for urban and rural reserves.

BACKGROUND:

BUDGET IMPACT:

FY(s):

Funding Source:

ATTACHMENTS:



COMMISSION REPORT: CITY OF OREGON CITY

TO:	City Commission and Planning Commission
FROM:	Dan Drentlaw, Community Development Director
PRESENTER:	Dan Drentlaw, Community Development Director
SUBJECT:	Urban and Rural Reserves Recommendation
Agenda Heading: General Business	
Approved by: Larry Patterson, City Manager	

RECOMMENDED ACTION (Motion):

For discussion only.

BACKGROUND:

Discuss and make a recommendation to Clackamas County regarding urban and rural reserves for areas around and adjacent Oregon City. A map is attached which further refines the recommended urban reserve area that was initially discussed at the last joint work session. This is a draft map based on the collaboration of Mayor Norris, member of the regional reserves committee, Doug Neeley member of the Clackamas County Policy Advisory Committee, and staff. Staff will review the factors (attached) for determining reserve areas at the work session. Staff will also distribute an analysis of the urban reserve areas to determine how many units and the corresponding population that could be accommodated in the proposed urban reserve area.

An estimate of Oregon city's population, based on the regional growth forecasts, is also attached. This projection is based on the 50 year planning period, which corresponds to the reserves planning time horizon. Currently, if the city developed all vacant land, including areas in all annexed and non annexed areas of the Urban Growth Boundary, the City could accommodate a population of 45,763. Assuming a growth rate of 1.5%, we expect this to occur in the year 2035, well before the planning horizon of 2060. The question of how much regional growth we want to accommodate in and around Oregon City, rather than other area in the region, such as Washington County, is a key policy question for the Commission to consider. Also attached is the recommendation from the County Policy Advisory Committee and Planning Commission.

BUDGET IMPACT:

FY(s):

Funding Source:

ATTACHMENTS:

- 1: Draft urban reserve map
- 2: Reserve factors
- 3: Population estimate for Oregon City
- 4: County urban reserve recommendations

Factors for Designation of Lands as Urban Reserves*

Considerations for land proposed for designation as urban reserve, alone or in conjunction with land inside the UGB:

1. **Infrastructure:** Can be developed at urban densities in a way that makes efficient use of existing and future public and private infrastructure investments;
2. **Development:** Includes sufficient development capacity to support a healthy economy;
3. **Public facilities:** Can be efficiently and cost-effectively served with public schools and other urban-level public facilities and services by appropriate and financially capable service providers;
4. **Transportation:** Can be designed to be walkable and served with a well-connected system of streets, bikeways, recreation trails and public transit by appropriate service providers;
5. **Natural systems:** Can be designed to preserve and enhance natural ecological systems;
6. **Range of housing:** Includes sufficient land suitable for a range of needed housing types;
7. **Natural landscape:** Can be developed in a way that preserves important natural landscape features included in urban reserves; and
8. **Adverse effects:** Can be designed to avoid or minimize adverse effects on farm and forest practices, and adverse effects on important natural landscape features, on nearby land including land designated as rural reserves.

* SOURCE: OAR 660, Division 27, Urban and Rural Reserves in the Portland Metropolitan Area
Adopted by LCDC January 24, 2008; Effective February 8, 2008



Factors for Designation of Lands as Rural Reserves

(1) A county shall indicate:

- which land was considered and designated in order to provide long-term protection to the *agriculture and forest industries* and
- which land was considered and designated to provide long-term protection of *important natural landscape features*, or
- *both*.

Based on this choice, the county shall apply appropriate factors in section (2) or (3), or both.

(2) **Agricultural or Forest Industry:** To provide long-term protection to the agricultural or forest industry, or both: a county shall decide based on whether the lands proposed for designation are:

- a) **Urbanization** -- In an area that is otherwise potentially subject to urbanization during the applicable period described in OAR 660-027-0040(2) or (3) as indicated by
 - a. proximity to a UGB or
 - b. proximity to properties with fair market values that significantly exceed agricultural values for farmland, or
 - c. forestry values for forest land;
- b) **Long-term Operations** -- Capable of sustaining long-term agricultural operations for agricultural land, or capable of sustaining long-term forestry operations for forest land;
- c) **Suitable soils/Available water** -- Have suitable soils where needed to sustain long-term agricultural or forestry operations and, for agricultural land, have available water where needed to sustain long-term agricultural operations; and
- d) **Sustained Operations** -- Suitable to sustain long-term agricultural or forestry operations, taking into account:
 - i. For farm land, the existence of a **large block of agricultural or other resource land** with a concentration or cluster of farm operations; for forest land, the existence of a **large block of forested land** with a concentration or cluster of managed woodlots;
 - ii. **Adjacent land use pattern**, including its location in relation to adjacent non-farm uses or non-forest uses, and the existence of buffers between agricultural or forest operations and nonfarm or non-forest uses;
 - iii. **Agricultural or forest land use pattern**, including parcelization, tenure and ownership patterns; and
 - iv. **Sufficiency of agricultural or forestry infrastructure**, whichever is applicable.

(3) **Natural Landscape Features:** To designate land as rural reserves to protect important natural landscape features, a county must consider those areas identified in Metro's February 2007 "*Natural Landscape Features Inventory*" and other pertinent information, and shall decide on whether the lands proposed for designation are:

- a) In an area that is otherwise **potentially subject to urbanization** during the applicable period described in OAR 660-027-0040(2) or (3);
- b) Subject to **natural disasters or hazards**, e.g. floodplains, steep slopes, areas subject to landslides;
- c) **Important fish, plant or wildlife habitat**;
- d) **Necessary to protect water quality or quantity**, such as streams, wetlands, riparian areas;
- e) **Provide a sense of place** for the region, such as buttes, bluffs, islands, extensive wetlands;
- f) Can serve as a **boundary or buffer**, such as rivers, cliffs and floodplains, to reduce conflicts between urban and rural uses, or between urban and natural resource uses;
- g) Provide for **separation between cities**; and
- h) Provide easy access to **recreational opportunities in rural areas**, such as trails and parks.

(4) **Agricultural Lands Within 3 Miles of a UGB:** Notwithstanding requirements for applying factors in OAR 660-027-0040(9) and section (2) of this rule, a county may deem that Foundation or Important Agricultural Lands within 3 miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).

Oregon City Population Projection
Assuming a 1.535% Annual Growth Rate

YEAR	Population	% Annual Growth Rate	Projected Population
2008	30405	467	30872
2009	30872	474	31346
2010	31346	481	31827
2011	31827	489	32315
2012	32315	496	32811
2013	32811	504	33315
2014	33315	511	33826
2015	33826	519	34346
2016	34346	527	34873
2017	34873	535	35408
2018	35408	544	35952
2019	35952	552	36503
2020	36503	560	37064
2021	37064	569	37633
2022	37633	578	38210
2023	38210	587	38797
2024	38797	596	39392
2025	39392	605	39997
2026	39997	614	40611
2027	40611	623	41234
2028	41234	633	41867
2029	41867	643	42510
2030	42510	653	43163
2031	43163	663	43825
2032	43825	673	44498
2033	44498	683	45181
2034	45181	694	45874
2035	45874	704	46579
2036	46579	715	47294
2037	47294	726	48020
2038	48020	737	48757
2039	48757	748	49505
2040	49505	760	50265
2041	50265	772	51037
2042	51037	783	51820
2043	51820	795	52615
2044	52615	808	53423
2045	53423	820	54243
2046	54243	833	55076
2047	55076	845	55921
2048	55921	858	56780
2049	56780	872	57651
2050	57651	885	58536
2051	58536	899	59435
2052	59435	912	60347
2053	60347	926	61273

Oregon City Population Projection
Assuming a 1.535% Annual Growth Rate

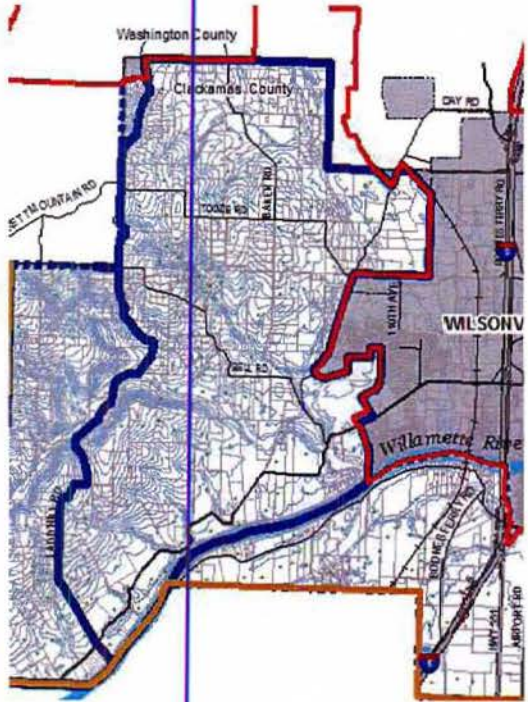
YEAR	Population	% Annual Growth Rate	Projected Population
2054	61273	941	62214
2055	62214	955	63169
2056	63169	970	64138
2057	64138	985	65123
2058	65123	1000	66123
2059	66123	1015	67138
2060	67138	1031	68168

Clackamas County Urban/Rural Reserves Project
Policy Advisory Committee
PAC Polling on Reserve Discussion Areas, with Input from Staff and Planning Commission
August 31, 2009


NOTE: Input on rural and urban reserve discussion areas is shared below within 11 major geographic areas, and rural areas outside the three-mile boundary around the Portland Metropolitan UGB. The areas are arranged generally from west to east, as follows.

I.	Sherwood Area of Interest/West of Wilsonville.....	Page 2
II.	French Prairie.....	Page 5
III.	East of Wilsonville.....	Page 7
IV.	Stafford.....	Page 9
V.	Pete’s Mountain/Peach Cove.....	Page 11
VI.	South/Southwest of Oregon City.....	Page 13
VII.	Beavercreek/Southeast of Oregon City.....	Page 16
VIII.	Northeast of Oregon City.....	Page 19
IX.	South of the Clackamas River.....	Page 21
X.	South of Damascus.....	Page 24
XI.	East of Damascus/Clackanomah/Around Sandy.....	Page 27
	Rural Reserve Discussion Areas Completely or Primarily Outside Three Miles of the Portland Metro UGB.....	Page 29

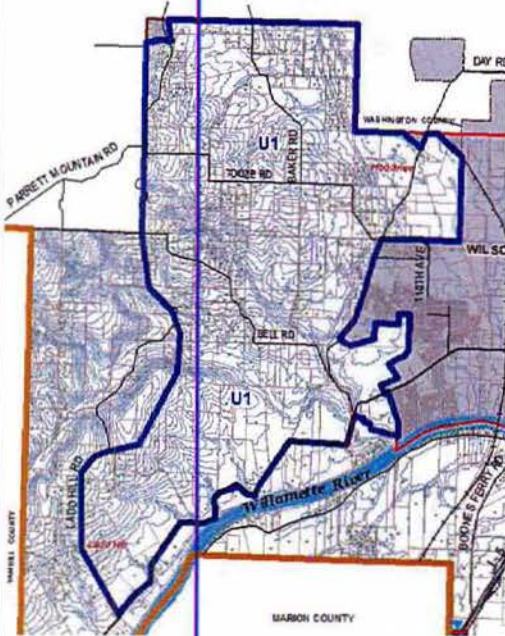
I. WEST OF WILSONVILLE

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area P – West of Wilsonville</p> 	<p>Majority (13): Study important farmland as rural reserve. <i>Rationale: Protect important farmland. The area is threatened by urbanization.</i></p> <p>Minority (1): Do not study any of the area as rural reserve. <i>Rationale: No foundation land. Will be protected by agricultural and forestry zoning anyway. No natural features.</i></p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the UGB. • Part of area qualifies under the agricultural protection; important, not foundation land. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Part of area does not qualify under the agricultural protection; conflicted farmland. • Does not qualify under natural features. • Important land qualifies under safe harbor. <p>Option #1: Designate important farmland as rural reserve. Rationale: Important farmland ranks high on many agricultural factors.</p>	<p>Recommendation (unanimous): Except for the area designated as urban reserve, leave the area undesignated.</p> <p><i>Rationale:</i> No inventoried natural features. No foundation farmland and some conflicted farmland.</p>

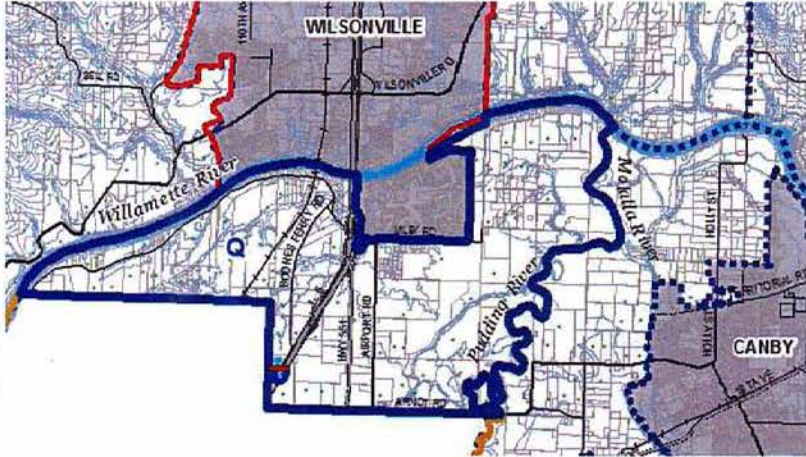
I. WEST OF WILSONVILLE (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area R – Parrett Mountain</p> 	<p>Majority (12): Study entire area as rural reserve. <i>Rationale: Buffer area; close to UGB; important farmland; natural features.</i></p> <p>Minority: none</p> <p><u>August 18</u> Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and one-half mile of the outlying city UGBs.</p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate a rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is approximately 2 miles from the UGB; however, it contains such steep topography it is not expected to be very efficient or likely to urbanize. • Qualifies under agricultural protection factor, but contains important, not foundation farmland. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Qualifies under natural features protection factors, but majority of this feature is in other counties. • Qualifies under safe harbor factor. <p>Option #1: Designate all rural reserve if urban reserves are being considered west of Wilsonville.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Strong visual feature that could signal the southwestern edge of the region. • Qualifies under both agricultural and natural feature protection factors. 	<p>Recommendation (5): Leave the entire area undesignated.</p> <p><i>Rationale:</i> No foundation farmland, most of inventoried natural features are outside Clackamas County; rural reserve designation not needed for protection.</p> <p>Minority (2): Designate the area a rural reserve. <i>Rationale:</i> Protects important farmland in area that is close to UGB and threatened by urbanization.</p>

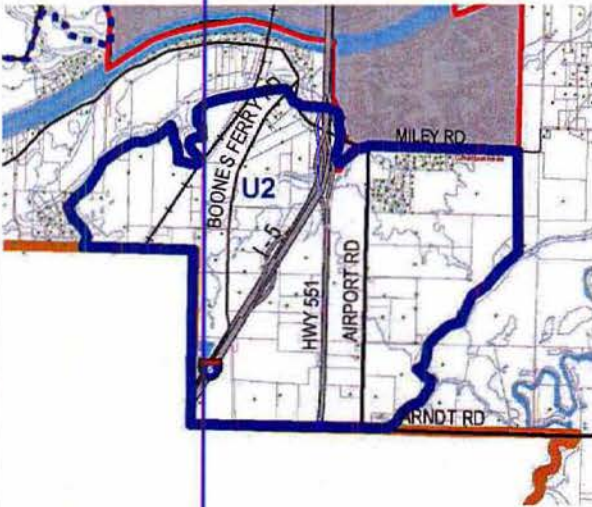
I. WEST OF WILSONVILLE (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 1: West of Wilsonville/South of Sherwood</p> 	<p>Majority (11): Study northern part of the area (north of Tooze Road) as urban reserve. <i>Rationale: Rates medium on most factors. Wilsonville and Sherwood have both expressed interest in portions of the area.</i></p> <p>Minority (10): Consider for urban reserves only areas in which Wilsonville and Sherwood have expressed interest. <i>Rationale: Cities have expressed interest. Limits additional traffic on I-5.</i></p> <p>August 25</p> <p>Majority (17): Remove rural reserve designation from areas designated urban reserve, including City of Wilsonville Area 9.</p> <p>Majority (17): Designate City of Wilsonville Area 9 as urban reserve.</p> <p>Majority (17): Remove the Tonquin geologic area (natural feature) from urban reserve recommendation.</p>	<p>Suggestion: Designate all as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Rates medium on most factors • Northern part includes areas of interest for Wilsonville and Sherwood <p>Option 1: Designate only northern part as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Easiest to serve • Wilsonville and Sherwood areas of interest • Rates "medium" on most factors <p>Option 2: Do not designate any of area as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Limits sanitary sewer demand on Wilsonville • Does not add to traffic problems on I-5 	<p>Recommendation (unanimous): Study northern part of the area (north of Tooze Road) as urban reserve, plus the City of Wilsonville area 9.</p> <p>Rationale: Rates medium on most factors. Wilsonville and Sherwood have both expressed interest in portions of the area. Wilsonville has asked for consideration of the area on their map labeled "9."</p>


II. FRENCH PRAIRIE

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area Q – French Prairie</p> 	<p>Majority (10): Study entire area as rural reserve. <i>Rationale: There is foundation farmland and floodplain; it's within three miles of the UGB; transportation corridor is needed for agriculture.</i></p> <p>Minority (3): Exclude areas along I-205 from rural reserve consideration. <i>Rationale: Flat land next to interstate is ideal for employment land.</i></p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate entire area rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the UGB. • Qualifies under agricultural protection; foundation farmland. • Does not qualify under natural features protection. • Qualifies under safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Exclude some of area from rural reserves. <i>Rationale: Protected for agricultural and forestry uses by agricultural and forestry zoning.</i></p>	<p>Recommendation (4): Designate entire area as rural reserve.</p> <p><i>Rationale:</i> Foundation farmland. Hard edge of urban area should be Charbonneau or the Willamette River.</p> <p>Minority: Do not designate entire area as rural reserve. <i>Rationale:</i> Some areas around I-5 and Airport Way should remain undesignated to allow for more land use options.</p>

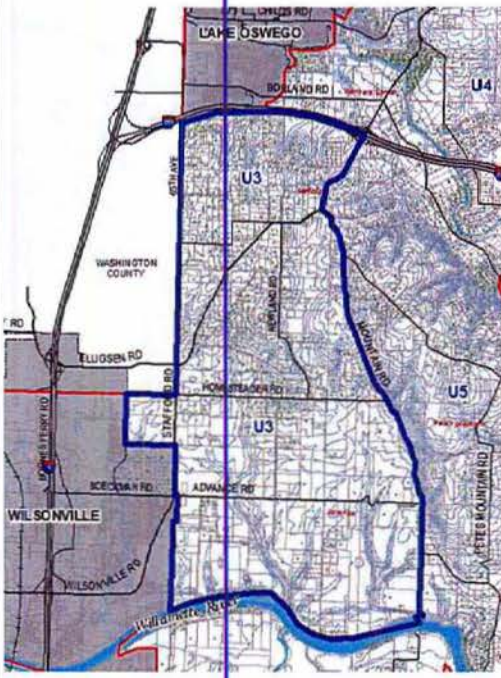
II. FRENCH PRAIRIE (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 2: French Prairie</p> 	<p>Majority (13): Do not consider any of the area for urban reserve designation. Rationale: Foundation land, surrounded by more foundation land with no buffer, transportation connectivity. Rates low to medium on major infrastructure factors.</p> <p>Minority (5): Consider area between Airport Way and Boones Ferry Road urban reserve. Rationale: Flat land near transportation, good for employment campus. Could reduce traffic problems on bridge if development was south of bridge.</p>	<p>Suggestion: Do not designate as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates low to medium on the major infrastructure • Classified as foundation land and surrounded by foundation land with no natural buffers. <p>Option 1: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates medium to high on all factors except sewer, water and transportation. • Contains some of the few flat, large parcels in the discussion areas that are easily accessible to freeways and appear to be suitable for industrial development. 	<p>Recommendation (unanimous): Do not designate any of the area urban reserve.</p> <p>Rationale: Rates lows to medium on major infrastructure. Classified as foundation land and surrounded by foundation land with no natural buffers, transportation connectivity. Should be hard edge at Charbonneau.</p>

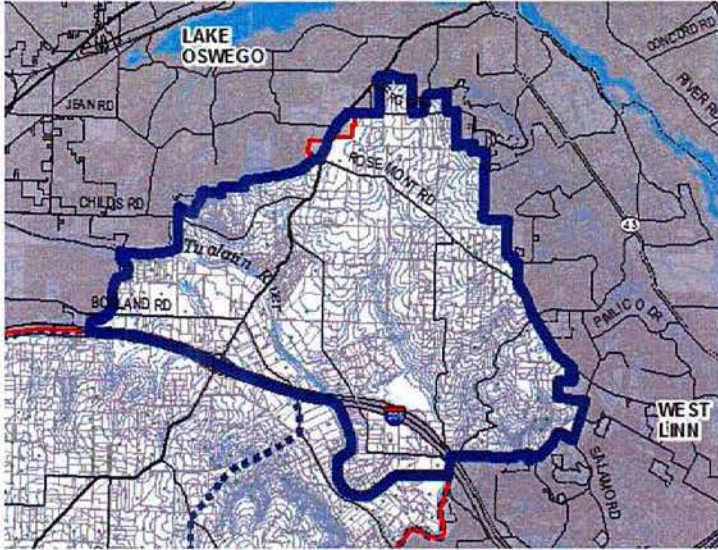
III. EAST OF WILSONVILLE

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area O – East of Wilsonville</p> 	<p>Majority (10): Study important farmland as rural reserve. <i>Rationale: Protect important farmland. Area is threatened by urbanization.</i></p> <p>Minority (4): Do not study any of the area as rural reserve. <i>Rationale: No foundation land. Will be protected by agricultural and forestry zoning anyway. No natural features.</i></p> <p style="text-align: center;"><u>August 25</u></p> <p>Majority (16): Remove rural reserve consideration from areas considered for urban reserves.</p> <p>Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the UGB. • Part of area qualifies under agricultural protection factor but has important, not foundation farmland. • Protected for agricultural/forestry use by zoning. • Part of area does not qualify under the agricultural protection factor; contains conflicted farmland. • Does not qualify under natural features. • Important land qualifies under safe harbor. <p>Option #1: Designate important farmland as rural reserve. Rationale: Important farmland ranks high on many agricultural factors.</p>	<p>Recommendation (6): Do not designate any of the area as rural reserve.</p> <p><i>Rationale:</i> No foundation farmland. No inventoried natural features.</p> <p>Minority (1): Designate the area as rural reserve. Rationale: The important farmland should be protected.</p>

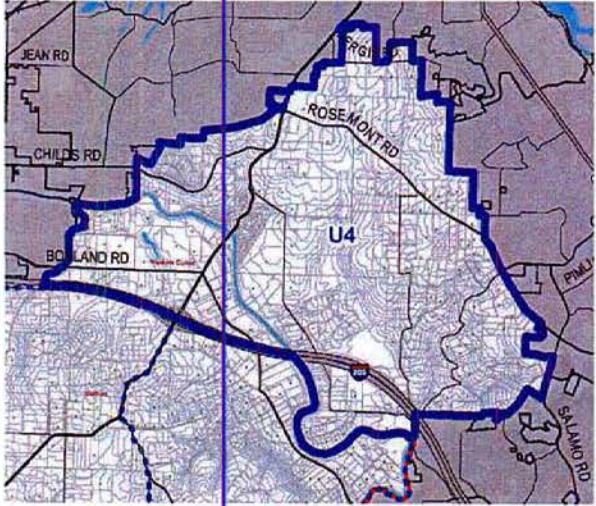
III. EAST OF WILSONVILLE (cont' d)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 3: East of Wilsonville</p> 	<p>Majority (8): Designate only Wilsonville's area of interest as urban reserve. <i>Rationale: Tualatin apparently wants the area to remain rural and is looking at Washington County for urban reserves; only Wilsonville is still interested in some of the area as urban reserve.</i></p> <p>Minority (6): Designate entire area urban reserve. <i>Rationale: Excellent freeway access and roads will be improved eventually. Potential employment and housing land.</i></p> <p>Minority (4): Do not designate any of the area as urban reserve. <i>Rationale: Significant transportation problems; Tualatin no longer interested.</i></p> <p>Minority (1): Designate only Wilsonville's and Tualatin's areas of interest as urban reserve. <i>Rationale: Limits burden on transportation system; possible employment land; rates medium or high for most factors.</i></p>	<p>Suggestion: Designate entire area as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates medium or high for most factors • Includes potential employment land at Stafford interchange • Includes land for a range of housing • Significant transportation concerns, but they need to be addressed anyway to meet needs of current urban areas • Includes areas of interest identified by Wilsonville and Tualatin <p>Option 1: Designate only Wilsonville's and Tualatin's areas of interest as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates medium or high for most factors • Possible employment area is in Tualatin's area of interest • Limits burden on the transportation system; may include area where it is easier to provide connectivity. <p>Option 2: Do not designate any urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Limits sanitary sewer demand on Wilsonville • Does not add to traffic problems on I-205 or I-5 	<p>Recommendation (6): Designate entire area as urban reserve. <i>Rationale: Area could potentially be served by three cities and is near good transportation. Need enough land in reserves to develop in next 50 years.</i></p> <p>Minority (3): Designate only Wilsonville's area of interest as urban reserve. <i>Rationale: Only Wilsonville is interested in some of the area as urban reserve.</i></p>

IV. STAFFORD

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area N – Stafford</p> 	<p>Majority (8): Study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; let community decide about other areas</i></p> <p>Minority (6): Do not study any of area as rural reserve. <i>Rationale: Natural features are protected anyway; lots of parcelization in the area</i></p> <p>Minority (2): Study entire area as rural reserve. <i>Rationale: Threat of urbanization; water quality; slopes; recreational land; equestrian land; some farmland</i></p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies as under threat of urbanization because it is adjacent to the UGB. • Does not qualify under agricultural protection factor; contains conflicted farmland. • Some of area qualifies under natural features. • Does not qualify under safe harbor factor. • Consistent with Board priority to protect natural features. <p>Option #1: Do not designate rural reserve. <i>Rationale: Floodplains and riparian features can be adequately preserved with public acquisition and/or development restrictions.</i></p>	<p>Recommendation (unanimous): Except for the area designated as urban reserve, the area should remain undesignated.</p> <p><i>Rationale: This best meets the vision and values of the Stafford Hamlet.</i></p>

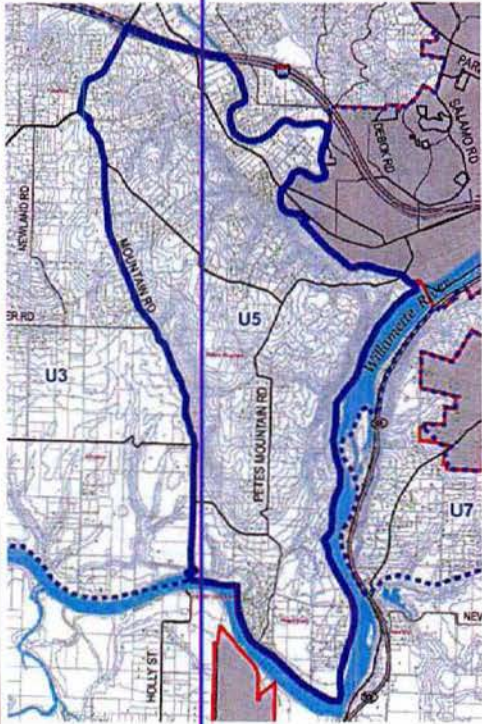
IV. STAFFORD (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 4: Stafford</p> 	<p>Majority (8): Designate the Borland Area only (north of I-205, east of Tualatin, south of Borland Road) as urban reserve. <i>Rationale: This area is most suitable for employment land. Supports Hamlet vision.</i></p> <p>Minority (6): Designate entire area urban reserve. <i>Rationale: Lots of infrastructure work in Stafford/Borland area. Suitable employment lands that will be needed in 50 years.</i></p> <p>Minority (3): Do not designate any urban reserve. <i>Rationale: Need to protect rural quality of area. Development infrastructure too expensive.</i></p> <p>Minority (1): Designate distinct portions as urban reserve, including Borland area and north and east areas adjacent to Lake Oswego and West Linn. <i>Rationale: Infrastructure work taking place. Most potential for development and lands suitable for employment.</i></p>	<p>Suggestion: Designate all as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Rates high or medium on the major infrastructure cost assessments • Natural ecological systems and features can be protected by acquisition and/or development restrictions • Contains lands suitable for employment <p>Option 1: Designate distinct portions of area as urban reserve, e.g., Borland Road area, and north and east areas adjacent to Lake Oswego and West Linn. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Rates high or medium on the major infrastructure cost assessments • These areas have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with existing development inside the UGB. • Contains lands suitable for employment 	<p>Recommendation (8): Designate only the Borland area as urban.</p> <p><i>Rationale:</i> The land is conflicted. The Borland area is most suitable for employment land. It supports the Hamlet vision. It is adjacent to are U-3, which the Planning Commission recommends as urban reserve.</p> <p>Minority (1): Designate all of area as urban reserve. <i>Rationale:</i> It doesn't meet rural criteria. It all needs to be designated urban in order for the hamlet to carry out its vision.</p>


V. PETE'S MOUNTAIN/PEACH COVE

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area S – Pete's Mountain/Peach Cove</p>	<p>Majority (10): Support entire area as rural reserve. <i>Rationale: Important farmland and inventoried natural features, and the ODFW has asked for a portion of it to be designated rural reserve.</i></p> <p>Minority (4): Study important farmland and natural features as rural reserve. <i>Rationale: Important to protect farmland and natural features.</i></p> <p>Minority (3): Study important farmland and area 3 as rural reserve. <i>Rationale: Area 3 is requested to be rural reserve by the ODFW.</i></p> <p>Minority (1): Study important farmland as rural reserve. <i>Rationale: Important to protect farmland.</i></p> <p style="text-align: center;"><u>August 25</u></p> <p>Majority (12): Remove from rural reserve designation the area bounded by Mountain Road, Hoffman Road, Schaeffer Road and Pete's Mountain Road, except retain the natural features as rural reserve.</p> <p>Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to an UGB. • Part of area qualifies under agricultural protection factors, but has important, not foundation farmland. • Peach Cove area will be protected for agricultural use by existing zoning, and the buffer provided by Pete's Mountain and the Willamette River. • Part of area does not qualify under agricultural protection factors; it contains conflicted farmland. • Some of area qualifies under natural features protection factors. • Part of area qualifies under the safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Designate important agricultural lands area as rural reserve. Rationale: With important designation, the area qualifies under safe harbor provision.</p>	<p>Recommendation (unanimous): Designate inventoried natural features as rural reserve.</p> <p><i>Rationale:</i> Important to protect natural features.</p>

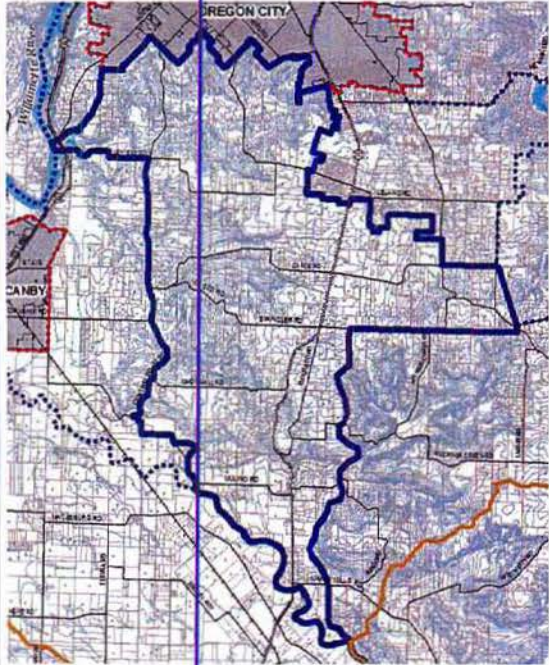
V. PETE'S MOUNTAIN/PEACH COVE (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 5: Pete's Mountain/Peach Cove</p> 	<p>Majority (11): Designate northern part of area (north of Ek Road) with excellent access to I-205 as urban reserve. <i>Rationale: Small area with transportation access, employment potential. Remaining areas more difficult to serve and less productive for urban uses.</i></p> <p>Minority (6): Do not designate any urban reserve. <i>Rationale: Difficult to serve with infrastructure. Protect natural features.</i></p> <p>Minority (2): Designate entire area as urban reserve. <i>Rationale: Some of area could be served with infrastructure. Development would not occur for many years.</i></p>	<p>Suggestion: Designate northern part of this area that has excellent access to I-205 as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Could become part of an employment cluster/ mixed use center that spans I-205. • Small area easier to serve with transportation. • Natural ecological systems and features can be protected by development restrictions and acquisition. • This area has the most potential to be developed into walkable, well-connected neighborhoods in conjunction with Borland Road area of Stafford. • Remaining areas are not productive for urban uses • Remaining areas are much more difficult to serve. • Sewer service in the southern part would likely be provided by non-Metro provider, and so isn't as suitable for a Portland Metro urban reserve. <p>Option 1: Do not designate any urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Difficult to serve because steep slopes and isolation (surrounded on three sides by rivers). • Limited potential to be developed into walkable, well-connected neighborhoods with a range of housing types and close to employment areas. 	<p>Recommendation (7): Designate the northern part of the area (north of the toe of the slope) with excellent access to I-205 as urban reserve.</p> <p><i>Rationale:</i> Right along a major transportation corridor in Clackamas County. Employment potential. Remaining areas are more difficult to serve and less productive for urban uses.</p> <p>Minority (2): Do not designate any urban reserve. <i>Rationale:</i> This creates two peninsulas (with Stafford). The area could be easily urbanized. There isn't enough development potential.</p>

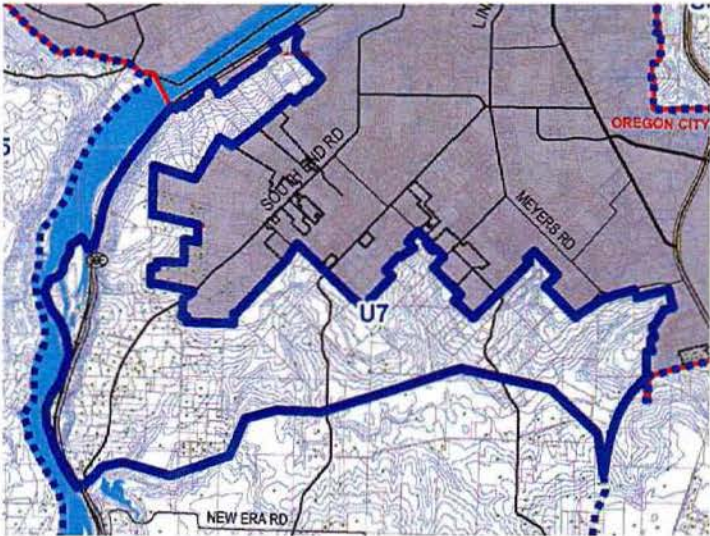
VI. SOUTH/SOUTHWEST OF OREGON CITY

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area D – Canemah/ Willamette Narrows</p> 	<p>General support: Study entire area as rural reserve <i>Rationale: Important natural landscape features; the entire area is under threat of urbanization based on location adjacent to the Portland Metro UGB</i></p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farm land, or inventoried natural features.</p>	<p>Suggestion: Only designate identified natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to an UGB. • Qualifies under natural features protection. • Consistent with Board priorities to protect natural features, especially the Clackamas River, and foundation farmlands. <p>Option 1: Do not designate rural reserve the upland area Oregon City area of interest. Rationale:</p> <ul style="list-style-type: none"> ▪ Uplands are buildable, don't fit natural features preservation factors as well and not visible from important natural features below. ▪ Protected for agricultural and forestry uses by agricultural and forestry zoning. <p>Option 2: Do not designate as rural reserve. Rationale:</p> <ul style="list-style-type: none"> ▪ Protected for agricultural and forestry uses by agricultural and forestry zoning. ▪ Natural features may be protected with acquisition and development regulations, under current rural zoning or if the area is brought into the UGB. 	<p>Recommendation (7): Do not designate any of area as rural reserve.</p> <p><i>Rationale:</i> Protected by zoning. Rural designation takes away flexibility for landowners.</p>

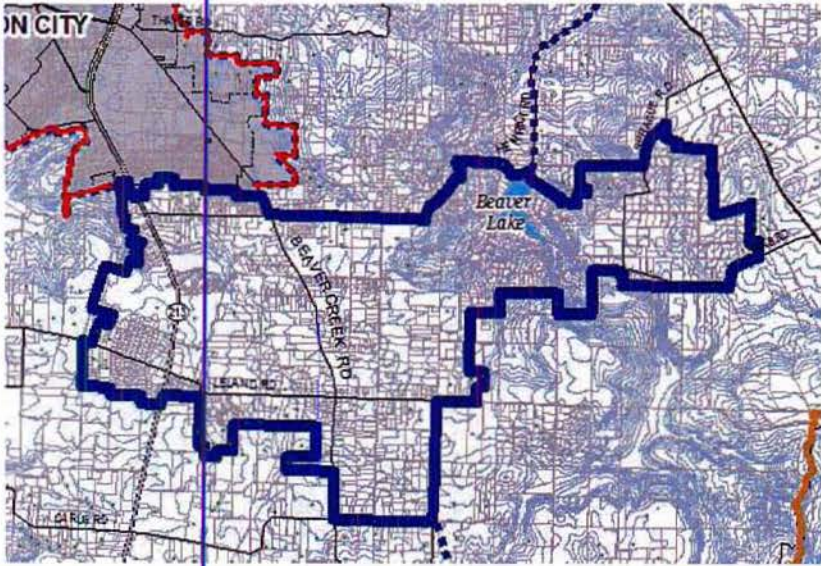
VI. SOUTH/SOUTHWEST OF OREGON CITY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area E – Southeast Clackamas West</p> 	<p>General support: Study entire area as rural reserve, with possible different designation for areas around the airport and rural community of Mulino.</p> <p><i>Rationale: Important agricultural lands; threatened by urbanization based on location within 3 miles of a UGB. However, Mulino Airport and rural community of Mulino are not suited for rural reserves as they may need plan or zone changes during the next 50 years.</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Though adjacent to PMUGB, area is buffered by steep slopes of Beaver Creek canyon. • Important rather than foundation farmland. • Though zoning is mixed with some exception, for the most part area will be protected for agricultural and timber uses by zoning. <p>Option 1: Designate portion of area within 3 miles of the PMUGB a rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the PMUGB. • Beyond three miles, does not qualify under threat of urbanization and protection from UGB expansion is not needed. • Area beyond the distance noted is protected for agricultural uses by agricultural zoning. • Qualifies under agricultural protection factors. • Qualifies under safe harbor as important agricultural lands. <p>Option 1a: If some of the area is considered for rural reserve (Option 1 above), delete certain parcelized or special use areas such as rural communities and the airport.</p> <p>Rationale: Area protected with existing zoning.</p> <p>Option 2: Designate identified natural features (Beaver Creek) as rural reserve.</p> <p>Rationale: Qualifies under natural features protection.</p>	<p>Vote (4 yes, 4 no): Leave area undesignated except for area designated as urban.</p> <p>Rationale: The zoning in place will protect property without rural reserve designation. The lack of urban services will protect the area from urbanization. It's not foundation land.</p> <p><u>Other Votes</u></p> <p>Designate all as rural (7 no, 2 yes)</p> <p>Do not designate area outside three-miles as rural; designate the area to the north rural except for the area that is designated urban (6 no, 3 yes)</p> <p>Designate inventoried natural features within three miles of the UGB as rural reserves (3 yes, 3 no, 1 abstain)</p>

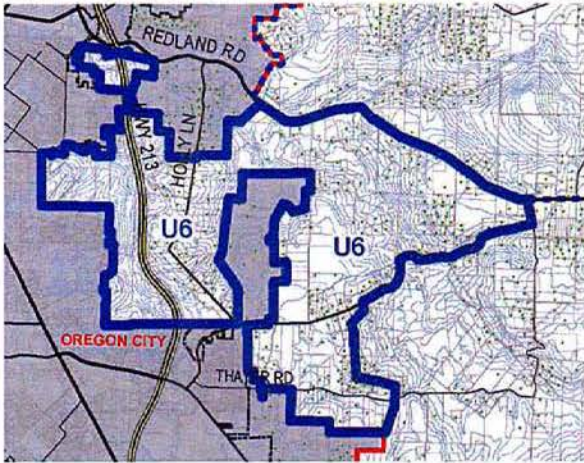
VI. SOUTH/SOUTHWEST OF OREGON CITY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 7: South of Oregon City</p> 	<p>Majority (14): Only designate bench areas as urban reserve. <i>Rationale: Most potential for development. Other areas too steep and difficult to serve.</i></p> <p>Minority (7): Do not designate any urban reserve. <i>Rationale: Much of area too difficult to serve with infrastructure. Need to protect rural qualities of area.</i></p> <p>August 25 Majority (15): Remove rural reserve from bench areas, leaving them as urban reserve.</p>	<p>Suggestion: Designate bench areas urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates high or medium on major infrastructure • Natural extension of Oregon City; steep topography to immediate south could be natural edge to urban area and buffer farming farther south • Have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with development inside the UGB. <p>Option 1: Designate entire area as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Natural areas (Beaver Creek) could be protected with development regulations. 	<p>Recommendation (unanimous): Only designate bench areas as urban reserve.</p> <p><i>Rationale:</i> Most potential for development. Other areas are too steep and difficult to serve.</p>

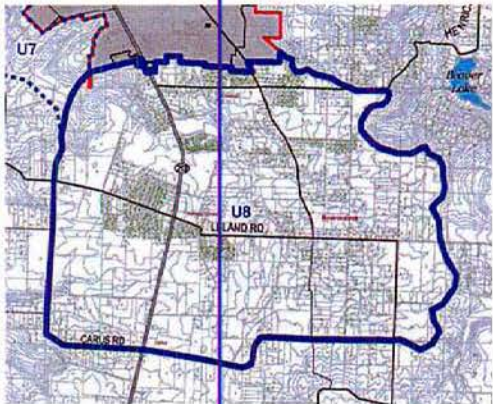
VII. BEAVERCREEK/SOUTHEAST OF OREGON CITY

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area F – Beavercreek</p> 	<p>Majority (12): Consider inventoried natural areas as rural reserve. <i>Rationale: There are two inventoried natural areas in the area.</i></p> <p>Minority (7): Study entire area as rural reserve. <i>Rationale: Local food production, sense of place, headwaters, flooding and landslides, threat of urbanization, natural features</i></p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural areas as rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Conflicted rather than foundation farmland. • Scores low on agricultural protection factors and has primarily exception zoning. • Does not qualify under the safe harbor factor. • Contains important natural features. <p>Option 1: Designate area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the PMUGB. • Consider importance of emerging local foods movement, with food produced on small farms for the Portland metro area. 	<p>Recommendation (8): Consider inventoried natural features as rural reserve. <i>Rationale: Conflict land. Does not qualify under safe harbor. Contains important natural features.</i></p> <p>Minority (1): Study entire area as rural reserve. <i>Rationale: The area needs protection; it is less than a mile from the UGB.</i></p>


VII. BEAVERCREEK/SOUTHEAST OF OREGON CITY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 6: Southeast of Oregon City</p> 	<p>Majority (12): Designate close-in flatter areas, including around Holly Lane, urban reserve. <i>Rationale: Oregon City has said it can easily serve the area, and development of Holly Lane area is needed for connectivity. Contains most of buildable land in the area.</i></p> <p>Minority (9): Designate entire area urban reserve except mapped natural features. <i>Rationale: Can be served with infrastructure. Oregon City is interested in the area. Protect natural features.</i></p> <p>Minority (3): Designate entire area as urban reserve. <i>Rationale: Natural extension of Oregon City; natural areas can be protected; rates moderately well on infrastructure.</i></p> <p>Minority (3): Do not designate any urban reserve. <i>Rationale: Much of area is difficult to serve with infrastructure. Protect rural quality.</i></p> <p style="text-align: center;"><u>August 25</u></p> <p>Majority (16): Exclude from urban reserve the natural features in this area, remove Holly Lane from rural reserve designation and reaffirm the majority vote on the urban area.</p>	<p>Suggestion: Designate entire area urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Rates moderately well on major infrastructure • Natural extension of Oregon City, and OC has indicated it would have ability to serve it. • Natural areas/creek systems could be protected with development regulations and/or acquisition. <p>Option 1: Designate close-in, flatter areas, including around Holly Lane, as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Oregon City could easily serve this area. • Will contain most of buildable land in the area. <p>Option 2: Do not designate any urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Contains a limited amount of buildable land – approximately 600 acres. • Contains two of the mapped important natural landscape features. 	<p>Recommendation (6): Designate close-in flatter areas, including around Holly Lane, urban reserve. <i>Rationale: Oregon City has said it can easily serve the area, and Holly Lane is needed for connectivity. Contains most of buildable land in the area.</i></p> <p>Minority (3): Do not designate any urban reserve. <i>Rationale: Don't understand why Oregon City wants or needs Holly Lane – there's not room to expand. The area can't be serviced.</i></p>

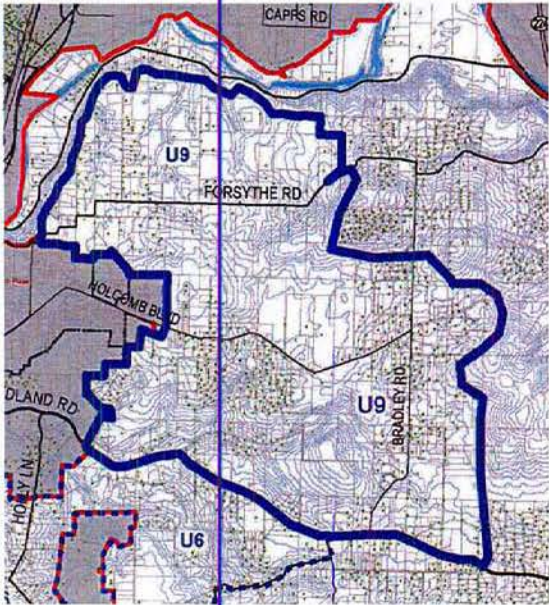
VII. BEAVERCREEK/SOUTHEAST OF OREGON CITY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 8: Greater Beavercreek</p> 	<p>Majority (8): Do not designate any urban reserve:</p> <p><i>Rationale: Difficult to provide sewer and transportation services. No natural buffers with adjacent farm and forest areas. Protect natural areas, including Beaver Creek drainage.</i></p> <p>Minority (4): Designate as urban reserve the area north and northeast of the Beaver Creek drainage system. <i>Rationale: Protect important farmlands to the south</i></p> <p>Minority (4): Designate urban reserve in close-in areas and the Highway 213 corridor, excluding the Parrett Creek drainage area. <i>Rationale: Oregon City has defined close-in areas as easiest to serve and develop. Parrett Creek is a separate watershed.</i></p> <p>Minority (3): Exclude Parrett Creek watershed from consideration as urban reserve. <i>Rationale: Urban service boundaries should be drawn based on watersheds, and Parrett Creek is a separate watershed.</i></p> <p>Minority (3): Designate as urban reserve the area along Highway 213 in the Beaver Creek watershed. <i>Rationale Parrett Creek is a separate watershed.</i></p>	<p>Suggestion: Designate the area urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> Compared to other areas around Oregon City, this area: <ul style="list-style-type: none"> Is easiest to serve. Could be developed with least impact to inventoried important natural features. Is the easiest to develop into walkable, well-connected neighborhoods in conjunction with development inside the existing UGB. Suitable for employment land with flatter, larger parcels with access to a state highway, community college and Mulino Airport. Appears suitable for a range of housing types <p>Option 1: Designate only close-in areas as urban reserves. Rationale:</p> <ul style="list-style-type: none"> These are the areas identified by Oregon City as the easiest to serve and develop. <p>Option 2: Do not designate any urban reserve. Rationale:</p> <ul style="list-style-type: none"> Difficult to provide sewer and transportation services, including limited transit. Area flows directly into adjacent agricultural and forestry areas without natural buffers to prevent encroachments. 	<p>Recommendation (7): Designate only close-in areas, down to Henrici, as urban reserves.</p> <p><i>Rationale: These are the areas identified by Oregon City as the easiest to serve and develop.</i></p> <p>Minority (2): Designate close-in areas and other areas that can be urbanized as urban reserves. <i>Rationale: Some of the area is very close to the UGB and could be easily serviced</i></p> <p><u>Other Vote</u></p> <p>Minority (3): Do not designate any of the area as urban reserve. <i>Rationale: Difficult to provide sewer and transportation. Only one way in and one way out. Large watershed area.</i></p>

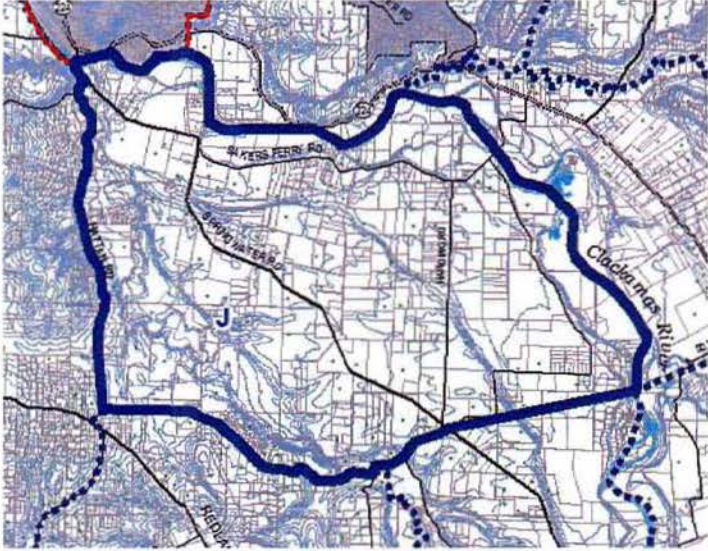
VIII. NORTHEAST OF OREGON CITY

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area G – Clackamas Heights</p> 	<p>Majority (16) evenly split between:</p> <ul style="list-style-type: none"> • Study whole area for rural reserve • Study inventoried natural features only as rural reserve. <p><i>Rationale: Natural features; threat of urbanization; watershed, natural features</i></p> <p><u>August 25</u> Majority (12): Remove from urban area any natural features (which would then be rural reserve; the rest of the area would be urban reserve).</p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserves.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to an UGB. • Qualifies under natural features protection factors. • Consistent with Board priorities to protect natural features, especially Clackamas River, and foundation farmlands. 	<p>Recommendation (unanimous): Designate inventoried natural features as rural reserves.</p> <p><i>Rationale:</i> Important to protect natural features. Adjacent to UGB, so threatened by urbanization.</p>

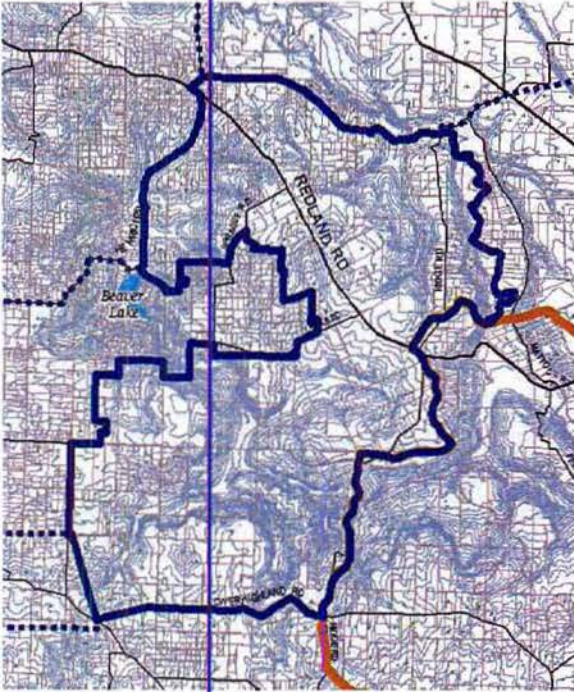
VIII. NORTHEAST OF OREGON CITY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 9: Northeast of Oregon City</p> 	<p>Majority (7): Designate close-in areas as urban reserve. <i>Rationale: These are areas identified by Oregon City as easiest to serve and develop, sense of place similar to Oregon City.</i></p> <p>Minority (5): Do not designate any urban reserve. <i>Rationale: Protect rural areas; limit sprawl.</i></p> <p>Minority (4): Designate entire area urban reserve except the Clackamas River drainage. <i>Rationale: Some areas can be served. Protect drainage.</i></p> <p>Minority (4): Designate flatter areas along roads as urban reserve. <i>Rationale: These areas are easier to serve.</i></p> <p>Minority (2): Designate flatter areas in the north as urban reserve. <i>Rationale: Most potential to be developed. Rate high or medium on infrastructure factors.</i></p>	<p>Suggestion: Designate flatter, more northern areas as urban reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Rate high or medium on the three major infrastructure cost assessments • These areas have the most potential to be developed into walkable, well-connected neighborhoods in conjunction with existing development inside the UGB. <p>Option 1: Designate only close-in areas as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • These are the areas identified by Oregon City as the easiest to serve and develop. <p>Option 2: Designate all as urban reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Entire area marginally qualifies under the factors. • Natural areas/creek systems could be protected inside the urban area with development regulations. 	<p>Recommendation (unanimous): Designate flatter, more northern areas to foot of slope, just south of Forsythe, as urban reserve.</p> <p><i>Rationale: Rate high or medium on infrastructure; have the most potential to be developed.</i></p>

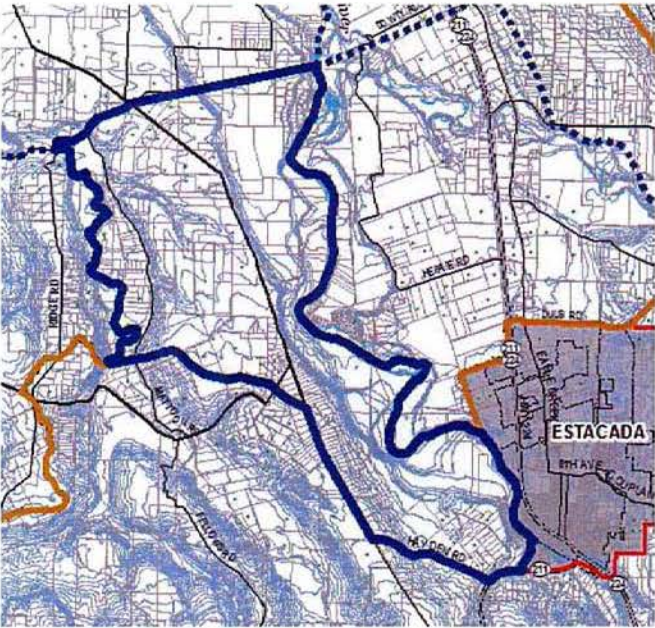
IX. SOUTH OF THE CLACKAMAS RIVER

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area J – Springwater Ridge North</p> 	<p>Majority (14): Study entire area as rural reserve. <i>Rationale: Natural features; buffer; farmland; Clackamas River as UGB boundary</i></p> <p>Minority (6): Study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; shouldn't designate all areas as possible rural areas</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to an UGB. • Qualifies under agricultural protection factors, but contains important, not foundation land. • Protected for agricultural/forestry use by zoning. • Some qualifies under natural features. • Qualifies under the safe harbor factor. • Consistent with Board priority to protect natural features, especially Clackamas River. <p>Option #1: Designate area rural reserve. Rationale: Important farmland; ranks high on many agricultural factors.</p>	<p>Recommendation (unanimous): Designate inventoried natural features only as rural reserve.</p> <p><i>Rationale:</i> Natural features need to be protected. This area is close enough to the UGB to raise the threat of urbanization.</p>

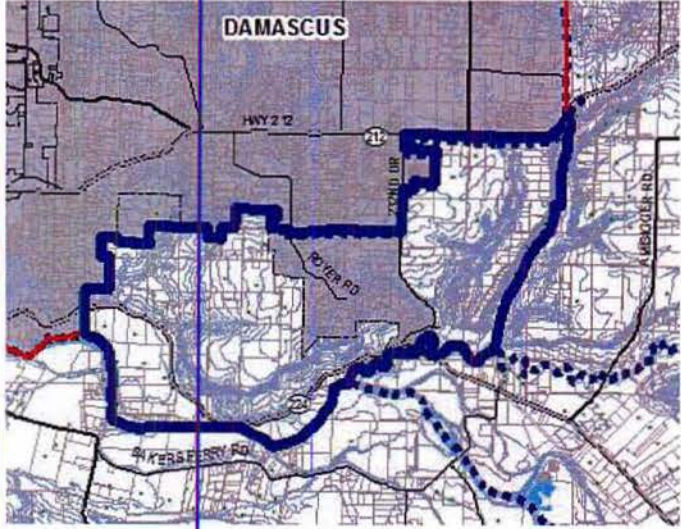
IX. SOUTH OF THE CLACKAMAS RIVER (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area H – Redland Road/Southeast Clackamas</p> 	<p>Majority (16) evenly split between:</p> <ul style="list-style-type: none"> • Study entire area for rural reserve <i>Rationale: Natural features; waterways; farmland</i> • Do not study any of area for rural reserve <i>Rationale: Every area of the county has natural features</i> <p><u>August 18</u> Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Though about two miles from PMUGB, separated by significant topography. • Important rather than foundation farmland. • Protected for agricultural and timber uses by zoning. <p>Option 1: Designate the portion within 3 miles of PMUGB a rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies “under threat of urbanization” because it is adjacent to the PMUGB. • Beyond 3 miles does not qualify under threat of urbanization; protection from UGB expansion not needed. • Area beyond distance noted is and will continue to be protected for agricultural uses by zoning. • Qualifies under the agricultural protection factors. • Qualifies under safe harbor as important agricultural lands. 	<p>Recommendation (6): Identify inventoried natural features as rural reserve and leave the remainder of the area undesignated.</p> <p><i>Rationale:</i> Important to protect natural features.</p> <p>Minority (1): Do not identify inventoried natural features as rural reserve. <i>Rationale:</i> Rural reserve designation is not necessary because of how far this area is from the UGB.</p>

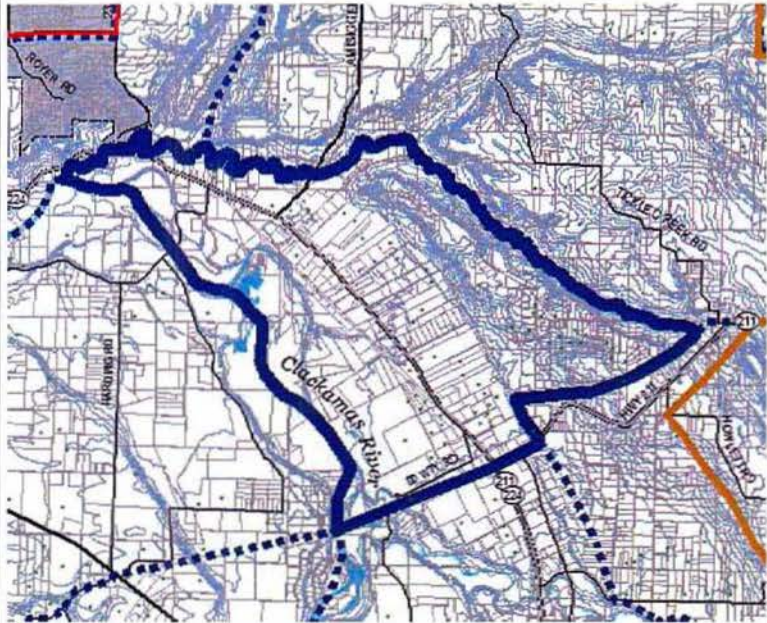
IX. SOUTH OF THE CLACKAMAS RIVER (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area I – Springwater Ridge South</p> 	<p>Majority (10): Study entire area as rural reserve. <i>Rationale: High agricultural potential; natural features</i></p> <p>Minority (9): Study inventoried natural features as rural reserve. <i>Rationale: Protect natural features; farmland not threatened</i></p> <p>Minority (2): Do not study any of area as rural reserve. <i>Rationale: Part of area is already somewhat urbanized.</i></p> <p><u>August 18</u> Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p><u>August 25</u> Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Do not designate rural reserve. Rationale:</p> <ul style="list-style-type: none"> Does not qualify under threat of urbanization Important rather than foundation farmland. Protected for agricultural/timber use by zoning. <p>Option 1: Designate inventoried natural features as rural reserve. Rationale:</p> <ul style="list-style-type: none"> Qualifies “under threat of urbanization” because it is adjacent to an UGB. Qualifies under natural features protection. <p>Option 2: Designate area rural reserve. Rationale: Important farmland; ranks high on many agricultural factors.</p>	<p>Recommendation (6): Leave the entire area undesignated.</p> <p><i>Rationale:</i> This area is more than three miles outside the UGB and rural reserve designation isn’t needed.</p> <p>Minority (1): Do not leave the entire area undesignated. Rationale: Should designate important natural features as rural reserve.</p>

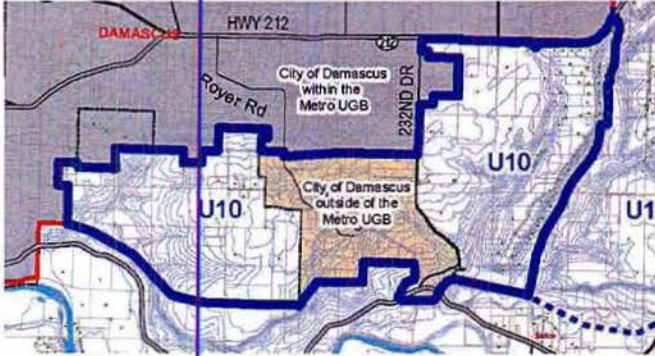
X. SOUTH OF DAMASCUS

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area L – South of Damascus</p> 	<p>Majority (8): Study inventoried natural features as rural reserve. <i>Rationale: Protection of natural features</i></p> <p>Minority (6): Study inventoried natural features as rural reserve except areas labeled with 3. <i>Rationale: Protect natural features; consider possible expansion needs for City of Damascus</i></p> <p style="text-align: center;"><u>August 25</u></p> <p>Majority (15): Remove rural reserve consideration from areas considered for urban reserves.</p> <p>Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the UGB. • Does not qualify under agricultural protection factor; all identified as conflicted farmland. • Some qualifies under natural features. • Does not qualify under safe harbor factor. • Consistent with Board priority to protect natural features, especially Clackamas River. <p>Option #1: Exclude from rural reserves the areas identified by Damascus as areas of interest. Rationale: If not designated urban reserve, area will continue to be protected with zoning.</p>	<p>Recommendation (unanimous): The portion of the area that is not designated as urban reserve should be designated as rural reserve.</p> <p><i>Rationale:</i> Inventoried natural features need protection.</p>

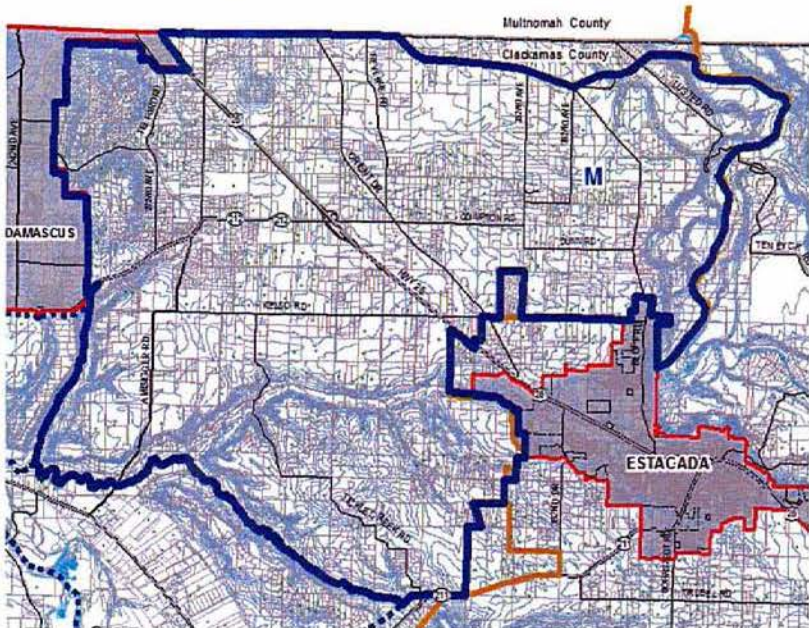
X. SOUTH OF DAMASCUS (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area K – Eagle Creek North</p> 	<p>Majority (10): Study inventoried natural features as rural reserve. <i>Rationale: Not threatened by urbanization; already urbanized in some areas</i></p> <p>Minority (8): Study entire area as rural reserve. <i>Rationale: Threat of urbanization because of highways; lots of farmland</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate inventoried natural features as rural reserve.</p> <p>Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is less than one mile from the UGB. • Qualifies under agricultural protection factors, but contains important, not foundation land. • Protected for agricultural and forestry uses by agricultural and forestry zoning. • Some qualifies under natural features. • Qualifies under the safe harbor factor. • Consistent with the Board priority to protect natural features, especially Clackamas River. <p>Option #1: Designate area rural reserve. Rationale: Important farmland; ranks high on many agricultural factors.</p>	<p>Recommendation (6): Designate all inventoried natural features as rural reserve.</p> <p><i>Rationale:</i> Natural features should be protected. This is consistent with recommendations for other areas.</p> <p>Minority (1): Do not designate inventoried natural features as rural reserve. Rationale: Rural reserve designation is not needed in this area.</p> <p><u>Other Vote</u> Leave area undesignated (5 no, 2 yes)</p>

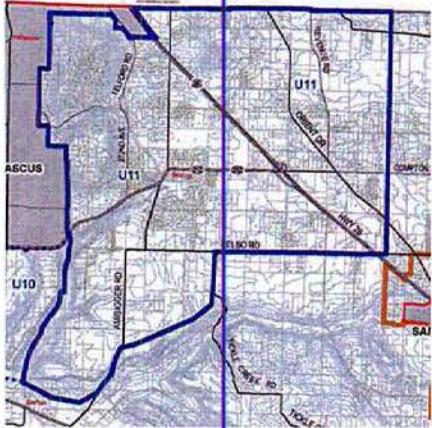
X. SOUTH OF DAMASCUS (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 10: South of Damascus</p> 	<p>Majority (10): Designate entire area urban reserve except Noyer Creek and peninsula between Noyer and Deep creeks. <i>Rationale: Serviceable, suitable for employment and housing; excluded areas difficult to serve and relatively unproductive for housing and employment.</i></p> <p>Minority (8): Designate as urban reserve the area already annexed by Damascus and flat areas in the northern portion of the area. <i>Rationale: Makes sense for the annexed area to be in the UGB. Damascus needs the northern area for transportation and sewer infrastructure.</i></p> <p>Minority (2): Designate entire area urban reserve. <i>Rationale: Much is serviceable. Good areas for employment and housing. Natural areas could be protected.</i></p> <p>Minority (2): Do not designate any urban reserve. <i>Rationale: There's plenty of land still to be developed in Damascus.</i></p> <p>Minority (2): Designate urban reserve the area already annexed by Damascus. <i>Rationale: It makes sense that this area should be inside the UGB.</i></p>	<p>Suggestion: Designate this area an urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Much is moderately serviceable. • Portions very suitable for employment, range of housing types, walkability, accessibility to transit. • Natural areas/creek systems could be protected inside the urban area with development regulations. <p>Option 1: Designate entire area urban reserve, <i>excluding</i> Noyer Creek and the peninsula between Noyer and Deep creeks. Rationale:</p> <ul style="list-style-type: none"> • Area to be excluded would be difficult to serve and relatively unproductive for employment and range of housing types. 	<p>Recommendation (8): Designate the area as urban reserve. <i>Rationale: This is close to Damascus and Damascus is still going through planning. There is transportation access, though it needs improvement. Damascus is working to protect natural areas and zoning will help protect the creeks.</i></p>

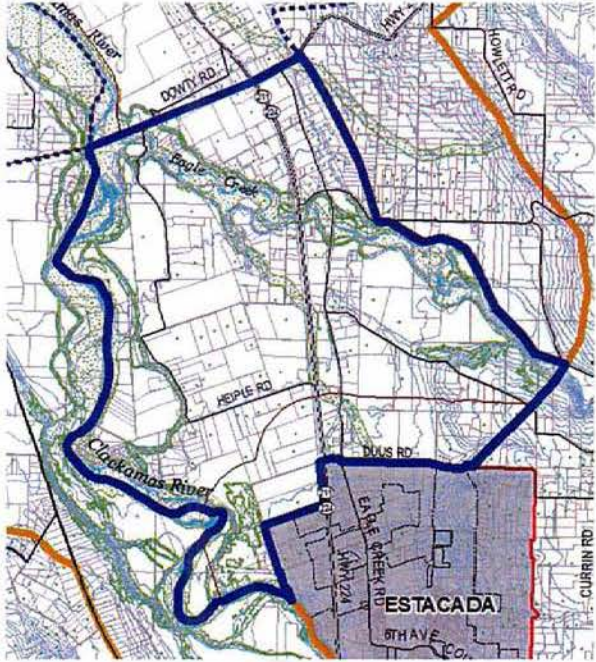
XI. EAST OF DAMASCUS/CLACKANOMAH/AROUND SANDY

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area M – Clackanomah</p>  <p>The map shows Rural Area M in Clackanomah, Oregon. It is bounded by a thick blue line. To the west is the city of Damascus, and to the south is the city of Estacada. The map includes labels for Multnomah County and Clackamas County. Major roads like I-5, I-205, and various local roads are shown. A large 'M' is placed in the center of the rural area. The map also shows the PMUGB (Portland Metropolitan Urban Growth Boundary) and city UGBs (Urban Growth Boundaries) for Damascus and Estacada.</p>	<p>Majority (8): Study the entire area for rural reserve designation. <i>Rationale: There is foundation farmland in the area and it can serve as a buffer.</i></p> <p>Minority (6): Exclude area around Boring from rural reserve study. <i>Rationale: Boring is a rural community and may be important for future development.</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is adjacent to the UGB. • Most of area qualifies under agricultural protection factor and is foundation farmland. • Remainder of area qualifies under natural features protection factors. • Most of area qualifies under safe harbor factor. • Consistent with Board priorities to protect natural features and foundation farmlands. <p>Option #1: Exclude from rural reserves consideration some of area adjacent to UGB and Multnomah County line, along Hwy 26. Rationale:</p> <ul style="list-style-type: none"> • Intent of green corridor agreement (to maintain a swath of rural land between Sandy and Portland metro area) could be maintained in other ways. 	<p>Recommendation (4): The portion of the area that is not designated as urban reserve should be designated as rural reserve. <i>Rationale: Need to protect natural features and foundation farmland.</i></p> <p>Minority (3): Do not designate as rural reserve all the area that is not designated as urban reserve. <i>Rationale: Rural reserve designation is not needed to protect the area and it restricts options for landowners.</i></p>

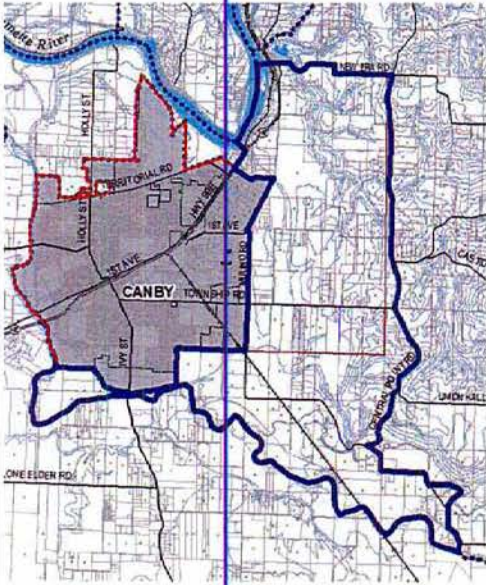
XI. EAST OF DAMASCUS/CLACKANOMAH/AROUND SANDY (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Urban Area 11: Clackanomah</p> 	<p>Majority (11): Designate a relatively small area in the west/northwest as urban reserve. <i>Rationale: This is not foundation land and is close to other employment land. Foundation land should be protected. Sandy is opposed to development along the Highway 26 corridor.</i></p> <p>Minority (8): Do not designate any urban reserve. <i>Rationale: Protect foundation land and rural land.</i></p> <p>Minority (5): Designate a somewhat larger area in the west/northwest as urban reserve. <i>Rationale: Not foundation land and close to employment land.</i></p> <p>Minority (1): Designate entire area urban reserve except North Fork of Deep Creek and East Buttes. <i>Rationale: Relatively easy to serve. Larger areas of unconstrained land could provide for housing and employment. Excluded area as limited and costly development potential.</i></p> <p style="text-align: center;"><u>August 25</u></p> <p>Majority (17): Remove foundation land from urban reserve designation, except for 200 feet on either side of 282nd Avenue.</p> <p>Majority (14): Remove rural reserve designation from the remainder of the stippled area, with a result of keeping the area urban reserve.</p>	<p>Suggestion: Designate all as urban reserve. Rationale:</p> <ul style="list-style-type: none"> • Relatively easy to serve. • Larger areas of unconstrained land could: <ul style="list-style-type: none"> ○ provide a range of housing types. ○ become part of east Portland region employment cluster with access to state highways and eventually the freeway system. • Natural ecological systems and features can be protected by development restrictions and acquisition. • Potential to be developed into walkable, well-connected neighborhoods. <p>Option 1: Designate all as an urban reserve, <i>excluding</i> North Fork of Deep Creek area and East Buttes. Rationale:</p> <ul style="list-style-type: none"> • All the reasons cited above. • Excluded area: <ul style="list-style-type: none"> ○ limited potential to be developed into walkable, well-connected neighborhoods with a range of housing types or employment uses. ○ difficult and expensive to serve with transportation and other services. 	<p>Recommendation (unanimous): Designate relatively small area in the west/northwest as urban reserve.</p> <p><i>Rationale:</i> Is not foundation land and is close to other employment land. Foundation land should be protected. Sandy is opposed to development along the Highway 26 corridor.</p>

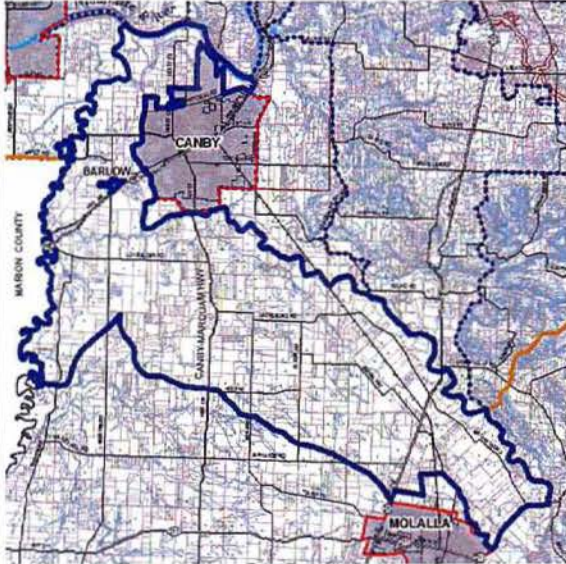
RURAL RESERVE DISCUSSION AREAS COMPLETELY OR PRIMARILY OUTSIDE THREE MILES OF THE PORTLAND METRO UGB

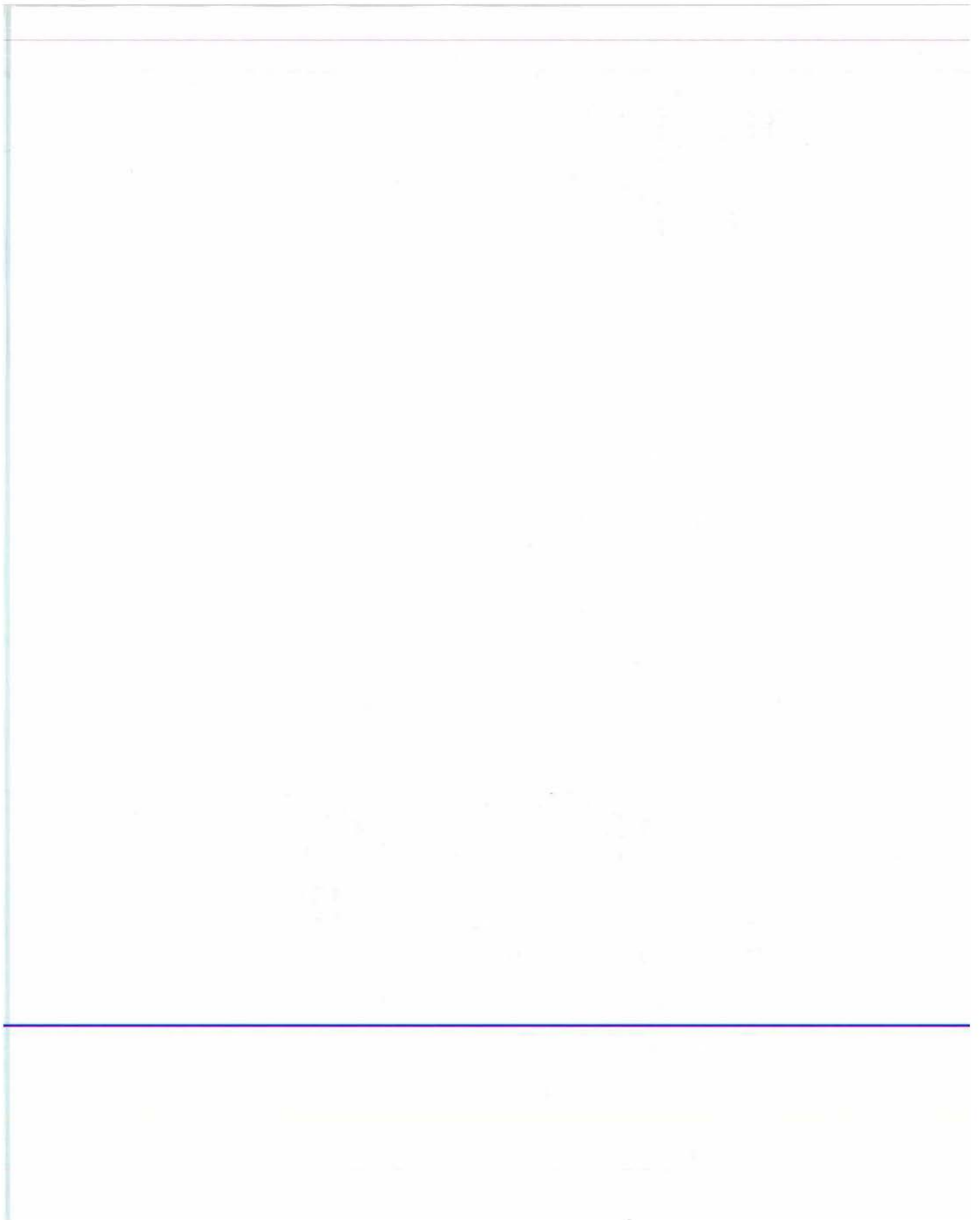
DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area A – North of Estacada to Eagle Creek</p> 	<p>Majority (14) evenly split between</p> <ul style="list-style-type: none"> Study all rural reserve <i>except</i> buffer around Estacada (excluding Clackamas River). <i>Rationale: Important farmland, rates high on agriculture/forestry, threatened by urbanization (Hwy 224), natural features</i> Study Clackamas River and Eagle Creek areas only as rural reserve. <i>Rationale: Protect important landscape features</i> <p>Minority (2): Study rural reserve for entire area <i>Rationale: Important farmland, rates high on agriculture and forestry, threatened by urbanization (Hwy 224), natural features</i></p> <p><u>August 18</u> Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p>	<p>Suggestion: Do not designate any rural reserve. Rationale:</p> <ul style="list-style-type: none"> Not qualified under threat of urbanization because so far from the PMUGB. Insignificant threat of urbanization from Estacada because area is protected by state rules that will make it difficult to make a case to expand the city UGB onto EFU land with high value soils. Qualifies under agricultural protection factors but contains important, not foundation farmland. Protected for agricultural and forestry use by zoning. Qualifies under natural features protection. <p>Option 1: Designate inventoried natural features rural reserve. <i>Rationale:</i></p> <ul style="list-style-type: none"> Qualifies under natural features protection. Consistent with Board priorities to protect foundation farmlands and natural features, especially Clackamas River. <p>Option 2: Designate entire area rural reserve. <i>Rationale:</i> Important farmland and ranks high on many agricultural factors.</p>	<p>Recommendation (8): Do not designate any rural reserve. <i>Rationale:</i> This land is not threatened by urbanization. No foundation farmland.</p> <p>Minority (1): Study rural reserve for entire area. <i>Rationale:</i> Rural reserve designation protects people. Important farmland. Threatened by urbanization because of Highway 224.</p>

Rural Reserve Discussion Areas Completely or Primarily Outside Three Miles of the Portland Metro UGB (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area B – East of Canby</p> 	<p>Majority (8): Study entire area rural reserve except Canby area of interest <i>Rationale: Meets some of need to protect foundation farmland while providing an option for Canby to expand if they can demonstrate the need to the state, although unsure how much land will be needed</i></p> <p>Minority (6): Study entire area rural reserve. <i>Rationale: The land in Canby's area of interest qualifies as rural reserve. Promote denser, smaller UGBs; smaller carbon footprint; build up not out. Foundation land within 3 miles of UGB can be automatically designated rural.</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate entire area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is within 3 miles of an UGB • Qualifies under the agricultural protection factors. • Foundation farmland. • Qualifies under safe harbor as foundation land. • Consistent with Board priorities to protect foundation farmlands and natural features, especially Clackamas River. <p>Option 1: Leave a portion undesignated to allow Canby to expand its UGB. <i>Rationale:</i></p> <ul style="list-style-type: none"> • Designating whole area rural would deny Canby an opportunity to expand. Canby is subject to state rules for UGB expansion that will make it difficult to expand its UGB onto EFU land with high value soils. • Protected for agricultural use by zoning. <p>Option 2: Only designate identified natural features as rural reserve. <i>Rationale:</i> Qualifies under natural features.</p>	<p>Recommendation (unanimous): Designate entire area rural reserve except the area of interest of the City of Canby.</p> <p><i>Rationale:</i> Protects foundation land while providing an option for Canby to expand.</p>

Rural Reserve Discussion Areas Completely or Primarily Outside Three Miles of the Portland Metro UGB (cont'd)

DISCUSSION AREA	PAC STRAW POLL AND RATIONALE	STAFF SUGGESTION, OPTIONS AND RATIONALE	PLANNING COMMISSION RECOMMENDATIONS AND RATIONALE
<p>Rural Area C – Clackamas Prairies</p> 	<p>All voting (9): Study entire area as rural reserve. <i>Rationale: Threat of urbanization, agricultural protection, foundation farmland, protection of natural features</i></p> <p>August 18 Majority (11): Do not consider for rural reserves any areas beyond three miles of the PMUGB and ½ mile of the outlying city UGBs.</p> <p>August 25 Majority (10) -- Reflect the request of the Molalla Planning Director by removing rural reserve consideration adjacent to the City of Molalla.</p> <p>Majority (12): Do not consider for rural reserves any areas not identified as foundation or important farmland, or inventoried natural features.</p>	<p>Suggestion: Designate area rural reserve. Rationale:</p> <ul style="list-style-type: none"> • Qualifies under threat of urbanization because it is within 3 miles of an UGB • Qualifies under agricultural protection factors. • Foundation farmland. • Qualifies under safe harbor as foundation land. • Consistent with Board priorities to protect foundation farmlands and natural features, especially Clackamas River. <p>Option 1: Designate as rural reserve areas in 3 miles of PMUGB or 1 mile of Canby UGB. Rationale:</p> <ul style="list-style-type: none"> • Same rationale as above. • Rural reserves do not qualify under threatened by urbanization and not needed to protect the area from UGB expansion beyond the distance noted. • Area beyond distance noted is protected for agricultural uses by agricultural zoning. <p>Option 2: Only designate identified natural features as rural reserve. Rationale: Qualifies under natural features.</p> <p>Option 3: Designate all rural reserve except northwest corner undesignated by Canby. Rationale: Protected by zoning, Molalla State Park.</p>	<p>Recommendation (6): Designate as rural reserve the area north of Lone Elder and west of 170th, excluding Canby's area of interest.</p> <p>Rationale: Foundation farmland. Gives Canby some flexibility.</p> <p>Minority (3): Do not designate any of the area as rural reserve. Rationale: Leaving the area undesignated gives property owners more flexibility.</p>

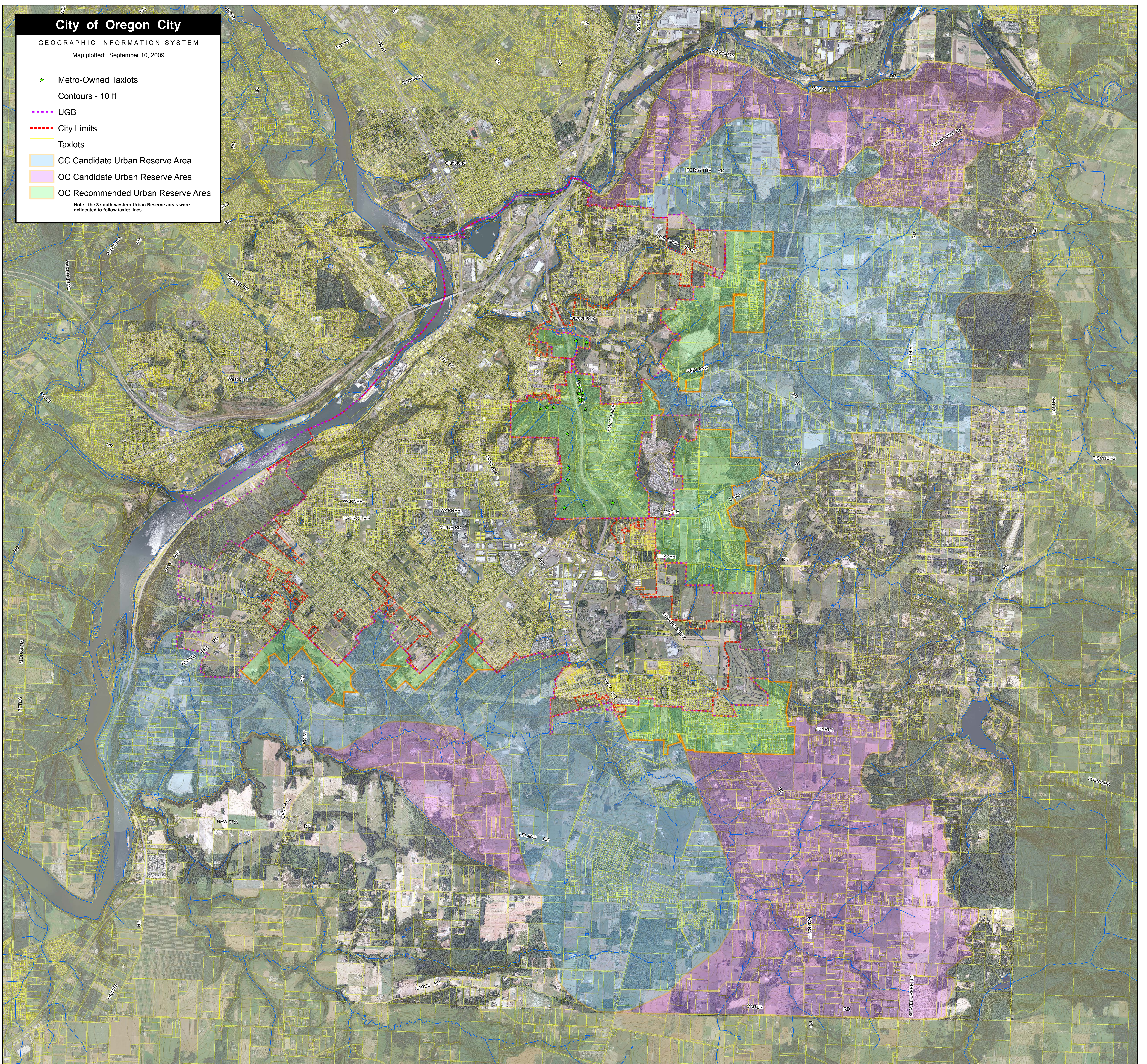


City of Oregon City

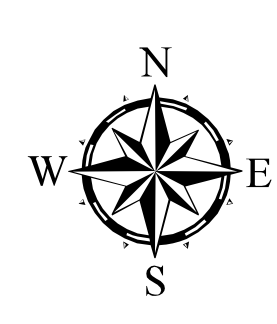
GEOGRAPHIC INFORMATION SYSTEM
Map plotted: September 10, 2009

- ★ Metro-Owned Taxlots
- Contours - 10 ft
- UGB
- City Limits
- Taxlots
- CC Candidate Urban Reserve Area
- Candidate Urban Reserve Area
- OC Recommended Urban Reserve Area

Note - the 3 south-western Urban Reserve areas were delineated to follow taxlot lines.



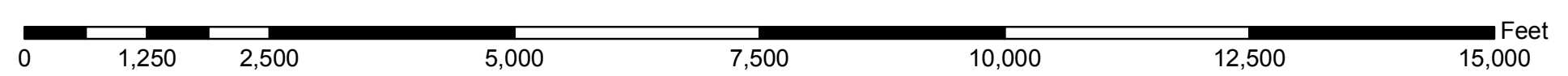
City of Oregon City
P.O. Box 3040
320 Warner Milne Rd.
Oregon City, OR 97045
503-657-0891 phone
503-657-6629 fax
www.ci.oregon-city.or.us



DRAFT

Urban/Rural Reserves - Oregon City Recommendations

DRAFT



MAP FOR REFERENCE PURPOSES ONLY.
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors is appreciated.