



Urban and Rural Reserves in Clackamas County: *Planning for 40-50 Years of Regional Growth*

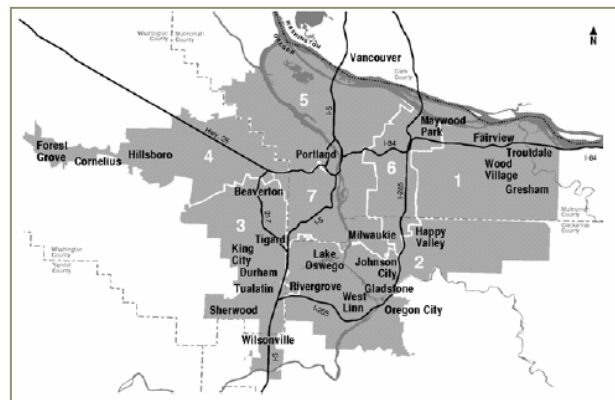
Spring 2008

The population of the Portland metropolitan region is expected to grow by one million people over the next 30 years.

That's a lot of people – all of whom will need homes, jobs, stores to shop in, roads to travel on and outdoor spaces to enjoy. To help make sure we will be able to accommodate this growth while maintaining a high quality of life for those who are already here, the region (Metro and the three metropolitan counties – Clackamas, Multnomah and Washington) set up a process to identify where urban growth should and should not take place in the next 40-50 years.

This process of identifying Urban Reserves and Rural Reserves is taking place during 2008 and 2009. Its focus is on protecting rural and natural areas while determining which areas may be well suited for population and employment growth to provide for a healthy economy and livable communities.

This Reserves Process meets the parameters set out in Senate Bill 1011, approved by the State Legislature in 2007. Here are the basics.



DEFINITIONS

- **Urban Growth Boundary (UGB)** – a line drawn by Metro, with the cities and counties, that separates urban land from rural land. The map above shows the current Metro boundary in the Portland metropolitan area.
- **Urban Reserve** --an area outside the current UGB suitable for accommodating population and job growth for the next 40 to 50 years.
- **Rural Reserve** -- an area outside the current UGB to be preserved and protected for agricultural uses and natural resources for the next 40 to 50 years.

PURPOSE OF RESERVES PROCESS

- Shape what this region will look like over the next 40-50 years.
- Increase:
 - Long-term protection of farmland and natural areas;
 - Predictability about the location of future growth;
 - Efficiencies in services and infrastructure, and
 - Region-wide support for regional growth decisions.
- Provide information to inform Metro's future growth management decisions, including a possible expansion of the UGB in 2010.

CLACKAMAS COUNTY

Clackamas County is one of the final decision-making agencies in the process, along with Metro, and Multnomah and Washington counties. We and the other counties are required to come to an agreement with Metro on areas to be designated as urban and rural reserves in our county.

In Clackamas County, the Reserves Process is being led by a Policy Advisory Committee (PAC) that will review technical information, and input from stakeholders and citizens. The 21 PAC members are county residents who represent areas and groups most likely to be affected by urban and rural reserves, including: seven members from Community Planning Organizations (CPOs), hamlets and villages; seven members from cities; and seven members from other affected groups including agriculture, the environment and developers.



The PAC will develop recommendations on study areas, specific urban and rural reserve areas, and related issues to help guide the Clackamas County Board of Commissioners and regional decision-makers. The PAC's responsibility is to:

- Represent the interests of its constituents;
- Consider and integrate the interests and concerns identified in the process, including technical information;
- Identify common ground when there are conflicts between interests/concerns of stakeholders and/or with state requirements, and
- Develop a recommendation(s) that meets state requirements. (See *Summary of Factors to Identify Urban and Rural Reserves* on page 4.)

PAC meetings will be open to the public, and the meeting schedule will be publicized through the media and on the county web site.

PUBLIC INVOLVEMENT

Members of the public have many opportunities to be involved in the Reserves Process throughout 2008 and 2009. These opportunities include:

- Presentations to CPOs, hamlets, villages, cities, business and community organizations
- Discussions and information-sharing at public meetings and open houses
- Web site dedicated to providing information and receiving comments and questions
- Written materials distributed throughout the county, including brochures, fact sheets, maps, news releases, meeting notices, and articles in Clackamas County's *Citizen News* and other community newsletters
- Public hearings, and meetings with planning commissions and county boards



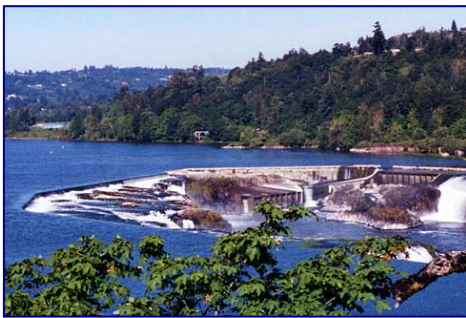
METRO

A regional *Reserves Steering Committee* oversees the entire reserves study and, in 2009, will recommend the final reserve areas to the boards of Clackamas, Multnomah and Washington counties and the Metro Council. The Committee is led by a group known as the *Core 4* -- one Metro Councilor and one commissioner from each of the three counties:

- Metro Councilor Kathryn Harrington
- Clackamas County Commissioner Martha Schrader
- Multnomah County Commissioner Jeff Cogen
- Washington County Commission Chair Tom Brian



All Reserve Steering Committee decisions on establishing study areas and recommending reserve designations must be supported unanimously by Core 4 members.



The Reserves Steering Committee includes: representatives from the two largest cities in each county; a representative from the smaller cities in each county; a representative from the cities outside the urban growth boundary; and representatives from business, agriculture, forests, natural resources, social and economic equity, and state agencies.

TIMELINE

Phase 1 (winter-spring 2008): Counties and Metro introduce the reserves project

Phase 2 (summer 2008): With input from each county and Metro, the regional Reserves Steering Committee selects geographic areas in each county to study for possible future reserve designation

Phase 3 (fall-winter 2008, winter-spring 2009): The counties and Metro analyze reserve study areas in preparation for preliminary recommendations on specific reserves

Phase 4 (spring-summer 2009): The Reserves Steering Committee, with input from the counties and Metro, develops preliminary recommendations for the areas to be designated as urban and rural reserves

Phase 5 (summer-fall 2009): Formal designation of urban and rural reserves -- Metro amends the Regional Framework Plan; counties amend comprehensive land use plans

For more information, contact Planner Maggie Dickerson at 503 353-4534 or maggied@co.clackamas.or.us or go to www.metro-region.org/reserves.



SUMMARY OF FACTORS TO IDENTIFY URBAN AND RURAL RESERVES

In January 2008, as directed by state law, the Oregon Land Conservation and Development Commission (LCDC) adopted administrative rules for establishing urban and rural reserves for the Portland Metropolitan area. The rules require that the entire “package” of urban and rural reserves must be balanced to best achieve the following:

- Livable communities;
- The viability and vitality of the agricultural and forest industries, and
- Protection of the important natural landscape features that define the region.

The specific factors that will be applied to determine whether to identify an area as an urban reserve, a rural reserve (or neither) include those listed below.

Factors for Identifying Rural Reserves include:

- The *Shape of the Region* study (see description below) will be used to begin the analysis.
- Is the land in an area that is otherwise potentially subject to urbanization?



- Is the area capable of sustaining long-term agriculture or forestry operations?
- Does the area include important natural landscape features such as: natural hazards (floodplains, landslide topography, etc.); important habitat; lands needed to protect water quality or quantity; features that provide a sense of place (islands, buttes, etc.); lands that provide for separation between cities, or lands that provide access to recreational opportunities?

Factors for Identifying Urban Reserves include:

- Can the land be developed at urban densities?
- Will urban development make efficient use of public infrastructure investments?
- Does the area contain the right type of land to support a healthy economy?
- Can the area be efficiently served with public schools and other urban services?
- Can the area be designed to be conducive to pedestrians and served with a well-connected system of streets, bikeways, recreation trails and public transit?
- Is there enough land to provide for a range of housing types?
- Can the area be developed to preserve important natural landscape features?
- Can the area be developed to minimize adverse effects on farm and forest practices?



Shape of the Region

In 2006, the three metro area counties, Metro and the State of Oregon jointly funded a Shape of the Region study, which identified:

- Lands critical to the agricultural economy
- Natural landscape features that help define the region
- Factors that support development of sustainable and complete communities

The information from this study will be used to help determine which areas to designate as urban and rural reserves. More information about the study is available online at www.metro-region.org/reserves.