

Urban and Rural Reserves
Phase 2 Open House – Tualatin
July 10, 2008
DRAFT Summary of Public Input
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The Tualatin open house was designed to provide an opportunity for input for anyone in the region, but especially for people in southwest Clackamas and southeast Washington counties. More than 110 community members attended the Tualatin open house in addition to 22 staff and volunteers.

Many responses were received during the open house. Responses were written on large table maps, small map-questionnaires and flip-charts. Clackamas County posed a question on a separate sheet of paper about a potential boundary amendment being considered by the county Policy Advisory Committee. Some attendees took questionnaires home with them and may mail in responses. All responses from Phase 2 open houses will be compiled at the completion of the open house series.

The following summary of responses reflects general themes and should not be considered a thorough analysis. Verbatim comments from the open house are attached after the summary.

About the boundary decision:

- Study area should include area down to McMinnville and around river, even though in Yamhill County (traffic, etc.).
- Areas just outside current urban areas of outlying cities [Sandy, Estacada, Molalla] should be in study area. Pressure to expand outward will be tremendous -- if these areas are not included now, they will have to be added later or will be developed contrary to their best use.

About the process/alternative processes

- Time frame is too short to make these important decisions that will affect people's lives.
- Impressed with the process. Decision-making groups have representation from many areas.
- Not everyone affected comes to these meetings because they don't believe they will be heard or they have been promised results and then had them taken away, like Measures 37 and 49. Is it any wonder people don't believe government?
- (Regarding the Highway 211 question) Have a straw poll of all people within 20 miles of areas under study.
- Consider viability of continuing rural lifestyle in an area by talking with residents/families about how they view their future. Don't just decide based on soil type or past use because situations change.

Process questions

- How do we tell farmers to keep lands in a rural designation when they are no longer able to farm, and their children don't want to?
- What if a landowner's land is designated as rural reserve but wants to urbanize?
- What's to prevent decisions from being revisited and changed in a few years?
- Once designated as urban reserve, when would land be urbanized?
- Can one county "spoil" a consensus agreement? What if the three counties and Metro don't agree?
- Doesn't the decision have to go through the legislature?
- What does it mean if all the listed rural reserve factors apply to a piece of land?

Other actions needed to achieve the urban/rural reserve goals

- Examine current tax structure to determine whether it ensures rural-designated areas can stay that way without significant negative impact to the owners.
- This process should recommend hard edges to growth of the UGB.
- Repeal OAR 660-040-0040(e) (anything within one mile of UGB must be 20 acres)

Consider this when making decisions

- Proposed 99W/I-5 connector
- Population changes, trends
- Density of current and new development
- "Character" of areas –how development would impact the immediate area.
- Supporting road system – I-5 bridge over Willamette needs more lanes
- Prepare areas for good and bad economic times. Consider energy costs today and in the future, and what that means for agri-business, potable water, transportation and food supply self-sufficiency.
- Changing nature of agriculture, especially rapidly escalating transportation costs. Examine rural reserve land with a view to the future. Smaller farms close to urban centers will be more economically viable; provide a place for them to flourish.
- In the future, current farms or forest may be better suited for recreation or wildlife rather than urban land.
- A lot of growth will occur in Clark County
- Maximize efficiency in urban areas; growing up rather than out
- Climate change, green house gas emissions, diminishing oil/rising price of gas.

Stop urban sprawl/save farmland

- Do not allow any urban sprawl to spoil our region
- Minimize urban sprawl. Protect rural areas; set them aside for future generations and food production close to urban areas.
- Make our city different from Los Angeles or New York, keep pollution out
- Urban growth allowed now is "the cart before the horse". Oregon, especially the Willamette Valley, is losing great farm land too quickly. Stop or slow growth.

- Designating rural reserves is most important. Most Oregonians live here for a high quality of life and that includes the beauty of the farmlands.
- If we don't save the farmland, who will?

No urban development south of the Willamette River

- Keep Langdon Farms as a golf course/ no warehouse/light industrial (6)
- Stop development south of the Willamette River (5)
- Admit that Charbonneau was a mistake, stop repeating it. Save farmland for farming. (2)
- Lands south of Willamette must be designated rural to protect for the future.
- South of Wilsonville and Charbonneau are agricultural areas as far as the eye can see. Keep it that way (no Indian casinos or big distribution centers for example).

Other values

- Rural Reserves are important for the future enjoyment of all and should be carefully maintained
- Transit & high density urbanization will not work without viable transportation options. Public infrastructure for transportation is greatly lagging.
- Acknowledge differing philosophies of urban populace vs. rural populace.
- Concerns about growth, transportation and preserving natural resources; keeping our footprint small.

Stafford area

- Keep Pete's Mountain area FF10 – it's an oasis in an increasingly urban area.
- Bring Stafford triangle into urban reserve. Nobody can make a living on a farm in this area. It is already urbanized with 2 schools, 6 churches within ¾ mile radius. It is close/has an interchange with I-205, easy access to I-5. A small town center concept with shops, apartments, parks, paths would be my plan for Borland Rd/Wankers Corners.
- This area meets the urban reserve factors criteria almost to a "T". Farming in the area is almost non-existent.

Types of urban development we want (or don't want)

- Include communities of distinction- new downtown areas -- not just more single family houses. Include entertainment. Plan for future. Include river walk commercial area on Tualatin River west of Bull Mtn.
- Incorporate/save farm plots in urban areas for local food supply.
- Decisions need to be fair for those who have the fewest resources. Provide access to opportunities and affordable housing. Protect urban waterways, floodplains and wetlands. Preserve residential area character -- put higher density along transportation corridors and in centers.
- Locate growth along current transportation corridors, managed properly.
- Make sure there is an adequate road system for new urban areas.
- Use controlled approach with infrastructure before urban growth is considered (bridges, roads, water supply, etc).

- *Interest in urbanizing a specific property near Sherwood – see letter.*

Rural Reserves

- Be realistic in farm land you save – can it truly be farmed? Is there water? Don't save it just because it is a bucolic landscape to view as you zoom by!
- When looking at possible reserve areas, think about impacts on rural land owners living near the UGB and existing cities, and how decisions affect them.
- Need flexibility in rural reserves to develop small rural lots (divide a 200-acre lot into 1, 2 or 5 acre parcels.)
- What will regulate water use in rural reserves?

Why interested in the Urban and Rural Reserves process?

- It affects my community:
 - Want area livability to continue. Our area is agricultural and should remain that way. We live here because of the space, quiet and solitude.
 - There are many stories about development south of Willamette River that are not compatible with existing development.
- Direct impact on where I live.
 - Visual impact on those driving I-5 through and south of Wilsonville.
 - Impact on agriculture and recreation.
 - Impact on the quality of life of residents and visitors.
- Future of our area, both livability and economics.
- Keep Portland's special identity as a beautiful city!
- Maintain livability of Tualatin, and the Metro Area and Oregon.
- Try to get our wishes known and listened to.
- Effect on self, children and grandchildren, and our collective quality of life.
- I have six grandchildren!

Comments/question on issues outside the project

- Don't expand UGB
- CRC – Don't go beyond LRT & Bus, Bike add
- When did Metro make last UGB decision? When is the next one?
- How will the I-5/99W decision be coordinated with this process? One alternative takes you outside the UGB.
- How does this process impact land if it is sold to a Native American Tribe? Do they have to abide by the same rules?

VERBATIM RESPONSES FROM THE JULY 10 OPEN HOUSE

RESPONSES TO THE HIGHWAY 211 QUESTION

At the “question” station, Clackamas County asked about the concept of moving the study area boundary to Highway 211. The question was posed as follows:

The Clackamas County Policy Advisory Committee (PAC) would like your opinions on this idea: *Have the study area follow Highway 211, from Sandy to I-5.*

Good idea! Why; Bad idea: Why, Other suggestions, What and Why.

There was one response to this, noted below.

- Good idea! 1

Why:

- South of Wilsonville and Charbonneau one can see agricultural areas as far as the eye can see. We want to keep it that way (no Indian Casinos or big distribution centers for example). .

- Bad idea! 0

Why:

- Other suggestions 1

What: Have a straw poll (vote?) of all people within 20 miles of areas under study.

RESPONSES ON LARGE TABLE MAPS

The responses to the large table maps from the Tualatin Open House will not be completed in time to include in the Clackamas County PAC review.

FLIP CHART NOTES

Below are the verbatim flip chart notes.

- If all the listed rural reserve factors apply to a piece of land, what does that mean?
- Keep Langdon Farms as a golf course/ No warehouse/light industrial
- Make sure there is an adequate road system for new urban areas
- Don't expand UGB
- CRC – Don't go beyond LRT & Bus, Bike add
- How does this process impact land it is sold to a Native American Tribe? Do they have to abide by the same rules?
- How do we tell farmers to keep lands in rural designation when are no longer able to farm, their children don't want to? How do we make these decisions?

- Can one county play the role of spoiler in consensus agreement? Are there protections to guard against it?
- Once designated as urban reserve, when would land be urbanized?
- What if a landowner's land is designated as rural reserve but wants to urbanize?
- How will I-5/99 decision be coordinated with this process? One alternative takes you outside the UGB.
- Considering population changes, will you consider those trends as decisions are made?
- What's to determine that these decisions won't be revisited and changed in a few years?
- What will be in place to regulate water use in rural reserves?
- These decisions are important and will affect people's lives. This time frame is too short to make these decisions.
- No development south of Willamette River.

- River walk commercial area on Tualatin River west of Bull Mtn area. (Like Portland river walk/front – hotels, condos, restaurants – mixed use). Community of distinction – another lively, fun area to attract young people, provide entertainment near residences.
- Incorporate/save farm plots w/in urban areas for local food supply.
- Keep Langdon Farms as is – do not let land speculators make huge profits at the entire areas' expense.
- Should include area down to McMinnville and around river, even though in Yamhill Co. (Traffic, etc.)
- Are reserve areas being looked at in conjunction with the 99W/I-5 connector project?

- Growth along current transportation corridors, managed properly, will result in greater and more efficient use of own natural resources.
- Acknowledge differing philosophies of urban populace vs rural populace.
- Be realistic in which farm land you save – can it truly be farmed? Is there water? Don't save it just because it is a bucolic landscape to view as you zoom by!
- When looking at perspective reserve areas, think about the impacts on rural land owners living near the existing UGB and existing cities and how decisions affect their lives and livelihoods.
- We need some flexibility within rural reserves to be able to develop small rural lots (ex: be able to divide a 200 acre lot into 1, 2 or 5 acre parcels.)
- At what point in process given to degree of density in both current and new development?
- What if the 3 counties and Metro don't agree collaboratively?
- Doesn't decision have to go through legislature?
- When did Metro make last UGB decision? When is the next one?

RESPONSES TO "HELP SHAPE THE NEXT HALF-CENTURY" SURVEY

Twenty-one surveys were turned in at the meeting. Others may be mailed in later; in which case they will be summarized with all surveys as a group. Questions asked and the responses to the questions are listed verbatim below:

Are these the areas that the Reserves Steering Committee should study and analyze further?

▪ Stafford Triangle

This area meets the urban reserve factors criteria almost to a "T".

2. Urban densities can be developed efficiently
 3. Development capacity is available to support a healthy economy.
 4. Public schools are in place within the area.
 5. Open spaces allow for suitable designs of walkways, streets & roads and public transportation as needed.
 6. Natural systems (waterways and streams) can be preserved.
 7. Various housing types can be supported by sufficient land.
 8. Natural features (rivers and walkways) can be preserved.
 9. Will have minimum affect on farms and forest practices because efficient large scale profitable farming operations are a thing of the past. Farming is largely non-existent in the area. Some small scale operations are having a difficult time being profitable.
- Would request that there be no development south of the Willamette River
- Areas south of Willamette River should be protected from urban development. *This note is linked to a circle around the area south of Wilsonville/west of Marquam Rd.*
- Areas just outside of current urban areas should be included in the study area. The pressure to expand outward will be tremendous and unless these areas are included now they will have to be added later (or they will be developed contrary to their best use). *This note is linked to circles around the UGBs of Sandy, Estacada and Molalla.*
- Let's admit Charbonneau was a mistake and stop repeating it. Save the farmland for farming. It's the only irreplaceable resource!

What additional information should be considered in defining these study areas?

1. Urban sprawl should be minimized
 3. Rural areas need to be protected.
 4. Rural areas need to be set aside for future generations and for food production close to urban areas.
- Make our city different from Los Angeles or New York, keep pollution out of our beautiful environment where we call home sweet home! Thank you!
- Consider the viability of continuing rural lifestyle in an area by talking with the residents/families on how they view their future. What are their plans? Don't just decide about an area based on soil type or past use because situations change. What was good 10 to 20 years ago may no longer hold true.

Not everyone who is affected by the process comes to these meetings because they either don't believe they will be heard or they have been promised results and then had them taken away. Like measures 37 and 49. Any wonder why people don't believe government?

- Don't ignore "character" of areas – if there is development, consider how it would impact the immediate area-don't throw out the baby with the bathwater.
- Supporting road system – I-5 bridge over Willamette needs more lanes.
- No additional development south of Willamette River ie no warehouse/industrial development.
- Make sure to include communities of distinction- new downtown areas. Not just more single family houses. Include entertainment (restaurants, condos, bars/music, book stores, cute shops, etc). I attend bright lights and want to make sure we plan for future, not just what we've had in the past.
- I believe a process such as this should prepare the areas for both good economic times and bad. To that, please consider energy costs for today and the likely costs in the future. Good planning now can help the area achieve a high degree of self-sufficiency in terms of food supply, potable water and transportation. Assume, if you will, that energy costs will continue to increase exponentially – how much will that cause a loaf of bread or gallon of mil to cost if these items cannot be reasonably produced locally? The next 50 years are likely to be critical as the US develops other energy sources that can (perpetuate?) the agri-business (arrow) urban living relationship.
- Why would you destroy the wonderful farmland/soil south of the Willamette River? It makes no sense to me.
- The nature of agriculture is changing dramatically, especially with rapidly escalating transportation costs. Rural reserve land should be examined not by current criteria but with a view to the future. Smaller, artisan, organic farms close to urban centers will become more and more economically viable and we need to provide them with a place to flourish.

Areas that are currently farms or forest may, in the future be better suited for recreation or wildlife rather than conversion to urban land.

The current tax structure should be examined to determine whether it works effectively to ensure that rural-designated areas can stay that way without significant negative impact to the owners (ie build in better tax structures to encourage owners to keep rural land rural).

In addition to the urban/rural reserve designation, this process should also recommend hard edges to growth of the UGB.

- Designating rural reserves is of utmost importance. In our area that would be to stop development south of the Willamette River. The creation of a corridor similar to Seattle to Tacoma would be the most negative impact on the quality of life in our

- cities and counties that I can imagine. Any development of the agricultural and recreational lands in that area would create a cascade of sprawl. Most Oregonians live here for a high quality of life and that includes the beauty of the farmlands.
- The Stafford triangle should be brought into/designated urban reserve. As trustee of a century old farm on Borland Road that once supported several families 30 years ago, the crops grown the last 5 years will only pay the taxes. Nobody can make a living on a farm in this area. To keep a farm and pay the taxes requires having a good outside job as a professional. It is already urbanized with 2 schools, 6 churches all within $\frac{3}{4}$ mile radius. It should be allowed to develop. It is close/has an interchange with I-205, easy access to I-5. A small town center concept with shops, apartments, parks, paths would be my plans for Borland Rd/Wonker corners.
 - If we don't save the farmland, who will?
 - Realistically a lot of growth will occur in Clark County this should be taken into consideration. Also, how we grow within the urban areas maximizing efficiency and growing up rather than out is very important. Climate change, reflection of green house gas emissions and diminishing oil/rising price of gas are critical factors to fold into the decision.

The decisions need to be fair for those who have the fewest resources and provide access to opportunities and affordable housing. High priority to protect waterways, floodplains and wetlands within urban areas. Preserve existing residential areas character put higher density along transportation corridors and centers.

- Thanks for the opportunity for comment! Suggestions:
 1. Repeal of OAR 660-040-0040(e) (anything within 1 mile of UGB must be 20 acres)
 2. I'd like to see Pete's Mountain area remain FF10 – it's an oasis in an increasingly urban area.

Why are you interested in the Urban and Rural Reserves process?

- I would like the livability of the area to continue as it has in the past. Our area is an agricultural area and should remain that way. We live here because of the space, quiet and solitude. Otherwise, we would live in the city.
- Rural Reserves are important for the future enjoyment of all people of the region and should be carefully maintained.
- To help keeping Portland with its special identity as a beautiful city!
- Try to get our wishes know and listened to.
- Would like to see a controlled approach. The infrastructures need to be addressed before any urban growth is considered. The bridges—the roads the water supply— etc—etc. "Infrastructure before development".
- Will affect me and my area. I am really impressed with the process. The groups with representation from many areas and this type of input process...

- Preservation of the Northern Willamette Valley, a signature area indicative of the beauty and natural landscape so important to its citizenry as well as the citizenry of all of America. It's imperative that these lands south of the Willamette River be designated Rural Reserves to protect these lands into the future. I am particularly against any authority allowing the area of Langdon Farms to be developed into an alternative use other than a golf course or equal.
- Stop development south of the Willamette River.
- My desire for our land south of the Willamette-I-5 corridor to remain farmland – rural – no industrial area/no warehousing. Our road system (I-5 & arterials) is mixed – needs repairs – can't handle more industrial traffic.
- We live in Charbonneau District of Wilsonville. There are many stories about development south of Willamette River that are not compatible with existing development.
- We live in Charbonneau and were drawn to the overall feel of the area – the nurseries with Mt. Hood in the background, etc. We would resist strongly the “urbanization” of the Langdon Farms area – especially the idea of a casino which would increase traffic considerably and change the whole culture of the area.
- Future of our area, both livability and economics.
- Effect on self, children and grandchildren and our collective quality of life.
- To maintain the livability of Tualatin in particular, and the Metro Area and Oregon in general.
- *Interest in urbanizing a specific property near Sherwood – see letter.*
- The direct impact on where I live.
The visual impact on those driving I-5 through and south of Wilsonville.
The impact on agriculture and recreation.
The impact on the quality of life of residents and visitors to the area.
- I have six grandchildren!
- On the Steering Committee, concerned about growth, transportation and preserving natural resources, keeping our footprint small. I have 3 children and I want them to enjoy, thrive in the greater Portland region.

Do you have additional comments or suggestions?

- Please do not allow any urban sprawl to spoil our region.
- If urban growth is allowed at this point in time you have “the cart before the horse”. Oregon especially the Willamette Valley is losing great farm land too quickly. Stop or slow the growth.
- Transit, transit, transit high density urbanization will not work without viable transportation options. Public infrastructure on transportation is greatly lagging.