

Urban and Rural Reserves
Phase 2 Open House – Oregon City, July 16, 2008
DRAFT Summary of Public Input

Summary prepared by Maggie Dickerson, Clackamas County staff
Date of draft: July 18, 2008

The Oregon City open house was designed to provide an opportunity for input for anyone in the region, but especially for people in south and urban Clackamas County. Sixty-two community members attended the Oregon City open house in addition to staff and volunteers.

Many responses were received during the open house. Responses were written on large table maps, small map-questionnaires, and on flip-charts. Clackamas County posed a question 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 house will be compiled at the completion of the open house series.

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

Regarding the study area boundary:

- Yes, expand to 211:
 - It is at least 65% suitable for rural reserve, 10% for urban, and the rest neither.
 - Seems a more natural division line to include lands inside this loop
 - It completes the “doughnut” outline

- No, don’t expand to 211:
 - This job is already overwhelming; let’s leave something to study in the future. The study area is already too big.
 - With the gas situation changing fast people aren’t going to want to be driving long distances to work or services.
 - Keep rural land protected for growing food! Which people are concerned about already.
 - The area in gray between 211 and the green draft study area is too remote, difficult to provide services to, and of a strong rural character.
 - The soil is excellent for grapes, and several other agri products, not just Christmas trees.
 - The reasons sound suspiciously developer based. The residents do NOT support his assertions.
 - There are several bald eagles, Northern nocturnal flying squirrels, Blue Herons, Egrets, that are dependent on this area for habitat as well as migration corridors.
 - If rural roads need improvement, that is a different process.

- Expand into the Beaverton/Tualatin Hillsboro Boundary. It is already a transportation embarrassment, an example of suburban blight and should be fostered for agri-wine business if anything.
- Too far from the Metro Urban Growth Boundary – up to 21 miles in some areas. This is way too far a reach for Metro influence without proper representation on any Metro elected officials. Way beyond their scope as imagined by any State legislator.
- Wait until you have some experience with this process to expand to 211 – re-evaluation will be necessary – and more people will be able to have input. Even though these are appropriate locations for rural reserves, let’s see the process work successfully as we do try to protect these lands.
- Molalla and surrounding should all be in or out of study area, not bisected.

Regarding specific geographic areas:

- South of OC, west of Highway 213
 - Area circled includes canyons, wetlands, other natural hazards, significant wildlife habitat, natural reserve lands, and is usually intact as a rural experience. Breaking it up into part urban, part rural would take away a close-in jewel of an Oregon experience currently enjoyed by wildlife, cyclists, and farm and forest producers. *(linked to Central Point/Leland/New Era area south of OC, west of Hwy 213)*
 - This drawing is totally wrong. We live in the center of this, have a small farm, and grow produce supporting 28 families. *(same area)*
 - Topographically upper lands here meet criteria and should be included within urban reserve. *(same area)*
 - borders current UGB with immediate and efficient access to local infrastructure
 - not high quality farm land – rocky soils, no water for irrigation
 - Natural topography creates barrier for further expansion which would protect natural ecological areas on the slopes and valuable high quality farm land below.
 - Southern edges of Oregon City UGB should have small urban reserves to edge of bluff – based on existing infrastructure, soil type, etc. *(“jagged teeth”)*
 - Down below and farther south should be protected as rural.
 - Approximately 90 acres desire inclusion into UGB currently “important” ag adjoins current UGB access to infrastructure road systems. Bordered by natural buffer feature. *(“jagged teeth – western part)*
 - This area is steep sloped from the UGB with forest habitats tapering out to valuable and currently farm land. *(part of the “jagged teeth” area)*
- Stafford/Petes’s Mtn
 - Don’t make this area a “land locked” rural reserve. This area is perfectly suited for a city about the same size as Wilsonville or West Linn. Bad soil here too. *(linked to circle around Pete’s Mtn, Stafford area south of I-205)*
 - Bring in now (2 yrs) *(Stafford triangle north of I-205)*

- Designate as urban reserve (*Stafford/Pete's Mtn area south of I-205 & north of Willamette R*).
- I live at the "O" on the map [*referring to the area just west of Pete's Mountain*]. This area should be developed for a wide variety of reasons:
 - The soil is not as good as we would hope for in an ag area. About the only thing that can grow is Christmas trees.
 - This area is "land locked" by the river and Wilsonville. Not conducive to any type of farming.
 - Next to the proposed industrial land along Stafford Rd.
 - Perfect for a new city about the same size as Wilsonville.
 - Easy to install services such as water and sewer.
- Live in Stafford hamlet on West Linn end near exit 6 – about 1.5 miles from there. Fox, bobcat, raccoons, deer, opossum, river otter (annual in fall), beaver, mink, double-crested cormorants stay near Tualatin for winter. In spring, mallards, wood ducks, migrating flights of 200-350 geese, widgeons, sautters [?], ruddy duck, golden eye. Bald eagles in spring and fall. Now seeing in summer too blue herons. Year round, green herons, pillated, downy, hairy flickers, red-breasted sap sucker.
- Don't grow here at all [*referring to circle around entire west side study area*]. A few houses it home businesses built in [*referring to circle around east side study area*]
- Excellent area for urban reserves [*referring to circle around Pete's Mountain area, west to Wilsonville, north to Stafford Triangle*]:
 - Great access to existing infrastructure
 - Poor quality soils and limited farming activity
 - Ample area to accommodate:
 - Employment lands
 - Commercial centers
 - Mix of housing types
 - Parks and open space
 - Surrounded by urban development
 - North of Willamette River
- Part of study area makes sense. Part of triangle is conflicted surrounded by cities – kind of backyard for cities. Some want to develop, many do not. Mixed feelings on farming. Aside form wineries, most acreage no economically viable for farming. Some hobby farms/gentleman farmers – most have livestock, with development would lose ability to have animals. Part of character we like – windy roads, open space, wildlife corridors, history (old barns, houses), dark skies, quiet, privacy, old growth trees (cedar 110 years old fell last year). Like lack of density.
- We are working on hamlet vision. Have value statement. Want to present to metro and counties. Borland group wants to develop, listening to people – don't have anything planned yet. One owner wanted to put 500-2,500 units on 240 acres – would dump hundreds of cars on roads, kids in schools, radically change area. But some commercial, town center close to freeway could work. No apartments. People

too transient. Better to have 2-acre homes. Some tired of farming - could develop large parcels. Locally grown food on small plots.

- East of OC
 - Part of this area is part of UGB if expansion is to take place caution must be exercised in regard to landslides (*east of OC, centered on Redland Rd*)

- Beavercreek, Mulino, Colton
 - The Hamlet of Mulino has adopted a resolution requesting the Clackamas BCC designate the Hamlet as a “rural reserve” in January 2008.
 - This area separates city from “important” areas on Agriculture land inventory and Analysis map (it is surrounded on the east, west and south by these important areas)(*Beavercreek*).
 - Water supply limited, transportation, few jobs available.(*southern end of Beavercreek Rd, Colton, Highway 211 from Estacada to Molalla*)

- Springwater
 - 300 acre poor soil -- about 40 acre of farmable only – sewer and water close. Close to I-5. (*Springwater area south-east of Carver Bridge/Clackamas*)

- Other Areas
 - Include as rural reserve [*referring to area north of Hwy 211, between Molalla and Estacada. Question marks on area north of Hwy 211 between Molalla and county line.*]
 - Stop there [*referring to a line around existing UGB*]

Consider this

- The best vineyards are planted on north to south valley walls? This is an emerging agri-market that should be included in future ag land.
- How are historic properties considered when designating rural/urban reserves?
- If there are historic corridors in Clackamas county they should be included in rural reserves (if currently in rural areas.) Or if they exist in urban areas they should be included in urban reserves.
- Impact of development on wildlife & wildlife movement. The Stafford area is experiencing increased wildlife due to increase development in neighboring cities.
- Don't cut down forests because wild animals have to live in them. Try to make houses that several generations can live in. Keep the rural places rural.
- We are underutilizing the urban core industrial areas – we need to re-use these areas.
- The jobs to housing ratio is important. We need more jobs.
- When designating rural reserves the most critical consideration should be how close they are to urban areas. They need to be the buffers – transitional lands between heavily populated areas and the even more rural farm forest lands.
If buffer zones become rural reserves, they add value to all areas in a variety of ways i.e. preventing conflicts between farm practices and urbanites, adding nearby and easily

accessible open spaces and can help with food production close to home. Please don't sacrifice area to urban sprawl – those areas can never be replaced. Designating them may be the most important part of this entire process.

- Photo and verbal information needs to reflect livestock and their requirements for quality existence. Horses, cows, chicken, goats, pigs, llamas, sheep, etc. require vast amounts of space as does the feeds and grains necessary to support them. Urban dwellers rarely recognize what lands produce or sustain. More acknowledgement for rural practices, including hay production and farm equipment usage and storage. Livestock is a natural living preserve. More information is required for urban dwellers to realize the connection to their own sustainability. The absolute necessity for working to preserve farms of all varieties and scales, large and very importantly small!
- Have more home business.
- Rob Rebe – professor at U of O school of landscape architecture students demonstrated 1 house/five acres, 1 house/2 acres, setbacks of 50-75 feet. Tried small clusters. Very helpful to see different configurations. Also have seen different paving and stormwater management techniques.
- See attached [*Gordon Root – Newland Concept Plan*]

Process

- What happens in 10 years if this is inappropriate or insufficient - is there a way to change it?
- A plan for Oregon City, Clackamas County, and Metro (*not linked to anywhere on the map*)
- In 2002 Metro identified about 44,000 acres in UGB that was vacant and suitable for infill. Will this study be updated and folded into the program?
- Consider honoring previous plans to build consensus/trust on new efforts.
- The Metro Steering Committee is not well represented. It lacks any rural unincorporated representation and this may be an overwhelming weakness of the entire process. (2 commenters mentioned no rural representation).
- The maps were great and for people that have not been involved it was a good first step.
- I think the next go around should include serious discussions and question/answers that are well documented.

Alternative processes

- Washington County Planning Commission is holding public comment period during the IGA drafting – not at the end. During the IGA drafting is the most appropriate time for all three counties.
- Will landowners/groups of landowners be able to self-nominate their properties for either category?
- Metro TAZ says 608,000 pop by 2035. 1,000,000 include Clark County. Reserves process says the pop will be more than that. Why the discrepancy?
- What factors and weighting of factors come into play in the final designation of urban and rural reserves?
- Provide additional information to help educate more people.

- The “soils” conversation is also due to be reevaluated – large food producing are not the only valuable soils – small farms grow many specialty crops – there is more to understanding soils – and the way they can be used than is currently acknowledged. Don’t – short sheet us all!

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

- I am a real estate developer and student of Oregon’s land use system.
- Because I live in it and I don’t want to live in a city like area.
- I want to have a good future and to live in the country.
- As with everyone in the metro area, we will be affected in a myriad of ways. The impacts can be painful or healthy for all concerned. Please, please, really think of all the aspects when making these monumental decisions.
- Protection of my rural living and fair practices.
- I live in the hamlet of Beaver creek and have always strived to keep our area “rural.” Although ODOT considers Beaver creek Rd “adequate,” those of us who actually reside on the road know how crowded and dangerous the traffic has become. We have farms, nurseries, vineyards in our area, plus many streams (some with salmon!)
- As a land owner my property would be useless and worthless if put in a rural reserve.

Questions following presentation:

- What percent of lands already brought into UGB have been planned for and how will this information be applied to reserves designations?
- Are we looking at underutilized industrial and other employment lands within the current UGB?
- Are we analyzing relationships with Clark County?
- What effect has current lull in building had on Metro’s plans?
- Will urban and rural reserves, once designated, be reviewed/revisited periodically?
- What is Metro’s vision for protecting wild/natural areas?
- What protections will be provided for creeks, steep slopes and other natural areas?
- If your land is in rural reserves lands, is your land locked out for a period of time? (*from urbanization*)
- Not all land will be in either urban or rural reserves.

VERBATIM RESPONSES FROM THE JULY 16, 2008 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 were 12 responses to this, noted below.

Good idea! 3

Why:

- It is at least 65% suitable for rural reserve, 10% for urban, and the rest neither. I live just west of Hwy. 211.
- Seems a more natural division line to include lands inside this loop
- Made sense as Bill Merchant described it. Looking at the map, it completes the “doughnut” outline

Bad idea! 8

Why:

- This job is already overwhelming; let’s leave something to study in the future
- With the gas situation changing fast people aren’t going to want to be driving long distances to work or services. Keep rural land protected for growing food! Which people are concerned about already.
- Worst of \$
- The area in gray between 211 and the green draft study area is too remote. Difficult to provide services to, and of a strong rural character. The study area is already too big.
- The soil is excellent for grapes, and several other agri products, not just Christmas trees.
- The rest of the listed reasons sound suspiciously developer based. The residents (which I am one) do NOT support his assertions. There are several bald eagles, Northern nocturnal flying squirrels, Blue Herons, Egrets, that are dependent on this area for habitat as well as migration corridors.
- Too big a study area. If rural roads need improvement, that is a different process.
- Expanding into the Beaverton/Tualatin Hillsboro Boundary. It is already a transportation embarrassment, an example of suburban blight and should be fostered for agri-wine business if anything.

- To far from the Metro Urban Growth Boundary – up to 21 miles in some areas. This is way to far a reach for Metro influence without proper representation on any Metro elected officials. Way beyond their scope as imagined by any State legislator.
- Other suggestions 2
 - What:
 - Wait until you have some experience with this process – re-evaluation will be necessary – and more people will be able to have input. Even though these are appropriate locations for rural reserves, let’s see the process work successfully as we do try to protect these lands.
 - Molalla and surrounding should all be in or out of study area, not bisected.

RESPONSES ON LARGE TABLE MAPS

Five large table maps were used by citizens at the Oregon City open house to write down comments. Comments were written on the margins of the maps, and usually linked to an area circled on the map. Some of these comments may not make sense if not associated with the map; staff comments in italics may be included to clarify.

Map #1

- Area circled includes canyons, wetlands, other natural hazards, significant wildlife habitat, natural reserve lands, and is usually intact as a rural experience. Breaking it up into part urban, part rural would take away a close-in jewel of an Oregon experience currently enjoyed by wildlife, cyclists, and farm and forest producers. (*linked to “jagged teeth” south of OC, west of Hwy 213*)
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 - Natural topography creates barrier for further expansion which would protect natural ecological areas on the slopes and valuable high quality farm land below.
- A plan for Oregon City, Clackamas County, and Metro (*not linked to anywhere on the map*)

Map #2

- Don’t make this area a “land locked” rural reserve. This area is perfectly suited for a city about the same size as Wilsonville or West Linn. Bad soil here too. (*linked to circle around Pete’s Mtn, Stafford area south of I-205*)
- Southern edges of Oregon City UGB should have small urban reserves to edge of bluff – based on existing infrastructure, soil type, etc. (*“jagged teeth”*)

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- Metro TAX says 608,000 pop. By 2035. 1,000,000 include Clark County.
- Jobs to housing ratio important. Need more jobs.
- Consider honoring previous plans to build consensus/trust on new efforts.

Map #3

- Water supply limited transportation few jobs available.(*southern end of Beavercreek Rd, Colton, Hghway 211 from Estacada to Molalla*)
- What happens in 10 years if this is inappropriate or insufficient - is there a way to change it?
- Bring in now (2 yrs) (*Stafford triangle north of I-205*)
- Designate as urban reserve (*Stafford/Pete’s Mtn area south of I-205 & north of Willamette R*).

Map #4

- Approximately 90 acres desire inclusion into UGB currently “important” ag adjoins current UGB access to infrastructure road systems. Bordered by natural buffer feature. (*“jagged teeth – western part*)
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Map #5

- This area is steep sloped from the UGB with forest habitats tapering out to valuable and currently farm land. (*part of the “jagged teeth” area*)

FLIP CHART NOTES & QUESTIONS FOLLOWING INTRODUCTORY PRESENTATION

Below are the verbatim flip chart notes.

- Everyone is not at the table w/ Metro’s Steering Committee – rural/unincorporated is not represented.
- Impact of development on wildlife & wildlife movement. The Stafford area is experiencing increased wildlife due to increase development in neighboring cities.
- Washington County Planning Commission should hold public comment period during the IGA drafting – not at the end. During the IGA drafting is the most appropriate time for all three counties.

- Has it been considered that the best vineyards are planted north to south valley walls? This is emerging agri-market that should be included in future ag land.
- How are historic properties considered when designating rural/urban reserves?
- If there are historic corridors in Clackamas county they should be included in rural reserves (if currently in rural areas.) Or if they exist in urban areas they should be included in urban reserves.
- Will landowners/groups of landowners be able to self-nominate their properties for either category?
- What factors and weighting of factors come into play in the final designation of urban and rural reserves?
- Underutilizing the urban core industrial areas – we need to re-use these areas.

Questions following presentation:

- What percent of lands already brought into UGB have been planned for and how will this information be applied to reserves designations?
- Are we looking at underutilized industrial and other employment lands within the current UGB?
- Are we analyzing relationships with Clark County?
- What effect has current lull in building had on Metro’s plans?
- Will urban and rural reserves, once designated, be reviewed/revisited periodically?
- What is Metro’s vision for protecting wild/natural areas?
- What protections will be provided for creeks, steep slopes and other natural areas?
- If your land is in rural reserves lands, is your land locked out for a period of time? (*from urbanization*)
- Not all land will be in either urban or rural reserves.

RESPONSES TO “HELP SHAPE THE NEXT HALF-CENTURY” SURVEY

Eight 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?

- I live at the “O” on the map [*referring to the area just west of Pete’s Mountain*]. This area should be developed for a wide variety of reasons:
 - The soil is not as good as we would hope for in an ag area. About the only thing that can grow is Christmas trees.
 - This area is “land locked” by the river and Wilsonville. Not conducive to any type of farming.
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 - Easy to install services such as water and sewer.

- Include as rural reserve [*referring to area north of Hwy 211, between Molalla and Estacada. Question marks on area north of Hwy 211 between Molalla and county line.*]
- Stop there [*referring to a line around existing UGB*]
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- Don't grow here at all [*referring to circle around entire west side study area*]. A few houses it home businesses built in [*referring to circle around east side study area*]
- Excellent area for urban reserves [*referring to circle around Pete's Mountain area, west to Wilsonville, north to Stafford Triangle*]:
 - Great access to existing infrastructure
 - Poor quality soils and limited farming activity
 - Ample area to accommodate:
 - Employment lands
 - Commercial centers
 - Mix of housing types
 - Parks and open space
 - Surrounded by urban development
 - North of Willamette River

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

- Don't cut down forests because wild animals have to live in them. Try to make houses that several generations can live in. Keep the rural places rural.
- Part of study area makes sense. Part of triangle is conflicted surrounded by cities – kind of backyard for cities. Some want to develop, many do not. Mixed feelings on farming. Aside from wineries, most acreage no economically viable for farming. Some hobby farms/gentleman farmers – most have livestock, with development would lose ability to have animals. Part of character we like – windy roads, open space, wildlife corridors, history (old barns, houses), dark skies, quiet, privacy, old growth trees (cedar 110 years old fell last year). Like lack of density.

Working on hamlet vision. Have value statement. Want to present to metro and counties. Borland group wants to develop, listening to people – don't have anything planned yet. One owner wanted to put 500-2,500 units on 240 acres – would dump hundreds of cars on roads, kids in schools, radically change area. But some commercial, town center close to freeway could work. No apartments. People too transient. Better to have 2-acre homes. Some tired of farming - could develop large parcels. Locally grown food on small plots.

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If buffer zones become rural reserves, they add value to all areas in a variety of ways i.e. preventing conflicts between farm practices and urbanites, adding nearby and easily accessible open spaces and can help with food production close to home. Please don't sacrifice area to urban sprawl – those areas can never be replaced. Designating them may be the most important part of this entire process.

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

- I am a real estate developer and student of Oregon's land use system.
- Because I live in it and I don't want to live in a city like area.
- I want to have a good future and to live in the country.
- As with everyone in the metro area, we will be affected in a myriad of ways. The impacts can be painful or healthy for all concerned. Please, please, really think of all the aspects when making these monumental decisions.
- Protection of my rural living and farm practices.
- I live in the hamlet of Beaver Creek and have always strived to keep our area "rural." Although ODOT considers Beaver Creek Rd "adequate," those of us who actually reside on the road know how crowded and dangerous the traffic has become. We have farms, nurseries, vineyards in our area, plus many streams (some with salmon!)
- As a land owner my property would be useless and worthless if put in a rural reserve.

How could be improve?

- Have more home business.
- Rob Rebe – professor at U of O school of landscape architecture students demonstrated 1 house/five acres, 1 house/2 acres, setbacks of 50-75 feet. Tried small clusters. Very helpful to see different configurations. Also have seen different paving and stormwater management techniques.

- Implement my suggestion of additional information to help educate more people.
- I'll know better as the process proceeds.

Do you have additional comments or suggestions?

- The maps were great and for people that have not been involved it was a good first step.
- I think the next go around should include serious discussions and question/answers that are well documented.

The Metro Steering Committee is not well represented. It lacks any rural unincorporated representation and this may be an overwhelming weakness of the entire process.

- See attached [*Gordon Root – Newland Concept Plan*]
- The “soils” conversation is also due to be reevaluated – large food producing are not the only valuable soils – small farms grow many specialty crops – there is more to understanding soils – and the way they can be used than is currently acknowledged. Don't – short sheet us all!