

DECISION-MAKING PROCESS:

For each of the three study areas, Clackamas County is considering the long-term employment needs of the county as well as the pros and cons of retaining or removing the rural reserve designation. While state law requires that the factors listed below be considered when assessing land for rural reserve designation, lands that meet these factors are not required to be designated as a rural reserve.

Rural reserve factors:

- Is the land in an area that is potentially subject to urbanization?
- Is the area capable of sustaining long-term agriculture or forestry operations?
- Does the area include:
 - ✓ natural landscape features such as natural hazards?
 - ✓ important fish, plant or wildlife habitat?
 - ✓ lands that protect water supply and quality?
 - ✓ features that provide a sense of place such as rivers or buttes?
 - ✓ lands that separate cities?
 - ✓ lands that provide access to recreational opportunities?

GET INVOLVED

For each of the three study areas, Clackamas County is seeking public input to answer the following question:

When considering rural reserves factors, employment land needs and related issues, is it appropriate for Clackamas County to remove the rural reserve designation from this area?

Clackamas County is seeking public input on the options under consideration.

- **Check for upcoming public meetings** and find more information online at www.clackamas.us/planning/reserves.html
- **Contact Senior Planner Martha Fritzie** to email comments and ask questions:
Martha Fritzie
Senior Planner
mfritzie@clackamas.us
503-742-4529

Please submit comments by July 15, 2016.

NEXT STEPS

In summer/fall 2016 the County Board of Commissioners will discuss whether to move forward with the review and gain additional public input, or maintain the existing rural reserve designations.

LEARN MORE AT www.clackamas.us/planning/reserves.html



Summer 2016

Rural Reserves Review

Providing flexibility for future employment lands

The economy in Clackamas County has largely recovered from the Great Recession and regained the jobs lost during that time. County leaders seek to ensure long-term stability for residents and businesses that make Clackamas County their home by increasing the number of family-wage jobs.

Recent studies have identified many challenges in the county's employment land supply and have documented a shortage in land available to support future long-term economic growth in Clackamas County. The county is reviewing whether certain land areas outside the Portland Metropolitan Urban Growth Boundary (UGB) could provide flexibility for future investment. The areas identified are currently designated as rural reserves, which restricts new uses for a period of at least 50 years.

OPTIONS UNDER CONSIDERATION

Clackamas County is studying the feasibility of removing three areas from the rural reserves to provide additional flexibility for long-term planning and decision-making.

- Approximately 800 acres south of Wilsonville
- Approximately 400 acres east of Canby
- Approximately 425 acres along Springwater Road south of the Clackamas River

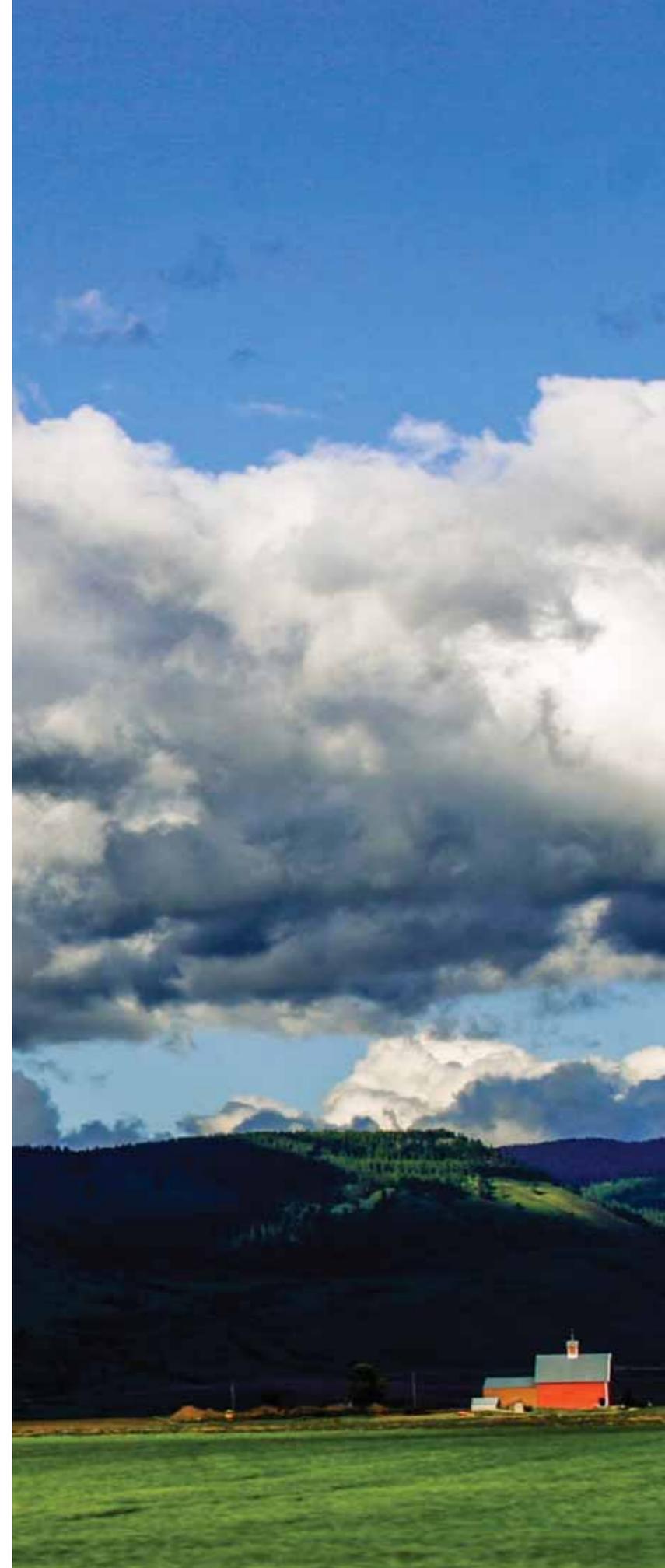
If approved, the lands would not have an urban or rural reserve designation. Instead, they would be "undesignated."

Together, the areas under consideration amount to less than 2 percent of the total rural reserves in Clackamas County. Removing the rural reserve designation would not change existing agricultural uses, and would not designate the land for urban development. It could, however, provide an option for future generations.

The County considered the conditions described below to help determine where new employment areas could be located in the future:

- Lack of significant mapped restraints, such as steep slopes, water resources and regulated floodplains
- Proximity to major transportation corridors
- Relationship to existing and planned development types in adjacent or nearby urban areas
- Parcel size

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RURAL RESERVE AREAS BEING REVIEWED

History

Starting in 2008, county and regional governments in the Portland metropolitan area led a comprehensive planning effort to guide development in the region for the next 40 to 50 years. The result was the designation of urban and rural reserves to provide more certainty for long-term regional land use planning and development decisions.

Since the original adoption of reserves in 2010, conditions in the region and Clackamas County have changed:

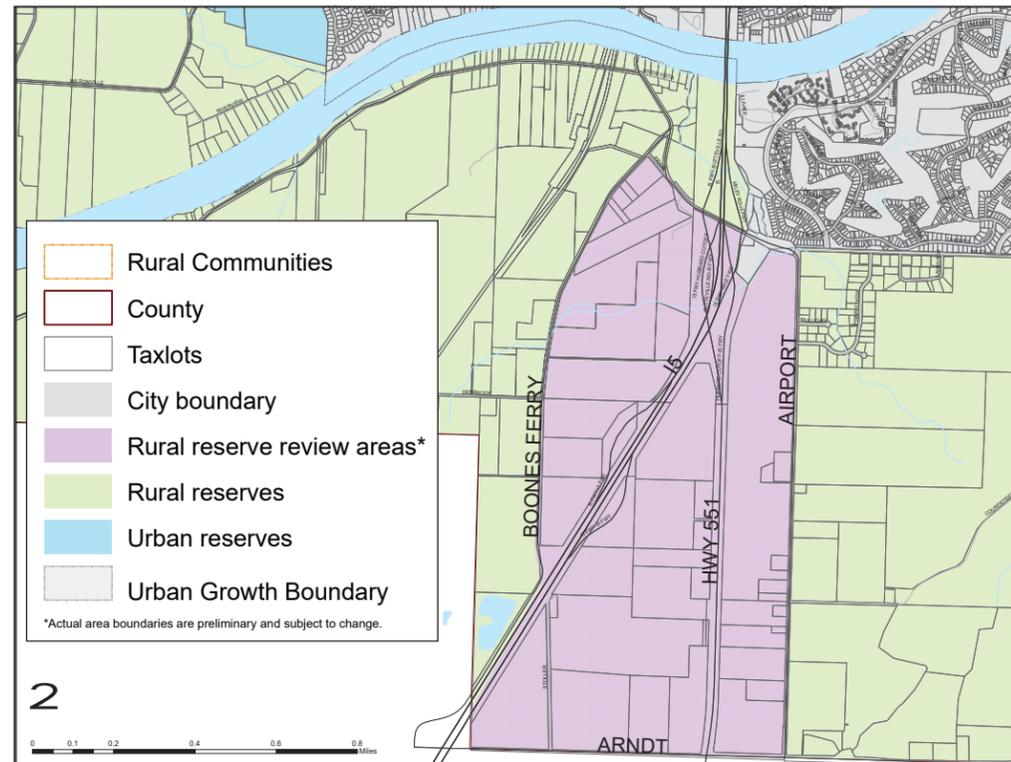
- The housing market and economic conditions have improved substantially
- Uncertainty has increased about the ability of the county's two largest urban reserve areas (Damascus/Boring and Stafford) to accommodate future, long-term development due to community desires, development patterns and/or recent legal decisions
- The region has 2,000 fewer acres of overall urban reserves as a result of House Bill 4078 in 2014

A recent study found that Clackamas County may be short of non-retail employment land by 1,100 acres or more. While the county can accommodate this shortage by increasing density within the UGB and using most of the county's suitable urban reserves in the next 20 years, this would mean our 50-year employment land supply may be consumed in 20 years.

Wilsonville area

Approximately 800 acres on either side of I-5, south of the Willamette River, roughly between Boones Ferry Road and the NE Airport Road

- Large areas of flat land
- Classified as Foundation Farmland
- Some land is being farmed
- Located south of the Willamette River, an area in which the City of Wilsonville has historically opposed development



WHAT ARE RESERVES?

Rural reserves are lands outside the Urban Growth Boundary (UGB) on which urban development is prohibited for at least 50 years. These lands may have working farms, forests or natural features like rivers, wetlands, or buttes.

Urban reserves are lands outside the UGB that may be considered for potential urban development within the next 50 years.

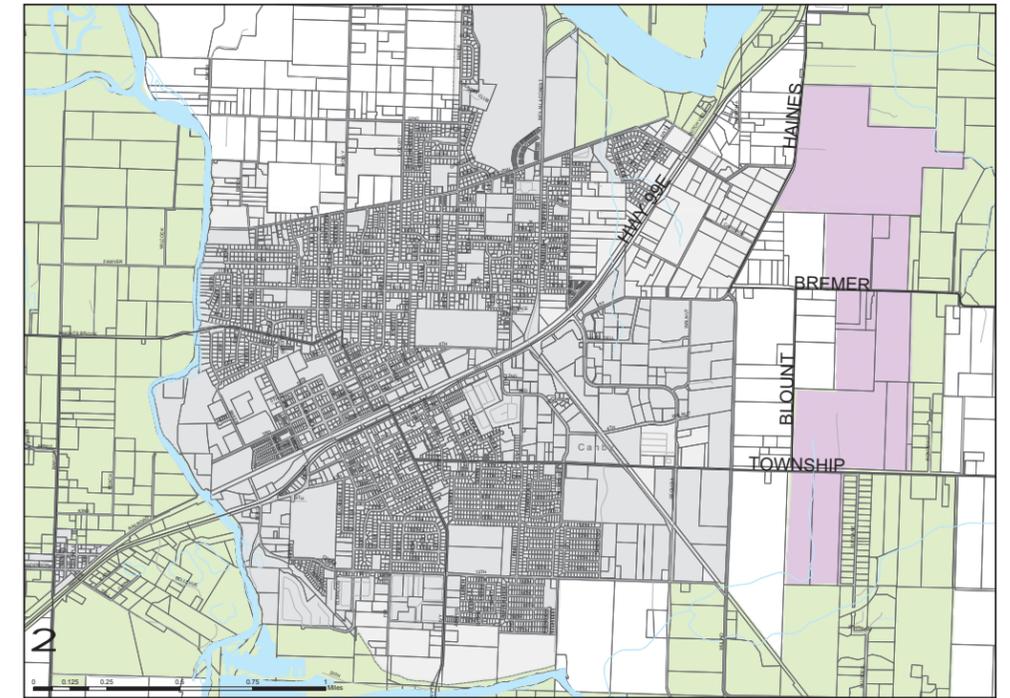
Undesignated lands are areas outside the UGB that have not been included in either an urban reserve or a rural reserve. Generally, undesignated lands may not be used for urban development until a substantial portion of the urban reserve lands are already being developed.

The reserve designations do not affect current zoning or allowed uses, development types or intensity. The designations do provide clarity about expected uses of the land for long-term planning or investment purposes.

Canby area

Approximately 400 acres located 1/4-1/2 mile east of Canby's current urban growth boundary

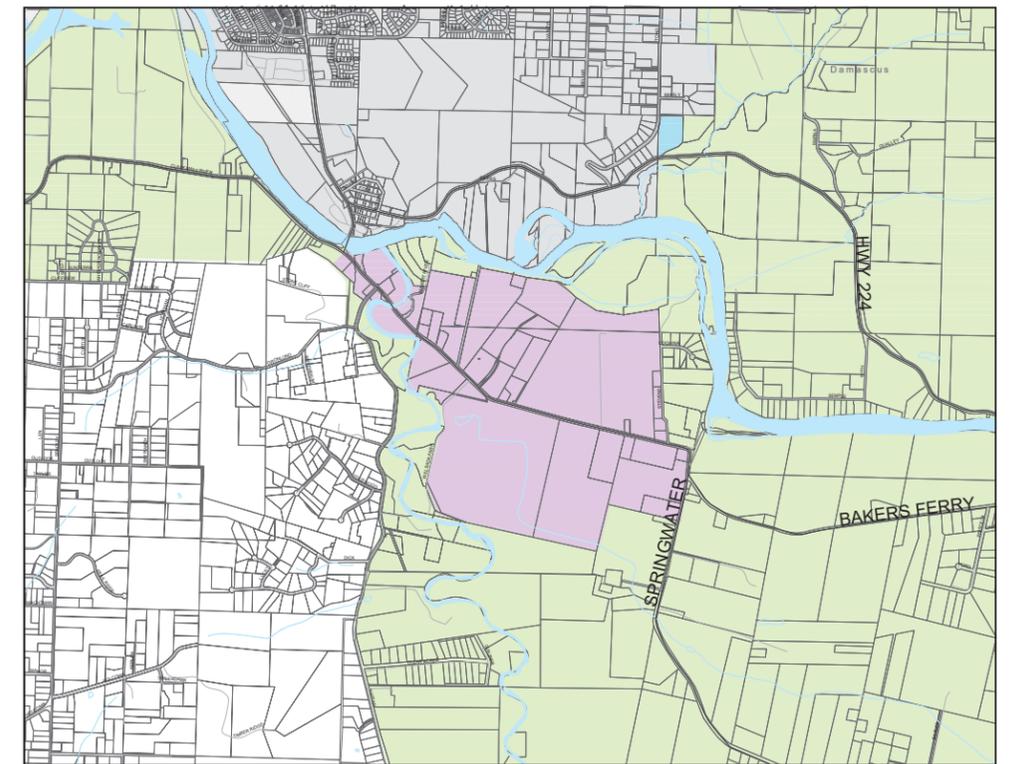
- Large areas of flat land
- Classified as Foundation Farmland
- Some land is being farmed
- Near a large industrial/employment area inside Canby's urban growth boundary and adjacent to existing "undesignated" land



Springwater Road area

Approximately 425 acres along both sides of S Springwater Road, south of the Clackamas River, from the Carver Bridge 1.4 miles to S Stevens Road and S Bakers Ferry Road

- Large areas of flat land
- Classified as Important Farmland
- Some land is being farmed
- Substantial transportation constraints – the Carver Bridge provides the only direct connection to an urban area across the Clackamas River



The information provided was derived from digital databases from Clackamas County's GIS. There are no warranties which accompany this product. Users are strongly cautioned to verify all information before making any decisions.

FARMLAND DEFINITIONS*

Foundation Farmland: Agricultural lands that support the region's agricultural base and have attributes necessary to sustain current agricultural operations

Important Farmland: Agricultural lands that are suited to agricultural production or have the capacity to contribute to the commercial agricultural economy, but are not being used to their full potential

*Regional farmland was categorized in a 2007 report by Oregon Department of Agriculture, *Identification and Assessment of the Long-Term Commercial Viability of Metro Region Agricultural Lands*