



Rural Reserves Review 2016

Public Outreach and Comment Summary

Appendix A: Outreach Materials

Prepared for Clackamas County

by EnviroIssues



Clackamas County Rural Reserves Review 2016 Online Comment Form

Clackamas County is studying the feasibility of removing all or part of the following three areas from the rural reserves to provide additional flexibility for long-term planning, and ensure an adequate supply of employment lands for local residents and businesses.

- 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 “undesigned.”

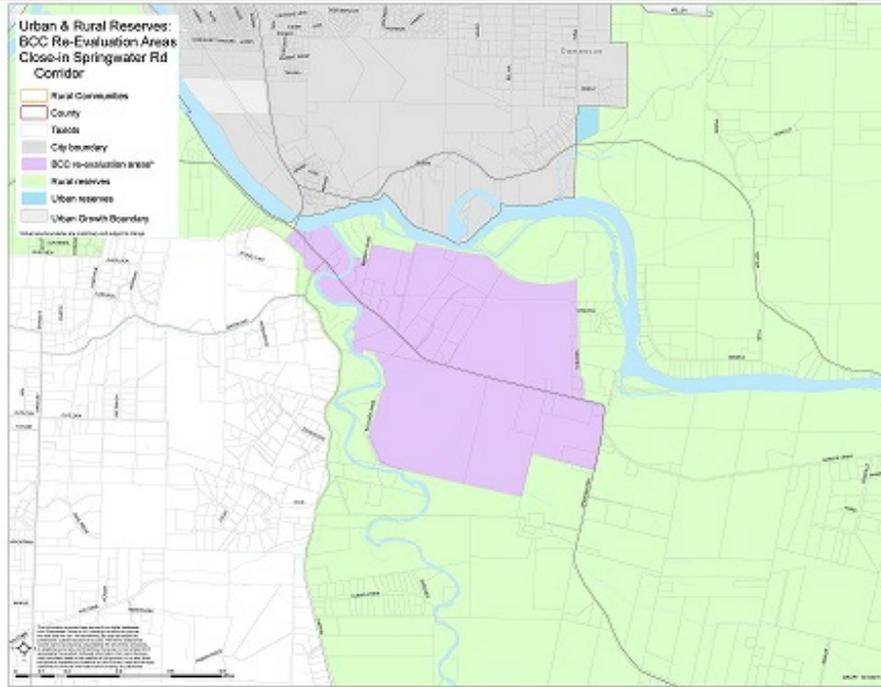
Removing the rural reserve designation would not change existing agricultural uses, and would not designate the land for urban development. It could, however, provide an option to support economic opportunity for future generations.

For each of the three study areas, we are seeking public input to help us determine if it is appropriate to remove the rural reserve designation from some or all of these areas.

With the understanding that removing the rural reserve designation would not result in urban development any time soon and would not happen without additional public input, please respond to the following questions.

1. Given the changes that have occurred in Clackamas County and the region, it is appropriate to remove the rural reserve designation from this area: *(mobile users - please rotate device horizontally)*

Springwater Road Area

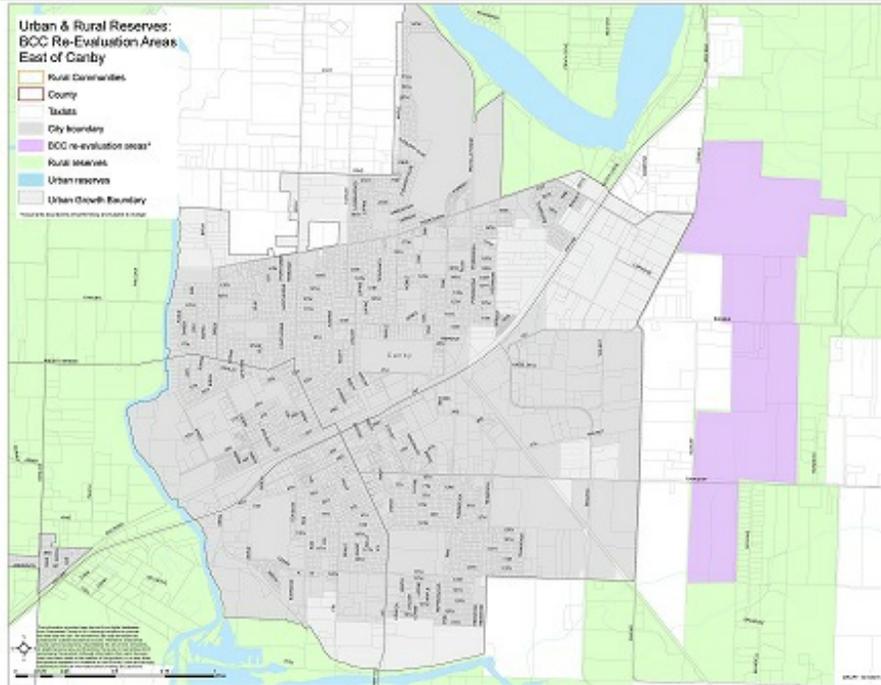


- Strongly agree
- Somewhat agree
- Somewhat disagree
- Strongly disagree
- I don't know

2. Please provide your reasons for your answer to question 1:

3. Given the changes that have occurred in Clackamas County, it is appropriate to remove the rural reserve designation from this area: *(mobile users - please rotate device horizontally)*

East of Canby Area

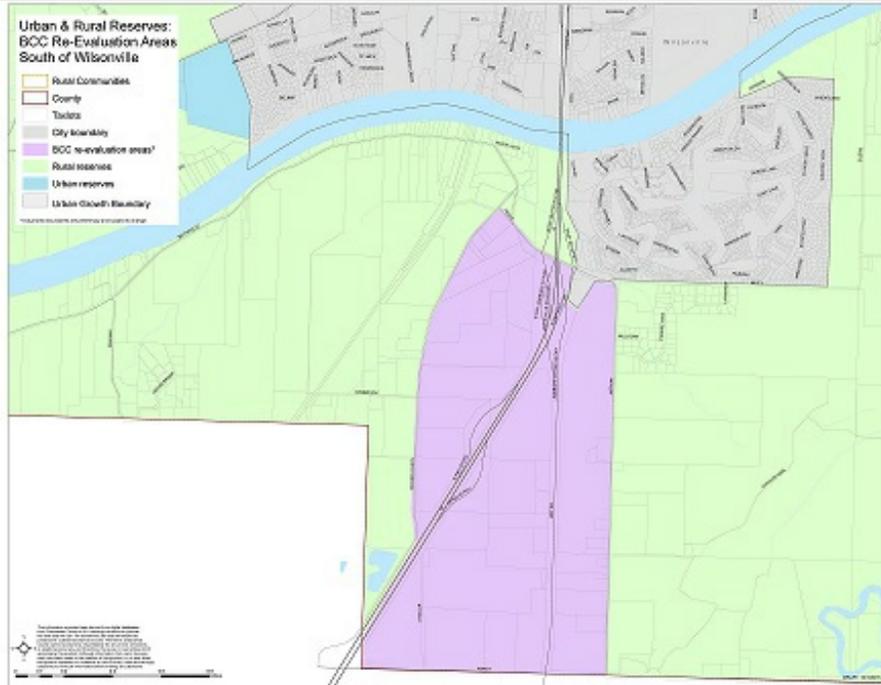


- Strongly agree
- Somewhat agree
- Somewhat disagree
- Strongly disagree
- I don't know

4. Please provide your reasons for your answer to question 3.

5. Given the changes that have occurred in Clackamas County and the region, it is appropriate to remove the rural reserve designation from this area: *(mobile users - please rotate device horizontally)*

South of Wilsonville Area



- Strongly agree
- Somewhat agree
- Somewhat disagree
- Strongly disagree
- I don't know

6. Please provide your reasons for your answer to question 5.

7. What additional information would you like to have about the decision-making process as these rural reserve area designations are reviewed?

Just a few more questions:

8. What is the zip code at your home address?

9. What is your age?

- Under 18
- 18-29
- 30-44
- 45-59
- Over 60
- Prefer not to answer

10. Which gender do you identify with?

- Female
- Male
- Transgender
- Non-binary
- Prefer not to answer

11. What ethnic group do you consider yourself a part of or feel closest to?
(select all that apply)

- African-American/Black
- American Indian
- Asian-American/Pacific Islander
- Latino(a)
- White/Caucasian
- Other, specify

Thank You!

Thank you for taking the time to complete this survey. Find out how to stay involved on Clackamas County's website: <http://www.clackamas.us/planning/reserves.html>



RURAL RESERVES REVIEW OPEN HOUSES

June 27 – 29, 2016

COMMENT FORM

With the understanding that removing the rural reserve designation would not result in urban development any time soon and would not happen without additional public input, please respond to the questions below.

1. Given the changes that have occurred in Clackamas County and the region, it is appropriate to remove the rural reserve designation from this area:

Springwater Road area *(please check one)*

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. I don't know

2. Given the changes that have occurred in Clackamas County and the region, it is appropriate to remove the rural reserve designation from this area:

East of Canby area *(please check one)*

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. I don't know

3. Given the changes that have occurred in Clackamas County and the region, it is appropriate to remove the rural reserve designation from this area:

South of Wilsonville area *(please check one)*

- a. Strongly agree
- b. Somewhat agree
- c. Somewhat disagree
- d. Strongly disagree
- e. I don't know

4. Please provide your reasons for your answers to questions 1, 2 and 3.

5. What additional information would you like to have about the decision-making process as these three reserve area designations are reviewed?

THANK YOU!

Please leave your comments at the sign-in table or send them by July 15, 2016 to:

Martha Fritzie, Project Manager

150 Beaver Creek Road

Oregon City, OR 97045

You may also complete this form online:

<http://www.clackamas.us/planning/reserves.html>



**Interested in long-term job growth in Clackamas County?
Then you're invited to learn and comment about ...**

Rural Reserves Review

Providing flexibility for future employment lands

Clackamas County is working to ensure an adequate supply of land is available to provide long-term economic growth for residents and businesses.

To do that, we are reviewing three areas currently designated as rural reserves:

- Approx. 800 acres south of Wilsonville
- Approx. 400 acres east of Canby
- Approx. 425 acres along Springwater Rd south of the Clackamas River

If deemed appropriate, the rural reserve designation could be removed from all or some of these areas. They would then become undesignated, which would allow the County more flexibility in how the land could be developed long-term.

We are hosting open houses from 5:30-7:30 p.m., June 27, 28 and 29 to review the options and collect public feedback. See dates and locations on the back of this card.

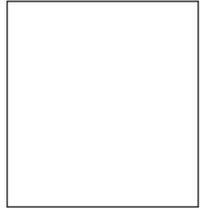
LEARN MORE

www.clackamas.us/planning/reserves.html





Planning and Zoning Division
Clackamas County
150 Beaver Creek Road
Oregon City, OR 97045



JOIN US FOR AN OPEN HOUSE

Drop in anytime between 5:30 and 7:30 p.m.

There will be a short presentation at 6 p.m. Each open house will focus on the reserve in that area.

Canby – June 27, 2016

Canby Adult Center – Dining Room
1250 S Ivy St | Canby, OR 97013

Wilsonville – June 28, 2016

Clackamas Community College – Room W 111/112
29353 Town Center Loop E | Wilsonville, OR 97070

Springwater Road – June 29, 2016

Harding Grange
21552 S Fischers Mill Rd | Estacada, OR 97023

Information at the open houses will also be available online through July 15.

LEARN MORE

www.clackamas.us/planning/reserves.html



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If deemed appropriate, the rural reserve designation could be removed from some or all of these areas, which would allow the County more flexibility in how the land could be developed long-term.

SUBMIT COMMENTS ONLINE BY JULY 15

www.clackamas.us/planning/reserves.html



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

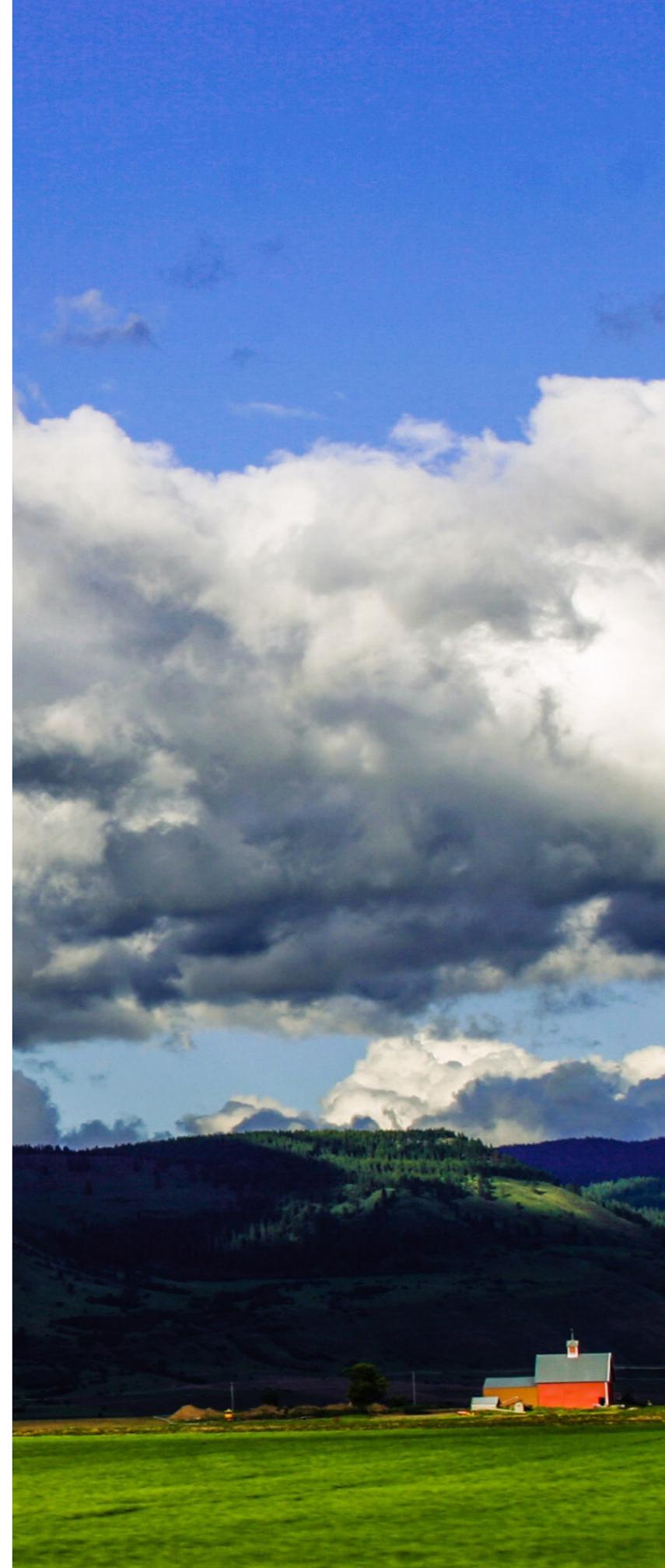
If approved, the lands would not have an urban or rural reserve designation. Instead, they would be "undesignated."

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

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



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:

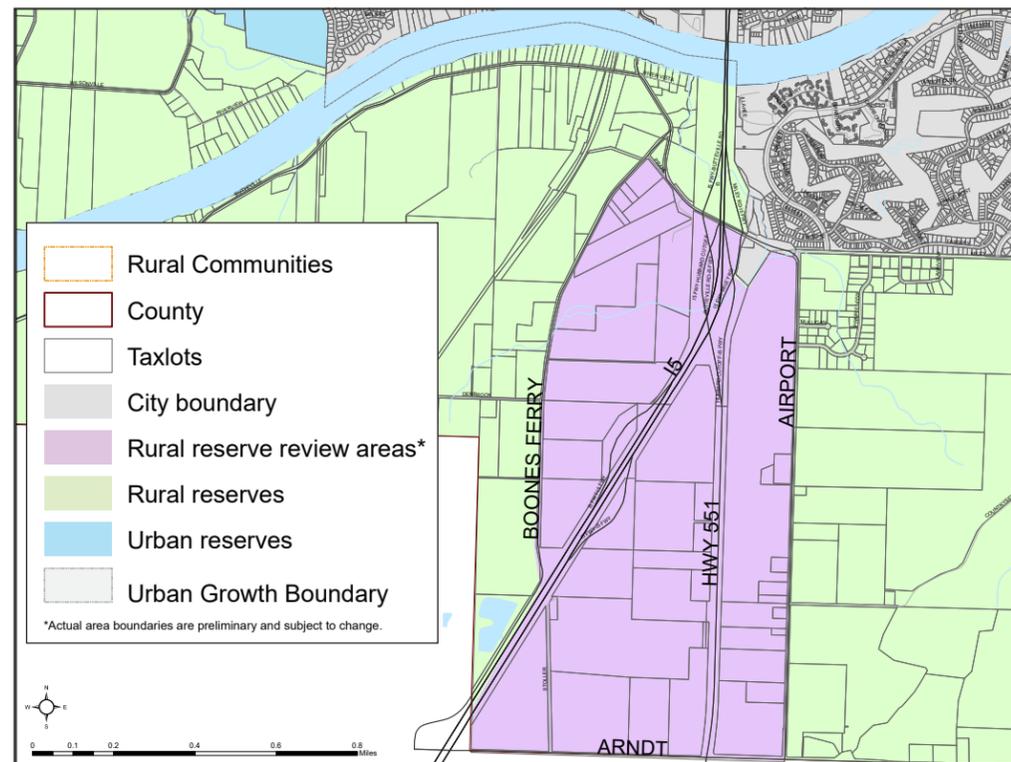
- The housing market and economic conditions have improved substantially
- Uncertainty has increased about the ability of the county's two largest urban reserve areas (Damascus/Boring and Stafford) to accommodate future, long-term development due to community desires, development patterns and/or recent 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.

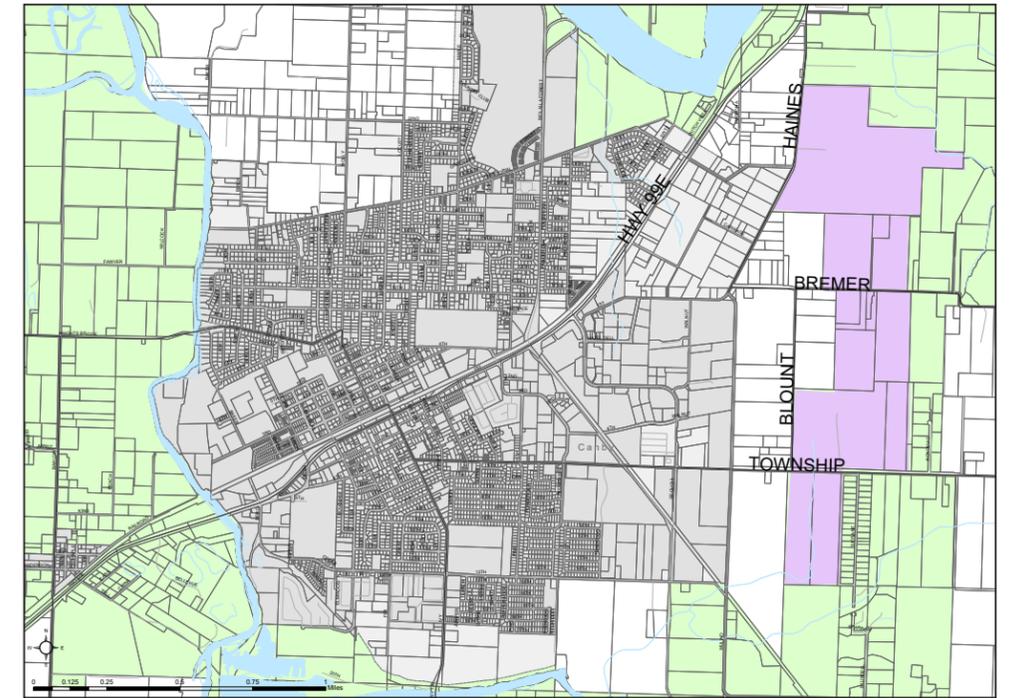
Undesignated lands are areas outside the UGB that have not been included in either an urban reserve or a rural reserve. Generally, undesignated lands may not be used for urban development until a substantial portion of the urban reserve lands are already being developed.

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

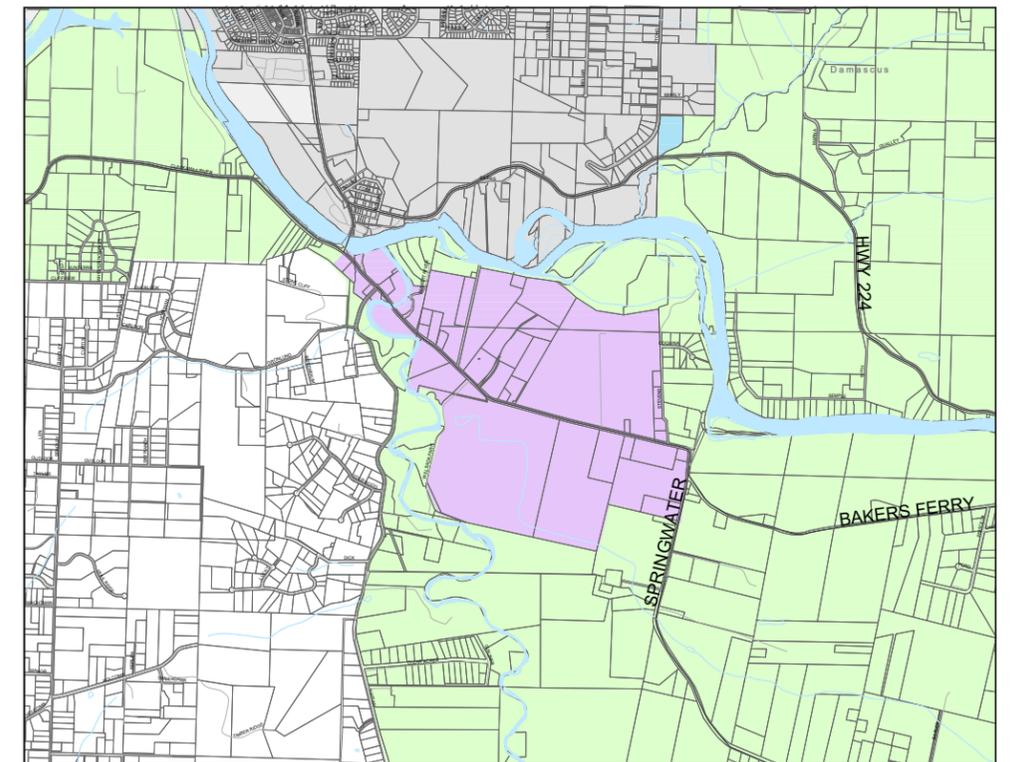
- Large areas of flat land
- Classified as Foundation Farmland
- Some land is being farmed
- Near a large industrial/employment area inside Canby's urban growth boundary and adjacent to existing "undesignated" land



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*

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 the 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:
- 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;
 - Long-term Operations** -- Capable of sustaining long-term agricultural operations for agricultural land, or are capable of sustaining long-term forestry operations for forest land;
 - 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
 - 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** in the area, 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 and riparian areas;
 - e) **Provide a sense of place** for the region, such as buttes, bluffs, islands and 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 conflicts 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 rural 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 three miles of a UGB qualify for designation as rural reserves under section (2) without further explanation under OAR 660-027-0040(10).

RURAL RESERVE REVIEW

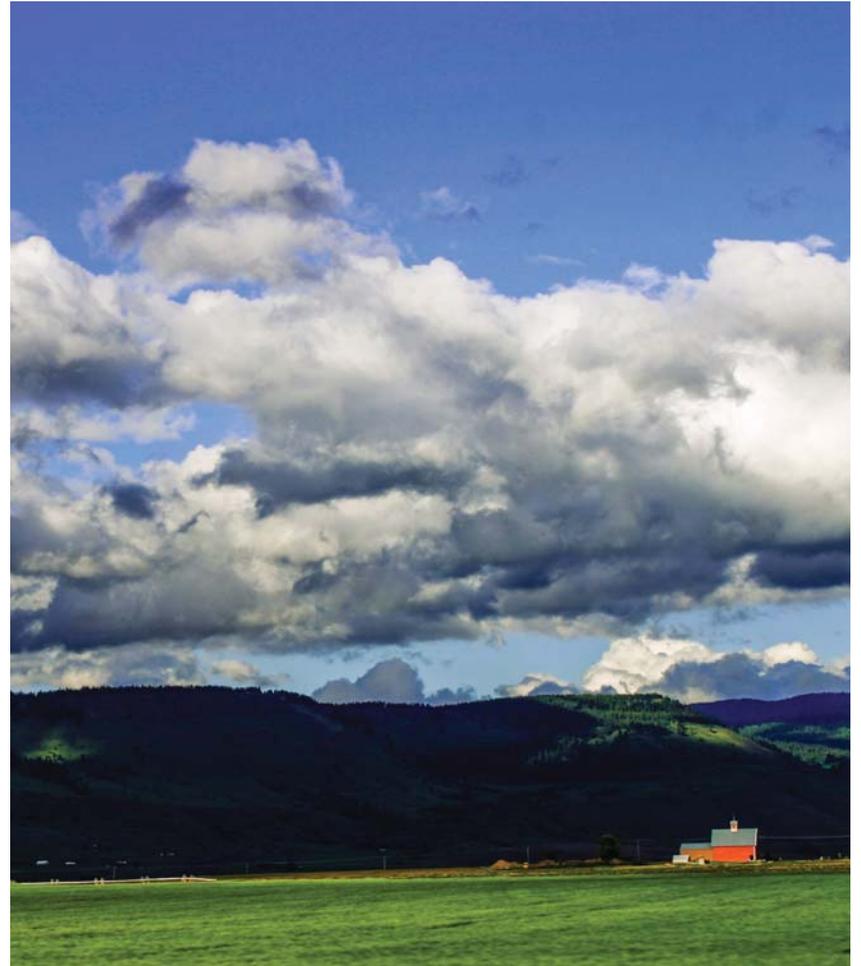
Purpose:

To ensure an adequate supply of land is available to provide long-term economic growth for residents and businesses.

Method:

Review 3 rural reserves areas to determine if all or part of them should become “undesigned”:

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



NEED FOR LONG-TERM EMPLOYMENT LANDS

Conditions have changed since reserve designations were created in 2010.

- Substantially improved housing market and other economic conditions
- Increased uncertainty whether the two largest urban reserve areas in Clackamas County (Damascus/Boring and Stafford) can accommodate long-term development
- 2,000 fewer acres of urban reserves in the Portland Metro region as a result of Legislative action in 2014 to establish Washington County's urban and rural reserves, known as the "Grand Bargain"



AREAS UNDER CONSIDERATION

Springwater Road

Approximately 425 acres on both sides of S Springwater Road, south of the Clackamas River

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

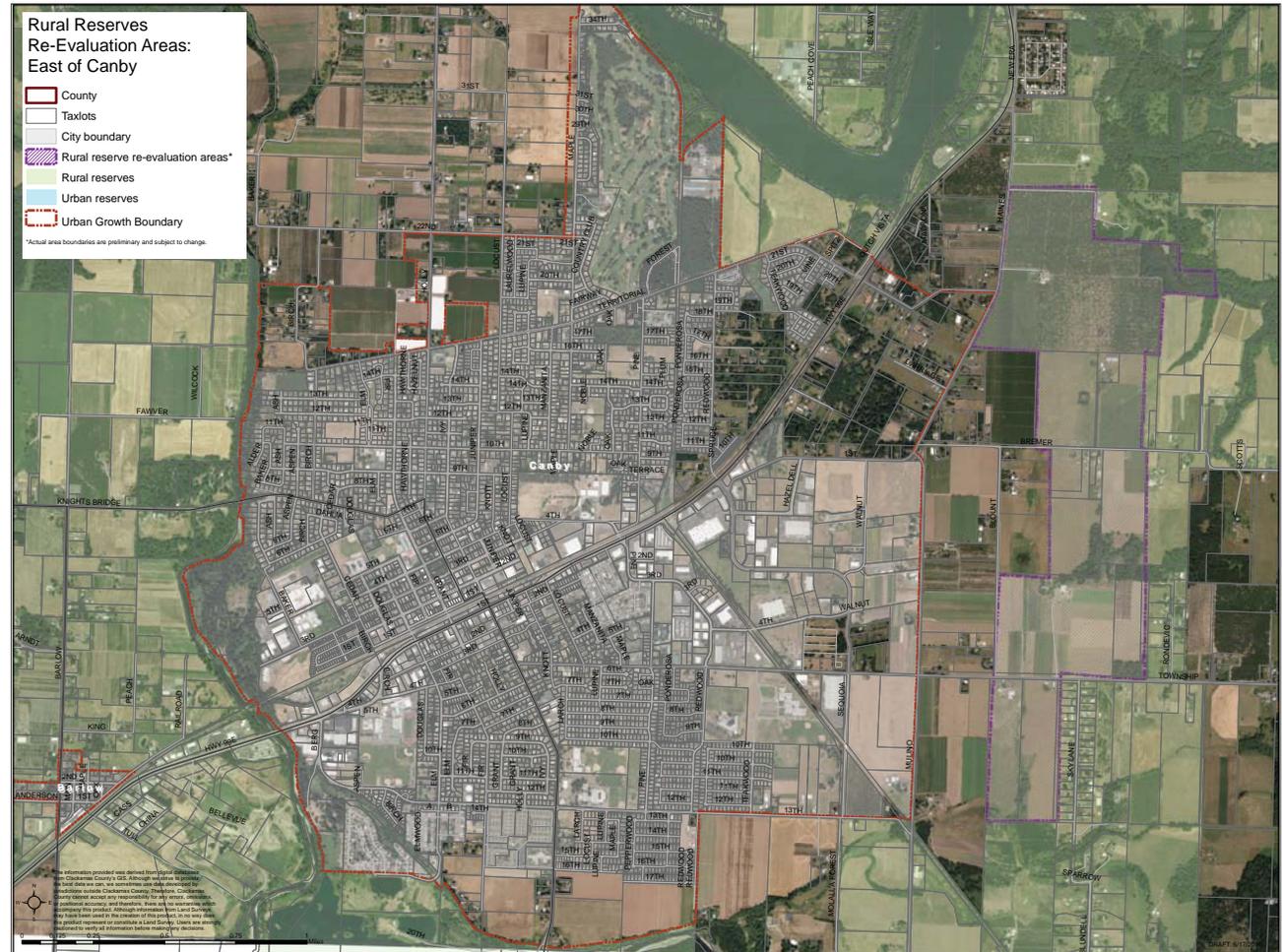


AREAS UNDER CONSIDERATION

East of Canby

Approximately 400 acres $\frac{1}{4}$ to $\frac{1}{2}$ mile east of Canby's urban growth boundary

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

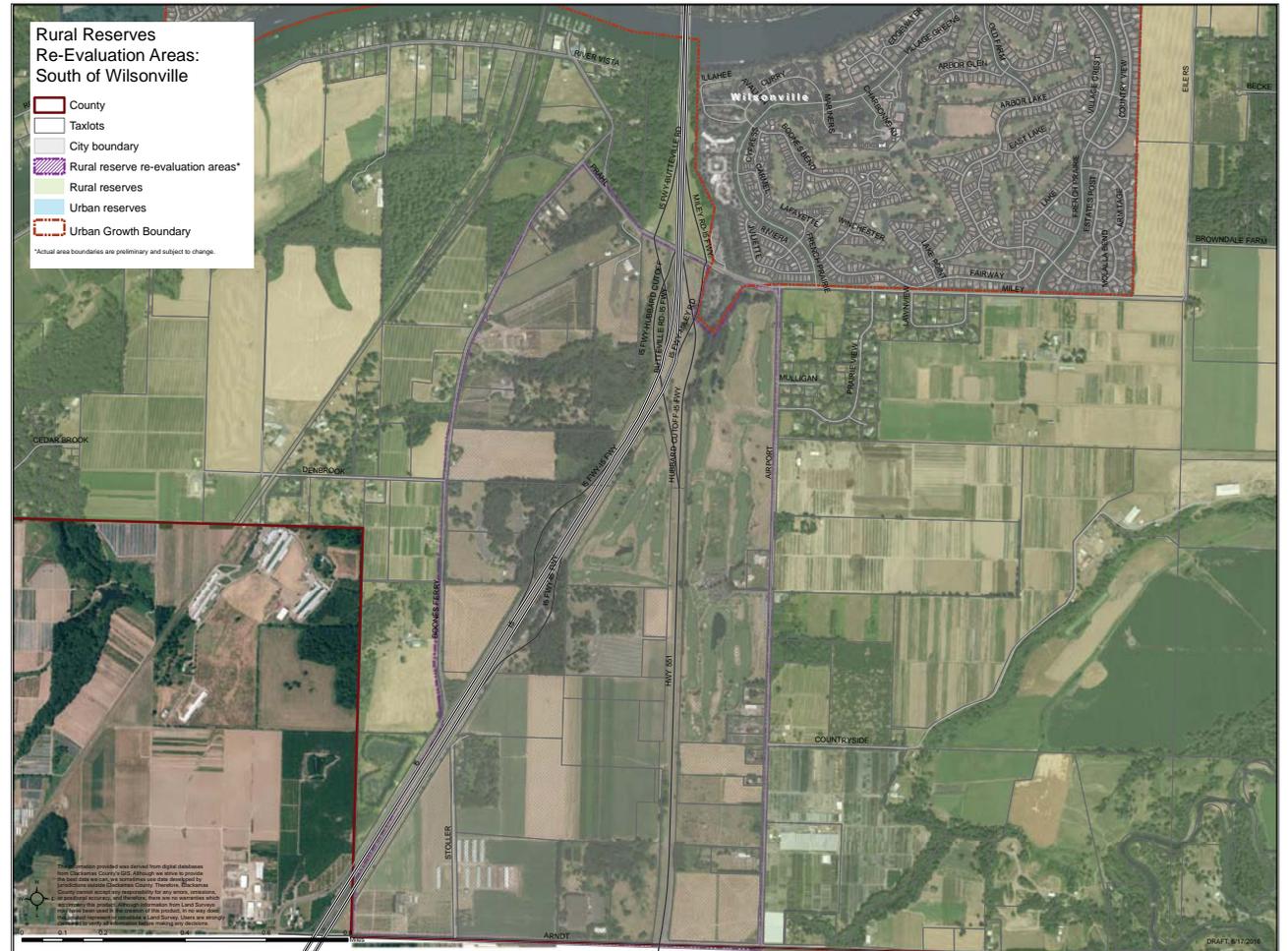


AREAS UNDER CONSIDERATION

South of Wilsonville

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

- Large areas of flat land
- Some land is being farmed
- Located in an area in which the City of Wilsonville has historically opposed development



RURAL RESERVES / "UNDESIGNATED"

What is the difference?

Land Designation	Definition	Urban Development Timeline	Conditions For Urban Development
Rural reserve	Land outside the UGB on which urban development is <i>prohibited</i> for at least 40-50 years	<ul style="list-style-type: none"> • No short-term changes in zoning or allowed uses • No urban development permitted for at least 50 years 	No exceptions
"Undesignated"	Land outside the UGB not designated as either urban reserve or rural reserve	<ul style="list-style-type: none"> • No short-term changes in zoning or allowed uses • No urban development permitted for at least 50 years unless certain conditions are met 	Urban development may occur only after: <ul style="list-style-type: none"> • 75% of county's urban reserves are used, or • The area is re-designated as urban reserve in 2031 when designations are reviewed, and • Then the land must go through the same process as urban reserves to be developed.

PROCESS FOR URBAN DEVELOPMENT IN AN URBAN RESERVE

- Urban development requires a jurisdiction willing to develop the area and Metro allowing the land inside the UGB
- At least six tasks must be completed before urban development can begin
- If things go smoothly, the process takes a minimum of 6 – 10 years to complete

Task		Responsibility	Minimum Timeframe
Task 1	Create urban reserve preliminary concept plan	City, with county	2-3 years
Task 2	Decision to expand the Metro Urban Growth Boundary (UGB)	Metro	Decisions are scheduled to be made every six years: 2018, 2024, 2030, 2036
Task 3	Decisions to expand Metro UGB into the urban reserve area		
Task 4	Plan and adopt area refinement	City and county	2-3 years
Task 5	Hold public hearing and/or vote to annex the land into the city	County and city	0.5 – 1 year
Task 6	Approval of development – land use permits, etc.	City	1-2 years

*UGB - Urban Growth Boundary



IDENTIFYING LANDS FOR PLANNING FLEXIBILITY

Clackamas County looked for potential employment lands by considering a number of issues, including:

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



CLACKAMAS COUNTY EMPLOYMENT LAND SUPPLY

Over the past 15 years, studies indicate:

1. Growth prospects for employment are limited by land constraints, including:
 - a. Inadequate off-site infrastructure, such as roads and utilities
 - b. Wetlands and slopes
2. There is not enough employment land available for the foreseeable future.
3. Clackamas County is disadvantaged when attracting new or expanded businesses compared to the rest of the region.
4. If future land needs are not met, the County could be passed over for business expansion or relocation, which would slow job growth and may increase public service and infrastructure costs for existing residents and businesses.

December 2014: Non-Retail Employment Land Demand Forecast, Johnson Economics and Mackenzie

“Under every scenario, Clackamas County’s land supply is deficient on industrial land. Clackamas County’s ability to meet employment demand with land and development sites suitable to the market will be directly related to its realized economic growth... A lack of suitable industrial and commercial land will translate into missed economic opportunity. Under the most pessimistic scenario, over 8,000 jobs would not be realized due to insufficient land supply.”



DECISION-MAKING PROCESS

We will balance the pros and cons of removing rural reserve designation for each study area by considering the following:

- Long-term county employment needs
- Rural reserve factors in state law, knowing that lands that meet the factors are not required to be designated as rural reserve
- Public input
 - » Received through this process
 - » Received during the regional 2008-10 urban/rural reserves process



Rural reserves review, 2016

Let us know what you think – [review materials and get involved](#).

Providing flexibility for future employment lands

We are reviewing three rural reserve areas to determine if it would be beneficial for long-term economic growth and job creation to change the designation of all or part of these areas to “undesigned.”

The [areas](#) being reviewed are:

- [approximately 800 acres south of Wilsonville](#)
- [approximately 400 acres east of Canby](#)
- [approximately 425 acres south of the Clackamas River along Springwater Road](#)

A sufficient supply of employment land is part of Clackamas County’s plan to continue increasing family-wage jobs for residents in coming decades. Recent studies have identified many challenges in the county’s employment land supply and documented a shortage in land available to support future long-term economic growth. The rural reserve designation of the areas listed above restricts new uses for 50 years.

[Learn how to get involved and provide your input!](#)

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 those lands 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 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.

[Background information about urban and rural reserves in Clackamas County](#)

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

Decision-making process

The county considered the following conditions to help determine which areas of the county had the most potential for providing employment land and could be logical extensions of current and planned urban employment areas in the future:

- lack of significant mapped restraints, such as steep slopes, water resources and regulated floodplains;
- proximity to major transportation corridors, and
- relationship to existing and planned development types in adjacent or nearby urban areas.

For each study area, we are considering long-term employment needs as well as the pros and cons of retaining or removing the rural reserve designation.

State law requires that the factors listed below be considered when assessing land for rural reserve designation, but land that meets these factors is 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

More than 400 people attended open houses held June 27–29. Review open house materials (all are pdf).

- [Rural Reserves Review flyer](#)
- [Presentation](#)
- [Factors for Designation of Lands as Rural Reserves](#)
- **Information boards**
 - [Purpose and method](#)
 - [Need for long-term employment lands](#)
 - [Employment land supply](#)
 - [Rural reserves / “undesigned” – what’s the difference?](#)
 - [Process for urban development in an urban reserve](#)
 - [Identifying lands for planning flexibility](#)
 - [Springwater Road area](#)
 - [East of Canby area](#)
 - [South of Wilsonville area](#)
 - [Decision-making process](#)
- Non-Retail Employment Land Demand Forecast, Johnson Economics and Mackenzie, December 2014
 - [Title / Table of Contents](#)
 - [Introduction & Purpose / Executive Summary](#)
 - [Economic Trends Analysis](#)
 - [Target Industry Analysis](#)
 - [Clackamas County Employment Forecast](#)
 - [Clackamas County Land Forecast](#)

- [Characteristics of Land Demand](#)
- [Comparison of Forecast to Metro UGR](#)
- [Reconciliation of Land Demand & Supply](#)
- [Appendix A: Site Development Matrix](#)

Contact Senior Planner [Martha Fritzie](#) at 503-742-4529 for questions or to submit comments.

Next steps

The Board will hold a policy session on the rural reserves review process at 9:30 a.m., Wednesday, August 3. The meeting will be held in the Board Hearing Room on the fourth floor of the Public Services Building, 2051 Kaen Rd., Oregon City. The public is welcome to attend and observe the presentation by staff and Board discussion.

Urban and rural reserves

Purpose

Urban and rural reserves are designed to shape what our region will look like over the next 40-50 years. Reserves are intended to determine the long-term disposition of farmland and natural areas, and provide predictability about the location of future urban growth to inform future expansions of the Urban Growth Boundary (UGB).

The Urban Growth Boundary (UGB) divides areas planned for urban development and distinguishes them from areas planned for rural uses. In the Portland Metropolitan Area, the regional government (Metro) is responsible for adopting the UGB and ensuring that it contains sufficient buildable land to meet projected growth.

Before 2008, state land use laws required Metro to consider current zoning (based largely on soil quality) above everything else to determine where to expand the UGB. Many people felt that, because this approach didn't address important issues such as available infrastructure, topography, etc., it didn't result in expansion in areas best suited for developing healthy, vibrant urban communities.

In 2007, the Oregon legislature enacted a law ([Senate Bill 1011](#)) that allowed the three Portland area counties (Clackamas, Multnomah and Washington) and Metro to work together to establish urban reserves based on an expanded list of factors. Rural reserves were also allowed in order to provide long-term protection to the most valuable and financially viable farms and commercial forests, and to protect from urban development such significant natural features such as wetlands, rivers and floodplains, buttes and savannas.

Urban and rural reserves, 2008-12

From 2008 to 2010, Metro and Clackamas, Multnomah and Washington counties worked with the public to identify urban reserve and rural reserve lands to serve the region for the next 50 years.

Each county designated its own rural reserve lands. Metro designated urban reserve lands throughout the metropolitan area.

On February 25, 2010, the Board of County Commissioners approved an intergovernmental agreement (IGA) with Metro to designate 13,750 acres of urban reserves and 70,500 acres of rural reserves in Clackamas County for the next 50 years. (Multnomah and Washington counties approved IGAs with Metro the same week.) This action was followed in March and April 2010 by Planning Commission and the Board of County Commissioners approval of changes to the County's Comprehensive Plan to implement the reserves. In May 2010, the Board approved a revised IGA.

In response to an oral remand from the Oregon Department of Land Conservation and Development, reserves designations in Metro and Washington County were revised early in 2011 followed by an appeal of the regional Reserves decision to the

Urban and rural reserves, 2014-16

February 2014: A ruling from the Oregon Court of Appeals changed some of the urban and rural reserves designated by Metro and the three counties in 2010 and 2011, and affected the urban growth boundary adjustment made by Metro in 2011.

Spring 2014: The state legislature (House Bill 4078) established new urban and rural reserves and adjusted the urban growth boundary in Washington County. The bill did not address issues raised by the Court of Appeals about a proposed rural reserve in western Multnomah County and a proposed urban reserve in the Stafford area of Clackamas County.

In addition, since the original adoption of reserves in 2010, conditions in the region and Clackamas County have changed significantly:

- 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
- Because of House Bill 4078, the region has 2,000 fewer acres of overall urban reserves.

Because the decision about the reserves is not yet final, Clackamas County is taking the opportunity in 2016 to review several areas that are slated to be rural reserves, to determine if they are better left undesignated in order to provide more flexibility for future generations to adequately accommodate growth.

Links

- [Metro Reserves](#)
- [Senate Bill 1011](#)
- [Administrative Rules for Designating Reserves](#)

Documentation

The urban and rural reserves process in Clackamas County involved two years of study, meetings, research, public hearings and technical work. Discussions involved a citizen committee, staff committee, the Planning Commission, the Board of County Commissioners, regional groups and dialogue with the public.

- [Overall Findings for Designation of Urban and Rural Reserves](#), April 21, 2011
- [Revised Findings for Clackamas County Urban and Rural Reserves](#), April 21, 2011
- [Map of Clackamas County Urban and Rural Reserves](#), approved Aug 21, 2010

For more information, contact [Martha Fritzie](#), 503-742-4529.

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Thanks for coming to a Clackamas County
Rural Reserve Review open house.

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Rural Reserves Review

Providing flexibility for future employment lands

THANK YOU

Thank you for your recent attendance at an open house to learn more and provide input on the Clackamas County Rural Reserves Review. All information presented at the meetings has been posted online at www.clackamas.us/planning/reserves.html.

If you have not done so already, please [submit your comments](#) by July 15. A report of all comments received by July 15 will be developed for review by the Board of County Commissioners, and will be posted online.

PROJECT OVERVIEW

To help ensure an adequate supply of land is available for long-term economic growth, Clackamas County is reviewing three areas – south of Wilsonville, east of Canby and along Springwater Road – currently designated as rural reserves. If deemed appropriate, we could propose that the rural reserve designation be removed from some or all of these areas. If they became undesignated, there would be more flexibility for development in the future, though there would be no change in zoning or other land uses in the short-term.

The Board will hold a policy session on the rural reserves review process at 9:30 a.m., Wednesday, August 3. The meeting will be held in the Board Hearing Room on the fourth floor of the Public Services Building, 2051 Kaen Rd., Oregon City. The public is welcome to attend and observe the presentation by staff and Board discussion.

Sincerely,

Ellen Rogalin | Community Relations Specialist

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LEARN MORE

www.clackamas.us/planning/reserves.html



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