

## URBAN AND RURAL RESERVES



# Public comment report

Phase 3 – July 2009



**URBANRURAL  
RESERVES**

Clackamas County  
Multnomah County  
Washington County  
Metro



Find additional information on Urban and Rural Reserves at:

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[www.oregonmetro.gov/reserves](http://www.oregonmetro.gov/reserves)

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## EXECUTIVE SUMMARY

The third phase of the Urban and Rural Reserves designation process began with the establishment of the reserves study area in September 2008. Staff and advisory committees of all three counties and Metro applied the urban and rural reserve factors to the reserves study areas to determine suitability for future urban development or for preservation of agriculture, forestry or natural areas. Through this process, lands were categorized as more or less suitable. Those areas determined to be most suitable for future urban or long-term rural use were mapped as “candidate reserve areas.” Candidate areas are now undergoing more rigorous analysis that will lead to recommendations in autumn 2009 as urban or rural reserves, or as areas that will remain undesignated.

In April 2009, Clackamas, Multnomah and Washington counties’ advisory committees recommended candidate urban and rural reserves areas and the regional Reserves Steering Committee concurred with their findings. These decisions led to an intensive public engagement effort designed to:

Increase public awareness and understanding of the reserves designation process, and

Share and test the results of the suitability analysis by asking for public feedback on the candidate areas.

More than 1000 residents completed electronic or hardcopy surveys, and many added thoughtful comments and hopes for a well-considered decision. Less than half of those who responded suggested specific changes to the proposed candidate reserve areas. The areas mentioned most frequently were three sub-areas within the Metro region: the Stafford area; the area south of Wilsonville and the Willamette River, and the area north of Highway 26 in northeastern Washington and northwestern Multnomah counties.

**Stafford Area** -- Public comments were divided fairly evenly between those favoring a rural designation and those favoring an urban designation, with some calling for a mix of designations. Comments focused on the sense of place, rural lifestyle and open spaces provided by the existing low density development were countered by those identifying proximity to urban areas, major nearby transportation routes, farming challenges and the potential for commercial development.

**South of Wilsonville and Willamette River** -- This area was the focus of many requests for a rural reserve designation to retain that area’s agricultural and historical significance, and to prevent urbanization that, according to a number of comments, would worsen overcrowding on the highway system.

**North of Highway 26 (including Helvetia and Portland West Hills adjoining Forest Park)** -- Public comment focused on agricultural and habitat values, aesthetics, lack of readily available infrastructure and production of farm-to-market goods to ask for protection from urbanization either by removing the area from consideration for urban reserve designation or by designating it a rural reserve.

In broad terms, the majority of respondents indicated that protection of farm and forest lands, and natural features is very important to their sense of livability, with conservation of land for local food production as a central theme. Many recognize growth as inevitable, and some as beneficial, but a significant number encouraged officials to contain as much future growth as possible within existing boundaries before moving into agricultural areas.

More detailed responses to the suitability questions, suggestions for process refinements, and compilations of other community input through presentations, letters, emails and other venues are included in the following report.

## PHASE 3 OVERVIEW

The reserves process has been in the news, under discussion in community and stakeholder meetings, and considered in the context of regional and local planning processes. From September 2008 through May 2009, staff and elected officials from all four jurisdictions distributed information at community events and made presentations to citizen groups as well as professional, agriculture, business and commerce organizations. Members of the regional Reserves Steering Committee and county advisory committees have conducted outreach and advocacy through their respective networks. The reserves process has been regularly covered by the *Oregonian* and a variety of community papers, as well as on Oregon Public Broadcasting radio.

Clackamas, Multnomah, Washington counties and Metro have solicited and welcomed comment from the public throughout this phase. The steady increase in the volume of phone inquiries, email and letters indicates a growing community awareness of, and interest in, the process and its ramifications.

## LETTERS, EMAILS AND OTHER COMMUNICATIONS

From February through May 2009, the three counties and Metro have received more than 400 letters and emails related to the reserves process.

The majority referred to several broad areas of interest: 1) Protection of farmland in general, 2) Protection of natural areas, 3) Protection of agricultural lands south of the Willamette River, 4) Preservation of current agricultural assets like community-supported agriculture (CSA) farms north of NW West Union Road, 3) Requests that specific areas (Stafford, Helvetia, Pete's Mountain, Highway 26 near Sandy) be given rural or urban designation, 5) Requests that specific properties be brought in or left out of one or the other reserve designation. Many asked for consideration of land equity, fair division of burden and focus within the current urban growth boundary. Several requested that lands north of Highway 26 be protected from urbanization.

## OUTREACH ACTIVITIES

In addition to the regional open house series, staff and partners presented project information to dozens of organizations, agencies, interest groups and regional and county level planning coalitions and advisory committees, engaged in radio interviews and taped community television programs. Project updates are regularly provided to partner organizations representing business, development, agriculture, environmental, and neighborhood interests.

## OPEN HOUSES

In April 2009, the regional Reserves Steering Committee concurred with recommendations of county advisory committees and the reserves project team on draft candidate urban and rural reserve areas. This launched a one-month public review process.

The reserves team produced regional and county-specific maps of urban and rural candidate areas and composite maps showing where they overlap. Because each county used a slightly different approach, the public involvement staff developed summaries of the processes employed and the rationale behind



each county’s candidate area recommendations. These materials provided the basis for a conversation with the community at eight public open houses and through a “virtual open house” on the Metro web site. Members of the public were encouraged to share their views through a survey distributed at the open houses. Identical questions were posed through an online survey hosted on the Metro reserves site. More than 600 residents attended the eight open houses.

Open house attendance by location:

Date	Location	Attendance
April 15	Clackamas County Development Services Building, Oregon City	83
April 16	Neil Armstrong Middle School, Forest Grove	54
April 18	Metro Regional Center, Portland	27
April 20	Sam Barlow High School, Gresham/Orient	63
April 22	Tigard High School, Tigard	39
April 27	Linnton Community Center, Portland	54
April 29	Rock Creek Elementary School, Portland/Bethany	68
April 30	Wilsonville City Hall, Wilsonville	218
<b>Total</b>		<b>606</b>



## PUBLIC COMMENT OVERVIEW

The regional open houses, questionnaires, online survey and presentations focused on key questions regarding suitability of the lands within the urban and rural reserve candidate areas.

The questionnaires and online survey posed the following questions:

1. What is of interest to you in the urban and rural reserves process?
2. What outcome of this process would best meet those interests?
3. Applying the urban reserve factors, are there specific changes that you believe should be made to the candidate urban reserve area maps?
4. Is there an area you believe should be excluded from further study as an urban reserve?
5. Applying the rural reserve factors, are there specific changes that you believe should be made to the candidate rural reserve area maps?
6. Is there an area you believe should be excluded from further study as a rural reserve?
7. Many areas within the reserves study will, based on the factors, qualify for both urban and rural reserves. If you were a county commissioner or a metro councilor, what would be your most important consideration for choosing between urban and rural designations?
8. Do you have additional comments to share about the reserves process?

This report provides summaries of responses to key questions asked. Scattered throughout are selected verbatim quotations that represent the sentiments expressed by many. The complete spreadsheet of responses is posted on the Metro web site at [www.oregonmetro.gov/reserves](http://www.oregonmetro.gov/reserves) on the *Share your views* page.



## 1: WHAT IS OF INTEREST TO YOU IN THE URBAN AND RURAL RESERVES PROCESS?

Answer Options	Percent who said this was least important	Percent who said this was most important	Total
My own property	22%	45%	932
Preserving open space where I live	9%	59%	943
Encouraging development near where I live	57%	13%	929
Protection of current and future job opportunities	18%	19%	917
Protection of working farms	6%	65%	961
Protection of working forest lands	7%	54%	942
Protection of natural areas	4%	72%	960
Additional comments			270

### Additional Comments

*“In the future that is emerging for us and what we have learned recently from our financial and food-safety crisis, we really need to focus on providing safe, local food supplies. I believe that 'Street of Dreams' type developments are (or should be) a thing of the past. We need to live a simpler and more modest lifestyle and provide protection of farmland, natural areas, and forests, to allow our children to enjoy healthy lifestyles, too.”*

### OPINIONS ON LAND PROTECTION

Protect farmland -- 47 comments; of these, 21 recommended protecting farmland generally, while 26 focused on the need to protect land to grow food

Protect open space/green buffers – 5

Protect beauty/recreation – 3

Protect natural areas/water quality/wildlife – 20

### OPINIONS ON DEVELOPMENT PATTERNS AND GROWTH

Develop inside first – 31 comments; of these, 2 cited climate change as a primary concern

Expand the urban growth boundary – 5 comments

Smart growth /compact development near services and multimodal transportation – 28 comments

Decrease congestion – 8 comments

Make growth cost-effective –15 comments. Of these, 9 mentioned the efficient use of land, while 7 noted the public cost of infrastructure.

Focus on economic development and jobs – 13 comments, including comment on balancing housing and economic growth

Protect the region’s livability/quality of life/sense of place – 11 comments

Provide more housing or lifestyle options/affordable housing/suburban development – 8

Good design – 4 comments

Integrate urban and rural land uses – 1 comment

#### **OPINIONS ON BROAD GROWTH CONSIDERATIONS**

Slow or stop growth or migration – 2 comments

#### **OPINIONS ABOUT THE RESERVES DESIGNATION PROCESS**

Process is suspect or biased – 2 comments

This process is good, the long-term view is important – 2 comments

#### **COMMENTS ON SPECIFIC AREAS**

##### **Clackamas County**

###### *Stafford*

5 favor not rural because the area is hard to farm, farming isn’t profitable

6 favor rural reserves

1 does not want urban reserves

1 wants urban reserve designation

1 favors the Stafford Hamlet plan

1 recommends dividing the area into smaller rural parcels

###### *Wilsonville*

5 say don’t extend urbanization south

1 recommends urbanizing the surrounding area

##### **Washington County**

###### *Helvetia*

6 -- No urban reserves, 1-- Recommends rural reserve designation

###### *Pete’s Mountain*

2 mention a water problem

*“Portland region still has many opportunities to redevelop urban areas and build more vital neighborhood districts. Higher density neighborhoods close to many services can lead to better quality of life compared to further car-dependent sprawl. Having lived in extremely beautiful European towns (100K+) tightly surrounded by green spaces, I believe Portland doesn’t need to expand the UGB for many years. There is plenty of underutilized space within the urban areas. Less single story big box stores, more multi-story, multi-use development. And more dedicated bike paths!”*

## 2: WHAT OUTCOMES OF THIS PROCESS WOULD BEST MEET THE INTERESTS YOU IDENTIFIED ABOVE?

*“Isn't the PURPOSE of Metro to support sustainable growth? Suburban subdivisions are not sustainable growth. Giveaways to national and international corporations are not sustainable growth. Supporting local food production and distribution IS.”*

### OPINIONS ABOUT THE URBAN GROWTH BOUNDARY: TO EXPAND OR NOT TO EXPAND?

Maintain the existing urban growth boundary – 51 comments; of these, 9 suggested increasing density to accomplish the goal of maintaining the existing UGB

Favoring density – 25 comments, including 11 favoring the preservation of rural areas and increasing density.

Minimal UGB expansion – 6 comments

Expand the UGB – 16 comments

Develop where there is existing infrastructure – 8 comments

### OPINIONS ON AGRICULTURAL AND FOREST LAND:

Protect agricultural (farm) land – 144 comments; of these, 31 also asked that forest land be protected, 18 also stated the existing UGB should be maintained, 8 also said natural areas need to be protected, and 2 also mentioned the importance of preserving economic viability without “massive” urban growth

Support for the concept of urban farming – 6 comments

Protect Agriculture Foundation Lands – 8 comments

### OPINIONS ON THE PROTECTION OF NATURAL AREAS:

Protect natural areas – 23 comments

Deregulate natural areas protections – 1 comment

### GENERAL COMMENTS FAVORING URBAN OR RURAL RESERVES:

Want rural reserves – 43 comments

Favor urban reserves – 17 comments

Balance development and preservation – 15 comments

### OTHER COMMENTS:

Process-related – 31 comments

Zoning-related – 11 comments; in total, 3 favor keeping zoning the same and several requests regarding specific properties

Protect drinking water – 2 comments

Development along highways or transportation corridors – 5 comments; 4 for and 1 against

Balance jobs and housing – 2 comments

Allow clustered residential development on properties – 2 comments

Broad housing choices – 1 comment

Favor no change – 6 comments

## COMMENTS ON SPECIFIC AREAS

### **Clackamas County**

#### *Stafford*

59 comments: 26 -- favor rural reserve, 21 -- favor urban reserve, 2 -- favor combination of urban and rural, 3 -- allow area to self-determine; and 1 zoning suggestion; the rest were general comments.

#### *South of the Willamette*

56 comments: 55 -- the area should be a rural reserve; of these, 11 referenced French Prairie specifically. One said that this region should be included in an urban reserve.

#### *Pete's Mountain*

7 comments, 5 favoring no growth or rural and two favoring urban reserve status

#### *Charbonneau*

6 comments favoring no change with 4 specifically mentioning no truck traffic.

#### *Beavercreek*

3 comments favoring rural reserve status.

#### *Wilsonville*

2 comments favoring growth around Wilsonville

*"Preventing sprawl and stopping the fatal assumption that we can grow indefinitely and in perpetuity without running out of farm land and natural areas. The line needs to be drawn sometime and somewhere. We should take responsibility now to ensure we have a viable future."*

### **Multnomah County**

#### *Cornelius Pass Rd*

4 comments -- include area in an urban reserve

#### *Bethany/West Hills*

7 comments; 3 -- designate area rural reserve, and 4 -- remove area from urban reserve consideration.

#### *Cornelius and Newberry*

2 comments -- include this area in an urban reserve

#### *Forest Park*

3 comments -- create a rural reserve around the park

#### *East Multnomah County*

3 comments, 2 -- no UGB expansion east of Sandy River; 1--designate rural reserve between Gresham and Sandy

### **Washington County**

#### *North of Highway 26*

37 comments -- favor rural reserve status

#### *Helvetia*

33 comments; 28 include Helvetia in a rural reserve; 5 take Helvetia out of consideration for urban reserve

#### *Washington County general*

10 comments, 6 'build up not out,' 2 urban reserve candidate areas in Washington County are too large; and 1 the UGB should be expanded.

#### *Cornelius*

3 favor inclusion in an urban reserve

**3: APPLYING THE URBAN RESERVE FACTORS, ARE THERE SPECIFIC CHANGES THAT YOU BELIEVE SHOULD BE MADE TO THE CANDIDATE URBAN RESERVE AREA MAPS?**

**Comments on Specific Areas: 312**

**Clackamas County - 146, including most comments on two areas:**

*Stafford (74 comments)*

25 favor urban reserve, 16 favor rural reserve, 15 favor not urban reserve, 9 favor a mix of rural and urban, 5 favor some kind of change from the map, 2 favor Stafford Hamlet plans, 1 favors undesignated, 1 favors not rural

*South of Willamette River/Charbonneau/French Prairie (29 comments)*

15 favor not urban, 7 favor urban, 4 favor rural, 2 favor some kind of change from the map, 1 favors mix of urban and rural

**Multnomah County - 32 varied comments on a number of areas**

No urban reserves in Tualatin Mountains, no urban reserves in northwest Multnomah County, no urban reserves near Forest Park, east of UGB/west of Sandy -- a few favor rural, a few favor urban, Bonny Slope area -- 1 for urban, 1 for rural.

**Washington County - 134, including most comments on three overlapping areas:**

*Helvetia*

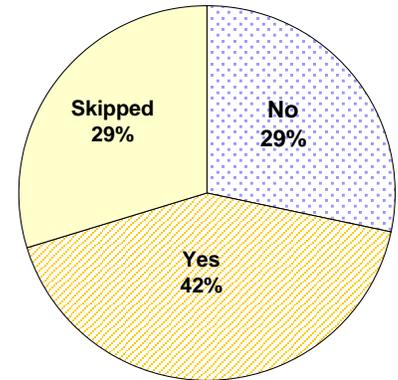
46 favor not urban, 13 favor rural

*North of Highway 26*

43 favor not urban, 19 favor rural, 1 favors urban

*West Hills*

33 favor not urban, 4 favor rural



**General Comments for Specific Counties: 78**

**Clackamas County - 6**

3 favor, in general, more urban areas

3 favor, in general, more rural areas

**Multnomah County -3**

3 favor more urbanization inside current UGB, maintenance of more rural areas

**Washington County - 69**

51 say candidate urban areas too large, a much smaller number emphasized the need for more growth inside the current UGB instead of expanding the UGB.

**Region-wide General Comments**

85 with the majority supporting protecting farmland/agriculture/nurseries/forestland/vineyards for reasons including for the sake of agricultural and small farm economy, so that nearby urban areas benefit from local food supply, for the regional economy (supplying food and other farm produce to the nation and the world), for historic preservation.

*“Use natural boundaries to minimize conflicts at the border between urban and rural lands.”*

#### 4: IS THERE AN AREA YOU BELIEVE SHOULD BE EXCLUDED FROM FURTHER STUDY AS AN URBAN RESERVE?

*“Making sure level, close-to-infrastructure land is able to be developed, while giving private property owners the choice to develop as development is needed. Making sure cities on the edges of Portland maintain a unique character and don't all look the same.”*

#### General Comments on Specific Counties

##### **Clackamas County - 229, including most comments on 3 areas**

###### *South of Willamette/French Prairie*

109 comments all favor excluding the area from urban reserve consideration on the basis of protecting valuable farm and nursery land, roads are already overcrowded, adding infrastructure would cost too much or Willamette River is a natural boundary.

###### *Stafford*

91 comments with variety of suggestions: the majority favor removing various portions of the area from urban reserve consideration. A considerable number favor removing the whole area from urban reserve consideration. A few favor keeping the whole area in urban reserve consideration.

###### *Pete's Mountain*

12 comments

###### *Multiple comments favor the protection of:*

Beavercreek/Highway 213 natural areas, major watersheds, including Clackamas Bluff and Deep Creek, Molalla River corridor and floodplain, Willamette Narrows and Canemah Bluff, Johnson Creek Watershed Areas around Damascus and Boring

##### **Washington County – 235 comments, most on 3 areas:**

###### *Helvetia*

56 comments favor removal from urban consideration to protect prime farmland and because of its limited access to transit

###### *North of Highway 26*

87 comments that address protecting rich agricultural land, the high cost of adding infrastructure, Highway 26 is a natural border between urban and rural

###### *West Hills—37 comments*

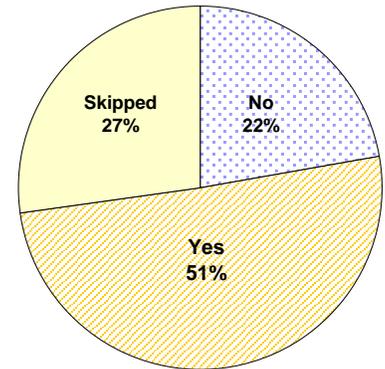
###### *Comments supporting protection of a variety of areas:*

Tualatin River Valley, south of Willamette River, Tualatin mountains/hills, west of Skyline, Verboort, Hobbs Road area, all areas with small farms.

##### **Multnomah County - 47 (varied comments on a number of areas including:)**

10 protect area west of Sandy River/east of Gresham/Sandy River gorge, 9 protect Forest Park area, 5 protect Sauvie Island, 4 all west Multnomah County outside of cities should be rural, 4 area north of Highway 26 should be rural, 4 West Hills should be rural, need rural buffer zones, need area for Forest Park to expand, Protect prime agricultural land

*“Development outside the UGB is TOO EXPENSIVE! We do not have the resources to maintain our infrastructure inside the UGB. Any expansion would pull resources away from the centers, and burden taxpayers with additional costs as well.”*



## GENERAL COMMENTS ON SPECIFIC COUNTIES – 55

### **Clackamas County – 1**

Protect all farmland

### **Washington County -- 51**

Candidate urban areas too large (most)

Protect valuable farmland/don't urbanize any more farmland (a few)

### **Multnomah County -- 3**

Multnomah is smallest of the three counties with the most urbanization, so shouldn't have to urbanize any further



### **Region-wide general comments -- 54 many supporting the following views (listed roughly in order of number of comments):**

Farmland/agriculture/nurseries/forestland/natural areas are important and should be protected, Support/protect local food production, maintain rural buffers between urban areas

Grow up not out, there is plenty of room still available in existing UGB, new areas would require additional infrastructure, it is too expensive or it is not sustainable to keep expanding infrastructure

*“No land should be tied up for 50 years unless the government wants to purchase it from the land owner.”*

**5: APPLYING THE RURAL RESERVE FACTORS, ARE THERE SPECIFIC CHANGES THAT YOU BELIEVE SHOULD BE MADE TO THE CANDIDATE RURAL RESERVE AREA MAPS?**

*“There is only so much farm land. Every acre that is removed can never be replaced. We need farms for both their function as well as for the beauty they offer our area. Just take a drive through central California and look at the amazing sprawl and traffic congestion. Most of that sprawl is covering the some of the most fertile land in America. What sad waste.”*

**COMMENTS ON SPECIFIC AREAS: 301**

**Clackamas County – 110 comments, most on four areas:**

*Stafford--56 comments*

33 favor urban reserve, 22 favor rural reserve, 1 favors undesignated

*South of Willamette River/Charbonneau/French Prairie--34 comments*

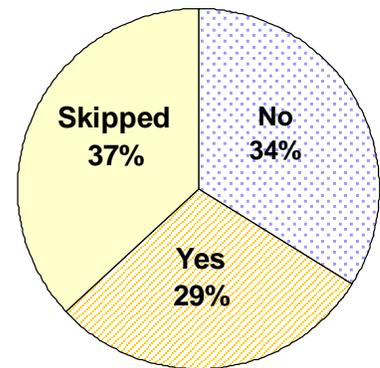
13 favor rural, 1 favors urban, 1 favors urban reserves along major transportation routes like I-5 south of Wilsonville

*Pete’s Mountain*

3 favor rural reserves, 3 favor urban reserves

*Camas Bluff, Deep Creek watershed, Molalla River and floodplain, Willamette Narrows, Canemah Bluff, Johnson Creek watershed*

37 favor rural reserve, 24 property-specific suggestions



**Washington County – 65 comments, including most on three [overlapping] areas:**

*Helvetia*

31 favor rural reserves

*North of Highway 26*

27 favor rural reserves

*West Hills*

33 favor not urban, 4 favor rural, 3 property-specific suggestions

**Multnomah County -- 3**

1 favors urban reserve for west Multnomah County, 1 favors rural reserve for south hills, 1 favors no rural reserve for Folkenberg area.

**GENERAL COMMENTS FOR SPECIFIC COUNTIES**

**Clackamas County**

Designate the Tonquin Geological Area as rural reserve

Portion [of rural reserve] should be left out north of Borland Road

Include area north of Shaeffer Road in rural reserves

Tualatin-Loop/Johnson Rd south of I-205. The area is only being looked at as urban reserves, unlike the rest of the Stafford Hamlet. It needs to be considered for rural reserve

South of Rosemount Road, west of Sweetbriar Rd, I would like small, limited cluster housing or minimum 1-2 houses to develop infrastructure

Frog Pond II. Do not include in rural reserve area. It is not rural anymore!

## **Multnomah County**

South side of Skyline from city limits to Cornelius Pass should be in urban reserve

Reserve those areas contiguous with Forest Park region to enhance and maintain wildlife corridors to the Northwest.

Protect those areas around the Sandy River

West Hills of Multnomah and east of North Bethany should become a rural reserve – the rural roads north of Hwy 26 cannot handle more urban development - our area has excellent wildlife habitat that helps keep Forest Park healthy. The wildlife habitat and healthy streams on the West Hills would be harmed by any further urban development – these are valuable regional resources.

In west Multnomah there is an area put into rural reserves above the 400 foot level below Forest Park. This should be urban as well.

Folkenberg area for future residential development we need the increased tax base.

## **Washington County**

*36 – It is important to protect land designated as “Foundation Land” by the Oregon Department of Agriculture as rural reserves*

*Prime farm land south of Sunset Hwy between Cornelius Pass Road and Hwy 47 and North of Evergreen should be removed from urban reserves*

*In Washington County, beginning at the intersection of Cornelius Pass and West Union, The Northern rural reserve area boundary should be : West Union to Jackson School Road; North on Jackson School Road to NW Shadybrook Road; south on Shadybrook Road to Pumpkin Ridge Rd; , Northwesterly on Pumpkin Ridge Road to Pumpkin Ridge Drive; southwesterly on Pumpkin Ridge Drive /Old Pumpkin Ridge Road to NW Corey Road; northwesterly on NW Corey Road to NW Dairy Creek Road; south on Dairy Creek Road to Mountaindale Road; west on Mountaindale Road to NW Hahn Rd; Westerly on NW Hahn Rd to US 26. The area immediately North of this line does not have large commercial farms, is for the most part fragmented into parcels of less than 40 acres which makes it difficult to do any commercial forest activities, and is "hilly" such that farming is more difficult. Also, some of these areas do not have "high value soils" as defined by ORS's, because of both soil type and steepness of slope. The commercial forest area is further north, after this "band" of populated, foothill areas. Thus, this foothill area should not be included in any rural reserve.*

*Washington County has put so much land into the urban reserve study area it makes it difficult for citizen input to this question.*

*Western and northern parts of Washington County, especially the areas around Forest Grove. These are working farms for the most part – some leased, some owned.*

*Designate the Tualatin River floodplain and wetlands in Washington County, the Tualatin Mountains in Multnomah and Washington County*

*Exclude [from urban reserves] the area north and south of Springville Road. Wildlife feeding and roaming area.*

*Delete area between Newberry and Cornelius Pass from rural reserve consideration. Not good farmland, sloping small acre parcels. Cornelius Pass is logical dividing point – better farms/forest lands west of Cornelius Pass.*

*Washington County needs to narrow their focus. However, having learned about their approach in this regards, they have developed a sound methodology that should be adopted by Metro.*

## **Region-wide General Comments, including many supporting the following views (listed roughly in order of number of comments):**

36 - All lands identified on the Department of Agriculture’s “Foundation Land” should be rural reserve

14 – All lands outside the Urban Growth Boundary would be rural reserves

Move the rural reserves closer in instead of further out.

I approve of the currently-proposed designation of all study areas of the Multnomah County and Washington County that are being considered for Rural Reserves.

There should be development in rural areas to create sustainable communities with a broad base of jobs and incomes.

**6: IS THERE AN AREA YOU BELIEVE SHOULD BE EXCLUDED FROM FURTHER STUDY AS A RURAL RESERVE?**

*Protect farmland! Farms provide food, environmental services, food, and are an important regional economic driver -- and did I mention they also provide food?*

**Comments on Specific Areas: 191**

**Clackamas County**

*Stafford (44 comments)*

41 favor urban reserve

3 favor rural reserve

*South of Willamette River/Charbonneau/French Prairie--34 comments*

20 favor urban reserve, 2 favor rural reserve, 2 favor urban reserves along major transportation routes like I-5 south of Wilsonville

*Pete's Mountain*

6 favor urban reserves, 3 favor rural reserves, 1 property-specific suggestion

**Washington County**

*Helvetia*

8 favor urban reserves, 3 favor rural reserves, North of Highway 26, 10 favor rural (or non-urban), 6 favor urban

*West Hills*

1 favors urban reserve, 1 favors rural reserve

*North of Hillsboro to Evergreen Road*

5 favor urban reserve,

*North of Tualatin River National Wildlife Refuge to SW Roy Rogers Road,*

2 favor urban reserve

*Area surrounding Bethany*

1 favors urban reserve

*NW Kaiser Road to NW Cornelius Pass Road*

1 favors urban reserve

*All of Washington County candidate Rural Reserves area*

1 favors non-rural

**Multnomah County**

1 favors urban reserve for West Multnomah County

1 favors urban reserve for Government Island and West Hayden Island

**Region-wide General Comments -- including many supporting the following views:**

3 - All areas near major freeways

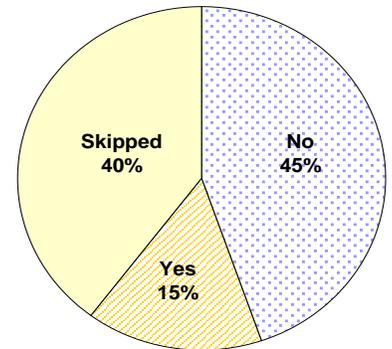
1 - All areas of small parcels (such as Mountain Home Road area)

2 - All of the candidate Rural Reserves area

1 - Lands within 3 miles of a city

1 - Lands within ½ mile of a city

1 - Any lands that can be served by well-funded transit and infrastructure



**7: MANY AREAS WITHIN THE RESERVES STUDY AREA WILL, BASED ON THE FACTORS, QUALIFY FOR BOTH URBAN RESERVES AND RURAL RESERVES. IF YOU WERE A COUNTY COMMISSIONER OR A METRO COUNCILOR, WHAT WOULD BE YOUR MOST IMPORTANT CONSIDERATION FOR CHOOSING BETWEEN URBAN AND RURAL DESIGNATIONS? PLEASE RATE THE FOLLOWING, WITH 1 BEING LEAST IMPORTANT AND 5 BEING MOST IMPORTANT.**

*"I favor thinking as big as possible -- and laying a framework to "reclaim" blighted/inactive industrial and residential areas in the future to restore urban land to farming/natural areas, without adversely affecting economic and urban density that drives the economy."*

Answer Options	Percent who said this was least important	Percent who said this was most important	Response Count
Protect working farms and forests	7%	70%	815
Protect natural areas	3%	71%	816
Provide new urban communities outside the current urban growth boundary	56%	15%	802
Provide new employment opportunities outside the current urban growth boundary	40%	16%	797
Identify redevelopment opportunities inside the current urban growth boundary	12%	52%	805

**8: DO YOU HAVE ADDITIONAL COMMENTS TO SHARE ABOUT THE RESERVES PROCESS?**

*"Healthy, economically, socially and environmentally sustainable communities cannot continuously expand."*

### OPINIONS ON LAND USE

Many of the same themes from previous questions were repeated here. The greatest number of comments -- 44-- encourage development inside the urban growth boundary before expanding the UGB.

In addition, 10 comments encouraged use of Smart Growth concepts of compact development close to jobs, transportation and shopping, 3 comments focused on compact growth to address climate change, 1 encouraged keeping industrial land for industrial uses.

PROTECT AGRICULTURAL LAND – 45 COMMENTS

16 - General

14 - Protect food producing farms

7 - Protect streams/rivers/water quality/wildlife/the Earth,

- 4 - Keep things as they are
- 2 - Place rural reserves close to UGB
- 1 - Protect profitable farms –comment as a direct reference to the Stafford area
- 1 - Protect agricultural jobs
- 1 - encouraged expanding or contracting the UGB for environmental demands, not just human needs.

### OPINIONS ON COST AND FOCUS

- 9 - Contain the cost of infrastructure,
- 4 - Focus on jobs
- 2 - Focus on transportation
- 2 - Accommodate different lifestyles
- 1 - Base growth on infrastructure funding
- 1- Limit growth

### OPINIONS ON THE RESERVES DESIGNATION AND PUBLIC INVOLVEMENT PROCESS

- 20 - Don't leave this to speculators and developers
- 16 - Thanks for listening, keep up the good work
- 11 - Need more public outreach/involvement
- 6 - The process is biased
- 6 - Keep free of politics
- 4 - This process is important, do it right
- 4 - Rural designation too restrictive, landowners need more options
- 4 - Change 20 year land supply requirement
- 3 - Time frame is too long, can't predict future
- 3 - Washington County urban reserves too large
- 2 - Too many restrictions on landowners
- 2 - Encourage Washington County to include citizens on their advisory committee
- 2 - Abolish Metro
- 1 - Projected growth is too low
- 1 - Don't let 1000 Friends of Oregon dictate the outcome
- 1 - Need better representation of business, not just real estate
- 1 - Coordinate decisions with Marion County
- 1 - Need better process for assessing natural areas

*“Although I live in SE Portland, I care very much about working farms as a five-year CSA (Community-Supported Agriculture) member who relies on getting their vegetables from a working farm in North Plains.”*

### OPINIONS ABOUT SPECIFIC AREAS

#### **Clackamas County**

- Stafford: urban - 13, Hamlet plan/local say - 3, rural - 5
- 7 - French Prairie: not urban

- 3 - Keep barrier between Portland and Salem
- 1 - Don't develop Redland

**Washington County**

- 4 - Helvetia: rural or not urban
- 2 - Don't develop north of Hwy 26
- 1 - Expand Cornelius
- 1 - Support county's approach to jobs growth

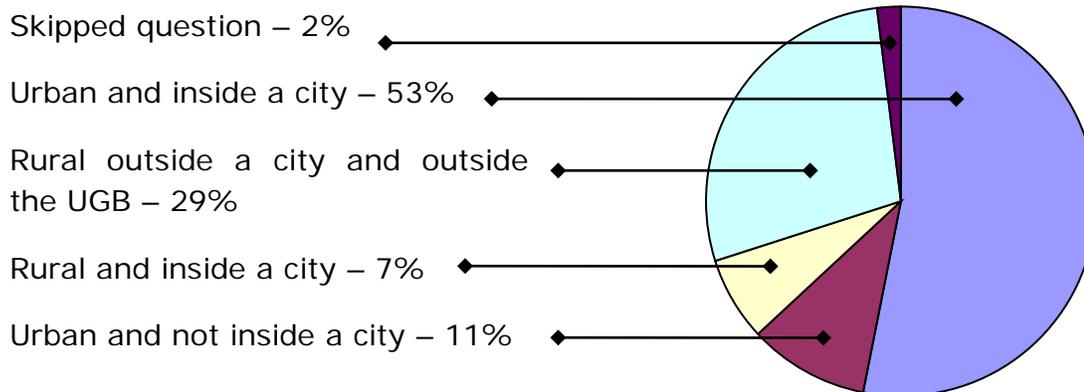


*"We need to respond to the new paradigm that invites smaller not bigger, closer not farther and less not more. We have a responsibility to the entire planet to use less, conserve and share."*

## 9. HOW DID YOU FIRST HEAR ABOUT URBAN AND RURAL RESERVES?

Answer Options	Response Frequency	Response Count
Metro web site	7.9%	60
Other Internet source (specify below)	5.4%	41
Newspaper article	22.8%	172
Radio	2.1%	16
Television	2.5%	19
I am on an e-mail list (specify below)	14.6%	110
Public meeting	20.9%	158
Word of mouth	55.0%	415
Other (specify below)	14.2%	107

## WHERE SURVEY RESPONDENTS LIVE:



*“Efficient use of existing urban land and underused areas while protecting the most farmland that is rich and productive, increases our local food resources, protects us from high transportation costs and eases contamination issues with non-local food, and allows the possibility of greater specialty food export, increasing those jobs.”*

**A. Notes on open house maps and chart packs**

**B. Open house questionnaire and online survey responses**

Complete verbatim comments in spreadsheet format can be found on the Metro web site at [www.oregonmetro.gov/reserves](http://www.oregonmetro.gov/reserves) on the *Share your views* page.

## Compilation of Map & Chart Pak Comments

Oregon City Open House – April 15, 2009

Forest Grove Open House – April 16, 2009

Gresham Open House – April 20, 2009

Linnton Open House – April 27, 2009

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### MULTNOMAH COUNTY

#### **Area adjacent to east side of UGB and along southern edge of Sandy River:**

*In favor of rural reserve*

*Maintain significant river corridor for agriculture – there are so few of these in the world (look at what happened on the Nile, in Iraq!)*

#### **Area of northwest Multnomah County including parcels adjacent to Forest Park:**

*Rural Reserve (indicated through graphics – elk and forests)*

*Urban Reserve: right along boundry, small parcels not being productively farmed, Elementary school to serve denser population, Cornelius Transport Corridor – logical divider between urban and rural.*

*Expand the urban reserve to this area. It is suited for housing. The schools in this area are all down in numbers – cutting staff – development would help with number. This is land that cannot be farmed to make a living.*

*Expand the Urban Reserve. City water, etc. is 83' from this property (NW Multnomah County near Washington County). Next to the above comment; No, it's not. City water runs down Skyline.*

*Urban Reserve.*

*Develop housing, we need the tax base.*

*Old Germantown/Springville area should not be urbanized. This area is important for wildlife, streams, farming and provides a buffer for Forest Park.*

*Protect NW Mult Co. Small acreage woodlands & farms; wildlife corridors & habitat. Save west Mult Co watersheds and farms! Rock Creek, Abby Creek basins perfect existing agriculture for local food production.*

*Keep it rural, If urban, put infrastructure in to connect = High \$\$\$*

*To connect I30 and US26 we need urban corridor for Cornelius Pass Road.*

*Should be Rural Reserve.*

*washington county*

*URBAN – should be in keeping with the neighboring communities. The area can handle the growth and the increase use of services*

*Keep the rural nature and green space of this area. Too hard to add infrastructure. Keep green space for wild life. KEEP RURAL.*

*Should be rural reserve.*

*Should be rural. Protect wildlife corridors. Farmland important to this area.*

*Rural Reserve! Keep our farms close to urban markets. Plan for a greener Oregon.*

*PPS student #s are down as a system not in this area. Farming – those who try , can do it, KEEP IT RURAL!*

*Rural Reserve for health streams, wildlife habitat, forestry, connect Forest Park to Coast Range \*Also working farms that feed Metro residents.*

*Many cyclists on weekends on Germantown or Kaiser Road from all over the area.*

*Many work PROFITABLE small farms and small forestry operations.*

*Rural Reserve – small farms feeding Portland. Next to the above comment; URBAN – I don't want to feed Portland, 40 acres.*

**Urban Reserves in general:**

*The urban area is big enough already. Too much fuel use, too much travel time. Handle growth inside the existing UGB.*

*PLENTY of vacant land / buildings in the grey area (UGB)*

**Rural Reserves in general:**

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**CLACKAMAS COUNTY**

**Area adjacent to east side of UGB and south of Stafford Road:**

*Move into urban reserve since it is no longer a rural area. Next door to super high density housing now. This is a natural route for City of Wilsonville server line extension to service a large area to the north and east. The land is over regulated to the point that we are forced to farm on very small and poor farmland.*

**Area adjacent to southwestern UGB to Washington County line to edge of study area:**

*Be certain to leave enough undesigned lands outside of the urban reserves – DO NOT box us in.*

**Area south of SE Borland Road, Pete's Mountain area (currently identified as rural reserve candidate):**

*This should be urban reserve – there is no farming activity.*

**Area south of I-205, north of Willamette River, west of Pete's Mountain, east of I-5 (Clackamas & Washington counties):**

*Rural reserve – preservation for carbon reduction. 3 tons/acre/year reduction. Preservation for sustainable recreation.*

*Both Washington and Clackamas County – sectors should be planned as a unit to preserve the integrity of the natural systems; specifically the viewshed, \_\_\_ and Athey Creek drainages, and the existing “neighborhood” pattern.*

**Area in Boring south of Highway 212, north of Kelso, west of Highway 26: Reasons to be considered urban reserve:**

- *Can't make enough money farming to sustain land*
- *Good water system available*
- *Developing all around us*
- *Transportation is easy from the area*
- *Sunrise corridor would be in our backyard and if it came out would have to be in the UGB*
- *Studies show it is a recommended area for industrial use*
- *You can't see our land from Highway 26*
- *We would like to have options with our land and right now we have none!*

**Area around Highway 213 and Beavercreek on east side of Oregon City, and along Henrici just southeast of Oregon City:**

*Areas of steep slopes and landslides. No LIDAR maps for Henrici – see Factor 3B. How to identify hazard areas and leave as boundaries between neighborhoods. Also – need tougher building codes for these challenging areas.*

*Many natural hazards, steep slopes and landslides. Considered Troutdale Formation Soils – “Very Unstable!!!”. Need LIDAR mapping. Homeowner’s insurance does not cover loss due to landslide.*

*Parts of Park Place area should be kept rural or very low density. Landslides and steep slopes make it unsuited for development. There are plenty of areas already within the urban area that can be used for infill or can be put under higher density without spreading out into agricultural lands we will need these vital areas to provide food for our communities.*

*Reserve for Newland Creek Regional Park. This area has very steep slopes, limited access for fire fighting purposes. A regional park may be a good compromise for an areas that faces hazards and potential harm to citizens if developed. Ideal area for urban agriculture.*

*Regional park – good point!*

**Area around Highway 213 south of Oregon City:**

*This would be a giant cul-de-sac with expensive infrastructure such as sewage, roads, etc.*

*Flat land is good for farming and we need farms close to cities for food transport to be decreased. Do not use up all the flat land to build houses on!*

*I second that!*

*Steep slopes on west side of 213; wetland lands on east side of 213.*

*Make that times 2!*

*Need compact urban form for efficiency and less negative impact for agriculture.*

**SW Tualatin Road – Johnson Road south of I-205:** *Should be studied with Stafford Hamlet as a whole, both for urban and rural reserves.*

**Area bounded by SW Borland Road to north, Pete’s Mountain on south (currently undesignated):**

*White area Borland to Pete’s Mtn Road should be studied for urban/rural reserves. The terrain, etc. is the same as all surrounding areas and it borders West Linn.*

**Area around intersection of Bradley & Forsythe, east of Oregon City:**

*Include in urban reserve study area.*

*No way! Keep rural!*

**Stafford Hamlet:**

*Stafford Hamlet doesn’t fit urban or rural reserves. The community has created a Community Vision Statement that we request be considered in any future planning.*

*Stafford Hamlet UNDESIGNATED. Please give us time. Keep everyone at the table.*

*Stafford Hamlet – these property owners need to be respected as to what their aspirations lead to.*

**Stafford area south of I-205:**

*Concerns about suitability for urban reserves; should be studied/considered for rural reserves. Recommend staff tour/visit area.*

*Include Tualatin Loop/Johnson Rd south of 205 in BOTH urban AND rural reserve studies.*

**Stafford Triangle (north of I-205):**

*Fragile landscape – water, drainage and land safety second only to public health. Public health means clean air, water and food and safe transportation, foot, bike, car and public transportation.*

*Should remain rural because development costs are prohibitive and do not justify the loss of agricultural land that is close to the UGB. None of the surrounding cities are interested in serving the area with infrastructure services. Why would you try to force development on the people who already live here? There are still numerous opportunities for urban infill that should be explored before trying to urbanize viable farmland. Do away with the 20-year land supply rule that is only designed to appease developers. Peak oil will turn development on its head.*

*I second this!*

*Stafford provides the best opportunity for a “new urban/rural” reserve. It should come in as “urban” but with much more rural feel. Cluster development that preserves density while providing employment and recreation needs.*

*RURAL – important for preservation; carbon reducer; 3 tons of carbon per acre per year reduced with grassland or tree area. Keep as an Eco-belt, like Europe has learned to do through history.*

*Keep Stafford Triangle entirely rural! 1) It is a special place because of its natural features (including site of the meteorite!) and equestrian centers (including a center where disabled kids can ride) and bike riding opportunities and fresh produce farms for all of the Portland area to enjoy and gain from. 2) Stafford is too expensive to develop infrastructure due to its steep terrain (\$80 K infrastructure cost per dwelling – more than half will require taxpayer backing. 3) Wisteria Rd in Stafford is a fantastic, gorgeous narrow road for serious bike training – please don’t change it!*

*Consider Stafford Hamlet as neither urban or rural and allow self determination.*

**Area west of Wilsonville, south of Sherwood:** *Should be rural reserves, not urban. No infrastructure and hills make building it difficult. Small parcels – farmland. Please save our farmland and stop growth where there is no support.*

*I agree.*

*Rural reserve. Preservation for carbon reduction; sustainable recreation; Eco-belt (European process for making a healthier/tourist attractive environment.*

*Save French Prairie! Some of the best farmland! Hard to serve with water and sewer. Constrained transportation. Don’t \_\_\_\_ize farmland. Keep development off of the Willamette!*

*I’ll say what others will not. This area contains multi-million dollar homes. The owners of these properties paid that value for the quality of life a rural reserve provides. Homes, commercial use, apartments, etc. destroy value.*

**Area north and east of Canby:** *Keep this area Rural Reserve – important watershed area and small CSA farms also.*

**Urban Reserves in general:**

*Create reserves intended to support urban agriculture – islands of land within or adjacent to urban centers that can be farmed to produce food for the local community.*

*Seconded!*

*Third!*

*Except it is cheaper to buy eggs at the store.*

*Easter eggs – not farm eggs!*

*This doesn't take into account the nutritional value, distance the eggs were trucked or lack of safety/cleanliness of factory farmed hens.*

*I feel it is also going to be important to safeguard zoning and ordinances so that people with small “urban farms” can continue to produce food (including raising chickens) without pressure from adjacent urban areas re: noise, odor, etc.*

*Factor 3B – Use LIDAR maps to identify steep slopes and landslides and use as natural buffers between communities.*

**Rural Reserves in general:**

*Let's hope before any final decisions are made that the “final four” deciders, physically visit and study each area under consideration – don't make decisions by looking at maps only!*

*Rural and agricultural commodity areas are not the same and do not serve the same functions; also forestry and agriculture.*

*Equine development is a primary focus for Oregon. The land used for equine requires a much tighter blend with urban interest to be healthy. Pushing agriculture land out and not reserving agriculture land specific to equine will greatly hamper equine growth. Keep a good mix of agriculture in outlying areas. Thanks.*

*Working farms and sustainable forestry feeding Oregon City families*

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**WASHINGTON COUNTY**

**Areas adjacent to west side UGB and bordered on the south by City of Sherwood, north by SW Beef Bend Road and west by SW Roy Rodgers Road:**

*1) Keep us as a rural reserve to protect the trees and our existing natural private neighborhood. Our lots already have existing house without high density. No road infrastructure to accommodate more traffic. Need to protect livability issues and quality of life for future generations. Let's not be another smoggy L.A! – Elaine Rink, Riverside Community.*

*2) Too valuable as agricultural/forest/natural to be considered for urban reserve – should remain rural.*

**Area west of SW Roy Rodgers Road, south of SW Scholls Ferry Road to SW Beef Bend Road:**

*Bring into urban reserve please.*

*Nurseryman with property that spans CPOs 4B and 10. Roy Rogers Rd traffic creates hazard for local farmers. Farm equipment and large trucks have to pull on to 55 mph road; it is hazardous and frustrating to urban drivers. He is neighbor of Baggenstos and Olmsteads who are also impacted by urban traffic on Roy Rogers Rd. With the new development coming to Areas 63 and 64, some farmers are losing land that in the past has been leased for ag production. He and his neighbors have written letters to Metro Urban Rural Reserves committee about need to bring land west of Roy Rogers Rd into the urban reserves. This would provide farmers with a financial base to move ag operations elsewhere. He also spoke of the changes to agricultural practices, such as spraying of pesticides and herbicides, because of proximity of urban development. This means that he has used alternative methods to address weed problem (critical for nursery industry); these methods are often more costly and sometimes less effective.*

**Area at western edge of Washington County study area, north of Gaston, surrounding Patton Valley Road:**

*Concerned about what will happen to current Measure 37/49 applications – would a rural reserve designation affect the application if it is still in process? [Metro legal advice is that the reserves process does not interfere with any Measure 37/49 process regardless of how far along it is.]*

**Area adjacent to western edge of UGB and City of Sherwood, currently in candidate urban reserve area:**

*Consider bringing into urban reserve.*

**Entire Washington County study area:**

*Washco urban reserve study area is ridiculously large. Process is seriously flawed if this much area remains under consideration as urban reserve. Not enough weight has been given to protection/preservation of rural lands.*

*All areas any shade of green should be Rural! Reserve.*

**West side of Washington County urban reserve candidate areas:**

*Why land grab our breadbasket?*

*Way too big! Who is going to pay the actual system development charges out here?*

*Save prime farmland! Hillsboro needs to plan better, not just pave good farmland!*

**Area just south and adjacent to St. Mary's property (south of Hillsboro):**

*4 attendees stated a strong desire to be in urban reserves SW of St. Mary's parcel.*

*[Area along River Road following Tualatin River National Wildlife Refuge to western edge of UGB] Urban*

**North of Highway 26:**

*Please leave north of Hwy 26 alone. Rural reserves keep county farms alive so they reach two centuries. All farms. One of several family members that grew up here and still lives in the area and continues to live in the area because of proximity to active farms. Especially feels an emotional connection (perhaps nostalgia) for century farms.*

*Also wants all of the existing farms to remain. A recent immigrant to the area and came to be close to farms and rural roads for cycling.*

**Helvetia area, east to Multnomah County Line:**

*[Including the area south of Highway 26] Rural Reserve*

*Please keep Helvetia Rural!*

*On Valley Vista Road and Phillips. Love farm based community and hope it can remain rural for years to come. The rural nature of our neighborhood:*

- *Allows for food to be produced and shared with the city, keeping supplies of local food available.*
- *Creates a rural environment for city dwellers and country dwellers to enjoy.*
- *Provides rural living opportunities for nature loving Oregonians.*
- *Allows open land to interact with nature in support of clean water and air.*
- *And much much more!*

*This area is a beautiful resource and we hope you will work hard to maintain the rural nature of our neighborhood by placing our community in the rural reserve.*

*[Area roughly NW Shute Road east to NW Cornelius Pass Road, north of Highway 26 to border of Candidate Urban Reserve] Big farming operations start w. of Helvetia – most important to preserve.*

[Helvetia area within candidate urban reserve] Rural.

Create arterial connection looping from Beaverton TC north and out through North Bethany (Road A) and connect with NW Cornelius Pass. Also someday need to make a connection to Highway 30 – need a Westside alternative to Highway 26 tunnel. Urban reserve designation to contain where it makes logical sense with transportation. Limit urban development south of this transportation route, rural north to provide incentives and protection for local food supplies. If there is no connection between Highway 30 and NW Cornelius Pass Road for movement of goods, then only grow south and near connectivity.

Extend the transportation loop farther north [half distance from UGB to edge of candidate urban reserve.] Urban reserve designations should extend farther – this area is difficult to farm. Helvetia Road could be[come] transportation connection.

Do not include in urban reserve – preserve lifestyle.

**Area north and east of NW 185<sup>th</sup> including Washington and Multnomah Counties:**

Protect in rural reserve – habitat protection, wildlife corridors. [Area is] broad enough to support a variety of wildlife. Provide protection for food production for local markets.

**Area north of Highway 26 between Highway 47 intersection and North Plains:**

Rural

**Area adjacent to and north of North Plains and adjacent to and south of North Plains[currently within urban reserve candidate area]:**

URBAN RESERVES

**Area south of Highway 26 between Banks and northwestern edge of Hillsboro to Evergreen Road :**

Rural

**Area surrounding City of Banks [currently within urban reserve candidate area]**

Urban reserves

**Area between Forest Grove/Cornelius to Hillsboro[currently within urban reserve candidate area]:**

[Straight line connection extension of NW Evergreen to northern most tip of Forest Grove UGB and straight line connection southern most tip of Forest Grove UGB to Hillsboro] urban connection to region.

Urban [reserve]

Circled perimeter out past the Cornelius area: Save this as farmland. Then another comment next to it “ You must not live in Cornelius or Forest Grove.”

Circle around Cornelius and Forest Grove and over to Hillsboro – Urban Reserve

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**RESERVES PROCESS**

This process is being driven by transit and developer interests. It is not inclusive and should not replace the current 20-year land supply process. Come up with a better process if you want a better outcome.

The reserve areas have enough wet/riparian setbacks to protect much of the land set aside already.

How can/should I think about development re NIMBY?

Where are all the rural planners?

*How are we preserving agricultural/wildlife corridors?  
Why subsidize urban development?  
Please post comments and responses on website*