WASHINGTON COUNTY URBAN & RURAL RESERVES COORDINATING COMMITTEE

MONDAY, AUGUST 11, 2008 – 1:30 P.M.

BEAVERTON LIBRARY
12375 SW 5th Ave.
MEETING ROOM 'A'
(Inside Library)

AGENDA

1. Welcome & Introductions – *Tom Brian*

2. Public Comments

3. Action Items from June 9th meeting:
   - Summary of June 9th Motions and Actions related to By-laws;
   - Amendments to By-laws – Recommendations / Adoption ***Action Item***

4. Project Updates – *Brent Curtis*
   - Updates on Phase II Public Outreach – *Mike Dahlstrom*
   - Next Steps / Phase III Work Program
   - August 13th RSC Agenda

5. Overview of Regional Agricultural Lands Mapping – *Jim Johnson, Oregon Dept. of Agriculture*

6. Adjourn

Next Meeting – September 8, 2008

Potential agenda topics:

- West Washington County Economic Opportunities Analysis
- Final Results from Phase II Public Outreach
- Final Study Area Recommendations
- Technical Review / Analysis
- Review 'Factors' from OAR 660-027 – Issues for consideration

DRAFT *Amendments - -*
June 9, 2008

BY-LAWS

WASHINGTON COUNTY URBAN AND RURAL RESERVES COORDINATING COMMITTEE

1. PURPOSE

The Washington County Urban and Rural **R**eserves **C**oordinating **C**ommittee (**RCC**) was founded in order to provide a forum for cooperative participation between and among the County, it's Cities and Service Providers on matters related to the creation of Urban and Rural Reserves in the Portland Metropolitan area which may affect Washington County.

This Committee's primary function is to review policy related issues and develop consensus based recommendations to the "Regional Reserves Steering Committee"*. In addition to the central focus on the creation of Urban and Rural reserves, the Committee will also address other growth management related issues, including but not limited to "Performance Based Growth Management" and Urbanization / provision of urban services. Additionally, the Committee may assume an adjunct role as an advisory body to the Washington County Urbanization Forum.

**The Regional Reserves Steering Committee is a similar group functioning at the Regional level and charged with the development of recommendations to the Metro Council on Urban Reserves throughout the region and recommendations to the individual County Boards of Commissioners on Rural Reserves. This Committee is co-led by one Metro Councilor and one commissioner each from Clackamas, Multnomah and Washington counties (the 'Core-4).*

2. MEMBERSHIP

Committee membership shall consist of the chief officer of each member's elected governing body or his/her designee from said elected body ***or appointed city or district official***. The Committee shall be chaired by the Washington County Core-4 member and a vice-chair position shall be shared among the three Regional Steering Committee members representing Washington County.

Member governments / agencies / special districts may include:

- Washington County
- Metro (2 Washington County representatives from the Metro Council as ex-officio members)
- City of Banks
- City of Beaverton
- City of Cornelius
- City of Durham
- City of Forest Grove
- City of Gaston
- City of Hillsboro
- City of King City

- City of North Plains
- City of Sherwood
- City of Tigard
- City of Tualatin
- Clean Water Services
- Representative from Special Service Districts
- Representative from Washington County Farm Bureau

3. TIMEFRAME / SUNSET:

The project for creating Urban and Rural Reserves in the Portland Metro area is scheduled to run from March 2007 to December 2009. The Washington County Urban and Rural Reserves Coordinating Committee and these By-Laws shall sunset at the completion of the project or at any other time as determined by a majority of the Committee. The project shall be deemed complete following formal establishment of Urban and Rural Reserves in the Portland Metro Region through issuance of a final acknowledgement order by the Land Conservation and Development Commission.

4. PROCEDURES

A. Meetings: Meetings will be held in accordance with a schedule adopted annually by the RCC. Meetings may be canceled or called as needed by the chairperson or by a vote of the RCC.

B. Quorum: a quorum of the committee shall consist of *eight (8)* voting members.

C. Voting: Voting in the RCC shall be carried by a simple majority of those present. Each Committee member except ex-officio members shall have one vote. Member governments / agencies may designate a member from another government / agency to serve as their representative, and such representative shall be entitled to two votes.

D. Alternates: Alternates may be appointed from each member jurisdiction elected governing body. A designated alternate may sit in the absence of a member and shall have full voting rights.

4. PROJECT ADVISORY COMMITTEE

The RCC shall be informed and advised by a staff project advisory committee whose membership shall include Planning Directors or similar principal staff from each of the member governments / agencies.

5. AMENDMENTS

These By-Laws may be amended from time to time by a majority of the members of the RCC, provided that all members of the RCC have been sent copies of the proposed amendments prior to the meeting where action on the rules is scheduled.

To: Washington County Urban and Rural Reserves Coordinating Committee

From: Brent Curtis, Planning Manager
Washington County

Subject: **Agenda Item #3: Proposed amendments to By-laws**

Chair Brian & Committee Members;

At your regularly scheduled meeting on June 9th, 2008 Committee members discussed concerns related to language in the By-laws which required that both members as well as assigned alternates be elected officials. This limitation potentially constrained the ability of some jurisdictions to have voting members in regular attendance at meetings. At the request of Jef Dalin from the City of Cornelius, Committee Chair Tom Brian directed that this issue be included on the July 2008 meeting agenda. Given that the July meeting was cancelled, consideration of this matter has been carried forward to your August meeting under agenda item #3.

Please note that staff had prepared By-law amendments intended to address this proposal and circulated copies of these amendments with the meeting agenda and other meeting materials distributed on August 7th. Also note that staff has been advised (and agrees) that the initial amendment proposal incorporated in the August 7th distribution did not appropriately address the existing problem. A much simpler amendment to address the requested change would be to delete the language in Section 4.D relating to "elected governing body". This change is shown in the excerpt below.

D. Alternates: Alternates may be appointed from each member jurisdiction ~~elected governing body~~. A designated alternate may sit in the absence of a member and shall have full voting rights.

Staff is recommending that the Committee adopt the amendments shown above and included in the amended version of the By-laws accompanying this memorandum.

Washington County Reserves Coordinating Committee

June 9, 2008 Meeting

General Meeting Notes / Action Items

(1) Committee Chairman Tom Brian opened meeting at approximately 1:34 pm.

Attendance:

Committee: Aaron Johnson, city of North Plains; Jef Dalin, city of Cornelius; Kathryn Harrington, Metro; Carl Hosticka, Metro; Chris Barhyte, city of Tualatin; Gretchen Buener, city of Tigard; Clark Balfour, TVF&R / Special Districts; Richard Kidd, city of Forest Grove; Andy Duyck, BCC / CWS; Tom Brian, BCC / Committee Chairman; Desari Strader, BCC / Unincorporated Washington County; Keith Mays, city of Sherwood; Lou Ogden, city of Tualatin; Larry Duyck, Washington County Farm Bureau; Dave Vanasche, Washington County Farm Bureau (alternate)

Staff & Public: Brent Curtis, Steve Kelley, Mike Dahlstrom - Washington County staff; Dave Wells, King City; Steven Sparks, city of Beaverton; Doug Rux, city of Tualatin; Julia Hajduk, city of Sherwood; Jim Hough, city of Banks; Susie Anthony, CPO-8; Henry Oberhelman, CPO-8; Art Lutz, Sarah Nashif; Bob Peterkort; Carol Chesarek, Forest Park Neighborhood; Ken Ray, Metro; Anne Madden, Washington County – LUT; John O'Neil; Ric Stephens, ULI; Thane Tienson; Jon Holan, city of Forest Grove; Dave Waffle, city of Cornelius; Adelle Jenike.

(2) *Public Comments*: Approximately 12 members of the general public were in attendance – no comments were offered.

(3) ACTION ITEM(s): *By-laws:*

Tom Brian noted prior discussions by the Committee of need for representation from agriculture. Tom introduced recommendation for the addition of ag representative from the Washington County Farm Bureau.

Motion: Andy Duyck moved to amend By-laws and add an agriculture representative and alternate to Committee membership.

2nd: Mr. Duyck's motion was seconded by Richard Kidd.

Discussion: Keith Mays noted he had previously recommended that special districts not have voting rights on the Committee.

Motion: Keith Mays moved to amend the motion on the table to make the new position for the agricultural representative a non-voting position.

2nd: Gretchen Buener seconded Mr. Mays motion.

Discussion: Andy Duyck stated that the Committee should be "inclusive" since special districts continue to play an important role in provision of urban services.

Tom Brian: stated that he does not understand the value of making these positions "non-voting"

Clark Balfor: agreed with Andy Duyck – noted that everyone having a seat on the Committee should have a vote.
Gretchen B.: stated that it appeared the Committee has two representatives from special districts: (CWS & all others).
Tom B.: noted that this Committee structure was based upon the successful process for Goal 5 under the TBNRCC.
Tom B.: reminded Committee of motion to amend;
Vote: Aye – 2; Naye – 9 – Motion Fails;
Motion to **add agricultural representative and alternate**:
Vote: Aye – Unanimous;

Washington County Farm Bureau nominates: Larry Duyck as representative and Dave VanAsche as alternate.

Jef Dalin: Reminded Committee of discussion at the previous meeting regarding a recommendation to allow city officials to be formally recognized as alternates on the Committee.
Tom Brian: agreed it should be **added to the July meeting agenda.**

Project Updates: Brent Curtis provided updates on the following project elements:

- Growth Forecast: '2005 to 2060 Regional Forecast for the Seven-County Portland-Beaverton-Vancouver OR-WA PMSA' – discussion of May 30th release event;
- Forecast process outlined in February 27th memo: "Framing Growth Forecasts in the Context of Urban & Rural Reserves";
- Growth Allocations – MetroScope modeling provides "top-down" allocations for large geographic areas of the region – local capacity analysis provides "bottom-up" validation and adjustments to allocations;

Gretchen B.: asked how often the forecast and capacity analysis would be reviewed
Brent C: Metro is required by law to go through Periodic Review every 5 years – RTP process occurs more frequently.

Chris Barhyte: discussed issues related to 'density' noted increases could bring conflict. Asked at what point the density questions would get addressed.
Brent C: noted as an "extreme example", Metro (as part of Functional Planning Authority) could require local jurisdictions to achieve 12 units per acre.
Chris B: noted that earlier meetings have not been addressing the density issues.
Gretchen B: recent UGB additions have much higher densities than older neighborhoods.
Carl Hosticka: asked if 'allocation' was being used as a legal or technical term (legal as in Table-1 of Title 1). Noted that at the end, Metro has option to make it policy.
Brent: Important to understand impacts and alternatives to decisions.
Carl H: prefers to begin discussion with "what do we want our communities to look like"? (for instance, in 2060 do we have single-family units?)
Tom Brian: noted that much change from what we currently have will be unpredictable
Chris B: For an upcoming agenda item the committee should consider having a discussion regarding what the region might look like in 50 years; model what we want the region to look like – have a facilitated meeting – give some voice to social side.
Brent: noted that technical group intends to get to that point;

Gretchen B: critical to get forecasting; now we can ask public: how much infill, need to expand UGB? How can we work with the growth?
Larry VanDuyck: Ag is important – one constant that will not change: people will continue to eat!
Keith M: based on actions / policies, how much growth could be diverted to other areas / regions? Was this discussed in forecast?
Brent: short answer is: yes. Modeling process tries to take into account many possibilities.

Jef D: are there examples of historic changes in density?
Brent: example of Bethany history and changes in density.

Lou Ogden: Previously had Regional urban growth aspirations which lead to the Functional Plans for implementation.
Tom B: those original assumptions will be looked at – need to reexamine existing plans.
Lou O: What the region will look like was generally already decided on (RUGGO's, Functional Plan); Is that still viable?
Carl H: Using "Performance based tools", the conversation will continue – politics are difficult for people to interpret. Infill in single-family neighborhoods, some see as "high-density" – these will be the more difficult conversations. Important to discuss issues re: how the 'Growth Concept' gets implemented (for example, mixed-use and increased densities in Centers.

Kathryn H: provided brief overview of June 9th Steering Committee activities:

- Range Forecasts;
- Recommendations for Reserves Study Area

Mike Dahlstrom: provided overview of upcoming Open House activities and information to be taken to public; noted first Open House will be held on Monday, June 16th at 5:00 pm at the Beaverton Resource Center;
Gretchen B: noted concern related to large senior population – may not be able to attend open houses or use computer to access information;
Other concerns: need to address ESL (especially farm workers);
Jef D: Hispanic population – need to accommodate 'families' / include translators;
Mike D: Also looking at coordinating with schools;
Jef D: El Centro Cultural / Virginia Garcia Center in Cornelius;
Jim Hough: asked if we are looking at getting coordination word out through radio & t.v.;
Mike: Press releases; TVCTV.

Tom B: *Meeting adjourned at approx. 2:54 pm.*

Urban and Rural Reserves Planning in Washington County

Phase II Public Involvement Update and Preliminary Summary of Phase II Public Comment for DRAFT Reserves Study Area in Washington County

DRAFT August 7, 2008

Public Involvement for Washington County – Phase II Update

Washington County's Public Involvement Plan presented to the Washington County Reserves Coordinating Committee (RCC) in April 2008 outlined a number of public involvement activities for the Urban and Rural Reserves designation process. The plan aligned with the regional Coordinated Public Involvement Plan. Public involvement activities were presented in greater detail through the Communications Plan Addendum also presented in April.

Phase II of the Urban and Rural Reserves (Reserves) process seeks to determine an appropriate Reserves Study Area. The Study Area will encompass all those lands within the three-county area that should be considered for urban expansion (Urban Reserve) and rural protection from expansion (Rural Reserves.) Much of the land within the Study Area may not be designated as reserves if the analysis phase (Phase III) does not determine those lands to be in jeopardy of urbanization or they already have sufficient protection.

Public outreach for Phase II began June 9 with the release of the DRAFT Reserves Study Area map and continues until August 15. To date public engagement activities have met (or exceeded) the prescribed Public Involvement Plan actions. Public involvement activities undertaken to date include:

- Plan and facilitate seven regional open houses with more than 350 participants – Washington County staff hosted two (Beaverton, Forest Grove) and co-hosted two (Tualatin and NW Portland). Staff was present at all seven.
- Give presentations to several business, agricultural, environmental and citizen involvement groups with more than 100 community members in attendance
- Develop and maintain a project website
- Convene key stakeholder discussion
- Develop and distribute news releases to regional and county newspapers and cable television
- Provide periodic updates to Washington County Planning Directors and Washington County Reserves Coordinating Committee
- Develop content for county, CCIs', CPOs' and Chambers of Commerce' newsletters
- Develop and distribute questionnaire for use at open houses, presentations and post download version on website – more than 100 returned to date *(sample attached – Addendum A)*
- Create table-sized comment maps for open houses with more than 70 comments received
- Develop and activate online survey
- Develop outreach partnerships with more than 45 county- and region-wide organizations to provide additional communications channels with the community
- Design and print outreach materials
- Create and maintain interested parties contact list – currently with more than 185 contacts

All public involvement activities are managed by Washington County staff in collaboration with staff from Clackamas County, Multnomah County and Metro.

Preliminary Summary of Phase II Public Comment

Phase II is focused on determining whether the proposed DRAFT Reserves Study Area contained the appropriate lands to consider for possible urban or rural reserves.
Public outreach centers on two key questions:

1. Are these the areas *(referring to a draft study area map)* that the Reserves Steering Committee should study and analyze further?
2. What additional information should be considered in defining these study areas?

In addition both the questionnaires and the online survey ask: why are you interested in the Urban and Rural Reserves Process; do you have additional comments or suggestions? Participants were also asked about how they learned of the process, how could outreach events/efforts be improved and contact information.

Responses to the above questions are being compiled into two groups. Many of the responses received to date directly answer one or both of the key questions and a preliminary summary is provided below.

A majority of responses received to date provide suggestions for urban or rural reserves designation of specific lands, all of which are either within the DRAFT Reserves Study Area or are already within the existing Urban Growth Boundary. This second group of responses will be provided to the advisory and technical committees to be used during the study area analysis phase and are not addressed in this preliminary summary.

Responses to the additional questions asked will be used by the public involvement team to develop or improve future outreach activities. A spreadsheet of verbatim responses received to date for Washington County is attached as Addendum B. A region wide addendum will be prepared for the final Phase II Public Input Summary.

Preliminary summary of responses to DRAFT Reserves Study Area question

Verbatim suggestions or comments regarding study area adjustments specifically in Washington County are:

1. This is an odd and somewhat surprising junction. Why tight to the Mult Co boundary but not Wash Co?
Refers to the Northeast corner of Washington County study area and Northwest corner of Multnomah County study area adjacent to Columbia County.

2. The proposed study area is too large, this is prime farm land. *Second comment:* I feel your doughnut is too large – do not touch this area.
Both comments refer to the western half of Washington County's proposed study area.

3. Why are we taking this farm and forest and watershed land into the urban growth boundary? Between gas prices and food prices shouldn't we be considering local farming as a good benefit to Hillsboro?
Refers to Bald Peak/Laurelwood area along Southeastern Washington County study area.

4. The draft map looks pretty good, but: 1. We like the current map, especially for our area. 2. Please be sure that the study area includes the hills north of Hwy 26 at Banks. They added the highway interchange (hwy 26 at 6 and 47) plus a nearby wetland to the study area. But they should also include the hillsides north of the interchange too (see item 4 below).

5. Make sure the study area north of Hwy 26 at Banks includes the southwest flanks of the mountains. The long sweep of the Tualatin Mountains stretches from Forest Heights all the way to the Coast Range and these green hills provide a definitive sense of place for residents of the Tualatin Basin and anyone driving on Hwy 26 between Portland and the coast. Hillsides south of Beaverton are rapidly developing; we need to preserve these

views to preserve our unique regional identity. Otherwise this map is great, thanks for including all of NW Multnomah County.

6. One additional comment agreed the DRAFT Study Area was appropriate.

Suggestions or comments regarding study area adjustments regionally include:

- Molalla and surrounding should all be in or out of study area, not bisected.
- Areas just outside current urban areas of outlying cities (Sandy, Estacada, Molalla) should be in study area. Pressure to expand outward will be tremendous – if these areas are not included now, they will have to be added later or will be developed contrary to their best use.
- Consider expanding the study area boundary to follow Highway 211 from Sandy to I-5 to protect more farmland.
- A number of responses suggest expanding study area to include lands and cities within Marion and Yamhill Counties.

Preliminary Summary of responses to "Additional Information…" question

The following general themes reflect responses to this question. Verbatim responses for Washington County are contained within the attached Urban and Rural Reserves – Phase II Public Input spreadsheet. (A regional spreadsheet will be provided with the final Phase II summaries.)

Comments generally include considering:

- Keeping farms and agricultural lands near urban centers
- Key transportation corridors for industry, agriculture and urban development
- Floodplains as a limit for development
- Foil capacity
- Protecting agricultural lands, especially those of high production value
- Agricultural businesses (economic strength)
- View-sheds (such as Tualatin Mountains, Willamette River, Tualatin River, Chehalem Mountains)
- Wildlife and riparian habitat
- Forests
- Historical significance
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- Limiting parcels to 20 acres if they are over a mile from the UGB - Repeal OAR 660-040-0040 (8)
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Urban and Rural Reserves Planning in Washington County

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Urban and Rural Reserves Planning in Washington County

Addendum to Preliminary Summary of Phase II Public Comment for
DRAFT Reserves Study Area in Washington County

The following additional suggestions for Study Area adjustments were received:

1. All of the farmland in Washington County not currently inside the UGB should be included in the study area and should be designated Rural Reserves. Likewise Sauvie Island in Mult. Co.

2. East of Glencoe between North Plains and Hillsboro should be included. *(Area suggested is already in the DRAFT Reserves Study Area.)*

Urban and Rural Reserves - Phase II Public Input

Phase II Questions regarding the DRAFT Study Area		Additional Questionnaire Questions	
Response to Question 1: *Are these the areas that the Reserves Steering Committee should study and analyze further?*	Response to Question 2: *What additional information should be considered in defining these study areas?*	Additional comments and suggestions	Why are you interested in the Urban and Rural Reserves process?
		1) Area is in the service location of current city of Forest Grove Power and Light and Fire District 2) Adding this land to the Urban Reserve will **NOT** reduce farmable acreage. This property has several ravines making it unsuitable for farming. 3) The City of Forest Grove is interested in including this porperty for its future expansion plans.	Our property is adjacent to the current UGB lines.
East of Glencoe between North Plains and Hillsboro should be included. *[Area described is already in the DRAFT Reserves Study Area - staff]*		• Glencoe becomes main thoroughfare connectivity to neighboring cities. • Trail could be utilized on McKay Creek from North Plains to Hillsboro • TVID on east side of Glencoe would be isolated and only 17,500 acres can be watered/year by Fed Rules. • Crossing Road becomes difficult with farm equipment and a liability to traffic. • Good for utilizing the Sunset and Glencoe for commercial uses which will be great for county. • All utilities are there already (72" waterline @evergreen) gas, etc.	Personal as well as professional, I am a farmer.
	No building or zoning for development should be allowed in the 100 year flood plain areas.	The areas that have (steep) a slpe - i.e. foothills of the coastal range, should not be included in the urban reserve.Watersheds (origin) and water reservoirs should be outside the development zone. The example that comes to mind is Henry hagg lake that has already being planned for increased water needs in the future. This could mean raising water levels 40' above current boundaries. Why allow further building here when it may be flooded in the future.	To maintain the agricultural lands for farming. I am also interested in helping to establish greenways, trails, green corridors, and open spaces before development takes place.

Urban and Rural Reserves - Phase II Public Input

This is an odd and somewhat surprising junction. Why tight to the Mult. Co boundary but not Wash Co.? *[refers to Northeast corner of Washington County adjacent to Columbia and Multnomah county lines]*	Based on questions asked after the presentation, and on discussions heard by the maps, I think it would be valuable for people to get exposure to the general overview of the process which will follow urban/rural reserve designation. What happens - or doesn't happen - to land whihc is in one or another band of reserve? Concept plans, UGB expansions (or not), governance discussions, annexation (or not) zoning/re-zoning, development. Good background material to help someone appreciate how these very early deliberations will convert to subsequent tangible actions that affect them. maybe just one stand-up easel card would do it.		
		Why is Yamhill Co. not included - Newberg? Roads of Public Transportation Services.	City Councilor
		Prefer urban Reserve: Natural boundary of Tualatin Rive, Farmington Road and River Road. Farmington Road and River Road are major arterials.	
		2n4w is marked Rural Reserves 2n3w is marked Banks UGB Banks Urban Reserves 1n4w would like to consider adding to urban Reserves (4143 NW Thather Road)	
		Stability at Hagg Lake Dam Prefer Urban Reserve Prefer Urban Reseve south Hillsboro	
		Urban reserve potential	
		Good for Residence and Sewer available now Rethink area as industrial if in Long Term Plan Cornelius growth for complete community	

Urban and Rural Reserves - Phase II Public Input

	make sure to include communities of distinction - new downtown areas. Not just more single family houses. Include entertainment (restuarnts, condos, bars/music, book stores, cute shops, etc.) I attend Bright Lights and want to make sure we plan for future, not just waht we've had in the past.		Future of our area, both livability and economics.
	I belive a process such as this should prepare the areas for both good economic times and bad. To that, please consider energy costs for today and the likely costs in the future. Good planning now can help the area achieve a high degree of self-sufficiency in terms of food supply, potable water, and transportation. Assume, if you will, that energy costs will continue to increase expotentially - how much will that cause a loaf of bread or gallon of milk to cost if these items cannot be reasonably produced locally? The next 50 years are likely to be critical as the US develops other energy sources that can perpetuate the agri-business and urban living relationship.		Effect on self, children, and grandchildren and our collective quality of life.
		Area within Draft Study Area is critical wildlife habitat Hagg Lake is drinking water source	
		Area within Draft Study Area is critical wildlife habitat (in particular Steelhead)	
		We need a citizen advisory committee like the other two counties	
		These areas in the Draft Study Area have watershed issues	
		Lacks transportation infrastructure	
		Concerns: Conserve resources by reducing Washington County road standards (too wide roads) - create connectivity - not huge 6 lane arterials	
		If we need to winnow down the Draft Study Area, the Tualatin River would be a logical natural boundary	

Urban and Rural Reserves - Phase II Public Input

		North Wilsonville - either brought into the UGB in 2009 - 2010 (1st priority) or designated Urban Reserves (2nd priority)	
		South Cooper Mtn - either brought into the UGB in 2009 - 2010 (1st priority) or designated Urban Reserves (2nd priority)	
		South Hillsboro - either brought into the UGB in 2009 - 2010 (1st priority) or designated Urban Reserves (2nd priority)	
		West Banks - either brought into the UGB in 2009 - 2010 (1st priority) or designated Urban Reserves (2nd priority)	
		North Plains area of concern - annexation issues	
		Tualatin Refuge/Tualatin Nat Wildlife Refuge compatibility - mix w/ surrounding uses/provide refuges. Mix w/floodplain. Comment 2 - should be a rural reserve due to regional importance	
		Us all of the higher elevations for homes. Quit giving it to the wineries. Since it is not prime farmland - build houses on it and save the "real important" areas	
		Make this area part of the new UGB	
The proposed study area is too large - this is prime farmland *[referring to western edge of Draft Study Area in Washington County]*		Reserve it for rural designation	
		Bring land east of 175th into Urban Growth Boundary, existing water TVWD	
		This is in the outer neighborhood, this is w/l the UGB	
		This area should be designated as urban reserves	
	Reasonable extension of services, proximity to current expansion areas, organized interest from property owners	Between areas 64 and 67 (South Cooper Mtn) should be considered for Urban Reserves as it is a logical extnesion of the City of Beaverton	The Reserves process is the future of development in the Portland Metro Area
		Between areas 63 and 64, Roy Rogers and Beef Bend, should be considered for Urban Reserves, as it is a logical extension of West Bull Mtn.	

Urban and Rural Reserves - Phase II Public Input

	Proximity to existing freeways. Using that tool will reduce costs and headaches associated with new infrastructure		Oregon land use is messy. I am a CPO leader in Washington County. My concern is citizens feel an erosion of land use rights, and the cost of regulation is opposing housing affordability. Transportation is lacking the concurrency of needed funding. I advocate for less regulation based on the theory that land owners should have the freedom to do as they please with the responsibility of completely mitigating impacts to others.
	Reviewing recent expansion errors or omissions to identify those areas where bringing additional land inside the boundary will allow areas like Area 63 and 64 to be planned more efficiently creating a complete community. There are should also be consideration given to future connectivity/transportation of areas such as South Hillsboro, West Beaverton and Sherwood. Additionally, take advantage of existing transportation and infrastructure. Any land north of the Tualatin River from Hwy 99 in Tigard west to the Hillsboro Hwy into Hillsboro is better suited for growth than long term agricultural use.	1S2W-2S1W-2S2W-3S1E: These areas should be considered among the highest priority for inclusion into Urban areas. There is a natural boundary in each of these areas specifically the Tualatin and Willamette Rivers. These resources provide a natural line of demarcation for separation of urban and rural areas. Based upon figures provided by Metro, Planning and Transportation authorities as well as the market point to these areas for desirable growth. Transportation and infrastructure can be easily contained within the area and 40 years of growth can be accomodated in these and well as areas north of hwy 26. I firmly believe that the market, people who actually live and work in these areas, to decide where they want to live and work rather than having government decide for them.	I believe its important to the community in which I live to have a well thought out plan that will serve my family and their children for many years to come. Appropriate planning for transportation is greatly important to me. As gas and other energy costs continue to raise finding more efficient routes to get to different parts of town is becoming increasingly important. Additionally, the ability to have access by bike to various parts of the city is desirable. I have involved myself in the planning of area 63 and 64 to the fullest extent possible without being included on the Stake Holders Work Group despite my extensive attempts. I want to live and work in a community that will be pleasant and desirable for generations to come. I also work in the real estate development industry and do not want to see mistakes made that will prevent appropriate development to meet the needs of future users.

Urban and Rural Reserves - Phase II Public Input

			Public access to the map should be available to all browsers. The map could be a PDF which can also be zoomed in on. The map could even be a Google map overlay. You are excluding respondents.

Urban and Rural Reserves - Phase II Public Input

		1. Such additions such as the North Bethany Project should be encouraged. The need for UGB expansion is greatest in this region due to growth in green manufacturing, educational facilities serving these industries, and the service industries connected to such growth. This would help the overcrowded hyways. Promote jobs, increase tax income and releive stress on builders and land holders who are experiencing financial problems due to indecision and delaying manuvers The North Bethany Project is a well planned project meeting the requirements and desires of planners. It is largely self contained which will eliminate travel and provides plans for schools. All conflicted ag lands should be considered for boundery expansion if the individual parcels meet environmental regulations. We also need land set aside for low cost housing within these conflicted lands. The amount of tax income from ag lands and the amount of actual contribution to the overall ag income of the state is much exagerated..	I have adjoining land and need some direction as to the future so that I can plan the best ultization of the land
	Why do we continue to allow population forcasts to force people who move to Oregon in the future to only go where people are now? Why can't we build in different areas that give a diverse picture of Oregon and spread the positives and negatives of development across the state.	Area 2S1W: The entire area between Beef Bend Road and Hwy 99W (along the Tualatin River out to the Tualatin National Wildlife Refuge) should be set aside as a Rural Reserve. Area 2S2W: The area along the Tualatin River should be set aside as a Rural Reserve.	To see that rural reserves are set aside from development.

Urban and Rural Reserves - Phase II Public Input

	Reserve mass density for farm fields that already don't have trees and is already flat lands. Don't allow builder to cram houses in because of wetland/slopes. When the developer buys a piece of property and it can only have three houses because of the slope, then they build the three houses not cram five houses into the same space. Roads need to be widen and improved before any more development happens.	2s1w area, I would like to keep this area as it is currently. I don't want mass density in this area, we already has mass density two blocks over. This is an older established neighbor and current growth should be constant with the setting of the neighborhood. No more mass density until the streets are able to handle the increased traffic and Roy Rogers has already failed and 99W is over crowded. The deers in the neighbor need someplace to go. Keeping trees should be a number one priority and build around the trees or have the developer build one/two less homes for more trees. The mass density is having a negative effect on the environment and the liveability of this area!	To protect the livability of the land and I care about our environment and the negative impact we are creating with high density. Let the people move some place else, if we have fewer houses then the house prices will go up and people will move else where. The older trees that are cut down for developments are the best at cleaning our air, handling water run off, keeping houses cooler not the twigs that get replanted that will take 40 years to do what the bigger older trees do now.
Yes -- however, it is not clear what the colors mean. It would be useful to have a legend.	What the current owners have as a vision for their property -- ask them.		
	proximity to utilities, highway and communter roads, close to urban growth boundary	Area north of Hillsboro (had problem with link to map) between Jackson school Road and Glencoe, south and including Waibel Creek.	It affects our property and values concerning private property rights
Why are we taking this farm and forest and watershed land into the urban growth boundary? Between gas prices and food prices shouldn't we be considering local farming as a good benefit to Hillsboro? *[refers to Bald Peak area of Chehalem Mountains]*		What are the chances of getting appropriate raodage into this area with all the environmental constraints. Don't we have enogh traffic nightmares already?	We live here we work here and anything you do will have a direct inpact on us. We are here for the dark skies that will be lost if you urbanize this area

Urban and Rural Reserves - Phase II Public Input

The draft map looks pretty good, but: 1. We like the current map, especially for our area. 2. Please be sure that the study area includes the hills north of Hwy 26 at Banks. They added the highway interchange (hwy 26 at 6 and 47) plus a nearby wetland to the study area. But they should also include the hillsides north of the interchange too (see item 4 below).		3. It's so important to protect our rural area. There's wildlife like elk, incredible number of residents from both side of the ridge use if for cycling and running, the urban traffic that cuts through Forest Park, the healthy streams that nurture the ecosytem, etc. 4. The rural farms and forests on the south side of the Tualatin Mountains provides a strong "sense of place" for the Tualatin Valley plus can be a growing source of fresh food for residents in the area. These green hills, stretching from Forest Heights to the Coast Range, are part of what makes this area unique. If we can protect the south face of these hills, it will protect all wildlife habitat in the mountains behind.	I want to protect and improve the ecosystem and quality of life of our region. We live at Skyline and Germantown Road and we'd like our area to be in a Rural Reserve.
		2s2w Off Bald Peak Rd. A unique landscape. The uniqueness of the site. If there are other protections, i.e. the land is a State Park, etc.	I want some say in how the region grows
I feel your doughnut is too large - Do not touch this area *[referring to western edge of Draft Study Area in Washington County - staff]*			
		This area has many large homes on small acreage. This is the "bedroom" community above Sherwood. Sherwood should annex this area and then move the UGB. Then areas outside of this new boundary should/must be set aside for the Rural Reserve.	
	Area near Urban Growth or considered South Hillsboro - water access not good for this area - some properties have wells, but most is dependent on rain - some areas are lowland or scrub forest - small acreages not profitable for farming. Consider including in Urban Reserves		

Urban and Rural Reserves - Phase II Public Input

	Make sure that inner-suburban ring areas (e.g., Beaverton, Aloha, Milwaukie, etc) do not suffer as a consequence of future urban expansion and development		I represent Beaverton & Aloha & Coope Mtn on Washington County Board of Commissioners
Make sure the study area north of Hwy 26 at Banks includes the southwest flanks of the mountains. The long sweep of the Tualatin Mountains stretches from Forest Heights all the way to the Coast Range and these green hills provide a definitive sense of place for residents of the Tualatin Basin and anyone driving on Hwy 26 between Portland and the coast. Hillsides south of Beaverton are rapidly developing, we need to preserve these views to preserve our unique regional identity. Otherwise this map is great, thanks for including all of NW Multnomah County.		Keep up the good work!	I live near Forest Park and want to preserve the valuable natural resources and recreation resources in the area. I grew up in California, in the Bay Area, and watched that area lose it valuable farmlands and cover many of its hillsides with homes. I hope we can learn from their mistakes.
	2s2w excellent farm land 1s1w (Cooper Mtn) need to expand housing area.	Most of the individuals in the meeting tonight will not be alive in 50 years. You need to focus more on the youth or younger adults input since they will have to live with these plans. This open house should have been done during school and a hs or community college. They are the future, not a current adult. Please focus on the 16 to 30 year old group.	this effects both the current quality of life but for future generation. This effects also the quality of homes, crimes, cultures, etc. Try not to weight the developers input more then the general public or youth. They seem to have too big a say in both these policies/plans and who is elected.
	How much emphasis is being placed on the view shed provided by the Tualatin Mts from Washington County? These mountains provide an important benefit to those living in Bethany.	Rather than passively accepting that growth will happen, whenwee we start to ask how we can preserve our economic viability without growth and what can we do to limit population growth?	Long term impacts on quality of life will be huge.

Urban and Rural Reserves - Phase II Public Input

		well, even with urban reserves there is something that really makes me kind of angry. From what I've seen with new urban developments the homes are really close together and they have no backyards. I know we need to fit a lot of peopole into this area, but maybe close isn't always best. More spread out developments alson with the rural reserves would be, in my mind, the best way too go. Hence alot of people wnat more land but still being able to be close to family and friends. So I say we put limits on how close homes can be, because I know I wouldn't want to buy this houses because there really is no space. Really read what I've written and see that there are alot of young and older people that believe the same thing. This is a problem, but it really hasn'g been displayed publicly.	Because I'm 16 and this is my future. What happens now effects my generation.
		Thanks for sharing your progress and the steps moving forward	Have 3 areas on West Union Rd, north of Intel property. I am surrounded by other small parcels also. We are all interested to know the future of our lands
		If we're taking up so much space from the environment, so we could save the environment and not take so much space in the future	

Urban and Rural Reserves - Phase II Public Input

	Finally you are looking at rural communities. Do not put everyone in cities in sardine boxes or rural in large farms. There has to be an "in between". We see rural buffers as this in between that needs to be allowed to conform to their neighbors now. Take action on areas to help people who live there now. Let our area have 2 -4-5 acre parcels to better support schools and businesses and growth in towns like Sherwood.	This area is inconsistent building on Mtn Home Road. We want to be able to make our 20 acre farm like all the other around us, as they are 2-5 acres in our area and none are farmed. This should be urban reserves now. You should allow up to 5 acre parcels this close to town. Farming here is conflicted. Would hope plan would be initiated sooner than later. We want to see this in our life-time. Decisions must be made on consistency. Our area is conflicted as there are some 30+ homes around our farm on Mtn. Home Rd! We cannot farm and cover the taxes! There is NO incentive when they give us no breaks. Neighbors complain about pesticides, dust, etc. and not healthy for families any longer.	Have small 20 acre farm surrounded by 2-4 acre parcels now and want to conform to our area as what it is now. We want the Metro Council here to recognize how unfair this is for WA County to allow this building around us, yet not let us do this after changing once before. People must be allowed to conform to changes that the County already allowed. Please we live in unhealthy environment for families in our area. Please help us.
		L shaped properties by areas 63 and 64 need to be brought into the urban growth boundary. Farm ground is not prime and is it very hard to farm around house developments.	Our farming operation is affected by it.

Urban and Rural Reserves - Phase II Public Input

This map is a reasonable selection of areas to study for Urban & Rural Reserves. Since this map includes virtually all of the remaining agricultural land in the Tualatin Valley, plus critical forested uplands such as the Chehalem and Tualatin Mountains, we hope the emphasis is on rural reserves. After all, the area shown in white (inside the UGB) is already a large "Urban Reserve," and still has lots of unbuilt and underbuilt land!	Factors in the enabling legislation are quite specific, but we are mostly concerned about instances where data may be incomplete. For instance, the FEMA Floodplain Map for Washington/Multnomah County's Rock Creek shows the floodplain extending upstream only to the county line. We have seen Abbey Creek (an eastward tributary) flood its floodplain repeatedly, a mile east of the county line! Similarly, for a 40- 50-year planning horizon, consideration should be given to the latest credible projections not too conservative, but applying the "Precautionary principle") for sea-level rise, landslide vulnerability, water shortages in summer, etc. The ecological, carrying capacity of the Portland Basin and its watersheds needs to be part of the discussion.	The selection of a broad area to study is the easy part. From Sept. '08 through the study/designation period will be an opportune year to engage more public input (lots of work thought that is) with the incentive that if not sufficiently engaged, there will be considerable public outcry at the last minute, as the 40- 50-year designations are about to be voted into place. I think Metro needs to lead this effort, and not rely on the three county advisory committees.	It's critical to our collective future. We don't want to wind up living in one of those places about which people say, "It used to be such a nice place to live . . ." Instead, we want ecological values, agricultural productivity, and natural beauty to be here into the future, along with the human-oriented community/economic values which always have plenty of advocates.

Urban and Rural Reserves - Phase II Public Input

The southwestern slopes of the Tualatin Mountains between Forest Park and the Multnomah/Washington County line are particularly suited to the designation as a rural reserve. These are where the northeastern portion of the Tualatin watershed has its origins, with the headwaters of Abbey creek and Rock Creek coursing down occasionally rugged and steep canyons. The hills are mainly rural lands, with good habitat for wildlife and a still-functioning ecosystem that supports many native species as well as the Roosevelt elk that frequent the area. Additional housing or urban development will inevitably sever the wildlife corridors that connect this area to the larger coast range ecosystem, and now is the time to make a commitment to the wildlife, both plant and animal, and to the watershed of these slopes by designating the area as a rural reserve.	A final note: On the lower reaches of the Tualatin Mountains, where the slopes begin to flatten and the lands are suitable for farming, there is some fairly productive farmland. These lands are important to the migratory species and edge wildlife (including elk and many small mammal, amphibian and bird species) that depends on them for food, while nearby forested land provides shelter, protection and connection to the larger habitat. But they are also increasingly important to urban dwellers for produce (especially fruit, vegetables and meat products). As fuel prices escalate and we become more aware of the carbon costs of importing our food, these local farms will become increasingly important to Metro residents, and the farms themselves will become more profitable. We need to preserve these agricultural lands from urban development as well. Not only are they important for local food production, but they will continue to serve as a buffer between the urban developments	Note also that these forested slopes provide a sense of place for the Metro region, providing a claming, pastoral setting for the Tualatin Valley. Practically wherever you are in the Washington County, when you look to the north, you see this forested range of hills that bounds us in and reminds us that we are part of a large landscape where the natural world can still be found. Our sense of pace would be quite different and much poorer if these slopes were covered with the same urban environment that threatens to engulf the valley floors..	

Urban and Rural Reserves - Phase II Public Input

Should study this too. *[refers to Bonney Slope area - already included in study area]*			I am interested in preserving the rural nature of our community. As a 20-year resident of Old Germantown Road, I have seen the destruction of farmland in the Bethany area and the development of acres and acres into residential tract homes. I would like to preserve the wildlife paths (elk especially) and stop the development from encroaching on our rural neighborhood.
		I'm worried about our shrinking wildlife corridors and agricultural areas near Portland. I hope my neighborhood can be/stay a rural reserve for the enjoyment of all the Portlanders who live and recreate in the neighborhood around Forest Park.	

-DRAFT- January, 2007

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Salem, OR 97301-2532

Identification of Metro Region Agricultural Lands and Assessing Their Long-Term Commercial Viability

The key factors that ODA has employed to identify significant and intact agricultural lands are provided and discussed below. Such an assessment includes an analysis of the ability of an area to conduct long-term viable commercial agricultural operations. An assessment using these factors is perhaps best described as an analysis of the site and the situation of a subject area. Analysis of site and situation is best understood as an examination of both the capability (ability of the land to produce an agricultural product) and the suitability (ability to conduct viable farm use) of any given tract of land to be utilized for farm use.

Capability Factors

The physical ability of land to produce an agricultural product is a key and dominant factor in any assessment. Quantity and quality of soils and water play a significant role in the viability of agricultural production.

- Soils: USDA NRCS agricultural capability class and importance (prime, unique, important farmlands). The better the agricultural capability, the less management (input) is required by the operator to produce a crop.
- Water: Availability of water for irrigation of agricultural crops and livestock watering. Water is key to the production of many high-value crops. However, many crops, including high-value crops, can be produced using dry land agricultural practices.

Suitability Factors

Most of the suitability factors are related to the position of farming operations as part of a large block of agricultural land or other resource lands. Protecting and maintaining large blocks of agricultural land is key to maintaining the integrity of working lands. Integrity involves many issues including the ability to operate with limited conflicts, curtail speculative land values and maintaining a critical mass of land sufficient to leverage the infrastructure needs of the industry.

- Adjacent Land Use Pattern: Adjacent and area land use pattern (non-farm uses, exception areas). Includes analysis of edges that provide workable buffers between agricultural lands and non-farm uses.
- Agricultural Land Use Pattern: What are the types of crops grown and what is the ability of farming operations/practices associated with producing these crops to co-exist with other land uses in the area.
- Parcelization (number and size), Tenure and Ownership Pattern: Parcelization is important, but not always as a stand-alone factor. All other factors being equal, smaller parcels under multiple ownerships are less favorable for long-term commercial farm use. However, the practice of renting or leasing smaller (and larger) parcels needs to be taken into account. Long term, if the smaller parcels are protected for farm use, they

frequently become available for rent, lease or acquisition for farm use, especially if they do not contain dwellings.

- Agriculture Infrastructure: Elements such as transportation, irrigation delivery, labor availability, processing, other service needs, and agricultural special districts,
- Zoning: Many lands currently employed in farm use are not zoned for exclusive farm use. The long-term suitability of such areas is impacted by the non-farm uses that may be permitted and the ability to further partition or subdivide the area.
- Location in Relationship to Adjacent Non-farmland:
    - The number, size and length of edges and buffers with urban and other non-farm development impact the efficiency and effectiveness of agricultural practices and can impact land values.
    - The scale, shape and size of protrusions of non-farm lands into agricultural lands also impact efficient and effective agricultural operations.
    - Certain non-farm uses are more compatible with agricultural operations than others.
    - The ability to further partition or subdivide.

Other Factors

- Concentration/clusters of Farms:
    - The ability for sharing of labor, housing, equipment and other needed services.
    - The ability to leverage the infrastructure needs of agriculture by maintaining economies of scale.
- Trends: Trends in regional agriculture create different needs and abilities for the industry. Consumer trends are increasingly dynamic and segmented, creating new markets – but ones that are rapidly changing and demanding more specialty products. Specifically:
    - Global trade opportunities and concerns.
    - Demand for organic, sustainable, high quality foods both in the home and at restaurants.
    - Farmers markets, direct marketing opportunities, development of specialty and niche crops.
    - "Agri-tourism"
    - Increasing demand for biofuels/energy development.
    - Growing recognition of food security issues and demand for products from the local food shed.
    - Federal Farm Bill - new conservation incentives

Results

Applying these factors on the ground, the Department of Agriculture identified twenty agricultural sub-regions separated into three main agricultural land categories: Foundation, Important and Conflicted Agricultural Land.

Foundation Agricultural Lands are agricultural lands that provide the core support to the regions agricultural base. These lands anchor the regions larger agricultural base. They incubate and support the larger agricultural industry and are vital to its long-term viability. They have the attributes necessary to sustain current agricultural operations **and** to adapt to changing technologies and consumer demands. These lands include:

- Clackanomah*
- East Canby
- Clackamas Prairies
- French Prairie
- Tualatin Valley*
- Dairy/McKay Creeks

- Sauvie Island
- Scappoose Flats

* Part of sub-region considered Conflicted Agricultural Land

Important Agricultural Lands are agricultural lands that are suited to agricultural production and contribute to or have the capacity to contribute to the commercial agricultural economy. These lands maintain the ability to remain viable over the long-term. They have the potential to be foundation lands, but tend to be not utilized to their full potential. Trends in regional agricultural could lead to a greater development of the agricultural capacity of these areas. These lands include:

- East of Sandy River
- Eagle Creek
- Springwater Ridge
- Southeast Clackamas*
- East Wilsonville*
- West Wilsonville*
- Chehalem Mountain
- Newberg Flats
- Bethany/West Multnomah*

* Part of sub-region considered Conflicted Agricultural Land

Conflicted Agricultural Lands are agricultural lands whose agricultural capability (soils/water) is more times than not considered excellent but whose suitability is questionable primarily due to questions of integrity and ability to operate that in turn lead to issues of long-term viability. These lands are influenced by factors that diminish long-term certainty, which in turn tends to limit investment in agricultural operations by area farmers. These lands could become Important Agricultural Lands with changes in circumstances and trends in the industry. There may be individual or multiple operations within these areas that by them selves are conducting efficient, effective and viable operations. These areas include:

- The area located between the Damascus UGB, the Clackamas River and Noyer Creek.
- The area located north of Boring and Highway 212 and west of 282nd Avenue.
- Clackamas Heights
- Beavercreek Area
- Stafford Triangle
- South I-205 Crescent
- West Wilsonville north of Mill Creek
- Parrett Mountain
- South Hillsboro Notch
- David Hill
- Bethany/West Multnomah south of power line

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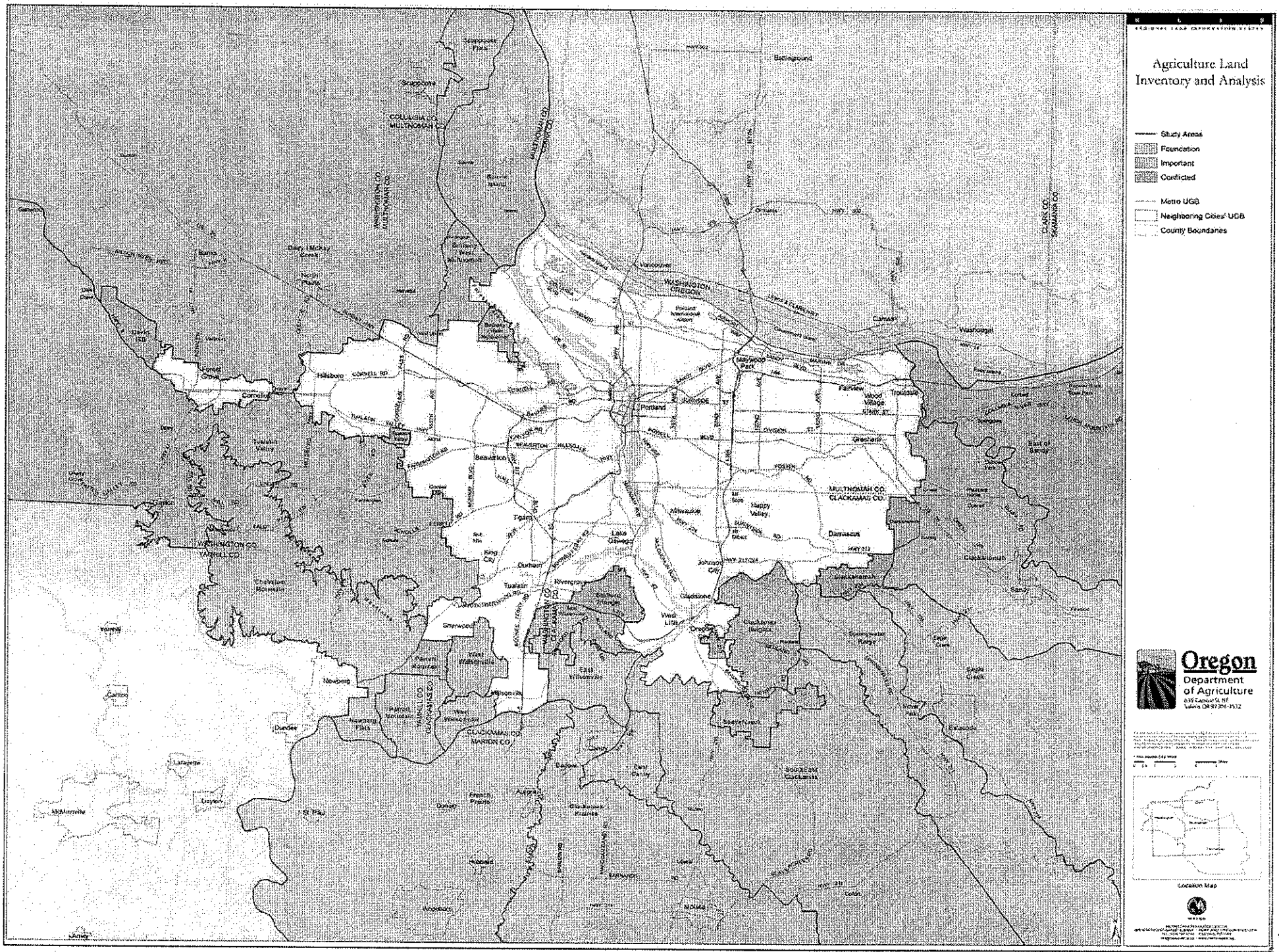
Agriculture Land
Inventory and Analysis
Study Areas
Foundation
Important
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Metro UGB
Neighboring Cities' UGB
County Boundaries
Oregon
Department
of Agriculture
Location Map
Portland
Beaverton
Tigard
Lake Oswego
Tualatin
Sherwood
Wilsonville
Hillsboro
Forest Grove
Cornelius
Gresham
Troutdale
Fairview
Wood Village
Happy Valley
Milwaukee
Damascus
Oregon City
Gladstone
West Linn
Milwaukie
Clackamas
Molalla
Canby
Newberg
Dundee
Lafayette
McMinnville
Yamhill
Sandy
Estacada
Boring
Vancouver
Washougal
Camas
Ridgefield
Battleground
Scappoose
Vernonia
Banks
Gaston
Cornelius Pass Rd
Cornell Rd
Tualatin Valley Hwy
Sunset Hwy
Canyon Rd
Barbur Blvd
Powell Blvd
Foster Rd
Sandy Blvd
Columbia River
Willamette River
Clackamas River
Sandy River
Tualatin River
Pudding River
Molalla River
Mt. Hood
Mt. Tabor
Rocky Butte
Tualatin Mountains
Chehalem Mountains
Parrett Mountain
Chehalem Ridge
Bull Run Watershed
Sandy River Gorge
Clackamas Heights
Springwater Ridge
Cazadero
Boring
Damascus
Gresham
Troutdale
Fairview
Wood Village
Happy Valley
Milwaukie
Lake Oswego
Tigard
Beaverton
Hillsboro
Forest Grove
Cornelius
Sherwood
Tualatin
Wilsonville
Newberg
Dundee
Lafayette
McMinnville
Yamhill
Sandy
Estacada
Boring
Canby
Molalla
Gladstone
West Linn
Oregon City
Milwaukie
Clackamas
Vancouver
Washougal
Camas
Ridgefield
Battleground
Scappoose
Vernonia
Banks
Gaston
WASHINGTON
OREGON
MULTNOMAH CO.
CLACKAMAS CO.
WASHINGTON CO.
YAMHILL CO.
CLACKAMAS CO.
MARION CO.
COLUMBIA CO.
MULTNOMAH CO.
CLARK CO.
SKAMANIA CO.