



September 1, 2009

To: Washington County Reserves Coordinating Committee

From: Brent Curtis, Planning Manager, Department of Land Use and Transportation,
Long Range Planning

Subject: Staff Recommendations for Revisions to the August 3 2009 Staff Report – Draft Urban and Rural Reserves Recommendations

Recommendation: Washington County staff in cooperation with the Washington County Reserves Coordinating Committee's Project Advisory Committee¹ provides the following recommendations for Urban and Rural Reserves:

- Urban Reserves – Approximately 34,250 acres are recommended for designation as urban reserves (as indicated on the accompanying map) including the 33,800 acres from the August 3 Staff Report and the approximately 650 acres for the City of Tigard. 200 acres were removed from the City of Sherwood's "areas still under review" (which were lands included in the August 3 Staff Report Urban Reserves recommendations) based on their refined Pre-qualified Concept Plan.
- Rural Reserves – Approximately 109,750 acres are recommended for designation as rural reserves (as indicated on the accompanying map) including the 108,800 acres from the August 3 Staff Report and approximately 950 acres of re-calculated lands north of NW Phillips Road.
- Un-designated lands remaining in the Washington County Study Area are approximately 27,050 acres.

Based on the review of public comment and submitted testimony, additional stakeholder input, and in considering issues presented in the applicable issue papers, staff does not recommend adjustment beyond what is noted above.

These recommendations are based upon application of the "Factors" in the Oregon Administrative Rules OAR 660-027. These "Factors" and their application provide guidance to staff in recommending lands as either Urban Reserves or Rural Reserves. Applications of the factors was discussed in detail in the August 3, 2009 Staff Report –Urban and Rural Reserves Planning in Washington County (Draft). Revisions to the Staff Report were considered through review of more than 1250 comments, testimonies and petition signatures received by staff to date. In addition the Washington County Farm Bureau provided their aspirations and comments on the Staff Report.

Urban Reserves revisions reflect the City of Sherwood's and the City of Tigard's clarification on areas previously under review for each city. The Project Advisory Committee reached consensus in supporting both cities' decisions. The City of Sherwood recommended an area to the north for urban reserves (the acreage for which was already included in the Staff Report.) The City

¹ County Planning Directors and/or assigned principal staff or consultants of each member government/agency.



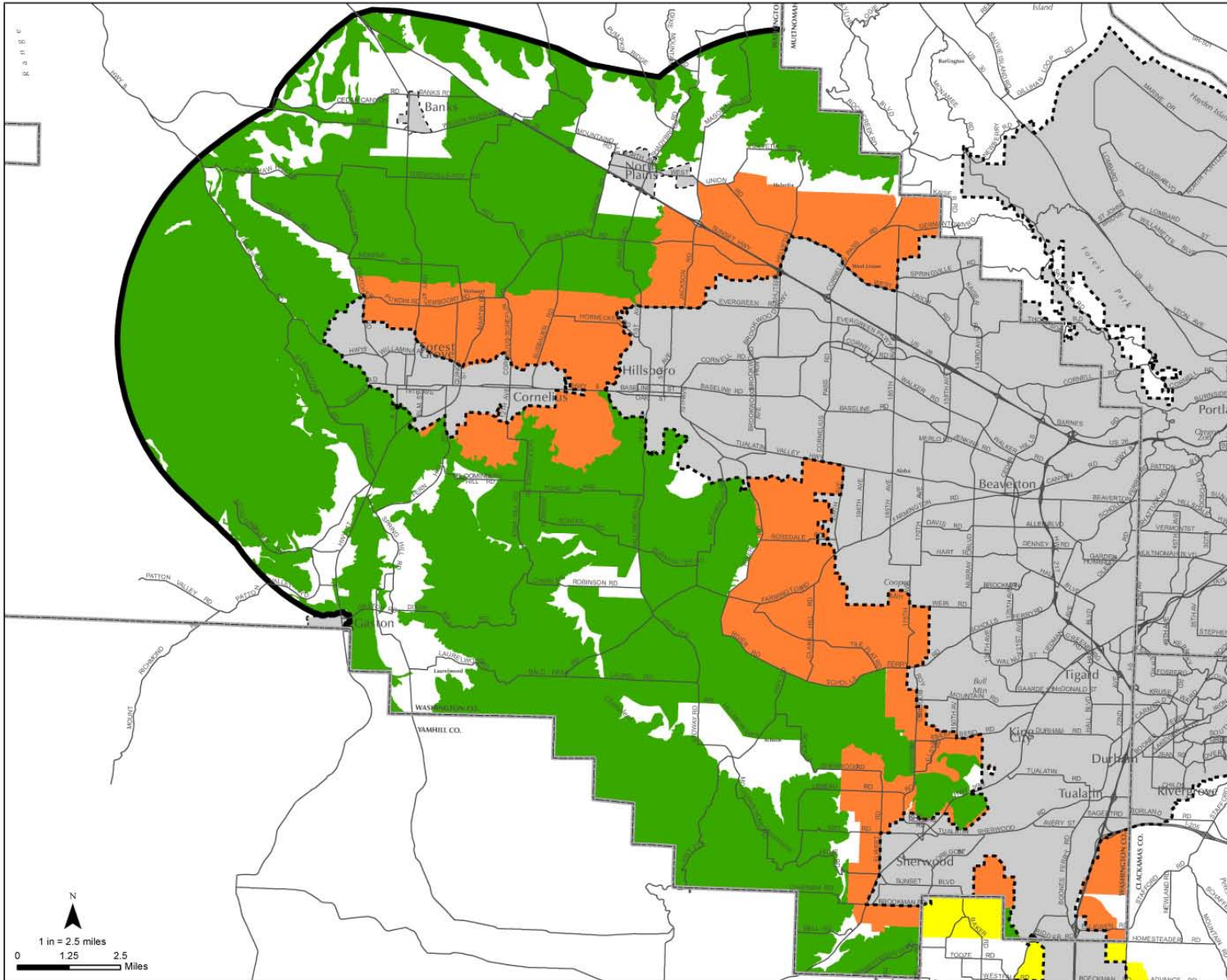
of Tigard recommended areas to the west of Bull Mountain as urban reserves (of which the county had already included approximately 250 acres of EFU land adjacent to the West Bull Mountain Community Planning area.)

Rural Reserves revisions reflect a re-calculation of lands north of NW Phillips Road. The 940 acres was considered as un-designated on early maps however re-mapping of the Tier 1 lands in the area identified additional recommended rural reserves.

A public hearing held on August 20, 2009 provided opportunity for more than 250 attendees to review the current recommendations, talk with staff from the county and the cities involved, and offer testimony before the WCRCC. In addition staff received additional input through emails, submitted letters, and faxes. Public and stakeholder input were reviewed and a summary is included in the accompanying document. Staff identified a number of concerns and provided additional clarification through issue papers also included in the document.

Four public testimony documents arrived toward the end of the submission period and staff is in the process of reviewing and identifying any additional concerns. Those documents include a report on the hydrology of the Helvetia area, a series of supporting arguments in favor of rural reserves designation for lands north of Highway 26, a series of rebuttals to urban reserve designation for lands north of Highway 26, and testimony concerned with transportation infrastructure costs for new development. Staff will provide responses to identified concerns at the upcoming September 8 meeting.

A fifth document from the Washington County Farm Bureau (dated August 26, 2009) was also recently received. Staff has reviewed the submission and will provide a response to identified issues at the September 8 meeting.



Washington County

Revised Recommended Rural and Urban Reserves DRAFT

- Recommended Rural Reserve
- Recommended Urban Reserve
- Recommended Urban Reserve in Clackamas County
- Existing Urban Area
- Extent of Reserves Study Area
- Urban Growth Boundary
- County Boundary

Disclaimer:
The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map, however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore there are no warranties which accompany this product. Notification of any errors will be appreciated.

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