



WASHINGTON COUNTY

OREGON

August 3, 2009

To: Washington County Reserves Coordinating Committee

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

Subject: **Staff Recommendations and Staff Report for Washington County
Urban and Rural Reserves**

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 within the Washington County Reserves Study Area:

- Urban Reserves – Approximately 33,800 acres are recommended for designation as urban reserves as indicated on the attached map (areas indicated in orange.)
- Rural Reserves – Approximately 108,800 acres are recommended for designation as rural reserves as indicated on the attached map (areas indicated in green.)

These recommendations are based upon application of the "Factors" in the Oregon Administrative Rules OAR 660-027. These "Factors" provide guidance to staff in determining the suitability of lands as either Urban Reserves or Rural Reserves.

The report intends to remain in draft form as this committee deliberates on the recommendations. Staff will provide continued refinements with the Committee's direction and ongoing discussions with stakeholders. The Committee also will benefit from public testimony received through September 1 including an August 20 Public Hearing. A final recommendation from this committee will be provided to the regional Reserves Steering Committee and Core 4 decision makers in September.

The attached Staff Report describes the analysis process of the approximately 171,000 acres contained in the Washington County portion of the Reserves Study Area. The Study Area was agreed upon by this committee and the regional Reserves Steering Committee in fall of 2008. Since then staff has applied a succession of increasingly finer-meshed analytical screens to characterize lands within the Study Area. Each characterization related to factors for either urban or rural reserve suitability (or indicated that no designation needed to be applied.)

The recommendations reflect the suitability of those lands identified as providing efficient and cost-effective areas for growth (as defined in the Urban Reserves Factors) or warranting protection from urbanization (as defined in the Rural Reserves Factors.)

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











Throughout the Urban and Rural Reserves designation process staff has engaged in the following efforts: taken direction from this committee; worked cooperatively with the Planning Directors and other assigned staff of each of the cities; provided opportunity for review and comments from stakeholder groups; and received input from the public through open houses, online surveys, presentations, and ongoing receipts of letters and emails. The direction and information received guided and informed staff's recommendations.

Urban Reserves recommendations are the results of applying the eight Urban Reserves Factors. The approximately 33,800 acres illustrated in orange in the Urban and Rural Reserves Recommendation Map represent lands that best meet the intent for all eight Factors.

Rural Reserves recommendations result from evaluation of multiple characteristics for agricultural and forest lands and natural landscape features. The recommendations capture lands within the Study Area receiving the highest characteristic values across many criteria. Those approximately 108,800 acres illustrated in green represent lands that should be protected from urbanization for the next 40 – 50 years.

Washington County

Recommended Rural and Urban Reserves *DRAFT*

-  Recommended Rural Reserve
-  Recommended Urban Reserve
-  Area still under review
-  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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